#### PROFESSIONAL ENGINEER'S CERTIFICATION

JOHN P. ALEJNIKOV , A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH C PENNSYLVANIA. ENGINEER No. PE086400 DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDG 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

JOHN P. ALENJNIKOV, P.E PENNSYLVANIA PROFESSIONAL ENGINEER LICENSE No.: PE086400

#### **PROFESSIONAL LAND SURVEYOR'S CERTIFICATION**

A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMMONWEALTH OF PENNSYLVANIA SURVEYOR No SU075250 DO HEREBY CERTIFY THAT TO THE BES THE EXISTING FEATURES TOPOGRAPHY AND METES AND BOUNDS SHOWN O 'HIS PLAN ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSION/ LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS IN JULY OF 1996 (OR AS SUBSEQUENTLY ADOPTED). A FIELD SURVEY WAS PERFORMED UNDER MY IMMEDIATE SUPERVISION ON APRIL 10, 2018 AND ALL MONUMENTS AND/O LOT PINS SHOWN, EXIST AS INDICATED OR SHALL BE PLACED AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORREC

JAMES C. WEED, P.L.S PENNSYLVANIA PROFESSIONAL LAND SURVEYOR LICENSE No.: SU075250

#### **OWNER CERTIFICATION OF INTENT**

, HEREBY CERTIFY THAT JENKINTOWN COMMONS LIMITED PARTNERSHIP #3 IS HE 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.

(SIGNATURE

#### OWNER'S ACKNOWLEDGEMENT CERTIFICATION

COMMONWEALTH O COUNTY OF

#### ON THIS THE DAY OF . 20 BEFORE ME. A NOTARY PUBLIC IN AND FOR THE ABOVE STATE AND COUNTY, THE UNDERSIGNED OFFICER, JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, THAT HE BEING AUTHORIZED DO TO 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.

WITNESS

# NOTARY PUBLIC

MY COMMISSION EXPIRES

#### **REVIEW OF THE BOROUGH ENGINEER:**

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED BOROUGH ENGINEER FOR JENKINTOWN BOROUGH ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ , 20\_\_\_\_

#### **RECORDER OF DEEDS**

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

RECORDER

P.E.

# APPROVAL OF THE BOROUGH COUNCIL OF JENKINTOWN BOROUGH:

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE JENKINTOWN BOROUGH COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_

PRESIDENT

SECRETARY

#### APPROVAL OF THE JENKINTOWN BOROUGH PLANNING COMMISSION: THIS LAND DEVELOPMENT PLAN WAS APPROVED BY THE JENKINTOWN BOROUGH PLANNING

COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_

PRESIDENT

# SITE Abington Township

### ZONING MAP

SCALE: 1" = 350' SOURCE: JENKINTOWN BOROUGH

WAIVERS REQUESTED

- SEWERS, AND WATERLINES WITHIN 50 FEET OF THE PROPERTY. REQUIRED 60 FEET.
- A WAIVER FROM SECTION 160-24.B TO NOT REQUIRE THE MINIMUM SIZE OF PIPES TO BE 15 INCHES IN DIAMETER.
- A WAIVER FROM SECTION 160-25.C TO ALLOW FOR A MINIMUM SANITARY GRADE OF LESS THAN 0.70%.

MCPC No.: \_\_\_\_\_ PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date

Montgomery County Planning Commission

SECRETARY



# PRELIMINARY I FINAL LAND DEVELOPMENT PLANS

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

– FOR –

# PROPOSED **RETAIL FACILITY**

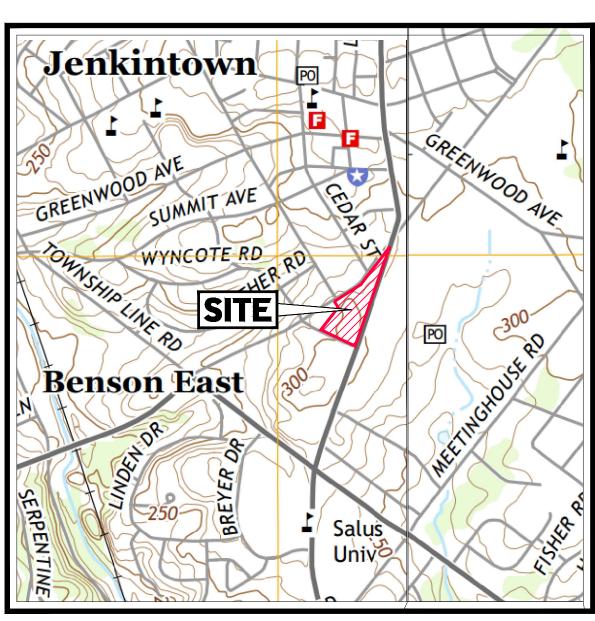
WYNCOTE ROAD & YORK ROAD, BOROUGH OF JENKINTOWN **MONTGOMERY COUNTY, PENNSYLVANIA** 

APN: 10-00-05368-004, 10-00-05248-007, 10-00-04528-00-7, 10-00-05372-00-9, 10-00-05376-00-5, & 10-00-05380-00-1



SCALE: 1" = 600'

SOURCE: GOOGLE MAPS



USGS MAP

SCALE: 1" = 850' SOURCE: GERMANTOWN/FRANKFORD USGS QUAD

1) A WAIVER FROM SECTION 154-14.B.(1)(F) TO ALLOW AN AERIAL PLAN SHOWING THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, SANITARY

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

3) A WAIVER FROM SECTION 160-14 TO PERMIT FENCES, HEDGES, WALLS, PLANTINGS, OR OTHER OBSTRUCTIONS WITHIN THE ROW.

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.

VARIANCES GRANTED

- 1) MAXIMUM OF 40,000 SQUARE FEET.
- SIDE STREETS
- 4) A VARIANCE FROM SECTION 181-51.C.(1)(c)[2] TO PERMIT SURFACE PARKING ON CORNER LOTS LOCATED ON COLLECTOR OR ARTERIAL ROADS.
- 6) A VARIANCE FROM SECTION 181-54.B.(4) TO PERMIT A ROOF WITHOUT THE PERMITTED MINIMUM 4:12 AND MAXIMUM 12:12 PITCHED ROOF.
- 7) A VARIANCE FROM SECTION 181-54.B.(7)(b) TO PERMIT A MASSING OF FAÇADE THAT EXCEEDS 50 FEET.
- FACADES FOR EVERY 50 FEET OF CONTINUOUS FAÇADE.
- 10) A VARIANCE FROM SECTION 181-54.A.(1) TO PERMIT STREET FRONTAGES WITHOUT THE REQUIRED SIDEWALK ALTERNATIVE FROM SECTION 181-54.B.(2)(a) TO PERMIT THE FRONT FAÇADE OF THE BUILDING TO FACE A NONCOMMERCIAL STREET.
- COMPATIBLE TO THE HISTORIC ARCHITECTURE OF THE AREA IN THEIR MASSING AND EXTERNAL TREATMENT.
- OF BUILDING OPENINGS ON THE SAME BLOCK.
- BOROUGH'S COMMERCIAL FACADES.
- MASSING THAT IS MORE OR LESS PROPORTIONAL TO ADJACENT STRUCTURES AND MAINTAINS THE EXISTING ARCHITECTURAL RHYTHM.

16) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(9) TO PERMIT FAÇADE ARTICULATION, FENESTRATION AND MASSING THAT DOES NOT MATCH PROPORTIONS OF THE SELECTED STYLE OR THAT DOES NOT FOLLOW CLASSIC PROPORTIONING SYSTEMS SUCH AS THE GOLDEN MEAN.



### DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET*	C-101
NOTES SHEET*	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
LOT CONSOLIDATION PLAN*	C-202
AERIAL PLAN	C-203
SITE PLAN*	C-301
GRADING PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-602, C-603, C-604
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN*	C-605
POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS*	C-606, C-607, C-608
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
ROOF PARKING LIGHTING PLAN	C-704
DETAILS SHEET	C-901, C-902, C-903
VEHICLE CIRCULATION PLAN	C-904, C-905
*DENOTES A PLAN TO BE RECORDED	

A VARIANCE FROM SECTION 181-50.H and 181-54.B.(1). TO PERMIT A MAXIMUM BUILDING FOOTPRINT FOR A NONRESIDENTIAL BUILDING OF 52,188 SQUARE FEET IN LIEU OF A

2) A VARIANCE FROM SECTION 181-51.C.(1)(a) AND FROM 181-69.D TO PERMIT VEHICULAR ACCESS TO SURFACE PARKING FROM STREETS THAT ARE NOT DESIGNATED AS ALLEYS OR

3) A VARIANCE FROM SECTION 181-51.C.(1)(c)[1] AND FROM 181-69.E TO PERMIT PARKING AT THE FRONT OF THE BUILDING, PARKING BETWEEN THE BUILDING AND THE STREET.

5) A VARIANCE FROM SECTION 181-54.B.(3)(b)[1] TO PERMIT THE GROUND-FLOOR FRONT FACADES OF THE BUILDING VISIBLE FROM THE PEDESTRIAN VIEW TO CONSIST OF LESS THAN A MINIMUM OF SIXTY-PERCENT WINDOW AREA AND TO NOT PROVIDE VIEWS THROUGH THESE WINDOWS INTO THE BUSINESS AND/OR PRODUCT DISPLAY WINDOWS.

8) A VARIANCE FROM SECTION 181-54.B.(7)(c) TO PERMIT A NONRESIDENTIAL BUILDING THAT DOES NOT HAVE AT LEAST A THREE-TO FIVE-FOOT BREAK IN DEPTH IN ALL STREET

9) A VARIANCE FROM SECTION 181-50.C TO PERMIT THE PROPOSED BUILDING TO BE LOCATED MORE THAN 10 FEET FROM THE REQUIRED BUILD TO LINE

11) A DETERMINATION THAT THE FRONT FAÇADE OF THE BUILDING, WITH AN EVERYDAY PUBLIC ENTRANCE, IS ORIENTED TOWARDS A COMMERCIAL STREET, OR A VARIANCE IN THE 12) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(5) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT GENERALLY EMPLOY THE BUILDING TYPES THAT ARE

13) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(6)(a) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT RETAIN THE HISTORIC ARCHITECTURAL RHYTHM

14) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(6)(b) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT MAINTAIN THE HORIZONTAL RHYTHM OF THE

15) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(7)(a) TO PERMIT A BUILDING THAT IS NOT SIMILAR IN HEIGHT AND SIZE OR ARTICULATED AND SUBDIVIDED INTO

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	REVISIONS		
	REV     DATE     COMMENT     DRAWN BY CHECKED BY		
	811		
	Know what's below.		
	KNOW WHAT'S DEIUW. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.		
	WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pa1call.org		
	NOT APPROVED FOR CONSTRUCTION		
	THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW 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 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		
ł	<b>BOHLER</b> //		
3	1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102		
_	Fax: (215) 996-9102 www.BohlerEngineering.com		
_	J.P. ALEJNIKOV		
=	PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PE086400		
1	SHEET TITLE:		
- ) -	COVER Sheet		
	sheet number:		
	ORG DATE - 1/17/2022		

#### **GENERAL NOTES**

#### (Rev. 2/2021)

- THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING PENNSYLVANIA (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST
- ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF TH DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN
- OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES
- THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE), THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER. IN WRITING. OF ANY CONFLICTS. DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS. ELEVATIONS. PRECISE BUILDING DIMENSIONS. AND EXACT BUILDING UTILITY LOCATIONS.
- THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THI CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS. MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER. THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS. FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS, DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS, THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
- . THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS: AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK IF A GEOTECHNICAL REPORT WAS NOT CREATED. THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT
- 2. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE
- THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT. STRUCTURES, ETC WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES. UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
- 16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERT' DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY FOUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION. OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO RFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER SERVICES. RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
- THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING. TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
- THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE, IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE. THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
- ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS OFFICERS DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS AGENTS SERVANTS EMPLOYEES AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED WHICHEVER DATE IS LATER IN ADDITION ALL CONTRACTORS AGREE THAT THEY WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW INDEMNIEY DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST PRESENT AND FUTURE OWNERS OFFICERS. DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT. INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
- THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER. NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING. OVERSEEING. SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND. PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK. SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE
- WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER. BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS PRODUCT DATA SAMPLES AND OTHER DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND METHODS AND/OR FECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT, BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- . IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING HEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY
- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN: AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS

- RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
- INCURS AS A RESULT OF SAID FAILURE.

THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SC

- NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

#### **DEMOLITION NOTES**

SUBMITTALS

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE SPECIFIC NOTES.
- ADJACENT TO THE RIGHT-OF-WAY
- UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
- ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
- A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS CONTRACTOR AND THE PUBLIC.
- BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF
- REQUIREMENTS, STATUTES, ORDINANCES AND CODES
- STATUTES, LAWS, ORDINANCES AND CODES,
- 10. PRIOR TO COMMENCING ANY DEMOLITION. THE CONTRACTOR MUST: JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK. HOURS PRIOR TO THE COMMENCEMENT OF WORK.
- UNTIL SITE IS STABILIZED
- IN ADVANCE OF ANY EXCAVATION
- ACTIVITIES
- IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER
- OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
- 12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
- ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
- GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
- DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
- WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST
- EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

### SITE LAYOUT NOTES

- SPECIFIC NOTES.
- WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- AND THE LIKE.
- THE ENTITY WITH JURISDICTION OVER THE PROJECT
- UNLESS NOTED CLEARLY OTHERWISE.

#### **DRAINAGE AND UTILITY NOTES**

- GENERAL SPECIFIC NOTES.
- 2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM OMISSIONS IN WRITING TO THE ENGINEER OF RECORD

29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS

30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO THEY AGREE TO JOINTLY INDEPENDENTLY SEPARATELY COLLECTIVELY AND SEVERALLY INDEMNIEY DEFEND PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES. AS APPROPRIATE AND FURTHER.

32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER. THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY

33. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SUBMITTALS PREPARED FOR ANY CONSTRUCTION DETAILED ITEMS AND TO COORDINATE THE SUBMITTALS WITH THE RESPECTIVE GOVERNING AGENCIES OR SERVICE PROVIDERS, WHO SHALL HAVE THE FINAL AUTHORITY IN APPROVING THE

# (Rev. 2/2021)

GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR

3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY. THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON

4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING

B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE FEDERAL LOCAL AND JURISDICTIONAL REQUIREMENTS THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE

THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION. OR

6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND

BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.

8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJEC ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO. BY THE ENGINEER OF RECORD AND BY BOHLER. IN WRITING, ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES,

9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR AL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES,

A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS

IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES. . PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION

G ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY IN THE EVENT OF ABANDONMENT. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED

IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER, THE DISCOVERY

11 THE CONTRACTOR MUST NOT PERFORM ANY FARTH MOVEMENT ACTIVITIES DEMOLITION OR REMOVAL OF FOUNDATION WALLS FOOTINGS OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE. UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE

BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMI 14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED

ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL. STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION 15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE

STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS 16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC

17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND

18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL. STATE. COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH

# (Rev. 1/2020)

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 REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM 3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH 5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS,

(Rev. 2/2021)

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 REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS

THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND

- 3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC SANITARY AND STORM TELEPHONE CABLE FIBER OPTIC CABLE FTC WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE WHICHEVER IS GREATER. THE CONTRACTOR MUST USE. REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
- I. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS: GREASE TRAP REQUIREMENTS: AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING, THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS.
- 8. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE. IN ANY RESPECT. FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S). WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
- 9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME 10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY
- COMPANY. REGARDLESS OF WHAT THIS PLAN DEPICTS. 11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR
- MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT. PRIOR TO COMMENCING CONSTRUCTION THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

## SITE-SPECIFIC

- 13. THESE PLANS INVOLVE BUILDINGS THAT MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES. INCLUDING, BUT NOT LIMITED TO STORM SANITARY TELECOM GAS AND ELECTRIC AND IRRIGATION LINES TO A POINT AT LEAST FIVE FEET (5') BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE MARK LOCATIONS WITH A STAKE AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF A PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF WORK
- 14. STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS ARE NOMINAL AND ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES 15. UNLESS OTHERWISE NOTED, ALL NEW UTILITIES/SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELECOM, GAS, ETC. MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDERS'
- INSTALLATION SPECIFICATIONS AND STANDARDS. 16 THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS MUST BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL. COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY(IES) HAVING JURISDICTION.
- VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL SERVICE PROVIDER OR MANUFACTURER REQUIREMENTS IN ORDER TO ACHIEVE PROPER SITING OPERATION CONNECTIONS SEPARATIONS, AND ACCESSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THA INCORPORATE ANY AND ALL INTEGRAL COMPONENTS, SUCH AS TRASH RACKS, GATES, VALVES, INTERNAL OR EXTERNAL LININGS, WATER QUALITY DEVICES, SUMPS, RESTRAINTS, STEPS, FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON THE DESIGN OF THESE STRUCTURES OR INCORPORATION OF THE VARIOUS ELEMENTS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OR BOHLER IN WRITING.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY JENKINTOWN BOROUGH AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH JENKINTOWN BOROUGH STANDARD SPECIFICATIONS.
- 19. THE CONTRACTOR MUST NOTIFY, IN WRITING, JENKINTOWN BOROUGH AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF THE SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY JENKINTOWN BOROUGH MAY REQUIRE RE-EXCAVATION OF THE SANITARY LINE(S). AND RE-TESTING. WHICH WILL BE DONE AT THE SOLE EXPENSE OF THE CONTRACTOR.
- SANITARY SEWERS CROSSING STREAMS SHALL BE CONFIGURED TO BE NEARLY PERPENDICULAR TO THE STREAM AND SHALL BE PROVIDED WITH A CONCRETE ENCASEMENT FOR THE ENTIRE CROSSING. A MINIMUM OF THREE FEET (3') OF COVER SHALL BE PROVIDED TO THE TOP OF THE ENCASEMENT. IN OTHER WET AREAS, SUCH AS WETLANDS, FLOODPLAINS, OR ALLUVIAL AREAS, ADDITIONAL MEASURES MAY BE REQUIRED, SUCH AS CONCRETE ENCASEMENTS OR ANTI-SEEP COLLARS, AS SPECIFIED ON THE PLANS OR AS REQUIRED BY JENKINTOWN BOROUGH
- 21. UNLESS OTHERWISE NOTED, SANITARY MAIN SHALL BE SDR 35 PVC FOR NORMAL DEPTHS AND DUCTILE IRON PIPE (DIP) WHERE ANY PORTION OF A SEWER SEGMENT IS 16' IN DEPTH OR GREATER. SANITARY LATERALS SHALL BE SDR 35 PVC UNLESS INDICATED IN WRITING OTHERWISE. 22. ALL SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED
- SURFACE ELEVATION. CLEANOUTS SHALL BE PROVIDED FOR ALL LATERALS LONGER THAN 75' AND REGARDLESS OF LENGTH. SHALL BE PROVIDED AT ALL CHANGES OF DIRECTION. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY CLEANOUT, EXCEPT THAT CLEANOUTS FOR PIPING LARGER THAN FOUR INCHES (4") SHALL NOT NEED TO BE LARGER THAN FOUR INCHES (4").
- 24. SEWERS CONVEYING SANITARY FLOW. COMBINED SANITARY AND STORMWATER FLOW. OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN FEET (10') HORIZONTALLY. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNING AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DIP USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN FEET (10') ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
- 25. NO PLANTINGS SHALL BE LOCATED WITHIN TEN FEET (10') OF SANITARY SEWER MAINS OR LATERALS.
- LINESS INDICATED OTHERWISE STORM MAINS MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SOIL TIGHT JOINTS WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED. IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND BE TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SOIL TIGHT JOINTS. PIPE FOR ROOF DRAINS SHALL BE HDPE, SDR 35 PVC, OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS SHALL BE PROVIDED AND CONFORM TO ASTM F47
- 27. A MINIMUM OF FOUR FEET (4') OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN STORM STRUCTURES AND OTHER UTILITIES. A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER.
- 28. UNLESS SPECIFIC MUNICIPAL DETAILS DICTATE OTHERWISE, ALL STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT REVISION OF PENNDOT PUBLICATION 408 - "SPECIFICATIONS", PUBLICATION 72M - "STANDARDS FOR ROADWAY CONSTRUCTION".
- 29. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES. 30. ALL STORM PIPE CONNECTIONS TO STRUCTURES SHALL BE MADE WATER TIGHT.

- 1. WATER SERVICE SHALL BE PROVIDE THE AQUA WATER AUTHORITY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA WATER AUTHORITY STANDARD SPECIFICATIONS. 32. THE WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY.
- ABSENT SPECIFIC REQUIREMENTS, WATER MAIN PIPING SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) WITH A MINIMUM THICKNESS CLASS 52. ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 33. ALL WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE
- PROPOSED SURFACE ELEVATION. 34. WATER MAINS AND LATERALS SHALL BE HORIZONTALLY SEPARATED FROM STORM STRUCTURES BY A MINIMUM OF FOUR FEET (4'). A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER.
- 35. WATER JOINTS SHALL BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION, AND/OR AS DEFINED IN THE SPECIFICATIONS/DETAILS.

(Rev. 1/2020)

(Rev. 1/2020)

#### SITE SPECIFIC NOTES

PROPERTY OWNER JENKINTOWN COMMONS I IMITED PARTNERSHIP #3 & BAP, JENKINTOWN, LLC

**ROBERT MCNAMARA & BRIANNA MCNAMARA** 322 WASHINGTON LANE, JENKINTOWN, PA 19046

925 W. LANCASTER AVE, SUIT 200, BRYN MAWR, PA 19010

- JAMES R. GLANZMANN & ANA D. GLANZMANN, EXECUTER OF THE ESTATE OF RAYMOND F. GLANZMANN
- 95-97 OLD YORK ROAD, JENKINTOWN, PA 19046 EXISTING PROPERTY INFORMATION:
- APN: 10-00-05368-004, 10-00-05248-007, 10-00-04528-00-7, 10-00-05372-00-9, 10-00-05376-00-5, & 10-00-05380-00-1 WYNCOTE ROAD & OLD YORK ROAD, JENKINTOWN, PA 19046
- 70NFD G & B-1\* \*LAND ZONED B-1 HAS A TRADITIONAL RESIDENTIAL INFILL OVERLAY

#### APPLICANT/EQUITABLE OWNER: JENKINTOWN COMMONS LIMITED PARTNERSHIP #3 & BAP JENKINTOWN, LLC

- 925 W. LANCASTER AVE, SUIT 200, BRYN MAWR, PA 19010 . ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS
- NETWORK (KEYNETGPS). 5. THE AREA BETWEEN THE ULTIMATE AND LEGAL RIGHT-OF-WAY OF THE WASHINGTON LANE SHALL BE OFFERED TO THE AGENCY HAVING
- JURISDICTION. 6. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 7. ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

#### **PROJECT SPECIFIC NOTES**

- 1. NO PERSON SHALL CAUSE, SUFFER, ALLOW, OR PERMIT THE OPERATION OF ANY SOUND SOURCE ON A COMMERCIAL PROPERTY OR PUBLIC SPACE OR RIGHT-OF-WAY IN SLICH & MANNER AS TO CREATE & SOUND LEVEL THAT EXCEEDS THE BACKROLIND SOUND LEVEL BY 10 4BC DURING DAYTIME (7:00 AM TO 9:00 PM) HOURS AND BY 5 dBC DURING NIGHTTIME (9:00 PM TO 7:00 AM) HOURS WHEN MEASURED AT OR WITHIN THE REAL PROPERTY LINE OF THE RECEIVING PROPERTY
- NO DELIVERY, LOADING, TRASH REMOVAL OR COMPACTION OR OTHER SUCH OPERATIONS SHALL BE PERMITTED BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM UNLESS THE APPLICANT SUBMITS EVIDENCE THAT SOUND BARRIERS BETWEEN ALL AREAS FOR SUCH OPERATIONS EFFECTIVELY REDUCE NOISE EMISSIONS TO A LEVEL OF 45dB. AS MEASURED AT THE LOT LINE OF ANY ADJOINING PROPERTY.
- FACILITIES DEVOTED TO THE SALE AND CONSUMPTION OF FOOD SHALL NOT BE OPEN TO THE PUBLIC BETWEEN THE HOURS OF 1:01 AM AND 4:49 AM, PREVAILING TIME

- 4. ALL INTERNAL WALKWAYS AND CROSSWALKS SHALL BE DISTINGUISHED FROM DRIVING SURFACES THROUGH THE USE OF SCORED ASPHALT. REGARDING SANITARY IMPROVEMENTS, THE FOLLOWING SHALL APPLY:
- A. ALL PIPING IS TO BE PRESSURE TESTED. B. ALL MANHOLES ARE TO BE VACUUM TESTED
- C THE PENNONI FIELD INSPECTOR MUST BE PRESENT DURING ALL TESTING D. THE EXISTING LATERAL SHALL BE TELEVISED FROM CONNECTION POINT OF THE NEW LATERAL TO THE MANHOLE. VIDEO IS TO BE FURNISHED TO THE BOROUGH ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

#### **GRADING NOTES**

#### GENERAL

(Rev. 2/2021)

- 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 REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING TH GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT FLEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN TH GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNIC/ REPORT'S GUIDANCE MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIEV THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER OR OWNER/DEVELOPER'S REPRESENTATIVE SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS, EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- 6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS. OR RELATIVE TO OTHER PLANS. THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS. SITE SPECIFIC
- 8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 9. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED.
- 10. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT, THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUN SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS RULES, STATUTES, LAWS, ORDINANCES, AND CODES.
- WHERE SUBGRADE BUILDING AREAS ARE PROVIDED. THE CONTRACTOR MUST DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED SUBGRADE BUILDING AREA. WHERE GROUNDWATER IS ENCOUNTERED AT THE ELEVATION OF THE SUBGRADE BUILDING AREA, APPROPRIATE CONSTRUCTION METHODS SHALL BE EMPLOYED TO PREVENT GROUNDWATER FROM ENTERING THE STRUCTURE(S). IF AND WHERE SUMP PUMPS ARE PROVIDED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER OR OTHERWISE PROTECTED FROM CAUSING SURFACE RUNOFF FROSION

12. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED STABILIZATION MEASURES FOR ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1. 13. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS OR GEOTECHNICAL SPECIFICATIONS.

14. THE TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL, WHICH MAY INCLUDE CAP UNITS AND FOOTINGS. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURE DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSUR THAT THE WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE FEATURES IN THE VICINITY OF THE WALL(S), SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGNS (BY OTHERS).

15. ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. REMOVAL OF TOPSOIL IS NOT ALLOWED, UNLESS OTHERWISE SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOIL'S UNSUITABILITY FOR PLACEMENT

#### ACCESSIBILITY DESIGN GUIDELINES

OUTES MUST BE CONSTRUCTED TO MEET, AT A MIN I THE MODE STOR (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED

(Rev. 1/2020)

2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.

3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES. PUBLIC TRANSPORTATION PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

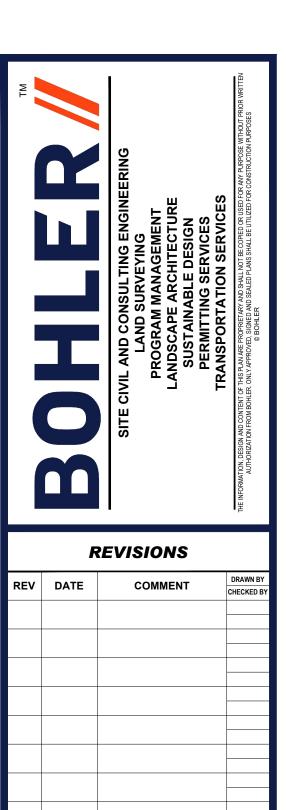
- A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION. B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE OVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
- ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES, HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
- D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
- E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
- F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES THE CONTRACTOR MUST VERIEVAL EXISTING FLEVATIONS SHOWN ON THE PLAN NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
- G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.

4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

### **REFERENCES AND CONTACT INFORMATION**

1.	PLANS BY CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100, CHALFONT, PA 18914 ENTITLED: "ALTA/NSPS LAND TITLE SURVEY FOR JENKINTOWN COMMONS" FILE NO: 02-180104	<ol> <li>E&amp;S REPORT: A REPORT BY BOHLER ENGINEERING 1600 MANOR DRIVE, SUITE 200, CHALFONT, PA 18914 ENTITLED: "EROSION &amp; SEDIMENT POLLUTION CONTROL PLAN" PROJECT: PC211006 DATED: 1-17-2022</li> </ol>	
	DATED: 4-23-2018, NO REVISION PLANS BY CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100, CHALFONT, PA 18914 ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY FOR GLANZMANN SUBARU" FILE NO: 02-210004 DATED: 2-16-2021, LAST REVISED 2-17-2021	<ol> <li>PCSM REPORT: A REPORT BY BOHLER ENGINEERING 1600 MANOR DRIVE, SUITE 200, CHALFONT, PA 18914 ENTITLED: "POST CONSTRUCTION STORMWATER MANAGEMENT REPORT" PROJECT: PC211006 DATED: 1-17-2022</li> </ol>	Г
2.	GEOTECHNICAL REPORT: A REPORT BY WHITESTONE ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100, CHALFONT, PA 18914 ENTITLED: "REPORT OF GEOTECHNICAL INVESTIGATION" PROJECT NO: GP2117887.000 DATED 8-4-2021, NO REVISION	<ol> <li>ARCHITECT: HOWARD V, LEBOLD MCGILLIN ARCHITECTURE, INC TWO BALA PLAZA, SUITE 502, BALA CYNWYD, PA 19004</li> </ol>	
4.	ENVIRONMENTAL REPORT: A REPORT BY LIBERTY ENVIRONMENTAL, INC. THREE WESTLAKES, BERWYN, PA 19312 ENTITLED: "PHASE I ENVIRONMENTAL SITE ASSESSMENT" DATED 4-9-2021 & "PHASE II SITE INVESTIGATION" DATED 5-27-2021	UTILITY COMPANY AQUA PENNSYLVANIAPHONE NUMBER 610-525-1400COMCAST CABLE COMMUNICATIONS, INC. JENKINTOWN BOROUGH215-961-3800 215-885-0700 610-292-8057 215-657-9260VERIZON215-657-9260	

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES
NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

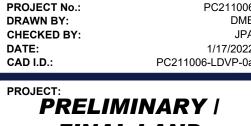




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#### NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE.



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

# **BOHLER**

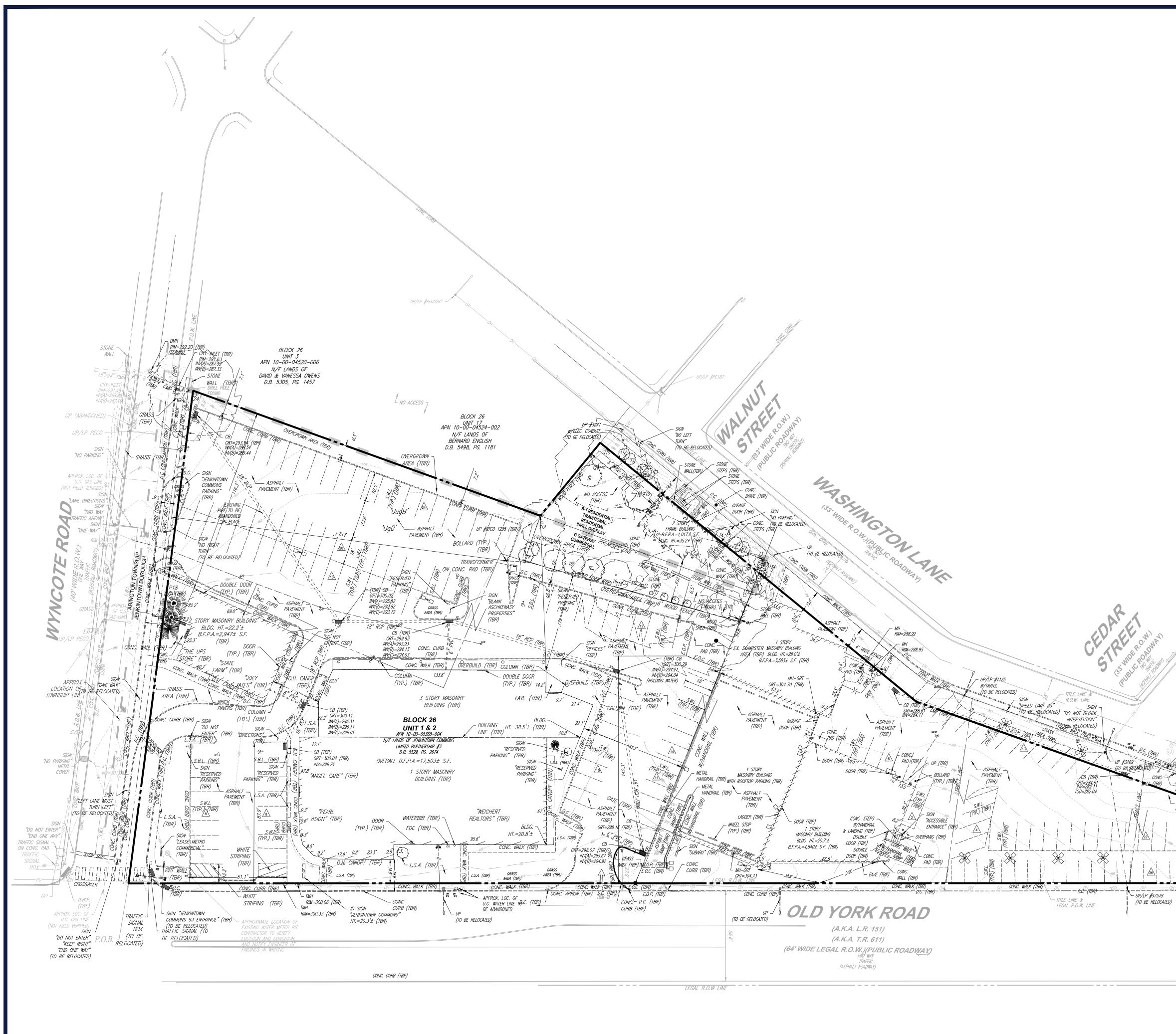
1600 MANOR DRIVE, SUITE 200 **CHALFONT, PA 18914** Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

# J.P. ALEJNIKOV :PROFESSIONAL ENGINEER: PENNSYLVANIA LICENSE No. PE086400

SHEET TITLE:



SHEET NUMBE **C-102** 

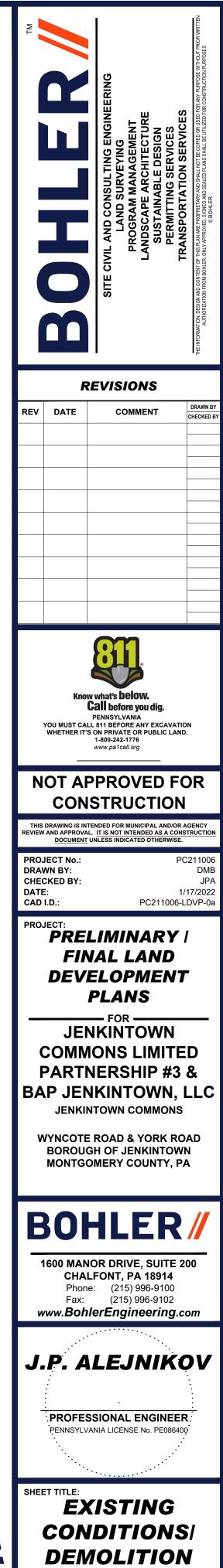


C211006/CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PC211006-LDVP-0A----->LAYOUT: C-2

#### LEGEND

LEGEND		
TO BE REMOVED		
R.O.W. LINE		
ADJACENT PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE	<u> </u>	
BUILDING		
RETAINING WALL		
CONCRETE CURB		
FLUSH CURB	======	
FENCE	X	
GUIDE RAIL	<b>_</b>	
TREELINE		
ACCESSIBLE SYMBOL	Ŀ,	
SIGN	_ <b>v</b> _	
PARKING COUNT	10,	
AREA LIGHT	<b>=</b>	
TREE	$\odot$	
DRAINAGE INLET		
STORM/SANITARY MANHOLE	( <u>D</u> ) ( <u>S</u> )	
WATER/GAS VALVES	WK CK	
ROOF DRAIN/CLEANOUT	RD CO	
FIRE HYDRANT	V	
UTILITY POLE W/ LIGHT	•==== <i>=</i> -0	
UTILITY POLE	- <del>0</del> -	
OVERHEAD UTILITY WIRES		
ELECTRIC LINE	————— <i>E</i> ————	
TELEPHONE LINE	<i>T</i>	
GAS LINE	G	
WATER LINE	W	
SANITARY SEWER	<i>S</i>	
STORM PIPE	=======	

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RETAINING WALL		
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WATER/GAS VALVES		
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PLAN

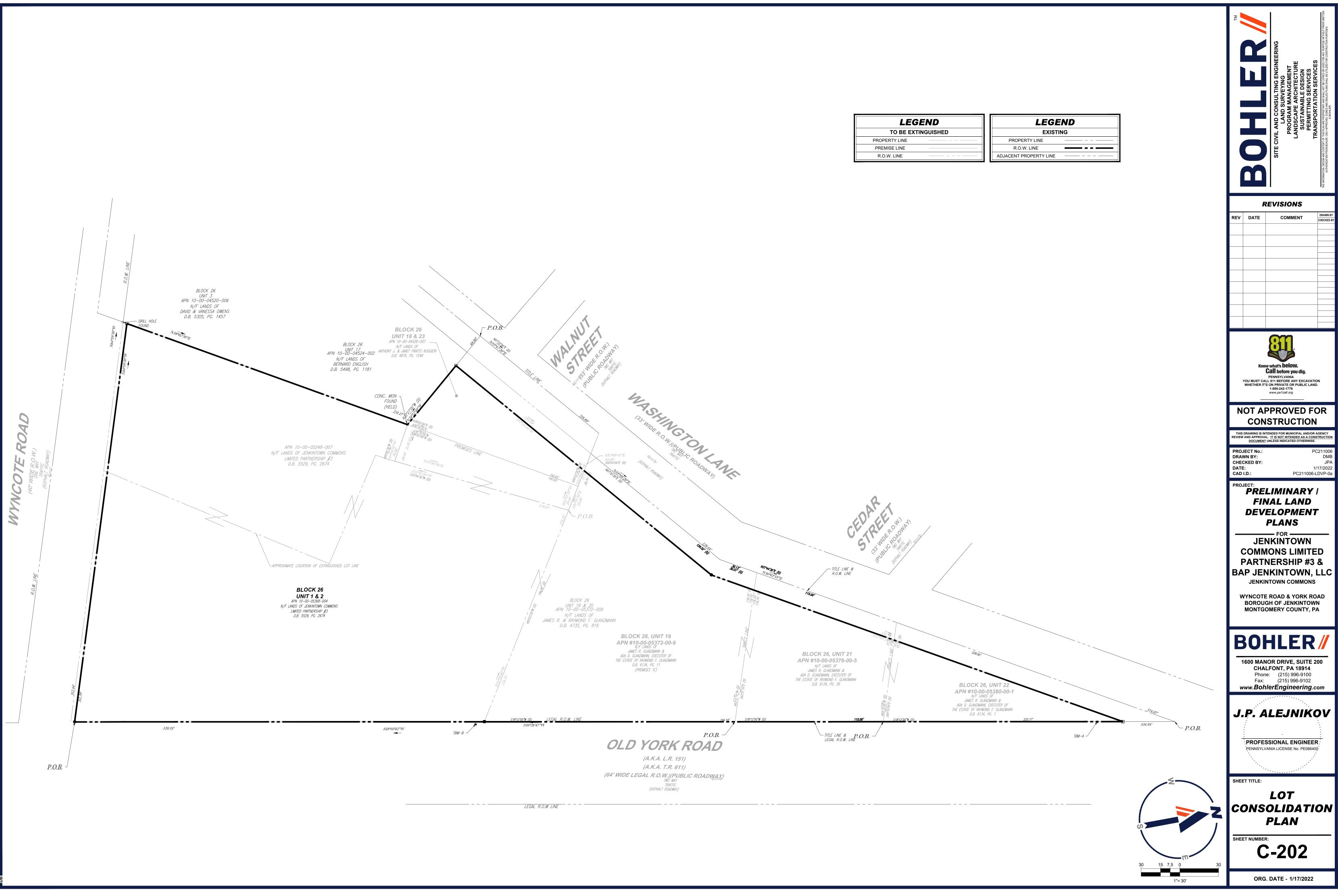
**C-201** 

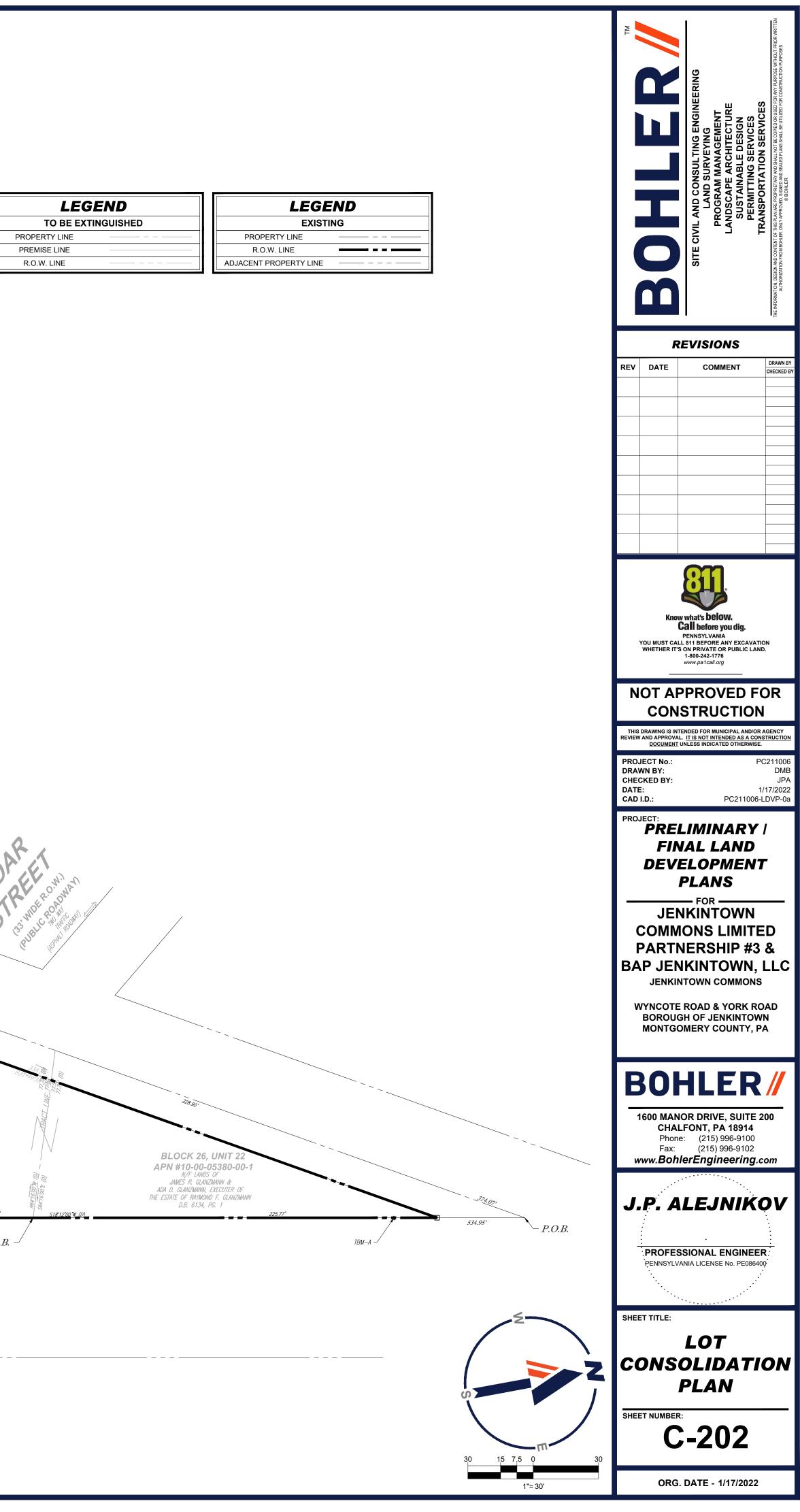
ORG. DATE - 1/17/2022

SHEET NUMBER:

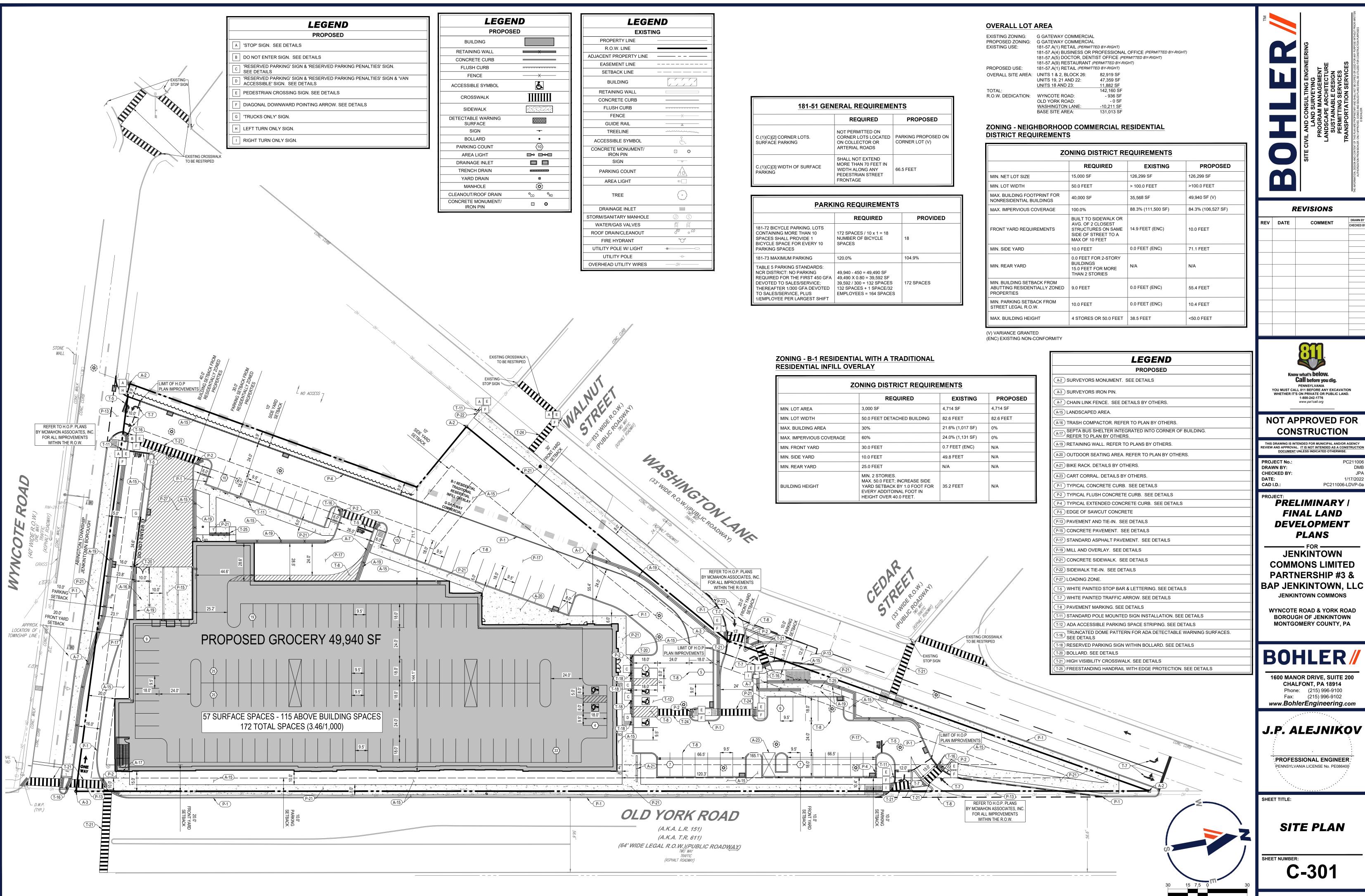
1"= 30'

– SIGN PAVEMEN "NO PARKING" (TBR) IQ BE RELOCATED) - TRAFFIC BOX (TO BE RELOCATED) - APPROX. LOG. OF U.G. GAS LINE (PER UTILITY MARKOUT) CONC. CURB (TBR) \_\_\_\_ IE SIGN TBM—A — "DO NOT CROSS" IL UP #97578 -<sup>]</sup> (TO BE RELOCATED) (TO BE RELOCATED) RIM=286.94 INV=284.54 BOS=284.4± (RECESSED)









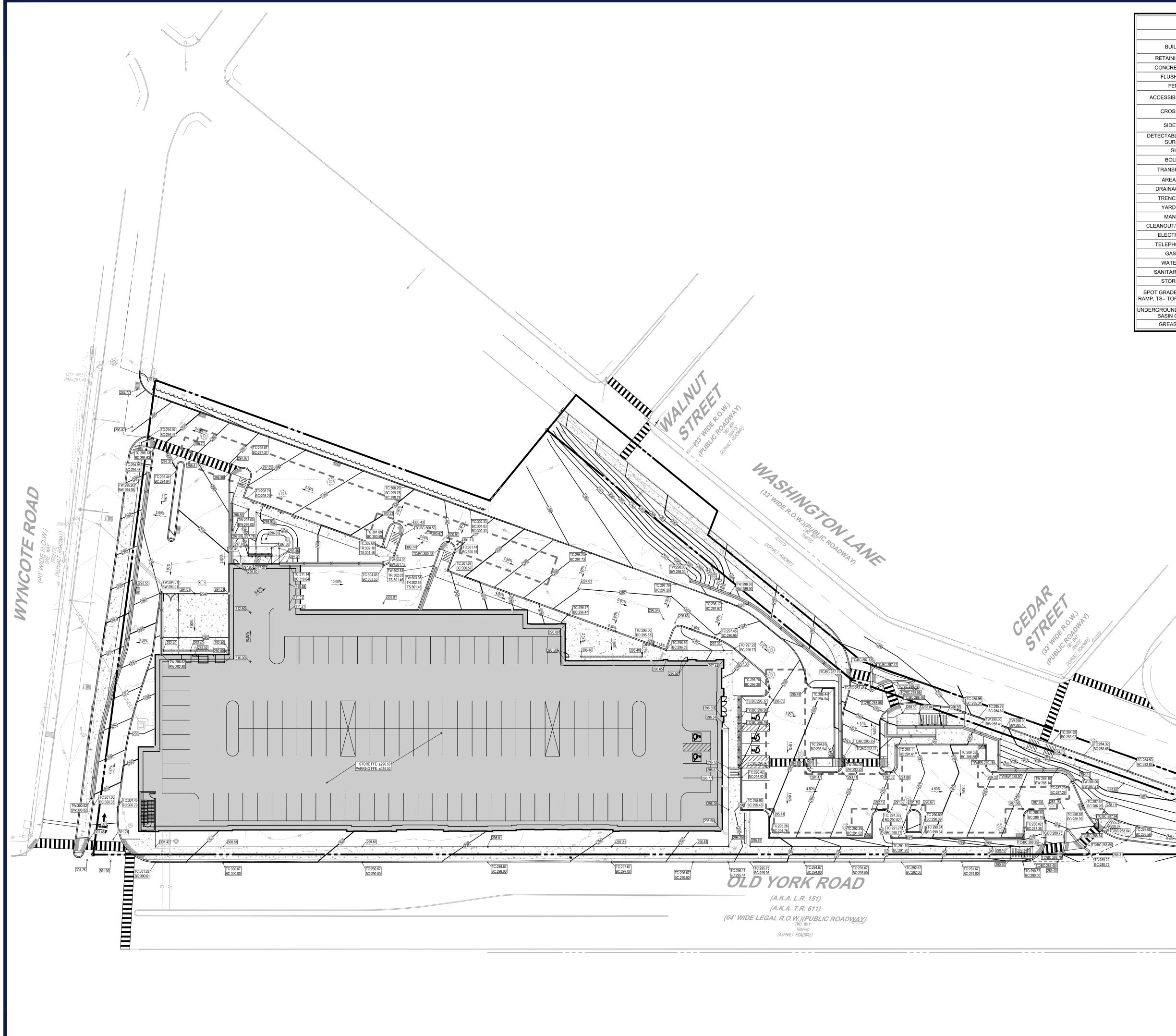
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SIDEWALK		
TECTABLE WARNING SURFACE	00000000	
SIGN	- <del>v-</del>	
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YARD DRAIN		
MANHOLE	Ô	
ANOUT/ROOF DRAIN	° <sub>CO</sub> ° <sub>RD</sub>	
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WATER/GAS VALVES		
ROOF DRAIN/CLEANOUT	RD CO	
FIRE HYDRANT	V	
UTILITY POLE W/ LIGHT		
UTILITY POLE	- <del>0</del> -	
OVERHEAD UTILITY WIRES	OH	

181-51 GENERAL REQUIREMENTS		
	REQUIRED	PROPOSED
C.(1)(C)[2] CORNER LOTS. SURFACE PARKING	NOT PERMITTED ON CORNER LOTS LOCATED ON COLLECTOR OR ARTERIAL ROADS	PARKING PROPOSED ON CORNER LOT (V)
C.(1)(C)[3] WIDTH OF SURFACE PARKING	SHALL NOT EXTEND MORE THAN 70 FEET IN WIDTH ALONG ANY PEDESTRIAN STREET FRONTAGE	66.5 FEET
PARKING REQUIREMENTS		

	REQUIRED	PROVIDED
181-72 BICYCLE PARKING. LOTS CONTAINING MORE THAN 10 SPACES SHALL PROVIDE 1 BICYCLE SPACE FOR EVERY 10 PARKING SPACES	172 SPACES / 10 x 1 = 18 NUMBER OF BICYCLE SPACES	18
181-73 MAXIMUM PARKING	120.0%	104.9%
TABLE 5 PARKING STANDARDS: NCR DISTRICT: NO PARKING REQUIRED FOR THE FIRST 450 GFA DEVOTED TO SALES/SERVICE; THEREAFTER 1/300 GFA DEVOTED TO SALES/SERVICE, PLUS 1/EMPLOYEE PER LARGEST SHIFT	49,940 - 450 = 49,490 SF 49,490 X 0.80 = 39,592 SF 39,592 / 300 = 132 SPACES 132 SPACES + 1 SPACE/32 EMPLOYEES = 164 SPACES	172 SPACES

1"= 30'



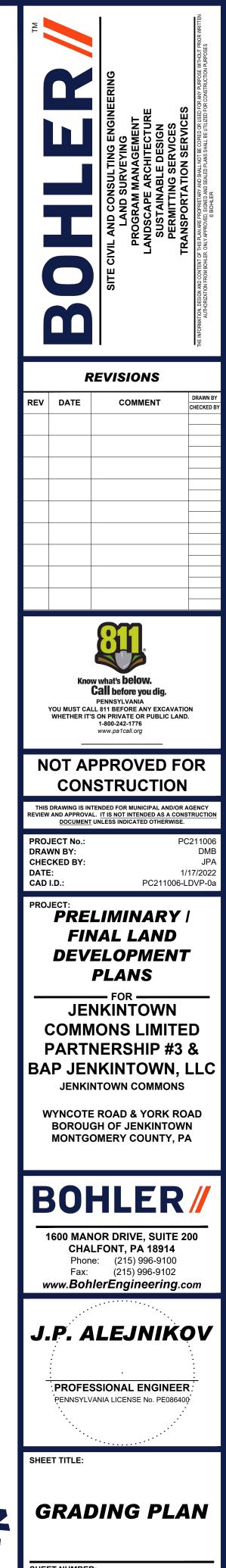
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YARD DRAIN	
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CLEANOUT/ROOF DRAIN	°CO °RD
ELECTRIC LINE	UGE&T
TELEPHONE LINE	T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	
SPOT GRADE (TR= TOP OF RAMP, TS= TOP OF SIDEWALK)	TC:100.50 TR:100.00 TS:90.50
UNDERGROUND STORMWATER BASIN OUTLINE	
GREASE TRAP	Q

LEGE	ND
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STORM/SANITARY MANHOLE	D S
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD ° CO
FIRE HYDRANT	V
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH
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STORM PIPE	= = = = =

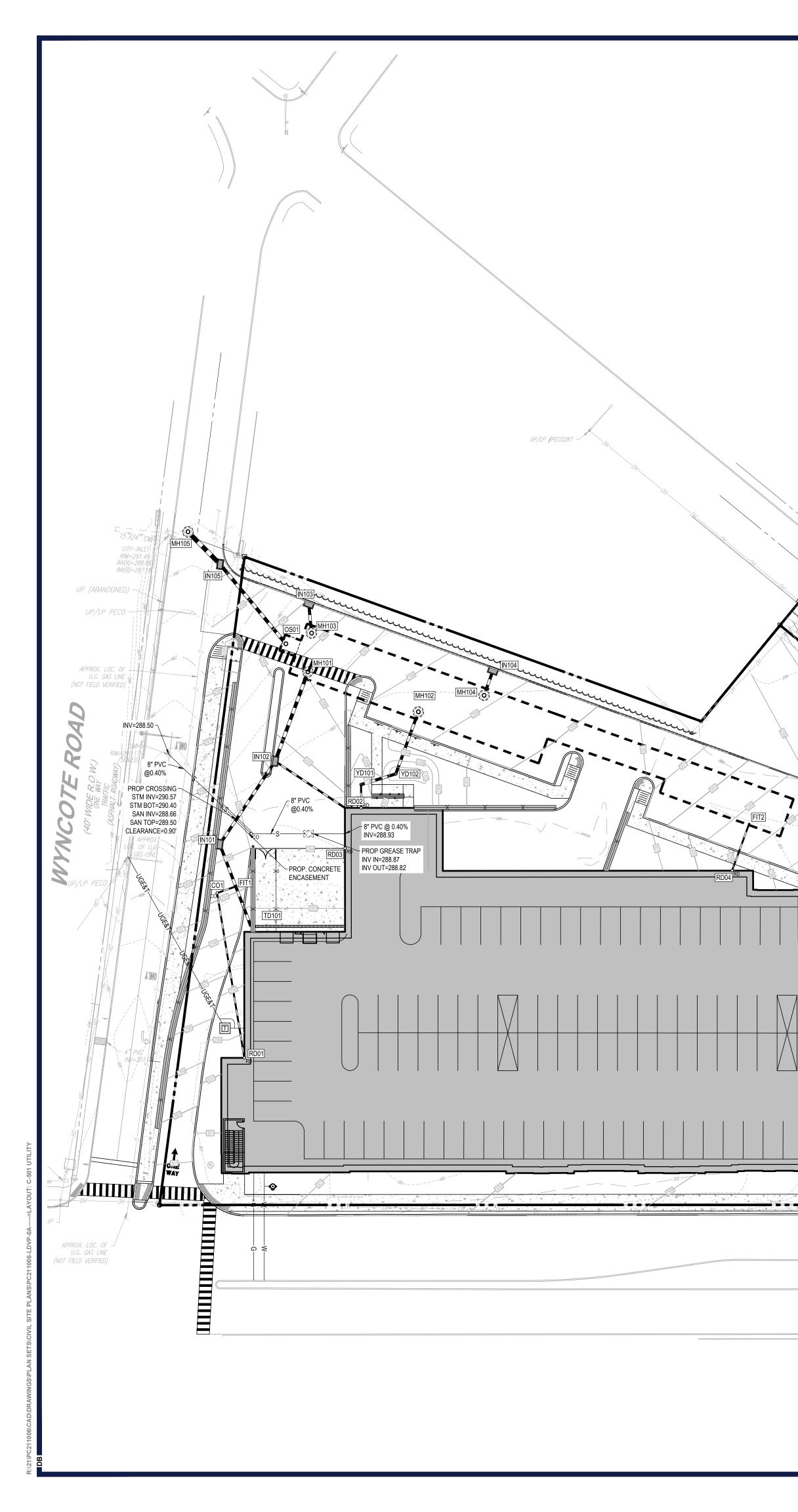
TC:287.95 BC:287.31 BC:287.28

TC:287.87 BC:287.20 DMH ---RIM=286.94

1"= 30'



SHEET NUMBER: C-401



# LEGEND

LEGE	ND
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ACCESSIBLE SYMBOL	6
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SIDEWALK	
DETECTABLE WARNING SURFACE	
SIGN	- <del>-</del>
BOLLARD	*
TRANSFORMER	
AREA LIGHT	
DRAINAGE INLET	
TRENCH DRAIN	
YARD DRAIN	
MANHOLE	Ô
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TELEPHONE LINE	——T
GAS LINE	——————————————————————————————————————
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	
UNDERGROUND STORMWATER BASIN OUTLINE	
GREASE TRAP	Q

UP/LP #PE187

IN201

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STORM PIPE	= = = = =

<b>S7</b>	ORM S	SEWE	R PIP	PE SCHE	DULE	S	TORM STRUCTUR	E SCHE	DULE
FROM	то	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	NAME	ТҮРЕ	GRT/RIM ELEV. (FT.)	INVERTS
IN101	IN102	15"	HDPE	48	0.50%	FIT3	FITTING	296.49'	INV IN = 292.
IN102	MH101	18"	HDPE	45	1.59%	IN101	STANDARD BOX	293.55'	INV IN = 290.8
IN103	MH103	15"	HDPE	14	7.30%				INV OUT = 290
IN104	MH104	15"	HDPE	12	8.06%	IN102	STANDARD BOX	294.80'	INV IN = 290. INV OUT = 290
IN105	MH105	24"	RCP	22	0.51%	IN103	STANDARD BOX	295.10'	INV OUT = 290
IN201	MH201	15"	HDPE	78	6.12%	IN104	STANDARD BOX	298.65'	INV OUT = 290
IN202	MH203	15"	HDPE	21	8.55%	IN105	STANDARD BOX	292.77'	INV IN = 287.
IN203	MH204	15"	HDPE	15	5.96%				INV OUT = 287
IN301	MH301	15"	HDPE	10	5.13%	IN201	STANDARD BOX	295.83'	INV OUT = 292
IN303	MH303	15"	HDPE	14	0.51%	IN202	STANDARD BOX	293.94'	INV OUT = 288
MH201	MH202	15"	HDPE	16	5.13%	IN203	STANDARD BOX	291.62'	INV OUT = 287
MH302	IN302	15"	HDPE	19	0.83%	IN301	STANDARD BOX	288.88'	INV OUT = 284
OS01	IN105	18"	RCP	49	4.07%	IN302	STANDARD BOX	286.95'	INV IN = 283.
OS02	MH304	18"	RCP	14	12.64%	IN303	STANDARD BOX	287.35'	INV OUT = 283
OS03	MH305	18"	RCP	37	4.02%	MH101	TYPE 4	296.00'	INV IN = 289.
TD101	IN101	15"	HDPE	42	0.53%	MH102	TYPE 4	298.50'	INV IN = 289.
TD201	FIT3	8"	HDPE	5	0.55%	MH103	TYPE 4	295.75'	INV IN = 289.
YD101	YD102	15"	HDPE	17	5.77%	MH104	TYPE 4	298.65'	INV IN = 289.
YD102	MH102	15"	HDPE	31	4.24%	MH105	TYPE 4	292.20'	INV IN = 287.
						MH201	TYPE 4	296.50'	INV IN = 287. INV OUT = 287
						MH202	TYPE 4	296.30'	INV IN = 286.
						MH203	TYPE 4	294.75'	INV IN = 286.
						MH204	TYPE 4	292.70'	INV IN = 286.
						MH301	TYPE 4	289.55'	INV IN = 283.
DOF	DRAIN	SCH	EDUL	E		MH302	TYPE 4	287.30'	INV OUT = 283
ТҮРЕ	LENGTH	SIC	DPE(%)	INVERT OUT	INVERT IN	MH303	TYPE 4	288.10'	INV IN = 283.
	(FT.)		JF L( 70)			MH304	TYPE 4	291.25'	INV IN = 284.
HDPE	7	1.96%		290.56'	290.42'	MH305	TYPE 4	284.85'	INV IN = 282.
HDPE	80	2.01%		292.16'	290.56'	OS01	OUTLET STRUCTURE	295.45'	INV OUT = 289
HDPE	53	0.56%		290.20'	289.90'	OS02	OUTLET STRUCTURE	291.80'	INV OUT = 286
HDPE	11	7.47%		293.00'	292.17'	OS03	OUTLET STRUCTURE	287.25'	INV OUT = 283
HDPE	24	14.48%		293.00'	289.50'	TD101	TRENCH DRAIN	292.40'	INV OUT = 291
HDPE	12	0.50%		292.53'	292.47'	TD201	TRENCH DRAIN	296.40'	INV OUT = 292
HDPE	29	11.88%		290.00'	286.50'	YD101	15IN NYLOPLAST DRAINAGE STRUCTURE	296.30'	INV OUT = 292
	29	11.88%		290.00'	286.50'			-	INV IN = 291.
HDPE						YD102	15IN NYLOPLAST DRAINAGE STRUCTURE	296.65'	

MH303

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	STORM SEWER PIPE SCHEDULE								S	TORM STRUCTUR	RE SCHE	DULE
			FROM	то	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	NAME	ТҮРЕ	GRT/RIM ELEV. (FT.)	INVERTS
			IN101	IN102	15"	HDPE	48	0.50%	FIT3	FITTING	296.49'	INV IN = 292.52
			IN102	MH101	18"	HDPE	45	1.59%	IN101	STANDARD BOX	293.55'	INV IN = 290.80'
			IN103	MH103	15"	HDPE	14	7.30%				INV OUT = 290.63
			IN104	MH104	15"	HDPE	12	8.06%	IN102	STANDARD BOX	294.80'	INV IN = 290.39 INV OUT = 290.22
			IN105	MH105	24"	RCP	22	0.51%	IN103	STANDARD BOX	295.10'	INV OUT = 290.5
			IN201	MH201	15"	HDPE	78	6.12%	IN104	STANDARD BOX	298.65'	INV OUT = 290.5
			IN202	MH203	15"	HDPE	21	8.55%	IN105	STANDARD BOX	292.77'	INV IN = 287.50
			IN203	MH204	15"	HDPE	15	5.96%				INV OUT = 287.3
			IN301	MH301	15"	HDPE	10	5.13%	IN201	STANDARD BOX	295.83'	INV OUT = 292.3
			IN303	MH303	15"	HDPE	14	0.51%	IN202	STANDARD BOX	293.94'	INV OUT = 288.3
			MH201	MH202	15"	HDPE	16	5.13%	IN203	STANDARD BOX	291.62'	INV OUT = 287.4
			MH302	IN302	15"	HDPE	19	0.83%	IN301	STANDARD BOX	288.88'	INV OUT = 284.
			OS01	IN105	18"	RCP	49	4.07%	IN302	STANDARD BOX	286.95'	INV IN = 283.5
			OS02	MH304	18"	RCP	14	12.64%	IN303	STANDARD BOX	287.35'	INV OUT = 283.
			OS03	MH305	18"	RCP	37	4.02%	MH101	TYPE 4	296.00'	INV IN = 289.5
			TD101	IN101	15"	HDPE	42	0.53%	MH102	TYPE 4	298.50'	INV IN = 289.5
			TD201	FIT3	8"	HDPE	5	0.55%	MH103	TYPE 4	295.75'	INV IN = 289.5
			YD101	YD102	15"	HDPE	17	5.77%	MH104	TYPE 4	298.65'	INV IN = 289.5
			YD102	MH102	15"	HDPE	31	4.24%	MH105	TYPE 4	292.20'	INV IN = 287.2
			10102	MITTOZ	15	TIDFL	51	4.2470	MH201	TYPE 4	296.50'	INV IN = 287.5 INV OUT = 287.3
									MH202	TYPE 4	296.30'	INV IN = 286.5
									MH203	TYPE 4	294.75'	INV IN = 286.5
									MH204	TYPE 4	292.70'	INV IN = 286.5
									MH301	TYPE 4	289.55'	INV IN = 283.5
			ROOF	DRAIN	SCHE	DUL	E		MH302	TYPE 4	287.30'	INV OUT = 283.
		SIZE		LENGTH					MH303	TYPE 4	288.10'	INV IN = 283.5
ROM	ТО	(IN.)	TYPE	(FT.)	SLOP	PE(%)	INVERT OUT	INVERT IN	MH304	TYPE 4	291.25'	INV IN = 284.7
CO1	FIT1	8"	HDPE	7	1.96%		290.56'	290.42'	MH305	TYPE 4	284.85'	INV IN = 282.0
RD01	CO1	8"	HDPE	80	2.01%		292.16'	290.56'	OS01	OUTLET STRUCTURE	295.45'	INV OUT = 289.
RD02	IN102	8"	HDPE	53	0.56%		290,20'	289.90'	OS02	OUTLET STRUCTURE	291.80'	INV OUT = 286.
RD03	YD101	8"	HDPE	11	7.47%		293.00'	292.17'	OS03	OUTLET STRUCTURE	287.25'	INV OUT = 283.
RD04	FIT2	8"	HDPE	24	14.48%		293.00'	289.50'	TD101	TRENCH DRAIN	292.40'	INV OUT = 291.
RD05	IN201	8"	HDPE	12	0.50%		292.53'	292.47'	TD201	TRENCH DRAIN	296.40'	INV OUT = 292.
RD06	FIT4	8"	HDPE	29	11.88%		290.00'	286.50'	YD101	15IN NYLOPLAST DRAINAGE STRUCTURE	296.30'	INV OUT = 292
RD07	FIT5	8"	HDPE	29	11.88%		290.00'	286.50'				INV IN = 291.0
RD08	FIT6	8"	HDPE	35	10.10%		290.00'	286.50'	YD102	15IN NYLOPLAST DRAINAGE STRUCTURE	296.65'	INV IN = 291.0



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(A.K.A. L.R. 151) (A.K.A. T.R. 611) (64' WIDE LEGAL R.O.W.)(PUBLIC ROADWAY) TWO WAY TRAFFIC (ASPHALT ROADWAY)

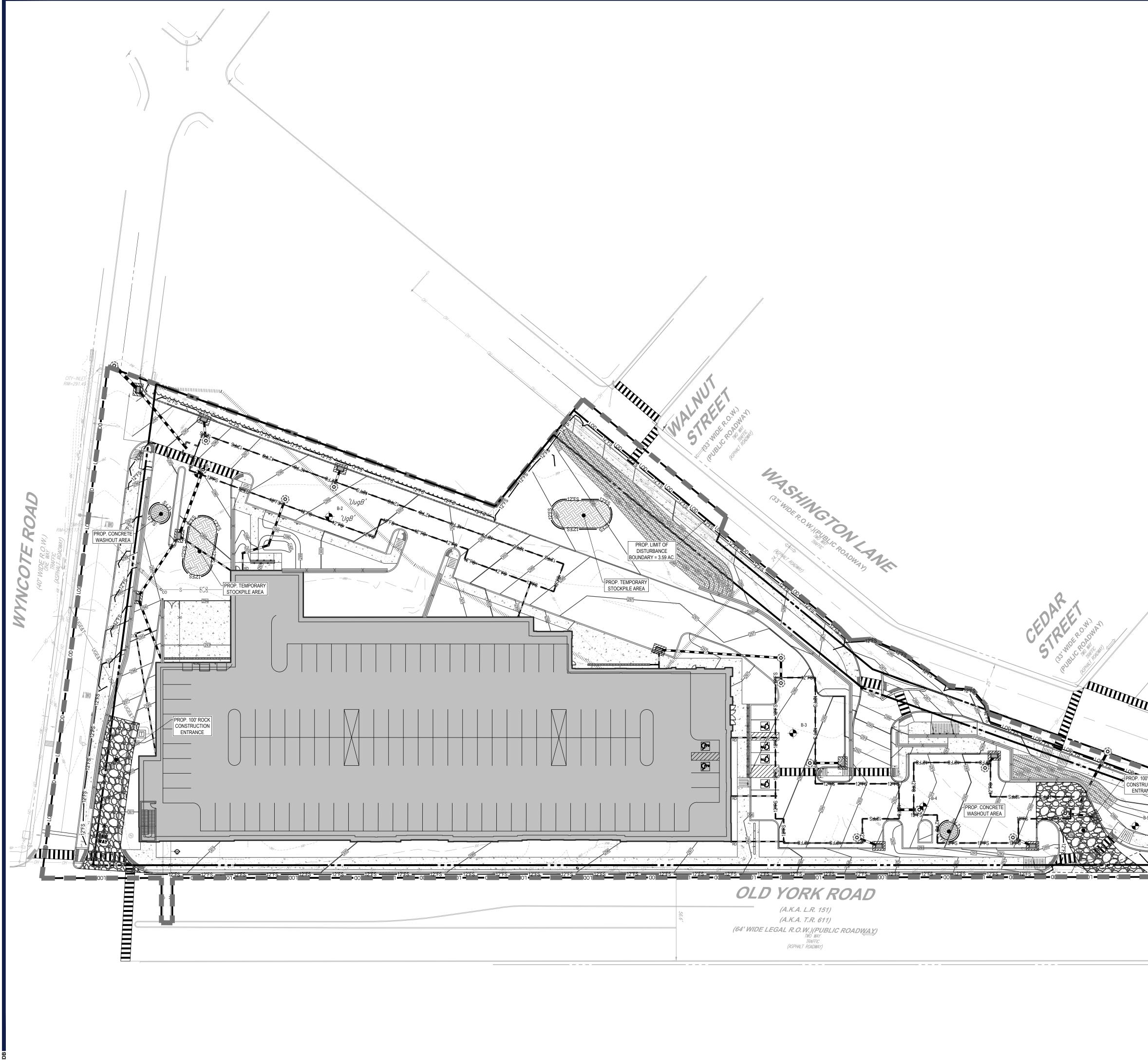




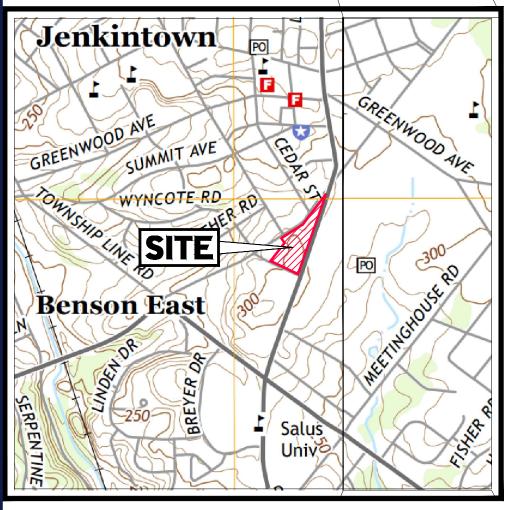
APPROX. LOG. OF U.G. GAS LINE (PER UTILITY MARKOUT)

1"= 30'

RIM=286.94 INV=284.54 BOS=284.4± (RECESSED)



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	TEMPORARY STOCKPILE		L AND CON LAND S PROGRAM ANDSCAPE	PERMITTING ANSPORTATI ANSPORTETARY AND APPROVED, EXINED AND SEA
	ROCK CONSTRUCTION ENTRANCE			TR/ ND CONTENT OF THIS F
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100' ROCK TRUCTION TRANCE B5 B5 B6 1286L			BOHLE 1600 MANOR DRIVE, SU CHALFONT, PA 189 Phone: (215) 996-9 Fax: (215) 996-9 www.BohlerEngineeri	<b>ITE 200</b> <b>14</b> 100 102
3 OH - 12"FS - 12"FS - 0H - 12"			J.P. ALEJNI	κον
56.6'	 RM=286.94		PROFESSIONAL ENGI PENNSYLVANIA LICENSE No. PI	-
	S	Z	SHEET TITLE: SOIL EROS & SEDIME POLLUTIO CONTROL P	NT N
	30	15 7,5 0 30	SHEET NUMBER: C-601	
		1"= 30'	ORG. DATE - 1/17/2	022



USGS MAP

SCALE: 1" = 1.000' SOURCE: GERMANTOWN/FRANKFORD USGS QUAD

#### LOCATION OF ALL SURFACE WATERS AND THEIR **CLASSIFICATION UNDER CHAPTER 93**

#### &102.4(b)(5)(v)

THE SUBJECT SITE IS LOCATED WITHIN THE TACONY CREEK WATERSHED, WHICH HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

#### **RECYCLING OR DISPOSAL OF MATERIALS** §102.4(b)(5)(xi)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE: - CONCRETE CURB AND SIDEWALK

- ASPHAL - E&S BMP - COMPOST FILTER SOCKS
- E&S BMP EROSION CONTROL MATTING
- E&S BMP FILTER BAG INLET PROTECTION - E&S BMP - REGULATED FILL MATERIALS

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S 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. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.

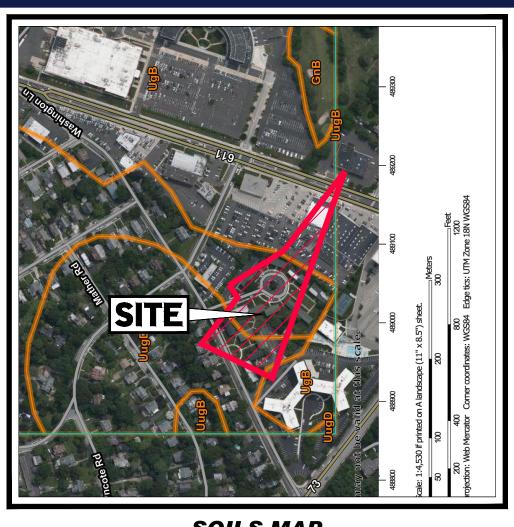
5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

#### **GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE** THE POTENTIAL TO CAUSE POLLUTION §102.4(b)(5)(xii)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

#### **POTENTIAL THERMAL IMPACTS TO SURFACE WATERS** §102.4(b)(5)(xiii)

A POTENTIAL FOR THERMAL IMPACTS EXISTS IN INSTANCES WHERE SURFACE RUNOFF IS DIRECTLY CONVEYED TO A RECEIVING STREAM WITHOUT ADEQUATE ATTENUATION OR COOLING. TO AVOID THERMAL IMPACTS, THE FOLLOWING ARE PROPOSED: UNDERGROUND INFILTRATION BASIN, UNDERGROUND DETENTION BASINS, FLOGUARD WATER QUALITY INLET FILTERS, AND MINIMIZED DISTURBED GRADING THROUGHOUT THE SITE. ALL OF THOSE MEASURES WILL HELP TO CONTROL RUNOFF VOLUME AND RATE AND THEREBY PROVIDE ADDITIONAL COOLING TIME, THEREBY MINIMIZING THERMAL IMPACTS TO THE RECEIVING STREAM.



SOILS MAP SCALE: 1" = 120' SOURCE: USDA

#### TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS §102.4(b)(5)(ii

SOIL D	ESCRIPTIONS	
SOIL	DESCRIPTION	SOIL GROUP
UgB	- COMPLEX, 0 TO 8 PERCENT SLOPES	С
UugB	- COMPLEX, 0 TO 8 PERCENT SLOPES	С

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.

2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS: AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE. 4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF

CHANNELS RESOLUTIONS' TEMPORARY CHANNEL LINING PROVIDING PERMANENT CHANNEL LINING DECREASING CHANNEL GRADE INCREASING CHANNEL WIDTH

SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY THE PENN STATE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING

EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. 9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT. EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST. FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL

**E&S PLAN DESIGNED AND IMPLEMENTED TO BE CONSISTENT WITH PCSM PLAN** §102.4(b)(5)(xiv)

THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS.

#### EXISTING/PROPOSED RIPARIAN FOREST BUFFERS §102.4(b)(5)(xv)

THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT

- 1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW
- RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF
- 6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.
- STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

**SEQUENCE OF BMP INSTALLATION AND REMOVAL** §102.4(b)(5)(vii)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS [IMMEDIATELY FOR HQ/EV WATERSHEDS]. OR ANY STAGE THEREOF. THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, THE DESIGNATED LICENSED PROFESSIONAL, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE INITIATING ANY REVISION 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 MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

- 1. THE LIMIT OF DISTURBANCE BOUNDARY IS TO BE MARKED IN THE FIELD PRIOR TO ANY DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS AND ROPES, CONSTRUCTION FENCE, ETC.).
- 2. INSTALL CONSTRUCTION ENTRANCES AS DESIGNATED ON THE PLANS.
- 3. INSTALL ALL PERIMETER COMPOST FILTER SOCKS AND CONSTRUCTION FENCING WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
- 4. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.
- 5. CRITICAL STAGE INITIATE STORM SEWER AND SUBSURFACE BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. ALL INLETS ULTIMATELY FLOWING TO THE UNDERGROUND BASINS ARE TO BE BLOCKED WITH MARINE GRADE PLYWOOD WITH THE EDGES SEALED. CONTRACTOR IS TO PREVENT MUD/ERODED SOILS FROM ENTERING THE INFILTRATION BASIN FOOTPRINT BY SURROUNDING EXCAVATED AREA WITH COMPOST FILTER SOCK. REFER TO ADDITIONAL BASIN SEQUENCING, INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE INFILTRATION & DETENTION BASINS. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE INFILTRATION & DETENTION BASINS A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE INFILTRATION & DETENTION BASINS SHALL CONDUCT THE OVERSIGHT. IN FTS DISCHARGING TO SUBSURFACE INFILTRATION & DETENTION BASINS MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE INFILTRATION BASIN NO CONSTRUCTION EQUIPMENT SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE SUBSURFACE BASINS TO AVOID DAMAGING THE SUBSURFACE BASINS
- OR OVER-COMPACTING THE SUBSURFACE SOILS. PRIOR TO INITIATING CONSTRUCTION, THE CONTRACTOR IS TO PERFORM INFILTRATION TESTING AT THE SUBGRADE ELEVATION TO CONFIRM INFILTRATION RATES FOR INFILTRATION BASINS. A LICENSED GEOTECHNICAL ENGINEER IS TO BE ONSITE TO OBSERVE THE ESTING. THE RESULTS OF THE TESTING ARE THEN TO BE GIVEN TO THE ENGINEER PROVIDING OVERSIGHT, WHO WILL THEN MAKE A DETERMINATION IF THE BASIN CONSTRUCTION SHOULD COMMENCE AT THIS TIME. BASIN CONSTRUCTION IS A MANDATORY PERMIT REQUIREMENT AND NOT A DETERMINATION TO BE MADE DURING CONSTRUCTION. IF SOIL TESTING SHOWS INADEQUATE INFILTRATION
- RATES, THE PLANS MUST BE AMENDED TO REPLACE AN PCSM CREDITS. 6. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, WATER AND GAS) WHERE APPLICABLE.
- 7. INSTALL ALL CURBING ALONG WITH STONE SUBBASE AND CRUSHED AGGREGATE BASE COURSE FOR ALL PAVED AREAS.
- 8. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. 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. OVERSIGHT FROM LICENSED PROFESSIONAL REQUIRED.
- 9. CRITICAL STAGE INSTALL THE INLET WATER QUALITY DEVICES (I.E. FLOGUARD FILTER BAGS).
- 10. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.
- 11.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN. 12.UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING COMPOST FILTER SOCKS ANY AREA DISTURBED DURING THE REMOVAL OF FROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED. IMMEDIATELY
- 13. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE. RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE. 14. DEMOBILIZE.
- 15.A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

#### **MAINTENANCE PROGRAM** §102.4(b)(5)(x)

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF 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 AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

• COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND SOCK. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS; PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. UPON STABILIZATION OF THE TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.

· SWALES - SWALES SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS, AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT AND/OR BOROUGH ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED, AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION

CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.

• SEDIMENT BARRIERS AND BASINS/TRAPS MUST BE INSPECTED AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR IN BASINS AND TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED. ADDITIONAL SEDIMENT BARRIERS MUST BE CONSTRUCTED AS NEEDED.

• INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF. OR THE POTENTIAL FOR. POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY. THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE FARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED WITH HYDRO-STRAW IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS.

• GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.

• ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

#### **E+S - MONITORING, INSPECTION AND REPORTING REQUIREMENTS**

VISUAL INSPECTION THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

(1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS: AND

(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

#### NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO\_PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;

(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE:

(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND

(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs UPON REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE AND CO PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

#### TERMINATION OF COVERAGE

NOT: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED. THE PERMITTEE AND/OR CO. PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

#### COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN OR UPON SUBMISSION OF THE NOT IF SOONER THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

#### **CRITICAL STAGES**

 INSTALLATION OF THE SUBSURFACE BASINS. • INSTALLATION OF THE FLOGUARD WATER QUALITY INLET FILTER BAGS.

	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES TRANSPORT OF THIS PAIA MEE FRAFMAND SHALL BUTILIZED FOR CONSTRUCTION PURPOSE AUTHORIZATION FROM BOHLER. ONLY APPROSE MITHOUT FROM WITHOUT FROM WITHOUT FROM AND FRAFMENT AND SHALL BUTILIZED FOR CONSTRUCTION PURPOSE 0.BOHLER
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YOU MUST C	ow what's below. Call before you dig. PENNSYLVANIA ALL 811 BEFORE ANY EXCAVATION T'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pa1call.org
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#### **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 SPOIL 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

- FOR REVIEW AND APPROVAL AT ITS DISCRETION.

- PRIOR TO IMPLEMENTATION
- OBJECTIONABLE MATERIAL.
- FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- DEPARTMENT
- 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

- UNDISTURBED VEGETATED AREAS 14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY
- ROAD NAMES}
- MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- INSPECTION.
- 17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- LOCAL REQUIREMENTS OR CODES.

- 24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- 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
- F&S BMPS
- THE BMPS SHALL BE STABILIZED IMMEDIATELY IN ORDER TO SEASON
- 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. TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS
- ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

1 ALL FARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED F&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

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

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

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 SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE

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 MAPS(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

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

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S 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.

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

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 RUNOFF 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

16 A LOG SHOWING DATES THAT F&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

WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR

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

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

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.

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

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

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

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

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 ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING

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-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY

1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED

2. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS,

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

4. CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN

5. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON

#### GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE. B. NO SEDIMENT OR SEDIMENT LADEN 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. D. 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-GERMINATION 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
- G. 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 RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS. IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS
- H. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT A SEPARATE FROSION AND SEDIMENT POLILUTION 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 J. 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. K 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 ADDITION STABILIZATION MEASURES BE NECESSARY; IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
- A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS. B INSTALLATION REQUIREMENTS B.1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE
- GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS. B.2. 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. B.3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING. EROSION OR EXCESS SATURATION
- B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM FROSION B.5. (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

- A. 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. B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF 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
- C. 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 D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING. THE DISTURBED AREA WILL BE GRADED TO
- FINAL 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 F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS. PERFORMALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE

- A.3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING. A 4 PROTECTIVE MATERIALS TO BE USED
- A.4.a. UNROTTED SMALL-GRAIN UN-CHOPPED 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 MANUFACTURER'S SPECIFICATIONS. A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS 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)
- B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED
- B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER. ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.
- B.3. SEEDBED PREPARATION FOR TEMPORARY SEEDING B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B.3.B. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE B.3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRE

OR PER MANUFACTURER'S SPECIFICATIONS

B.3.D. 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

- A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
- A 1 SITE PREPARATION A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. A.1.b. 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 A.1.c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
- A.2. APPLYING TOPSOIL A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE
- A.2.b. 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. A.3. SEEDBED PREPARATION
- A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.
- A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE. A.3.c. SOIL MODIFICATIONS: A.3.c.1. 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. A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET. OR AS DIRECTED BY SOIL TEST. A.3.d. 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. A.3.e. 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
- A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE. A.4. SEEDING: SEE SEEDING SPECIFICATIONS
- A.5. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD B.1. METHODS AND MATERIALS

- B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD. B.1.b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
- B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH). B.1.d. 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. B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED. B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND
- **INSTALLED WITHIN A PERIOD OF 36 HOURS** B.2. SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE

- COVER (ITEM V.A. ABOVE) B.3. SOD PLACEMENT
- B.3.a. 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.
- B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION. B.3.c. 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
- B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABI E FASTENER B.3.e. 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. ALONG 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. B.3.f. 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.

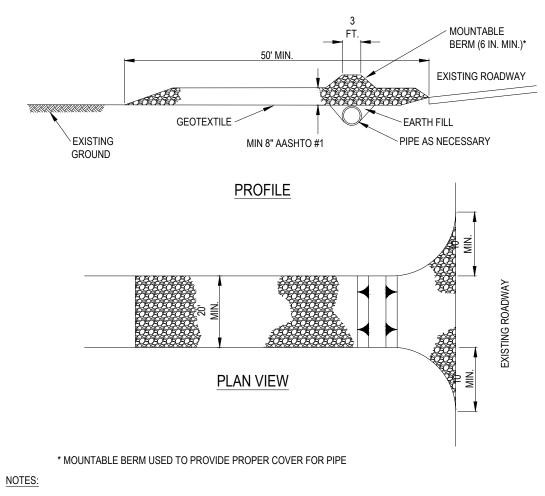
# SEEDING SPECIFICATIONS

- SEEDING DATES
- A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH B. 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 (LB/A) 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)
- A. 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 (96 POUNDS / ACRE PLS) OR WINTER RYE (168 POUNDS / ACRE PLS)
- (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND". TABLE B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
- I. NURSE CROP (SELECT ONE): ANNUAL RYE (10 POUNDS / ACRE PLS)
- OR SPRING OATS (64 POUNDS / ACRE PLS OR WINTER RYE (56 POUNDS / ACRE PLS)
- (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1) II. PERMANENT SEED MIX
- TALL FESCUES (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.
- A. 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. B. 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 ) C. 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 BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION). A SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15
- SEED SHALL BE APPLIED IN A NON-COMPACTED ROUGHENED TOPSOIL C. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS. OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS: L DRILL SEEDING
- II. BROADCAST SEEDING (TWO DIRECTIONS) III. HYDROSEEDING (TWO DIRECTIONS)
- D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED: I. TEMPORARY STABILIZATION WITH STRAW 1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
- 2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED):
- 1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. 2 AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION
- 3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION. E. ONCE SEED HAS BEEN SET. VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER. A MINIMUM OF 1/2" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).



SHEET NUMBER

C-603



REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK

CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED

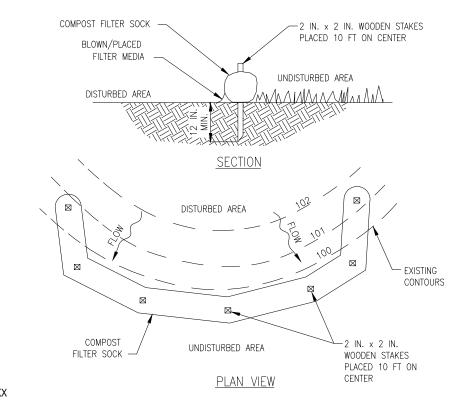
BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

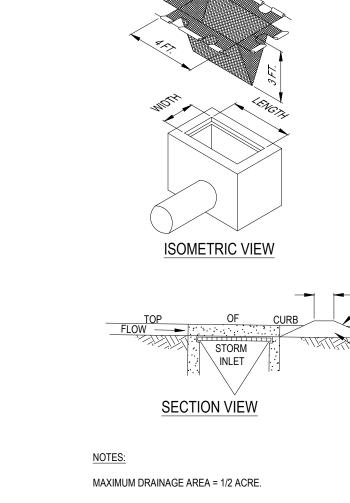
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

> STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE NOT TO SCALE

BLANKET EDGES INSTALL BEGINNING OF ROLL STAPLED AND IN 6 IN. x 6 IN. ANCHOR OVERLAPPED TRENCH, STAPLE, BACKFILL - 2"X2"X36" WOODEN STAKES (4 IN. MIN.) WATER IS 50% OF FILTER RING HEIGHT AND COMPACT SOIL PLACED 5' O.C. FILTER SOCK STARTING AT TOP OF SLOPE, ROLL BLANKETS IN DIRECTION OF WATER FLOW SECTION NTS NOTES: 1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE. - 2"X2"X36" WOODEN STAKES 2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO PLACED 5' O.C. DOUBLE 23" DIAMETER SOCKS IN PYRAMIDAL PREPARE SEED BED CONFIGURATION FOR ADDED HEIGHT. (INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED) PRIOR TO BLANKET INSTALLATION REFER TO MANUF. RECOMMENDED THE BLANKET SHOULD -OVERLAP BLANKET ENDS 6 IN. MIN. NOT BE STRETCHED; WITH THE UPSLOPE BLANKED STAPLING PATTERN FOR IT MUST MAINTAIN OVERLYING THE DOWNSLOPE BLANKET STEEPNESS AND LENGTH OF GOOD SOIL CONTACT SLOPE BEING BLANKETED (SHINGLE STYLE). STAPLE SECURELY. NOTES: SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. **CONCRETE WASHOUT NOTES:** BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET. -UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. -WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. -SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM ANTICIPATED BETWEEN CLEANOUT INTERVALS. UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 -THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10-MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF CALENDAR DAYS. LIQUIDS INTO THE GROUND.

> STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION NOT TO SCALE





FOR ALL INSTALLATIONS.

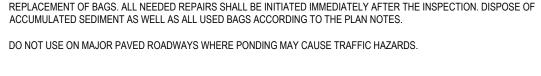
PASSING A NO. 40 SIEVE.

COAT

FILTREXX NOTES

- SOCK MATERIAL SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.2 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (PA DEP EROSION CONTROL MANUAL FIGURE 4.1).
- MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS, PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A

#### SOIL SUPPLEMENT. STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE



# STANDARD CONSTRUCTION DETAIL #4-15

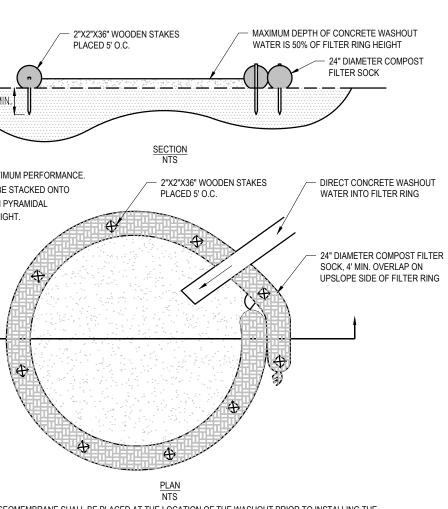
- INLET GRATE

INLET

-1 IN REBAR FOR

BAG REMOVAL FROM

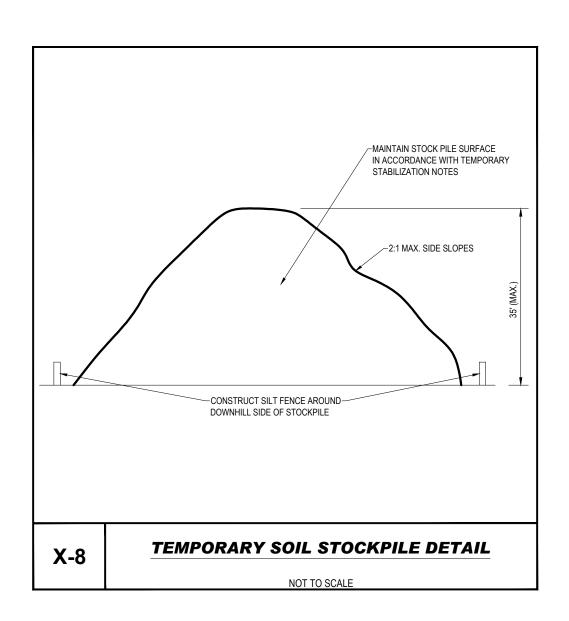
FILTER BAG INLET PROTECTION - TYPE C INLET NOT TO SCALE

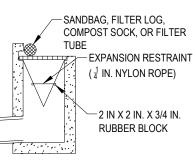


-ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

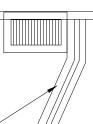
-ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. -PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

> TYPICAL COMPOST SOCK WASHOUT INSTALLATION SCALE: N.T.S.





INSTALLATION DETAIL



TYP.

EXTEND BERM OVER CURB IF RUNOFF IS BYPASSING INLET ON LANDWARD SIDE

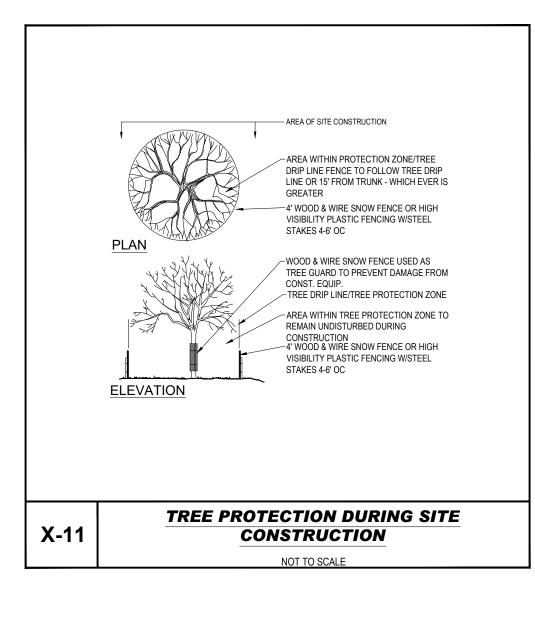
PLAN VIEW

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED

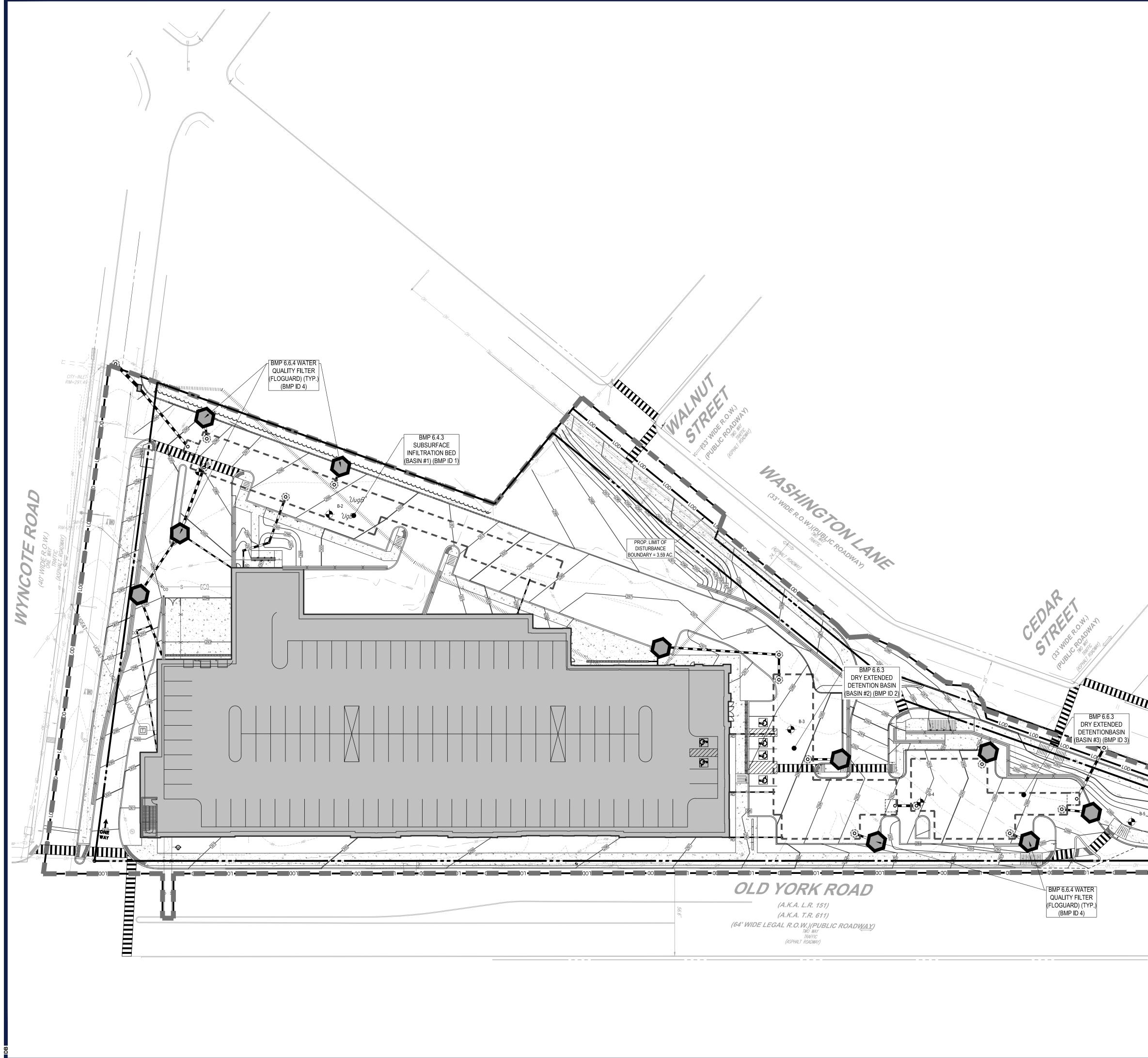
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR



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			1/17/2022 -LDVP-0a			
CAD I.D.: PC211006-LDVP-0a PROJECT: PRELIMINARY / FINAL LAND DEVELOPMENT PLANS FOR FOR JENKINTOWN COMMONS LIMITED PARTNERSHIP #3 & BAP JENKINTOWN, LLC JENKINTOWN COMMONS WYNCOTE ROAD & YORK ROAD BOROUGH OF JENKINTOWN						
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#### SEQUENCE OF BMP INSTALLATION AND REMOVAL §102.4(b)(5)(vii)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS [IMMEDIATELY FOR HQ/EV WATERSHEDS], OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, THE DESIGNATED LICENSED PROFESSIONAL, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE INITIATING ANY REVISION 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 MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED FROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

1. THE LIMIT OF DISTURBANCE BOUNDARY IS TO BE MARKED IN THE FIELD PRIOR TO ANY DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS AND ROPES, CONSTRUCTION FENCE, ETC.).

- 2. INSTALL CONSTRUCTION ENTRANCES AS DESIGNATED ON THE PLANS.
- 3. INSTALL ALL PERIMETER COMPOST FILTER SOCKS AND CONSTRUCTION FENCING WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
- 4. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.
- 5. CRITICAL STAGE INITIATE STORM SEWER AND SUBSURFACE BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. ALL INLETS ULTIMATELY FLOWING TO THE UNDERGROUND BASINS ARE TO BE BLOCKED WITH MARINE GRADE PLYWOOD WITH THE EDGES SEALED. CONTRACTOR IS TO PREVENT MUD/ERODED SOILS FROM ENTERING THE INFILTRATION BASIN FOOTPRINT BY SURROUNDING EXCAVATED AREA WITH COMPOST FILTER SOCK. REFER TO ADDITIONAL BASIN SEQUENCING, INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE INFILTRATION & DETENTION BASINS. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE INFILTRATION & DETENTION BASINS. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE INFILTRATION & DETENTION BASINS SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO SUBSURFACE INFILTRATION & DETENTION BASINS MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE INFILTRATION BASIN. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE SUBSURFACE BASINS TO AVOID DAMAGING THE SUBSURFACE BASINS OR OVER-COMPACTING THE SUBSURFACE SOILS

#### PRIOR TO INITIATING CONSTRUCTION, THE CONTRACTOR IS TO PERFORM INFILTRATION TESTING AT THE SUBGRADE ELEVATION TO CONFIRM INFIL TRATION RATES FOR INFIL TRATION BASINS A LICENSED GEOTECHNICAL ENGINEER IS TO BE ONSITE TO OBSERVE TH TESTING. THE RESULTS OF THE TESTING ARE THEN TO BE GIVEN TO THE ENGINEER PROVIDING OVERSIGHT, WHO WILL THEN MAKE A ETERMINATION IF THE BASIN CONSTRUCTION SHOULD COMMENCE AT THIS TIME. BASIN CONSTRUCTION IS A MANDATORY PERMIT REQUIREMENT AND NOT A DETERMINATION TO BE MADE DURING CONSTRUCTION. IF SOIL TESTING SHOWS INADEQUATE INFILTRATION

RATES, THE PLANS MUST BE AMENDED TO REPLACE AN PCSM CREDITS. 6. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, WATER AND

- GAS) WHERE APPLICABLE. 7. INSTALL ALL CURBING ALONG WITH STONE SUBBASE AND CRUSHED AGGREGATE BASE COURSE FOR ALL PAVED AREAS.
- 8. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. 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. OVERSIGHT FROM LICENSED PROFESSIONAL REQUIRED.
- 9. CRITICAL STAGE INSTALL THE INLET WATER QUALITY DEVICES (I.E. FLOGUARD FILTER BAGS).
- 10. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS. 11.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
- 12 UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING COMPOST FILTER SOCKS. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED MMEDIATELY
- 13.CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALI BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE
- 14.DEMOBILIZE. 15.A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

### **INFILTRATION TESTING SUMMARY TABLE**

	EXISTING	RC	DCK	WA	TER	LIMITING	INFI	TRATION TEST	ΓING
TEST PIT NUMBER	GROUND ELEVATION (FT)	DEPTH (FT)	ELEVATION (FT)	DEPTH (FT)	ELEVATION (FT)	ZONE ELEV.	DEPTH (FT)	ELEVATION (FT)	RATE (IN/HR)
I-1 @ B-1	298.00	11.20	277.80	NE	NE	286.80	8.00	290.00	4.00
I-2 @ B-2	299.50	13.10	286.40	NE	NE	286.40	9.00	290.50	4.00
I-3 @ B-3	289.00	3.00	286.00	NE	NE	286.00	1.00	288.00	2.00
I-4 @ B-4	291.00	5.00	286.00	NE	NE	286.00	3.00	288.00	2.00
I-5 @ B-5	287.50	NE	NE	NE	NE	NE	4.50	283.00	1.50
I-6 @ B-6	287.00	NE	NE	NE	NE	NE	4.00	283.00	0.50

NOTES

§102.8(f)(2)

TESTING WAS PERFORMED BY WHITESTONE ASSOCIATES, INC. ON 4/19/2021

#### **RECEIVING SURFACE WATERS** §102.8(f)(5)

1. THE SUBJECT SITE IS LOCATED WITHIN THE TACONY CREEK WATERSHED, WHICH HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

2. THE DEVELOPMENT IS IN NEITHER AN HQ NOR AN EV WATERSHED AND THEREFORE, NO BOUNDARIES ARE SHOWN.

3. THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

# **GENERAL PCSM PLANNING AND DESIGN**

§102.8(b) THE FOLLOWING MEASURES WERE TAKEN TO PRESERVE THE INTEGRITY OF STREAM CHANNELS AND TO MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. DIRECT RUNOFF FROM IMPERVIOUS SURFACES INCLUDING ROADWAYS TO BMPS. • MAINTAIN GENERALLY THE SAME DRAINAGE PATTERNS AS IN THE EXISTING

CONDITION • THE INSTALLATION OF WATER QUALITY FILTERS IN EACH STRUCTURE

THE FOLLOWING MEASURES WERE TAKEN TO PREVENT AN INCREASE IN THE RATE OF STORM WATER RUNOFF • DIRECT RUNOFF TO AN UNDERGROUND STORM WATER BASINS TO CONTROL RUNOFF RATES

 MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL. MAINTAIN GENERALLY THE SAME DRAINAGE PATTERNS AS IN THE EXISTING CONDITION

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE ANY INCREASE IN STORM WATER RUNOFF VOLUME: PROVIDE UNDERGROUND INFILTRATION BASIN TO HELP REDUCE RUNOFF VOLUME. MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL. MAINTAIN GENERALLY THE SAME DRAINAGE PATTERNS AS IN THE EXISTING CONDITION

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE IMPERVIOUS AREAS: PARKING AREAS HAVE BEEN DESIGNED TO THE MINIMUM DIMENSIONS PER THE BOROUGH ORDINANCE.

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION. • ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE.

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE LAND CLEARING AND GRADING: GRADE SITE TO MINIMIZE EXTENT OF CUT/FILLS.

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION: ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE. AS SPECIFIED IN THE CONSTRUCTION SEQUENCE, USE TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS. GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS.

THE FOLLOWING MEASURES WERE TAKEN TO UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMPS THAT PREVENT OR MINIMIZE CHANGES IN STORM WATER RUNOFF:

 DIRECT RUNOFF TO AN UNDERGROUND STORM WATER BASINS TO CONTROL RUNOFF RATES. MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL.

#### **RECYCLING OR DISPOSAL OF MATERIALS**

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE - CONCRETE CURB AND SIDEWALK ASPHALT

- E&S BMP - COMPOST FILTER SOCKS

- E&S BMP - EROSION CONTROL MATTING E&S BMP - FILTER BAG INLET PROTECTION - E&S BMP - REGULATED FILL MATERIALS

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S 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. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES. MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE. BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

MAINTAIN EXISTING FLOW PATHS TO THE RECEIVING WATERS

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES

#### **GEOLOGIC FORMATIONS OR SOIL CONDITIONS**

§102.8(f)(12) THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT

POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. BELOW ARE INSTRUCTIONS FOR THE PROPER HANDLING AND/OR DISPOSAL OF ALL MATERIALS THAT COULD CAUSE POLLUTION:

1. ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED. DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

2. MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

3. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

4. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

5. THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

6. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD).

7. AS PER THE PA GENERAL PERMIT, ANY TIME THE PERMITTEE OR CO-PERMITTEE BECOMES AWARE OF ANY INCIDENT CAUSING OR THREATENING POLLUTION AS DESCRIBED IN 25. PA CODE SECTION 91.33. AS REQUIRED BY 25. PA CODE SECTION 92A.41(B), THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.

8. TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

(2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

(3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.

a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

(4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

(5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT

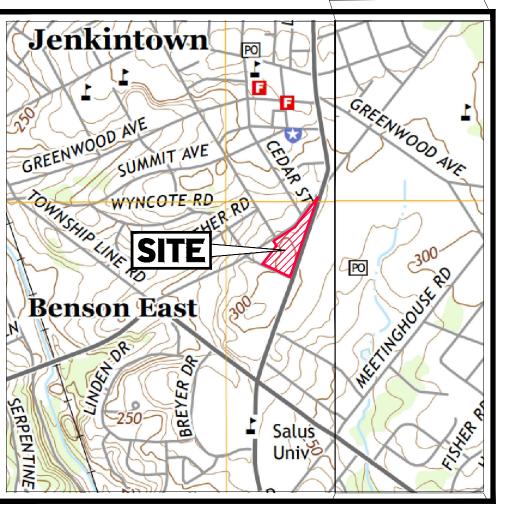
(6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

#### RIPARIAN FOREST BUFFER MANAGEMENT PLAN

§102.8(f)(14) THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

#### LIST OF CRITICAL STAGES

• INSTALLATION OF THE SUBSURFACE BASINS. • INSTALLATION OF THE FLOGUARD WATER QUALITY INLET FILTER BAGS.



#### **USGS MAP** SCALE: 1" = 1,000'

SOURCE: GERMANTOWN/FRANKFORD USGS QUAD

TYPES,	DEPTH,	SLOP
§102.4(b)(5	5)(ii)	

SOIL DES	SOIL DESCRIPTIONS								
SOIL	DESCRIPTION	SOIL GROUP							
UgB	- COMPLEX, 0 TO 8 PERCENT SLOPES	С							
UugB	- COMPLEX, 0 TO 8 PERCENT SLOPES	С							

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH. RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL

2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS

THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP

THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

ON NONCROPLAND PUBLISHED BY THE PENN STATE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPI AND PUBLISHED BY PENN STATE

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS. RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER

DEPTHS. LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. 8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING

EMBANKMENTS OF SEDIMENT BASINS SEDIMENT TRAPS STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS 10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

SURFACE, WHICHEVER IS ENCOUNTERED FIRST.

FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.



SOILS MAP SCALE: 1" = 120' SOURCE: USDA

#### PE, LOCATIONS, AND LIMITATIONS OF THE SOILS

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS. AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING.

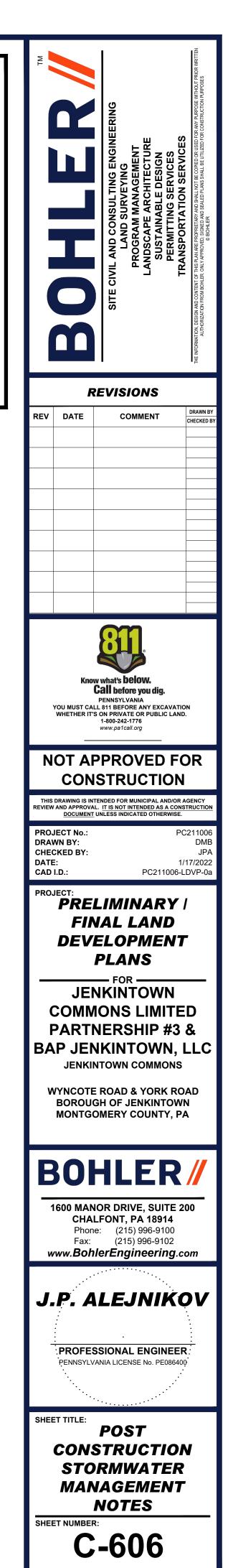
RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS. TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT. UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS. SEDIMENT TRAPS. STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT. EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK

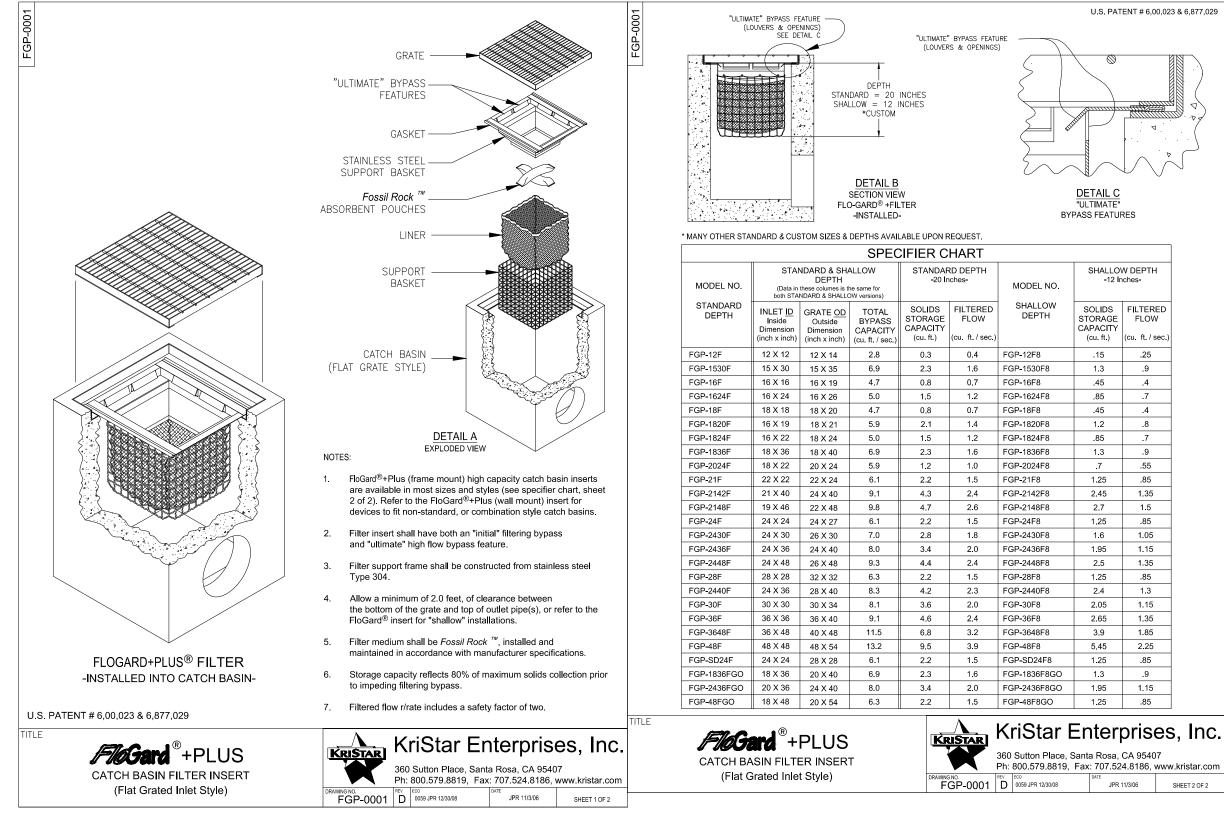


#### LONG-TERM OPERATION AND MAINTENANCE SCHEDULE §102.8(f)(10)

- 1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- 2. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
- 3. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, THE SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.
- 4. HEAVY CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON OR DRIVEN OVER BMP FACILITIES AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY EQUIPMENT, INCLUDING MOWERS.
- 5. INSPECT INFILTRATION FACILITIES AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SIGNS OF EROSION.
- 6. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED. FOR ABOVE-GROUND INFILTRATION FACILITIES, REMOVE AND REPLACE SAND/STONE LAYER AS NECESSARY IF FACILITY DEWATERING TIME EXCEEDS 72 HOURS.

JENKINTOWN COMMONS LIMITED PARTNERSHIP #3 IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN.

BMP NO.	DESCRIPTION	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE
STORM DRAINAGE SYSTEM	INLETS, MANHOLES, AND STORMWATER PIPING.	EVERY 3 MONTHS	INSPECT INLETS, MANHOLES, AND STORMWATER PIPING	CLEAR SEDIMENT AND DEBRIS FROM ALL ON-SITE INLETS, MANHOLES, AND STORMWATER PIPING.	EXCESS THERE M
BMP 6.6.4 WATER QUALITY FILTERS	WATER QUALITY FILTERS HAVE BEEN DESIGNED TO REMOVE NON POINT SOURCE POLLUTANTS FROM RUNOFF AS A PART OF THE RUNOFF CONVEYANCE SYSTEM. THEY ARE GENERALLY CONFIGURED TO REMOVE PARTICULATE CONTAMINANTS, INCLUDING COARSE SEDIMENT, OIL AND GREASE, LITTER, AND DEBRIS.	4 TIMES PER YEAR OR AFTER ANY RAIN EVENT > <sup>1</sup> / <sub>2</sub> "	<ul> <li>INSPECT OPERATION OF DEVICE</li> <li>INSPECT FOR ACCUMULATION OF COLLECTED MATERIALS</li> </ul>	EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS. REMOVE THE GRATE, ENGAGE THE LIFTING BARS WITH THE FLOGUARD REMOVAL TOOL, AND LIFT FROM DRAINAGE STRUCTURE. DISPOSE OF SEDIMENT OR DEBRIS. AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT. REMOVE CAKED ON SILT FROM SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY WITH OPTIMAL FILTRATION. REPLACE BAG IF TORN OR PUNCTURED TO $>_2^{1"}$ DIAMETER ON LOWER HALF OF BAG.	SIGNS O RUNOFF FILTER E ACCORE RECOMM
BMP 6.6.3 DRY EXTENDED DETENTION BASIN	A DRY EXTENDED DETENTION BASIN IS AN EARTHEN STRUCTURE CONSTRUCTED EITHER BY IMPOUNDMENT OF A NATURAL DEPRESSION OR EXCAVATION OF	AFTER EACH STORM >1"	<ul> <li>INSPECT STRUCTURES</li> <li>CONFIRM OUTLET STRUCTURE IS FREE OF DEBRIS</li> <li>CONFIRM OUTLET STRUCTURE ORIFICE IS NOT CLOGGED</li> </ul>	NEEDED MAINTENANCE SHOULD BE CONDUCTED IMMEDIATELY AFTER EACH INSPECTION. ACCUMULATED LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE SEDIMENT AND LITTER SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE	FAILURE INCLUDE INLETS U SUCH AS INVESTIC
	EXISTING SOIL, THAT PROVIDES TEMPORARY STORAGE OF RUNOFF AND FUNCTIONS HYDRAULICALLY TO ATTENUATE STORMWATER RUNOFF PEAKS.	4 TIMES PER YEAR	<ul> <li>INSPECT STRUCTURES</li> <li>INSPECT FOR EROSION</li> <li>INSPECT FOR SEDIMENT ACCUMULATION</li> <li>INSPECT VEGETATIVE COVER CONDITION</li> </ul>	AND FEDERAL REGULATIONS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.	REMEDI
BMP 6.4.3 SUBSURFACE INFILTRATION BED	SUBSURFACE INFILTRATION BEDS PROVIDE TEMPORARY STORAGE AND INFILTRATION OF STORMWATER RUNOFF BY PLACING STORAGE MEDIA OF VARYING TYPES BENEATH THE PROPOSED SURFACE GRADE.	AFTER EACH STORM >3"	<ul> <li>INSPECT STRUCTURES</li> <li>CONFIRM DEWATERING WITHIN 72 HOURS</li> </ul>	ACCUMULATED LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE SEDIMENT AND LITTER SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ANY AREA DISTURBED DURING MAINTENANCE SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.	FAILURE 72 HOUR INDIVIDU SHALL BI UPON FL INDIVIDU THE BAS PERFORI WHETHE DESIGN (



## PCSM - GENERAL BMP NOTES

1. A SITE INSPECTION AND APPROVAL BY THE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO THE REMOVAL OR CONVERSION OF SEDIMENT BASINS AND TRAPS. 2. BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP

- CONSTRUCTION SCHEDULE. PROPOSED BMP BOTTOMS.

STORMWATER MANAGEMENT BMPs.

6. AS-BUILT PLANS OF THE STORMWATER BMPs FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL SURVEYOR.

7. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL

3. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE

4. REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED

5. REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.

OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs.

# RE INDICATORS

SSIVE PONDING AROUND THE INLET GRATES COULD INDICATE THAT E MAY BE SEDIMENT/DEBRIS BUILDUP. OF FAILURE IN THE FILTER BAG INCLUDE SEDIMENT/DEBRIS LADEN

FF FLOWING OUT OF THE FILTER BAG OR STANDING WATER IN THE R BAG. MAINTENANCE SHALL BE PERFORMED IMMEDIATELY IN RDANCE WITH THE MANUFACTURER'S DIRECTIONS AND MMENDATIONS (SHOWN TO THE RIGHT).

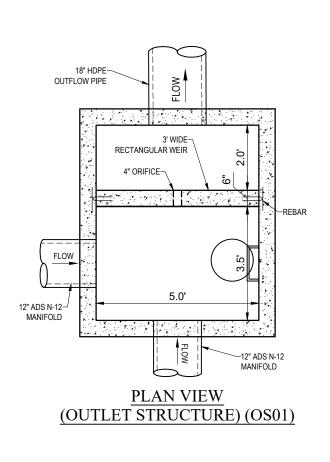
RE INDICATORS OF THE UNDERGROUND STORMWATER BASINS IDE WHEN THE BASIN DOES NOT DEWATER OR SURCHARGING OF S UPSTREAM OF THE BASIN OCCURS. A QUALIFIED INDIVIDUAL AS THE BASIN MANUFACTURER SHALL PERFORM AN TIGATION IN ORDER TO DETERMINE THE CAUSE OF FAILURE. DIATION SHALL BE IN ACCORDANCE WITH THE THE QUALIFIED DUAL'S RECOMMENDATIONS BASED ON THEIR INVESTIGATION.

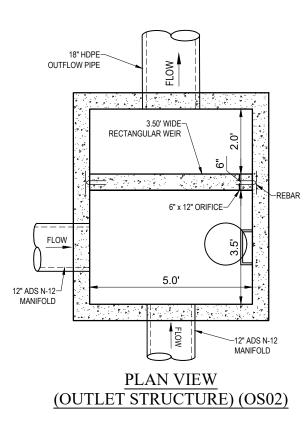
RE INDICATORS INCLUDE THE FACILITY NOT DEWATERING WITHIN URS. UPON OBSERVING A FAILURE INDICATOR A QUALIFIED DUAL SUCH AS AN ENGINEER OR SOIL SCIENTIST/ENGINEER BE CONSULTED TO DETERMINE THE EXACT CAUSE OF FAILURE. FURTHER INVESTIGATION PERFORMED BY THE QUALIFIED DUAL A REMEDIATION PLAN SHALL BE IMPLEMENTED TO RESTORE ASIN TO ITS ORIGINAL DESIGN CAPACITIES, THIS INCLUDES ORMING ADDITIONAL INFILTRATION TESTING TO DETERMINE

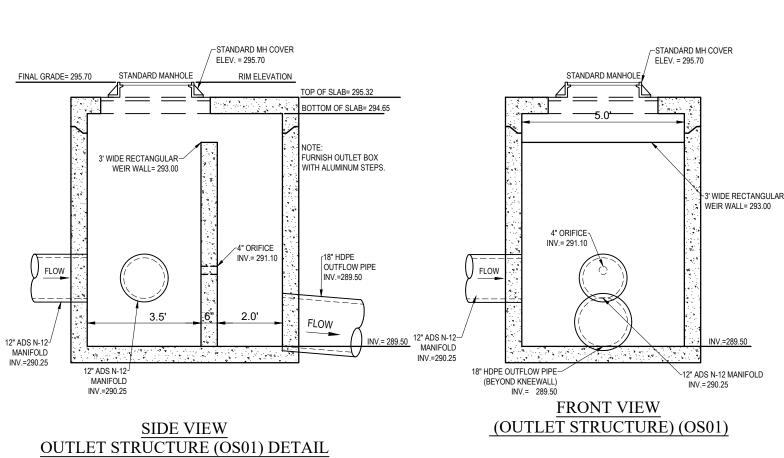
HER THE FACILITY HAS BEEN BROUGHT BACK TO ITS ORIGINAL IN CAPACITIES.

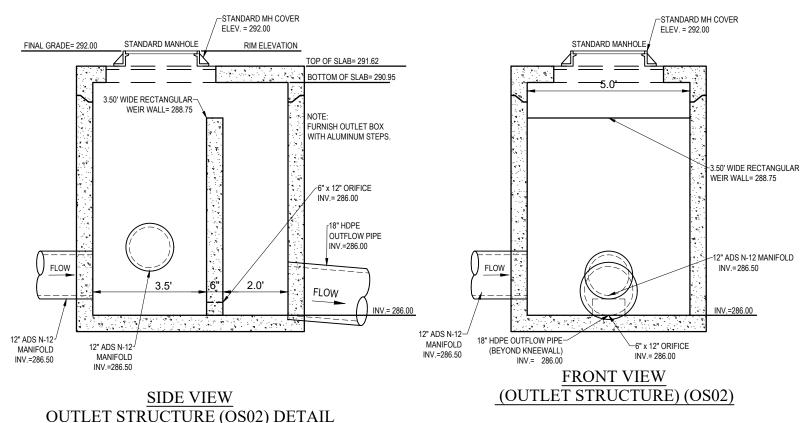
## **OUTLET STRUCTURE DETAIL NOTE:**

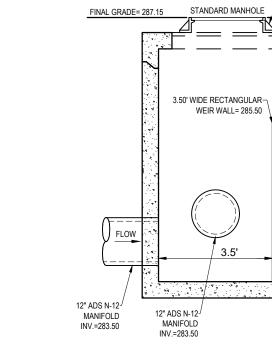
ALL JOINTS SHALL BE WATERTIGHT FOR ALL UNDERGROUND BASIN OUTLET STRUCTURES.



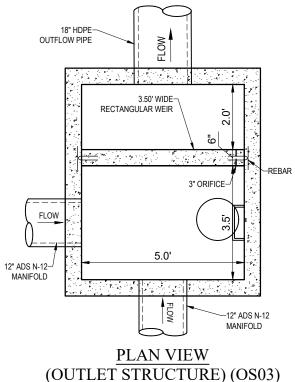


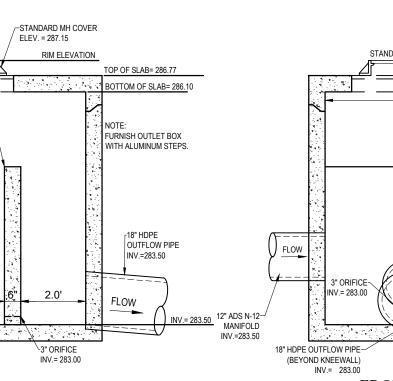


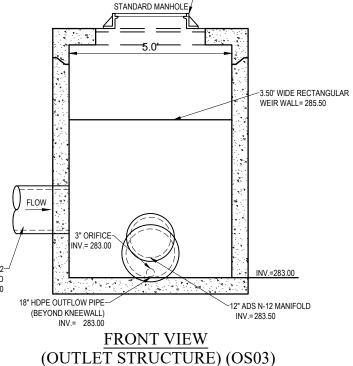




SIDE VIEW OUTLET STRUCTURE (OS03) DETAIL



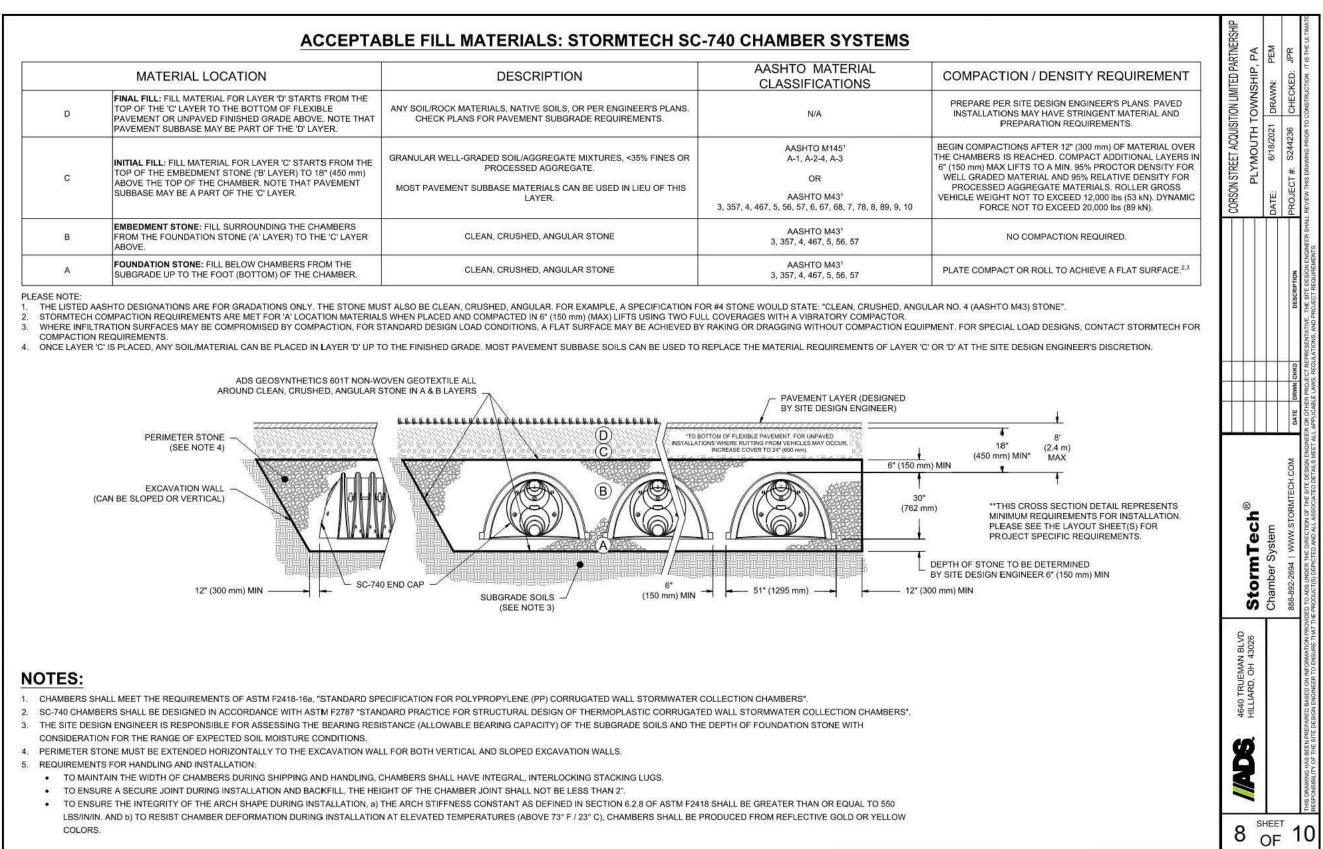


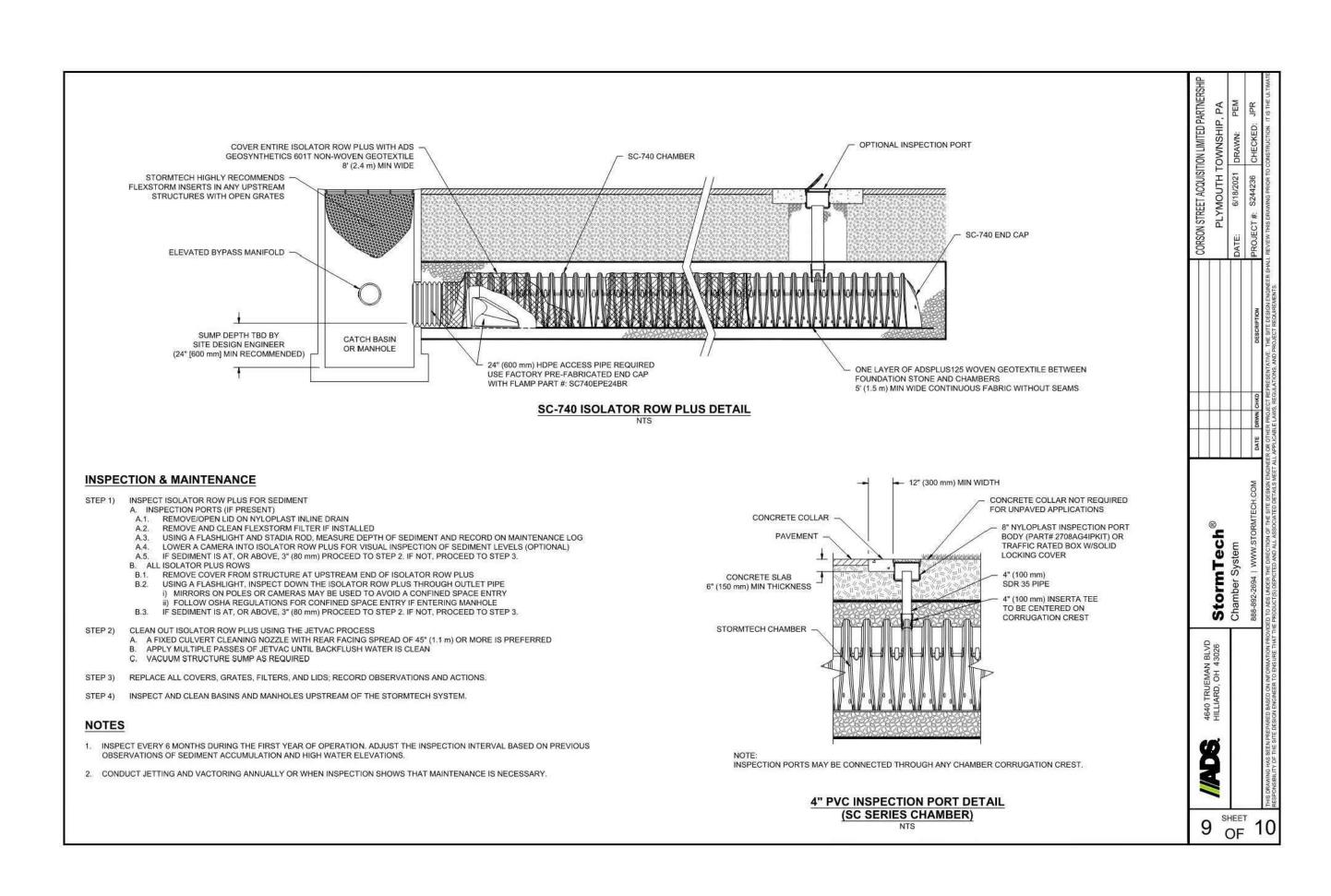


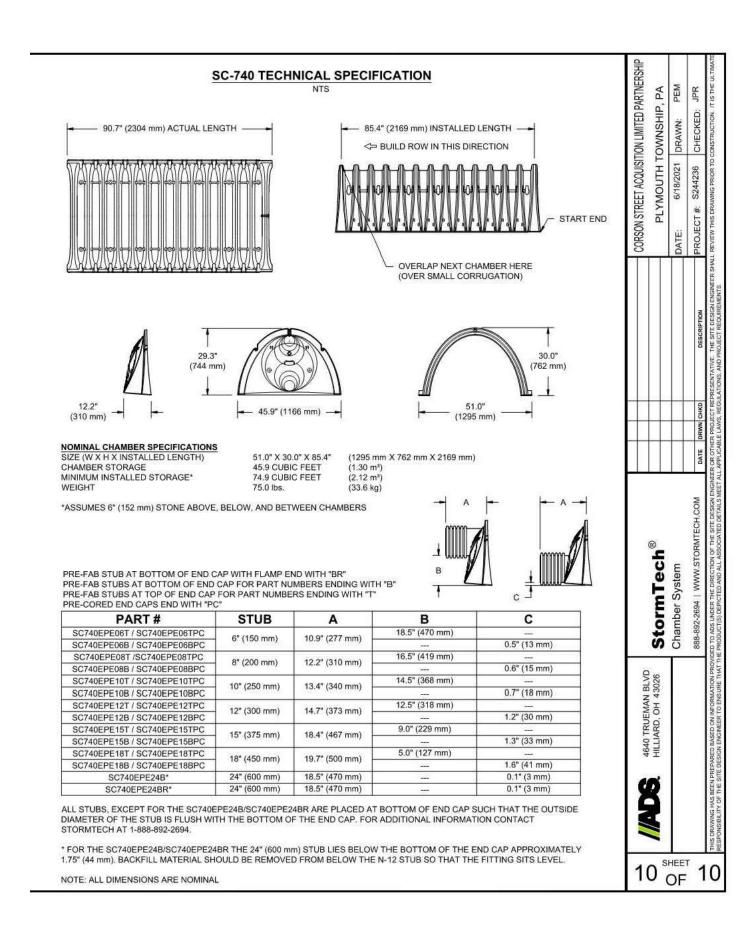
STANDARD MH COVER

/ ELEV. = 287.15

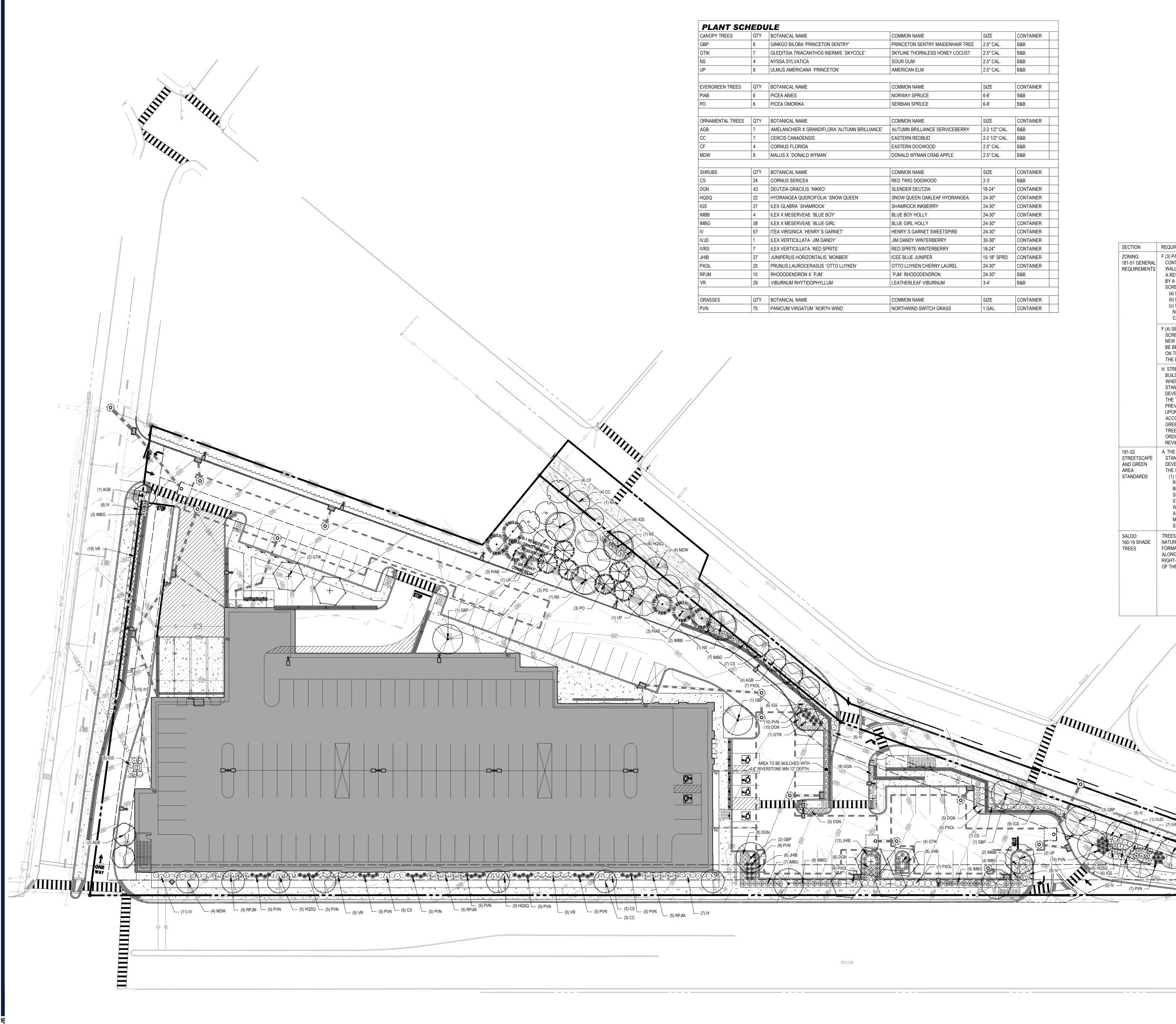










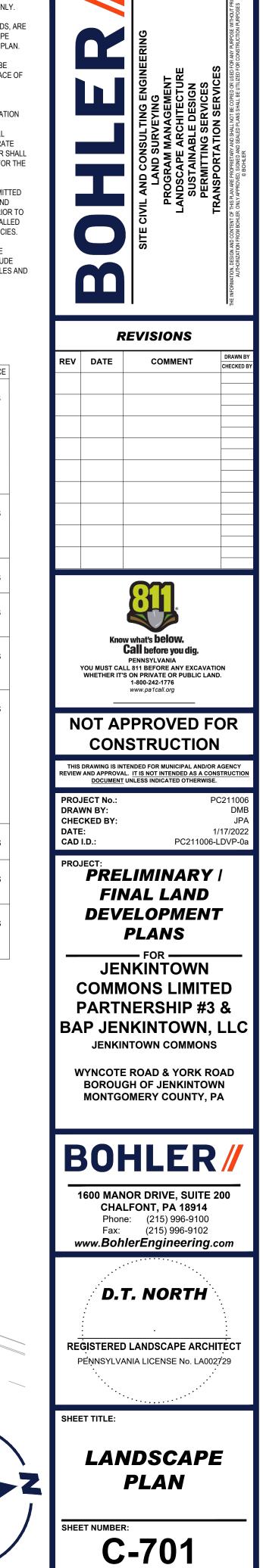


PLANT SCH	IEDU	JLE			
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GBP	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B
GTIK	7	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
NS	4	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B
UP	8	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PIAB	6	PICEA ABIES	NORWAY SPRUCE	6-8`	B&B
PO	6	PICEA OMORIKA	SERBIAN SPRUCE	6-8`	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AGB	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-2 1/2" CAL.	B&B
CC 7 CERCIS CANADENSIS		EASTERN REDBUD	2-2 1/2" CAL.	B&B	
CF	4	CORNUS FLORIDA	EASTERN DOGWOOD	2.5" CAL.	B&B
MDW	8	MALUS X 'DONALD WYMAN'	DONALD WYMAN CRAB APPLE	2.5" CAL.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	24	CORNUS SERICEA	RED TWIG DOGWOOD	2-3`	B&B
DGN	43	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
HQSQ	22	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	27	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	24-30"	CONTAINER
IMBB	4	ILEX X MESERVEAE `BLUE BOY`	BLUE BOY HOLLY	24-30"	CONTAINER
IMBG	38	ILEX X MESERVEAE `BLUE GIRL`	BLUE GIRL HOLLY	24-30"	CONTAINER
IV	57	ITEA VIRGINICA `HENRY`S GARNET`	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	1	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	7	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JHIB	27	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
PXOL	25	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER
RPJM	15	RHODODENDRON X `PJM`	`PJM` RHODODENDRON	24-30"	B&B
VR	29	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4`	B&B
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVN	75	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER

#### **GENERAL NOTES:**

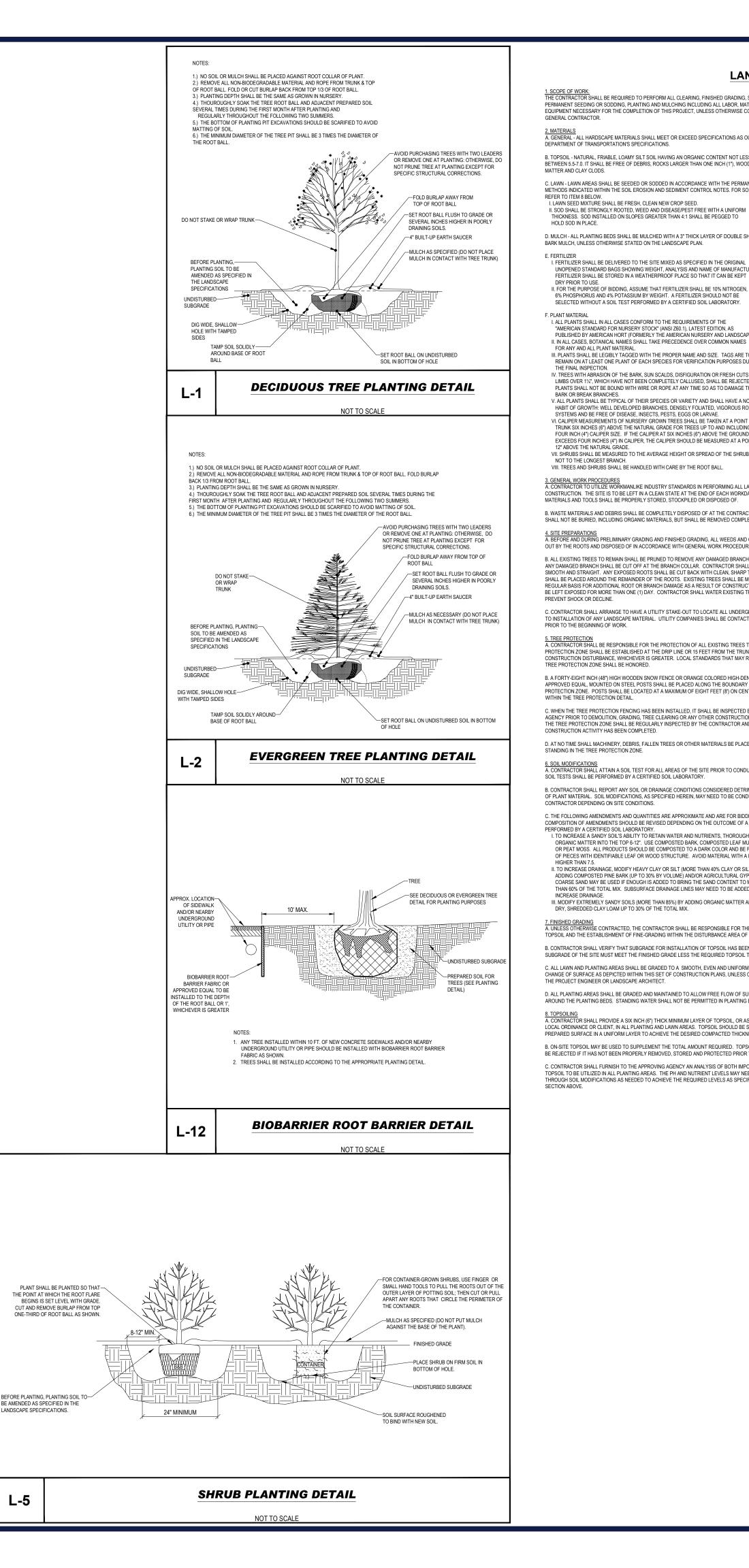
- 1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. 2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE
- TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- 3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- 5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- 6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

	COMPLIANCE	CHART	
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 181-51 GENERAL REQUIREMENTS	<ul> <li>F.(3) PARKING LOTS VISIBLE FROM A STREET SHALL BE CONTINUOUSLY SCREENED BY A THREE-FOOT-HIGH WALL/FENCE OR PLANTINGS. PARKING LOTS ADJACENT TO A RESIDENTIAL USE SHALL BE CONTINUOUSLY SCREENED BY A SIX-FOOT-HIGH WALL/FENCE OR PLANTINGS.</li> <li>SCREENING SHALL INCLUDE: <ul> <li>(a) HEDGES, INSTALLED AT 36 INCHES IN HEIGHT;</li> <li>(b) MIXED PLANTING (TREES AND SHRUBS); OR</li> <li>(c) WALL SECTIONS, WITH NO WALL BREAK OF MORE THAN NINE FEET, AND LANDSCAPING TO PROVIDE A CONTINUOUS SCREEN</li> </ul> </li> </ul>	AREAS OF THE PARKING LOT VISIBLE FROM ADJACENT STREETS HAVE BEEN CONTINUOUSLY SCREENED WITH A THREE-FOOT-HIGH WALL/FENCE OR PLANTINGS. AREAS OF THE PARKING LOT VISIBLE FROM RESIDENTIAL USE HAVE BEEN CONTINUOUSLY SCREENED WITH A SIX-FOOT-HIGH WALL/FENCE PLANTINGS.	COMPLIES
	F.(4) SERVICE AND LOADING AREAS MUST BE VISUALLY SCREENED FROM STREET AND PEDESTRIAN WAYS. FOR NEW CONSTRUCTION, SERVICE AND LOADING AREAS MUST BE BEHIND THE BUILDING. LOADING DOCKS SHALL NOT BE ON THE PRIMARY STREET BUT TO THE SIDE AND REAR OF THE BUILDING.	THE LOADING AREA HAS BEEN SCREENED FROM STREET AND PEDESTRIAN WAYS WITH LANDSCAPING.	COMPLIES
	H. STREET TREES. STREET TREES ARE REQUIRED WHERE A BUILDING FRONTS ON A ROAD WITH STREET TREES AND WHERE POSSIBLE. UNTIL SUCH POINT THAT MORE PRECISE	ALONG WYNCOTE ROAD: PROVIDED: 3 AGB (3 ORNAMENTAL TREES WHERE PLANTING IS POSSIBLE)	COMPLIES
	STANDARDS ARE ADOPTED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, STREET TREES SHALL MATCH THE TYPE, SIZE AND FREQUENCY DICTATED BY THE PREVAILING STREETSCAPE DESIGN OF THE STREET(S) UPON WHICH THE PROPERTY SITS AND TAKING INTO ACCOUNT THE STANDARDS IN § 181-52, STREETSCAPE AND GREEN AREA STANDARDS, AND ARTICLE III § 160-19 (SHADE TREES) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE PROVISION OF STREET TREES WILL BE REVIEWED BY BOROUGH COUNCIL.	ALONG OLD YORK ROAD: PROVIDED: 3 CC, 1 GBP, 2 GTIK, 4 MDW, 1 UAP (4 SHADE TREES AND 7 ORNAMENTAL TREES WHERE PLANTING IS POSSIBLE)	COMPLIES
		ALONG WASHINGTON LANE: PROVIDED: 4 AGB, 2 CC, 1 CF, 4 GBP, 3 MDW, 2 NS, 4 UAP (10 SHADE TREES AND 10 ORNAMENTAL TREES WHERE PLANTING IS POSSIBLE)	COMPLIES
181-52 STREETSCAPE AND GREEN AREA STANDARDS	A. THE FOLLOWING STREETSCAPE AND GREEN AREA STANDARDS ARE REQUIRED FOR ALL NEW DEVELOPMENTS AND ADDITIONS/ALTERATIONS ALONG THE STREET FRONTAGE: (1) STREETSCAPE AND GREEN AREA STANDARDS SHALL RELATE TO JENKINTOWN'S STREETSCAPE DESIGN AND BE REVIEWED BY BOROUGH COUNCIL. THE APPLICANT SHALL INSTALL STREETSCAPE AND GREEN AREA STANDARDS CONSISTENT WITH EXISTING PROJECTS WITHIN THE BOROUGH FURTHER DOWN YORK ROAD AND DEMONSTRATE THAT THESE STANDARDS ARE MET THROUGH ELEVATIONS AND CONCEPTUAL SKETCHES.	STREETSCAPE THAT IS CONSISTENT WITH EXISTING PROJECTS ALONG OLD YORK ROAD HAS BEEN PROVIDED.	COMPLIES
SALDO: 160-19 SHADE TREES	TREES, PREFERABLY OF TYPES FOUND GROWING NATURALLY IN THE SOILS OF THE VICINITY, PLANTED IN FORMAL OR INFORMAL GROUPINGS, ARE HIGHLY DESIRABLE	ALONG WYNCOTE ROAD: PROVIDED: 3 AGB (3 ORNAMENTAL TREES WHERE PLANTING IS POSSIBLE)	COMPLIES
	ALONG STREETS. TREES MAY BE PLANTED WITHIN THE RIGHT-OF-WAY SUBJECT TO THE RULES AND REGULATIONS OF THE BOROUGH SHADE TREE COMMISSION.	ALONG OLD YORK ROAD: PROVIDED: 3 CC, 1 GBP, 2 GTIK, 4 MDW, 1 UAP (4 SHADE TREES AND 7 ORNAMENTAL TREES WHERE PLANTING IS POSSIBLE)	COMPLIES
		ALONG WASHINGTON LANE: PROVIDED: 4 AGB, 2 CC, 1 CF, 4 GBP, 3 MDW, 2 NS, 4 UAP (10 SHADE TREES AND 10 ORNAMENTAL TREES WHERE PLANTING IS POSSIBLE)	COMPLIES



ORG. DATE - 1/17/2022

1"= 30'



#### LANDSCAPE SPECIFICATIONS:

#### PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE

#### 2. MATERIALS A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATION

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%. A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN,

6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).

FOR ANY AND ALL PLANT MATERIAL. III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. VIL SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB AND

VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL 3. GENERAL WORK PROCEDURES A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE. 4. STILE PREPARATIONS A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG

OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS

5. TREE PROTECTION A CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8) ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION, THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT

6. SOIL MODIFICATIONS A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH

HIGHER THAN 7.5. II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO

III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE. B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±). C, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH. EVEN AND UNIFORM PLANE WITH NO ABRUPT ANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

a. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (UANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]): I. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

A INSOFAR THAT IT IS FEASIBLE PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE ANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN. MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING

I. PLANTS: MARCH 15TH TO DECEMBER 15TH II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE EASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES

H PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY I. 1 PART PEAT MOSS

II. 1 PART COMPOSTED COW MANURE BY VOLUME III. 3 PARTS MOSTED COM WANNEE TVOLOME III. 3 PARTS TOPSOIL BY VOLUME IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLANT

D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND VATER THOROUGHLY J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE

BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF 'HE ROOT BALL K ALL PROPOSED TREES DIRECTLY AD JACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST

YEAR OF PLANTING. L. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL RIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS. N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE

ATERING SPECIFICATIONS AS LISTED HEREIN. 10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH. D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATENING A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE

B SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

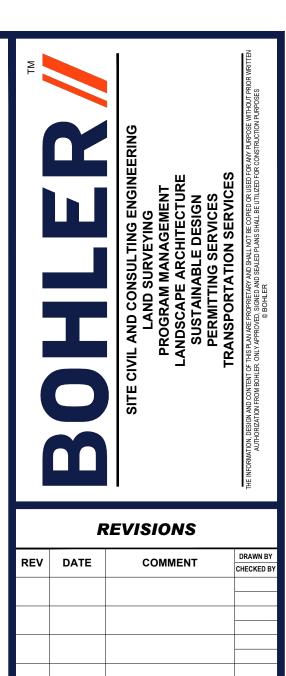
12. GUARANTEE A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN OMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY

DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD. C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER

OR AUTHORIZED REPRESENTATIVE





## **NOT APPROVED FOR** CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE.

PC21100

1/17/20

PC211006-LDVP-0

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PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:



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

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

# BOHLER

1600 MANOR DRIVE, SUITE 200 **CHALFONT**, **PA 18914** Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

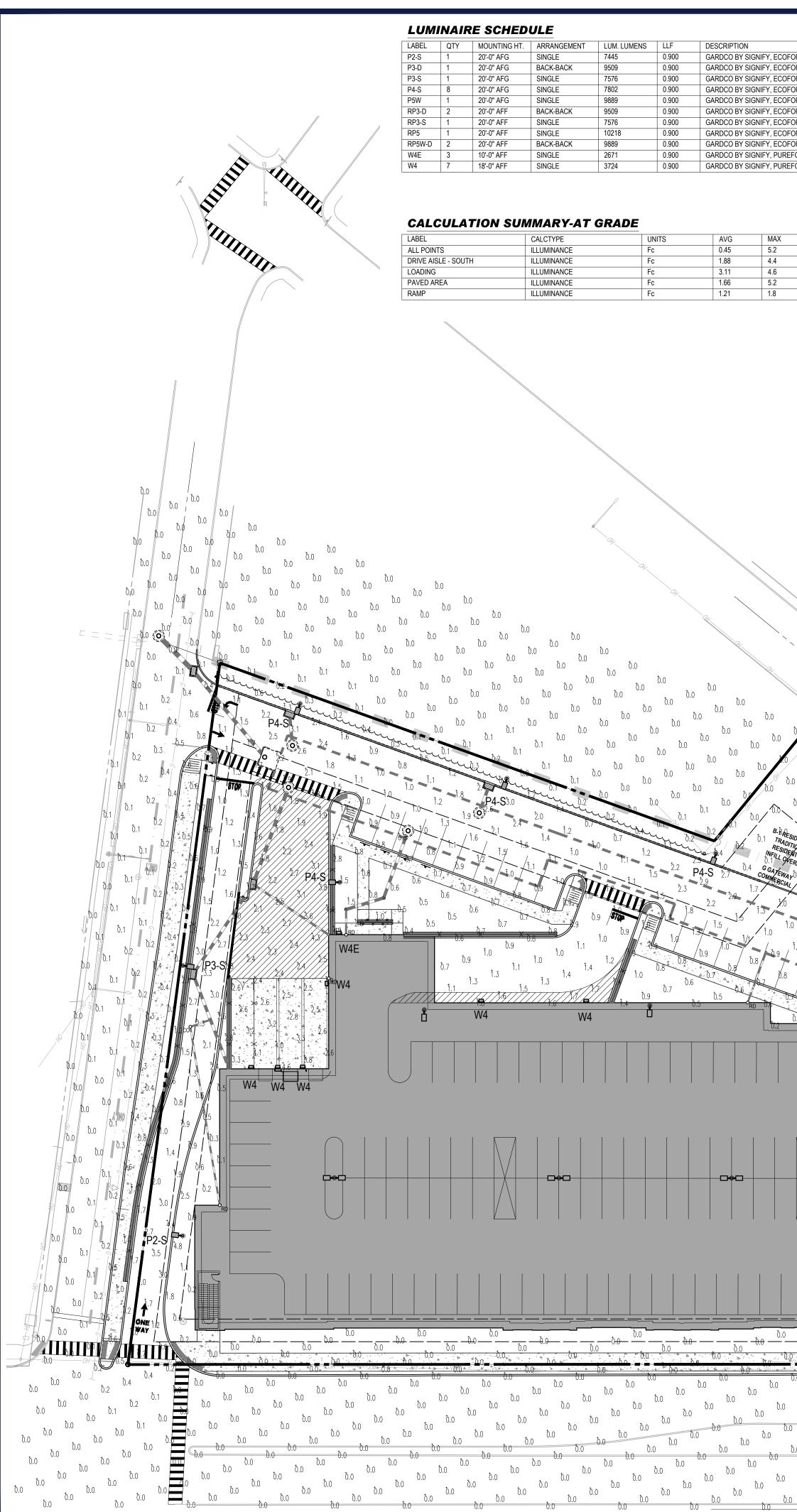
D.T. NORTH

**REGISTERED LANDSCAPE ARCHITECT** PENNSYLVANIA LICENSE No. LA002729

SHEET TITLE:



SHEET NUMBER: **C-702** 



DESCRIPTION	POLE
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 2 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-2-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D2)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 4 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-4-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-5W-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D2)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-5-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1)
GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-5W-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (SRS-CB-4-11-17.5-D2)
GARDCO BY SIGNIFY, PUREFORM LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (PWS-140L-450-NW-G2-4-EBP-x)	
GARDCO BY SIGNIFY, PUREFORM LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (PWS-140L-650-NW-G2-4-x)	

MIN	AVG/MIN	MAX/MIN
0.0	N.A.	N.A.
0.6	3.13	7.33
2.5	1.24	1.84
0.6	2.77	8.67
0.7	1.73	2.57

#### LIGHTING COMPLIANCE

ATTITITITITI .

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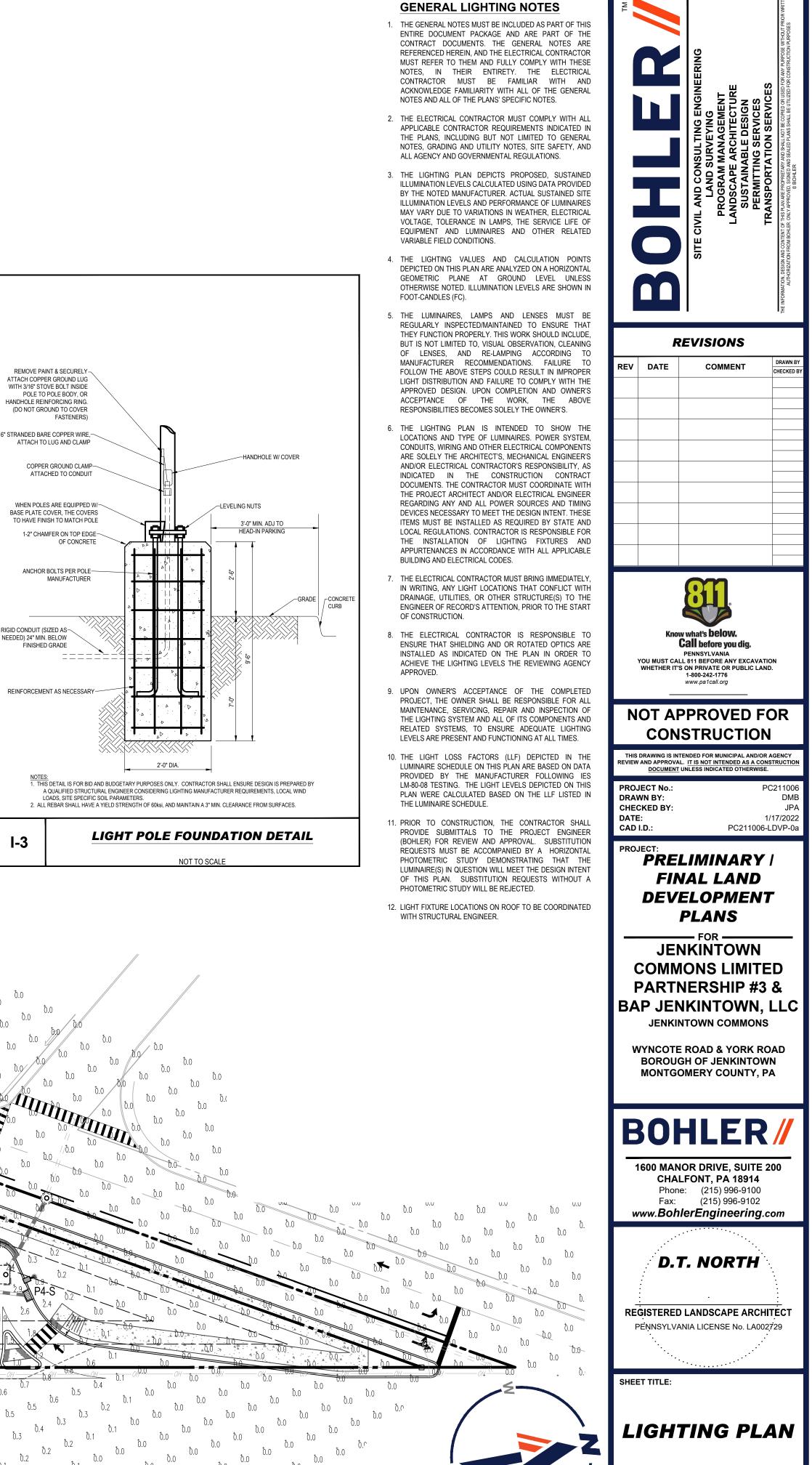
ZONING 181-51 D. EXTERIOR LIGHTING, ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO PREVENT GLARE ONTO ADJACENT PROPERTIES. PEDESTRIAN PATHWAYS NEED TO BE CLEARLY MARKED AND WELL-LIT. LIGHTING SHOULD BE SUFFICIENT FOR SECURITY AND IDENTIFICATION WITHOUT ALLOWING LIGHT TO TRESPASS ONTO ADJACENT SITES. THE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

181-69.C. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO PREVENT GLARE ONTO 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 ONTO ADJACENT SITES. THE HEIGHT OF FIXTURES SHALL BE A MAXIMUM OF 20 FEET FOR PARKING LOTS AND 14 FEET FOR PEDESTRIAN WALKWAYS AND SHALL COMPLY WITH THE BOROUGH'S REVITALIZATION MASTER PLAN, WHERE APPLICABLE. [COMPLIES]

"STRANDED BARE COPPER WIRE. ATTACH TO LUG AND CLAMP COPPER GROUND CLAMP-ATTACHED TO CONDUIT WHEN POLES ARE EQUIPPED W/~ BASE PLATE COVER, THE COVERS TO HAVE FINISH TO MATCH POLE 1-2" CHAMFER ON TOP EDGE-ANCHOR BOLTS PER POLE-MANUFACTURER RIGID CONDUIT (SIZED AS-NEEDED) 24" MIN. BELOW FINISHED GRADE REINFORCEMENT AS NECESSARY-

I-3

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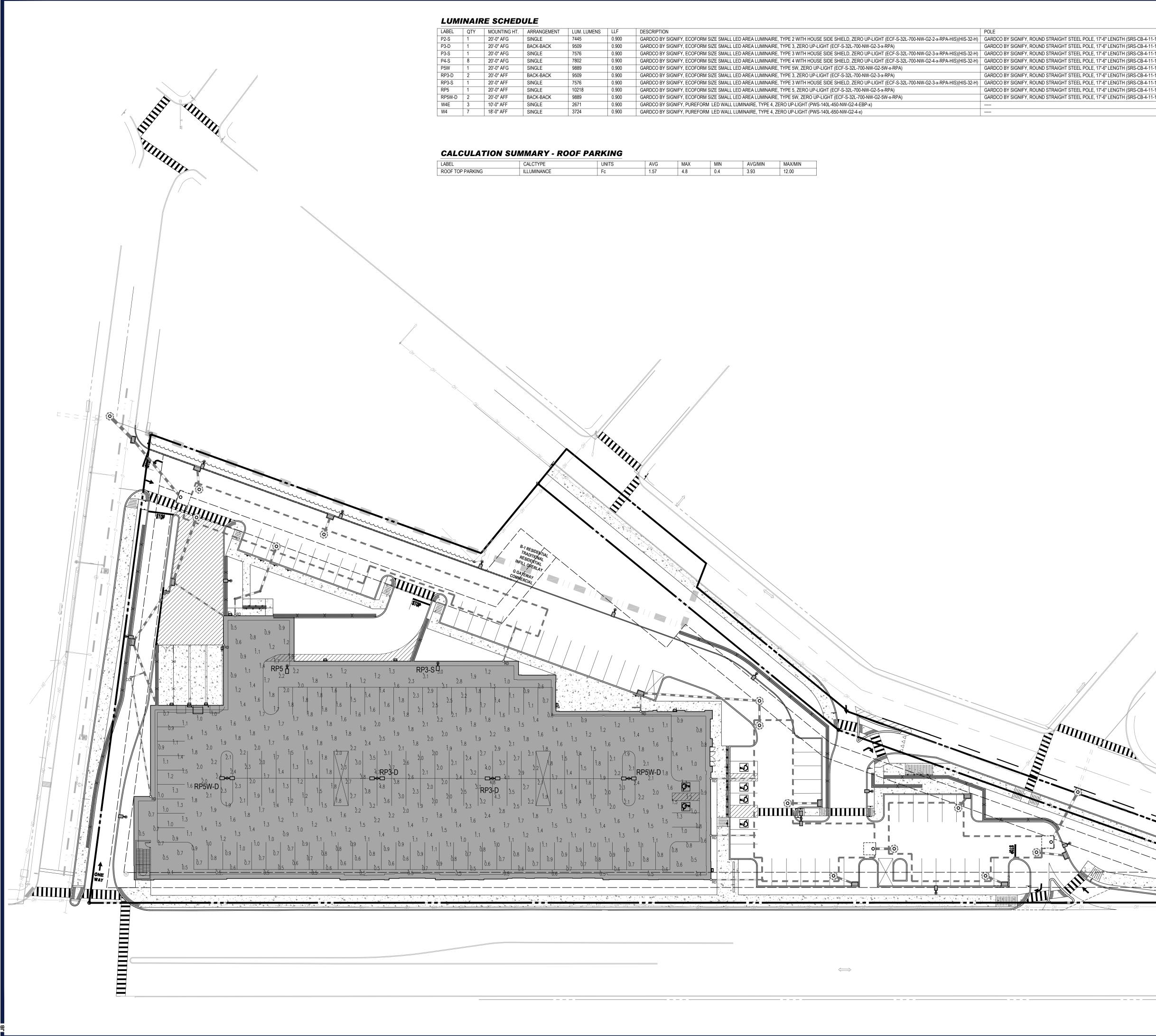


1''=30'

ORG. DATE - 1/17/2022

**C-703** 

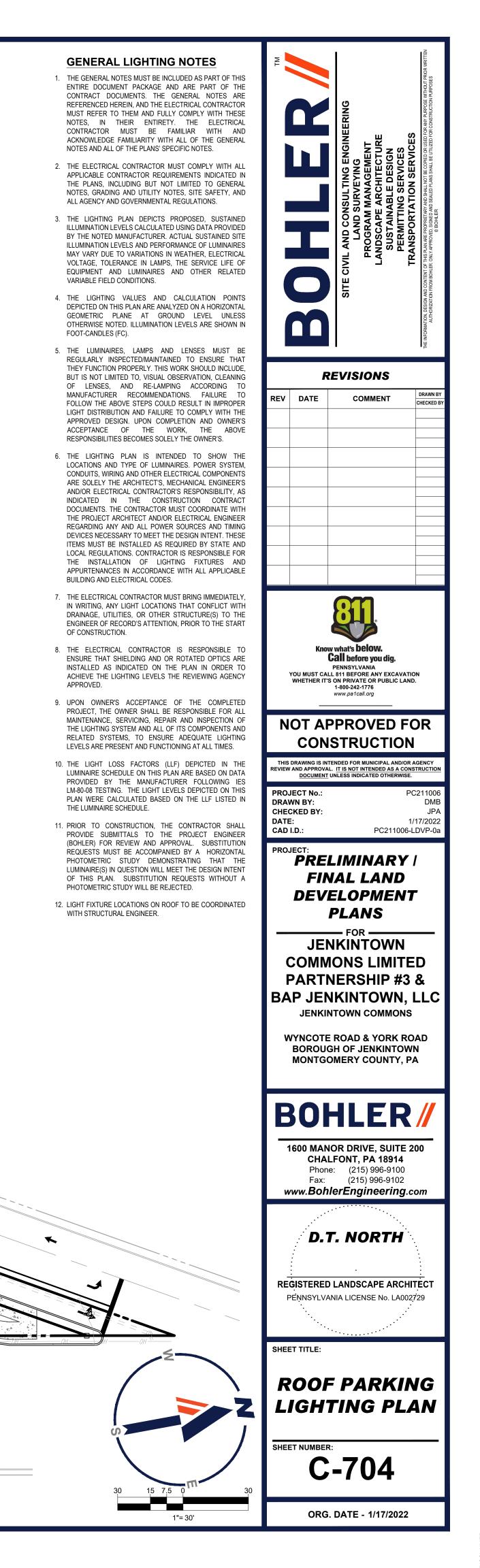
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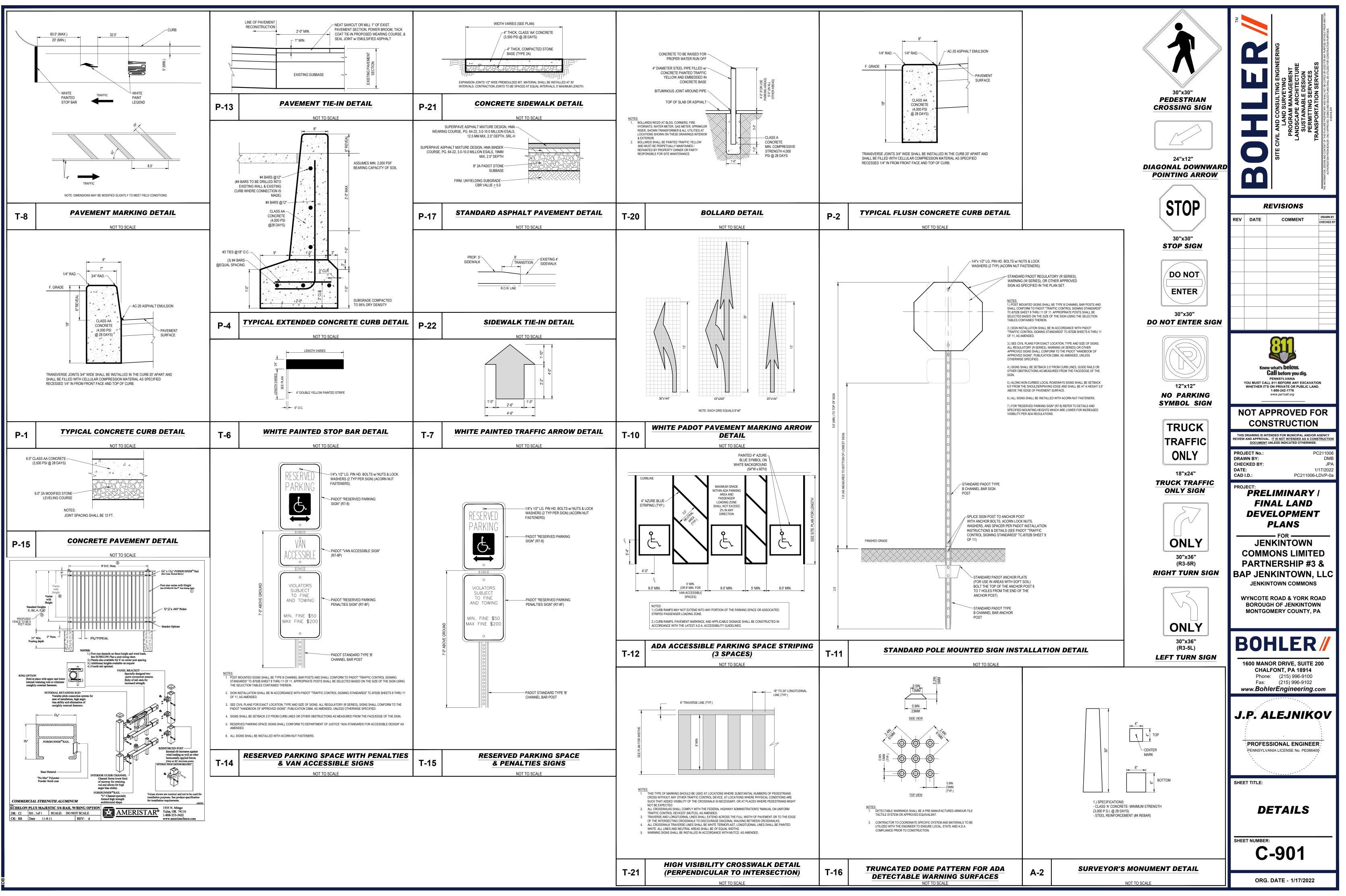


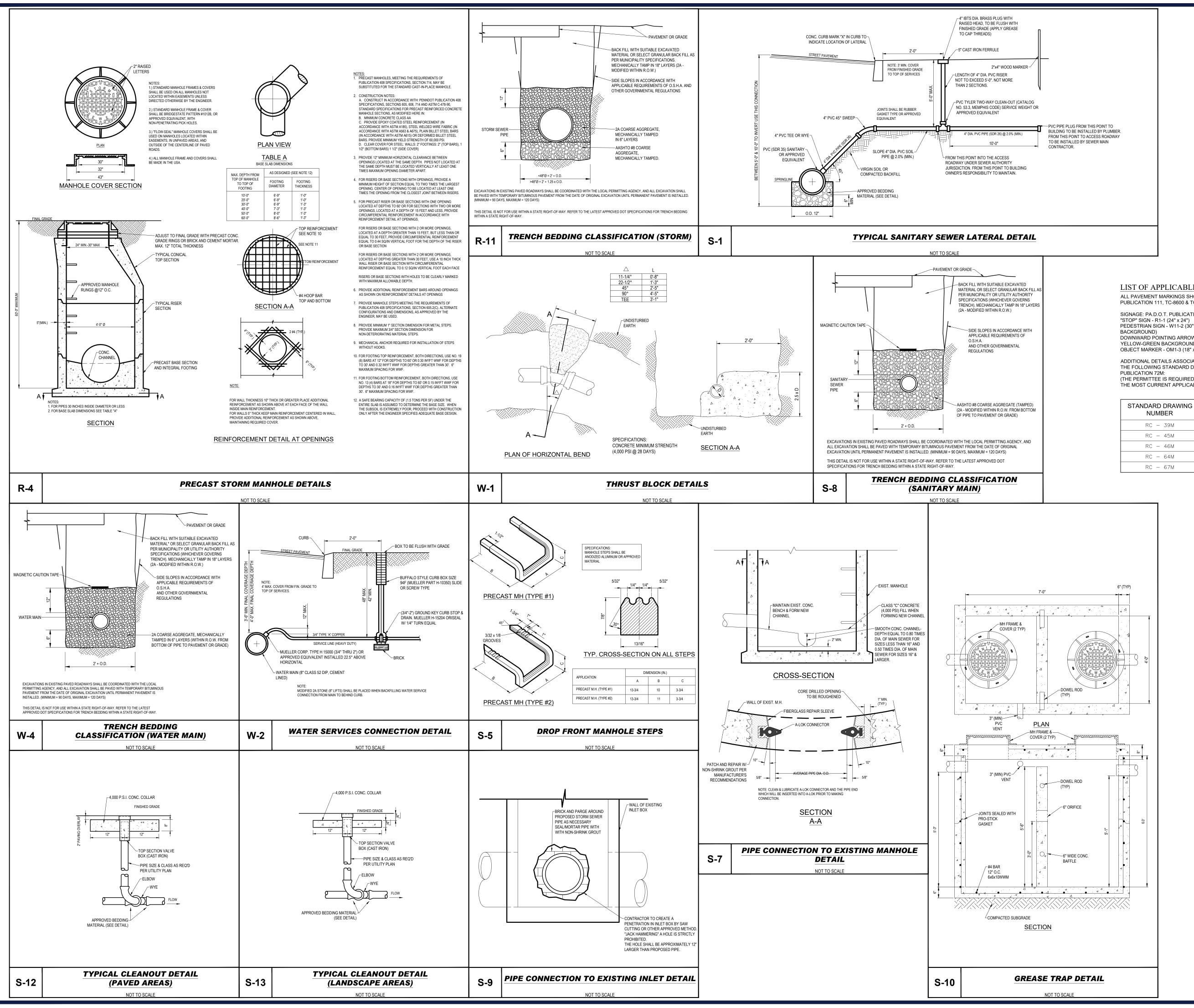
ULE				
ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
SINGLE	7445	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 2 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-2-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
BACK-BACK	9509	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
SINGLE	7576	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
SINGLE	7802	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 4 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-4-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
SINGLE	9889	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-5W-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
BACK-BACK	9509	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
SINGLE	7576	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3 WITH HOUSE SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-3-x-RPA-HIS)(HIS-32-H)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
SINGLE	10218	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-5-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
BACK-BACK	9889	0.900	GARDCO BY SIGNIFY, ECOFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-5W-x-RPA)	GARDCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17
SINGLE	2671	0.900	GARDCO BY SIGNIFY, PUREFORM LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (PWS-140L-450-NW-G2-4-EBP-x)	
SINGLE	3724	0.900	GARDCO BY SIGNIFY, PUREFORM LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (PWS-140L-650-NW-G2-4-x)	
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ALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALGITFE	UNITS	AVG	IVIAA	IVIIIN	AVG/IVIIIN	
LUMINANCE	Fc	1.57	4.8	0.4	3.93	12.00

#### E. 17'-6" LENGTH (SRS-CB-4-11-17.5-D1) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D2) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D2) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D1) E, 17'-6" LENGTH (SRS-CB-4-11-17.5-D2)







LIST OF APPLICABLE PADOT DETAILS & STANDARDS ALL PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH PennDOT PUBLICATION 111, TC-8600 & TC-8700 STANDARDS, LATEST EDITION.

SIGNAGE: PA.D.O.T. PUBLICATION 236

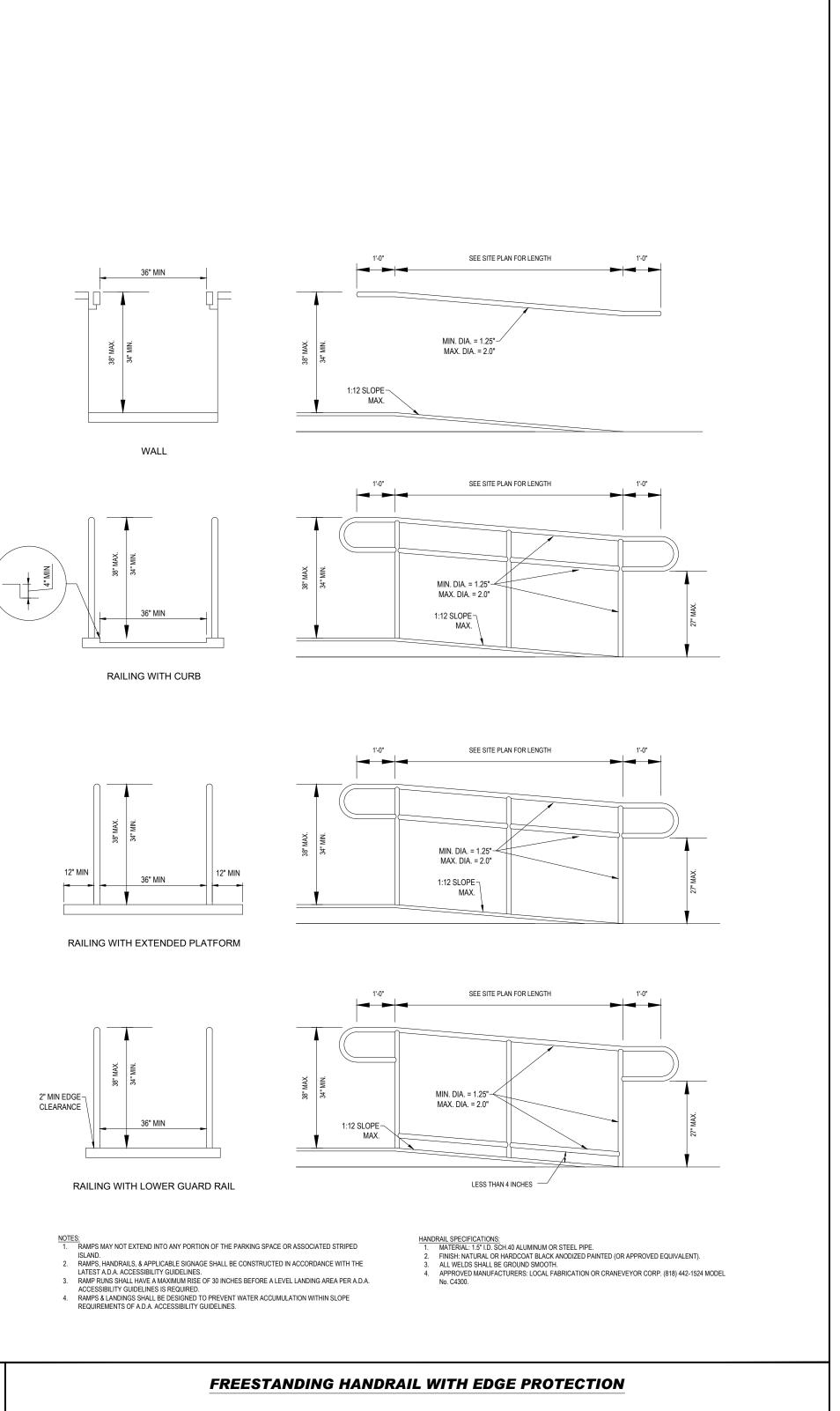
PEDESTRIAN SIGN - W11-2 (30" x 30" W/ FLUORESCENT YELLOW-GREEN DOWNWARD POINTING ARROW SIGN - W16-7P (24" x 12" W/ FLUORESCENT YELLOW-GREEN BACKGROUND) OBJECT MARKER - OM1-3 (18" x 18")

ADDITIONAL DETAILS ASSOCIATED WITH PADOT ROAD IMPROVEMENTS ARE ON THE FOLLOWING STANDARD DETAILS FROM THE LATEST EDITION OF PennDOT PUBLICATION 72M: (THE PERMITTEE IS REQUIRED TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS)

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

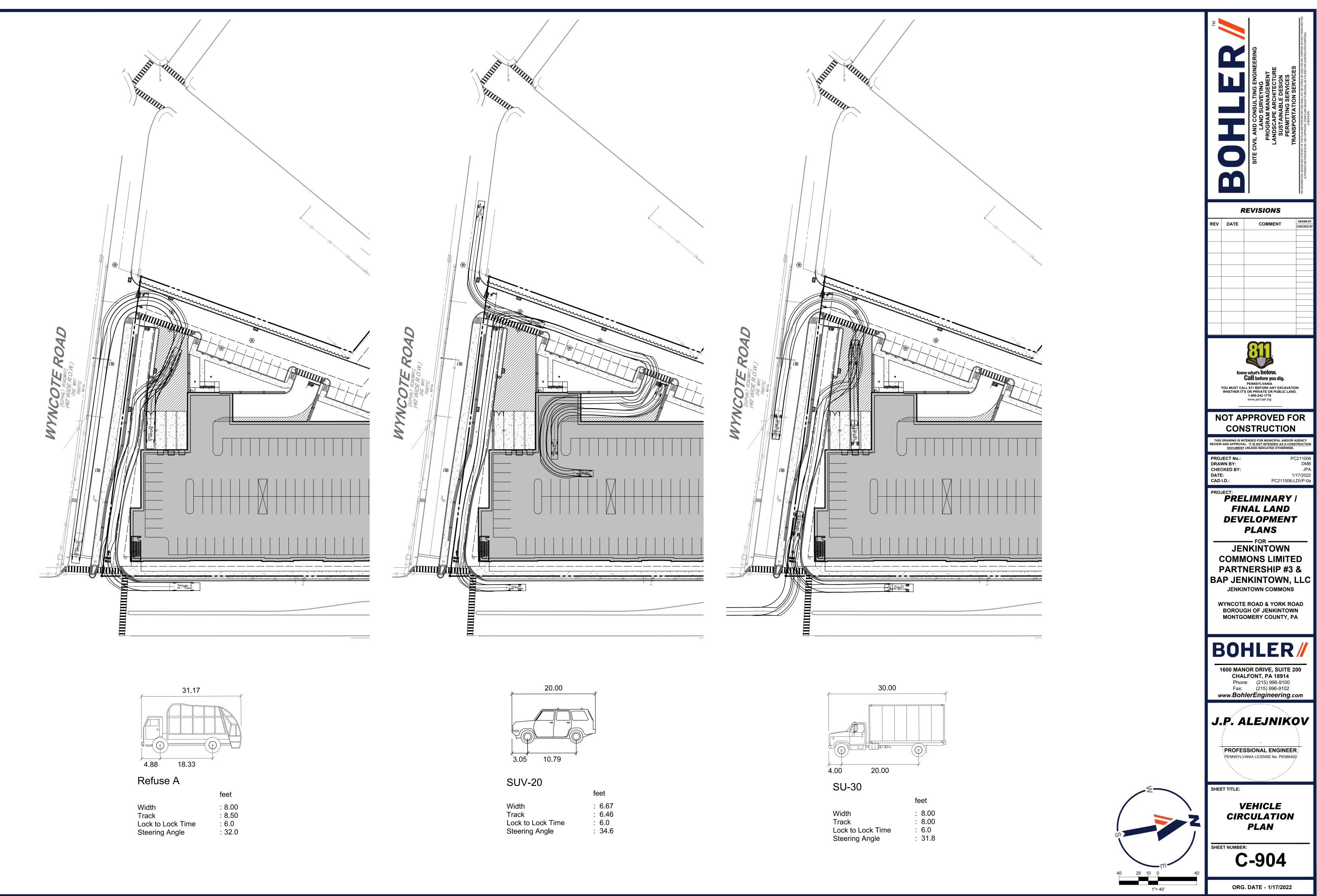
ΜŢ		SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER
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E	<b>BOHLER</b> //		
	1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914		
w	CHALFON1, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com		
] J.	J.F. ALEJNIKUV		
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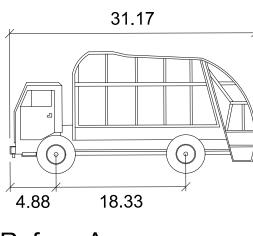
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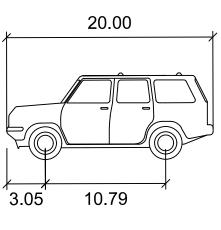


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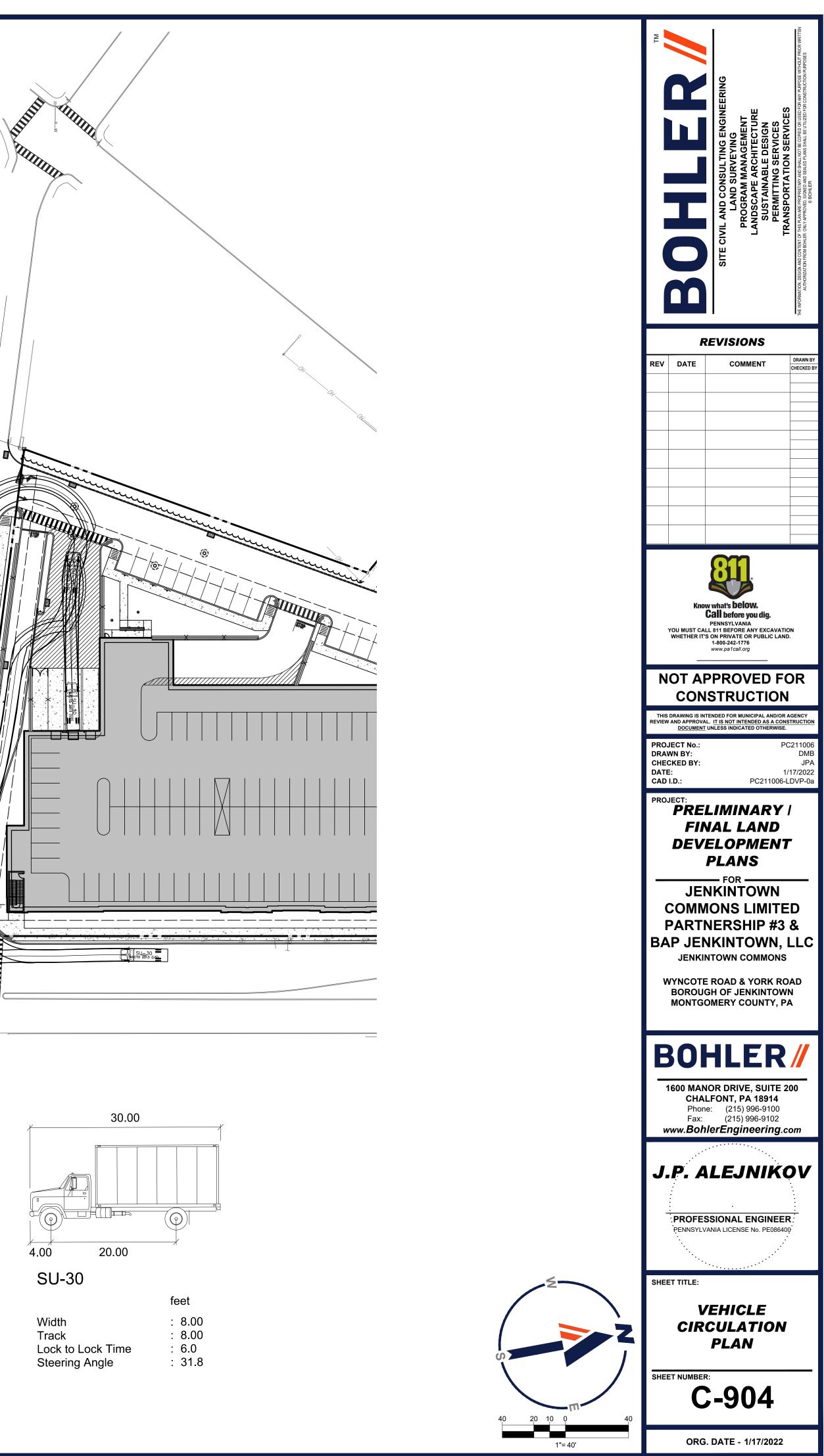
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COM PAR BAP JE JENI WYNCO BORO	MONS LIMITED TNERSHIP #3 & ENKINTOWN, LLC KINTOWN COMMONS TE ROAD & YORK ROAD UGH OF JENKINTOWN GOMERY COUNTY, PA		
<b>1600 M/</b> CH Ph Fa			
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SHEET TITLE: DETAILS			
	ER: <b>C-903</b> RG. DATE - 1/17/2022		

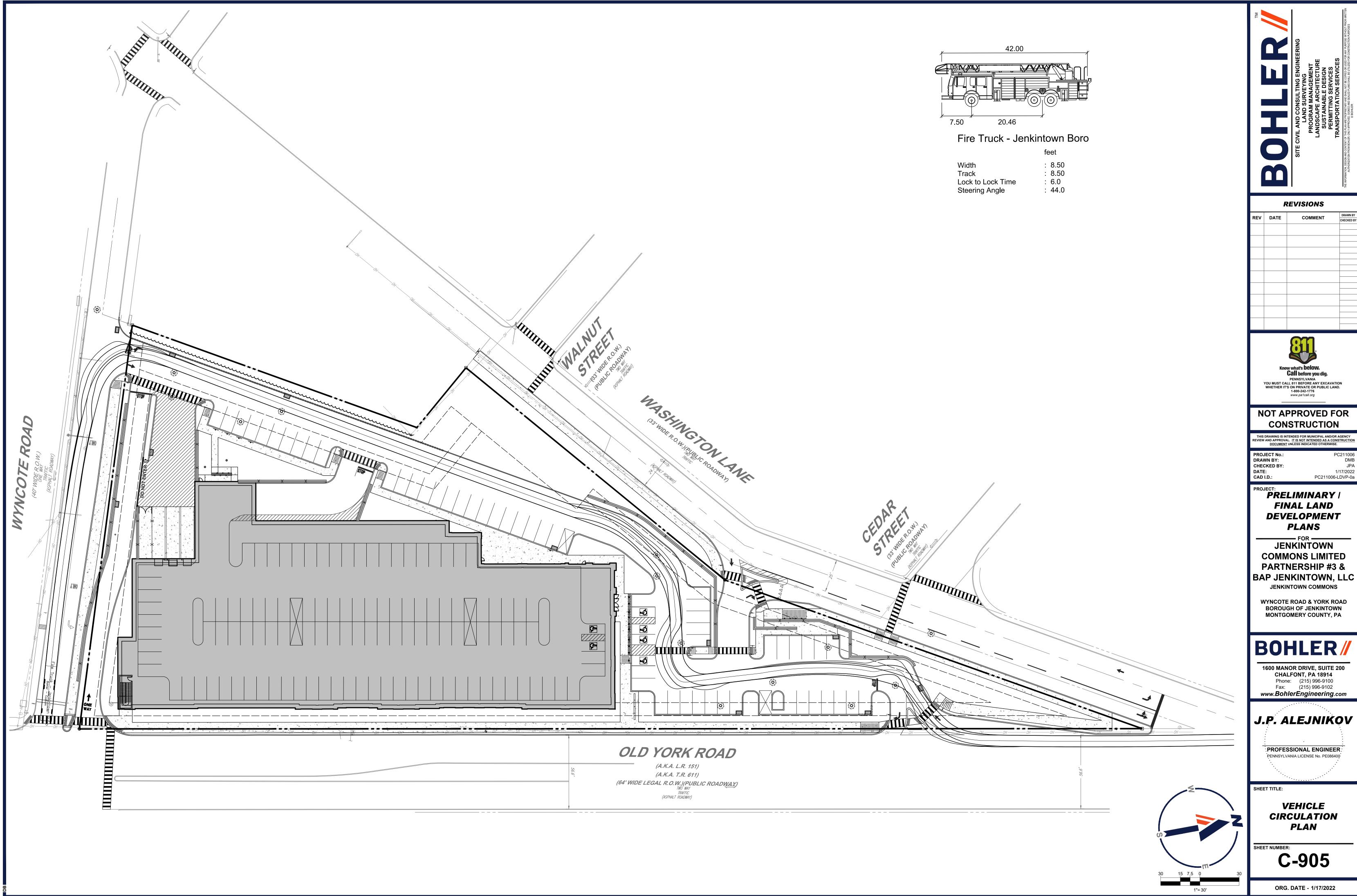




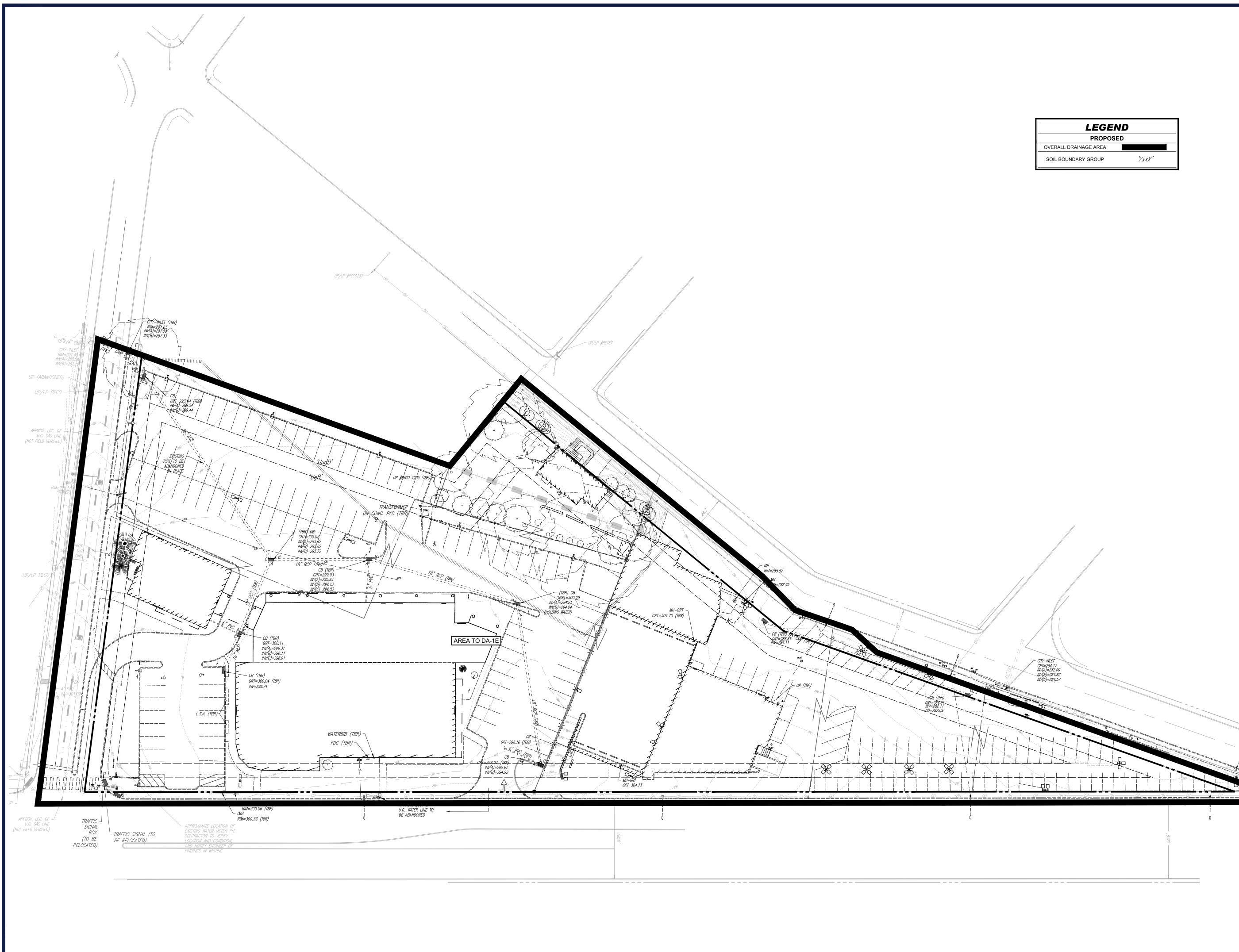


Width	:
Track	:
Lock to Lock Time	:
Steering Angle	:



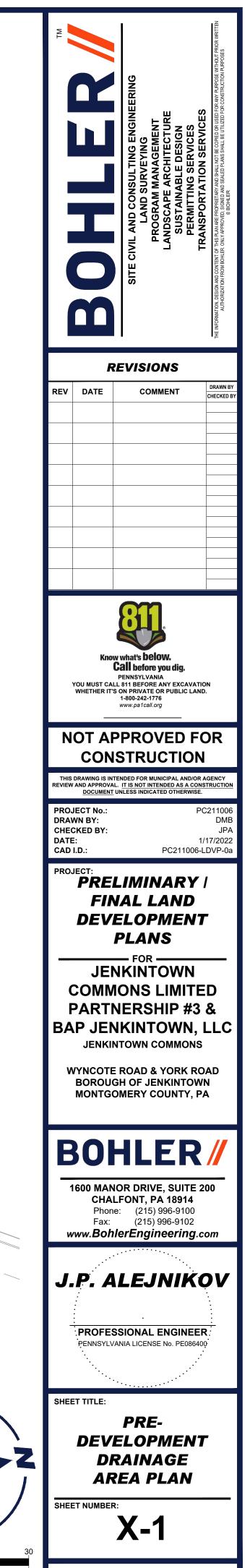


PC211006\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PC211006-LDVP-0A----->LAYOUT: C-905 VEHICLE CIRC



LEGEND		
PROPOSED		
OVERALL DRAINAGE AREA		
SOIL BOUNDARY GROUP	'XxxX'	

-- CITY-INLET GRT=284.17 INV(A)=282.00 INV(B)=281.82 INV(C)=281.57



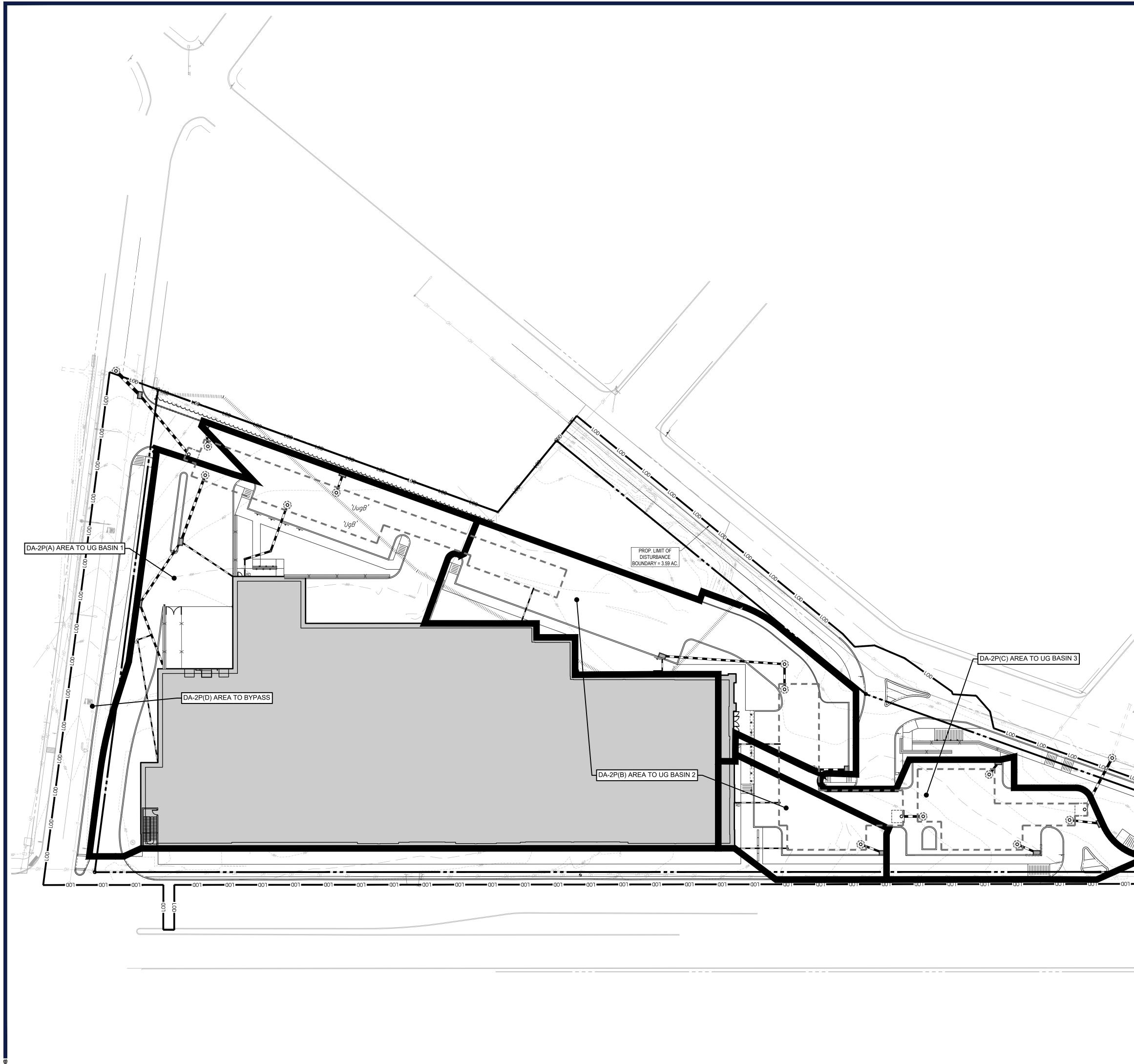
ORG. DATE - 1/17/2022

TRAFFIC BOX (TO-BE\_RELOCATED)

RIM=286.94 INV=284.54 BOS=284.4± (RECESSED)

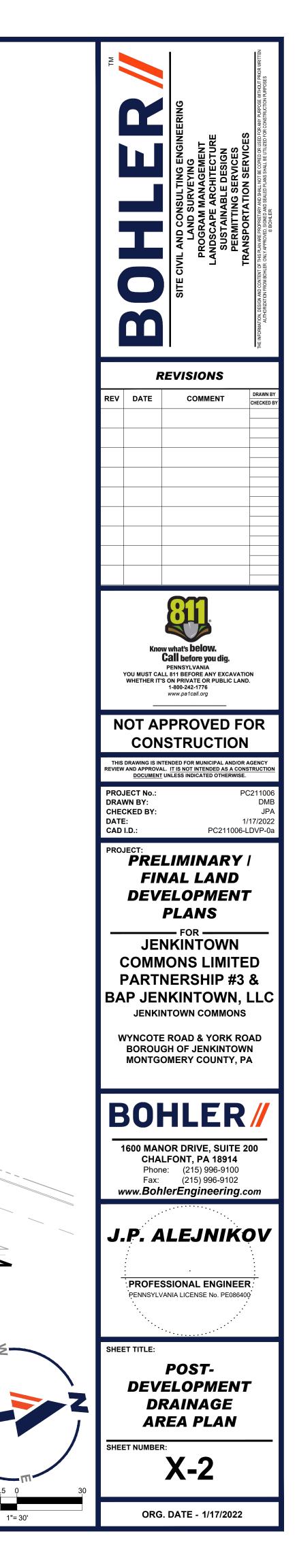
- APPROX. LOG. OF U.G. GAS LINE (PER UTILITY MARKOUT)

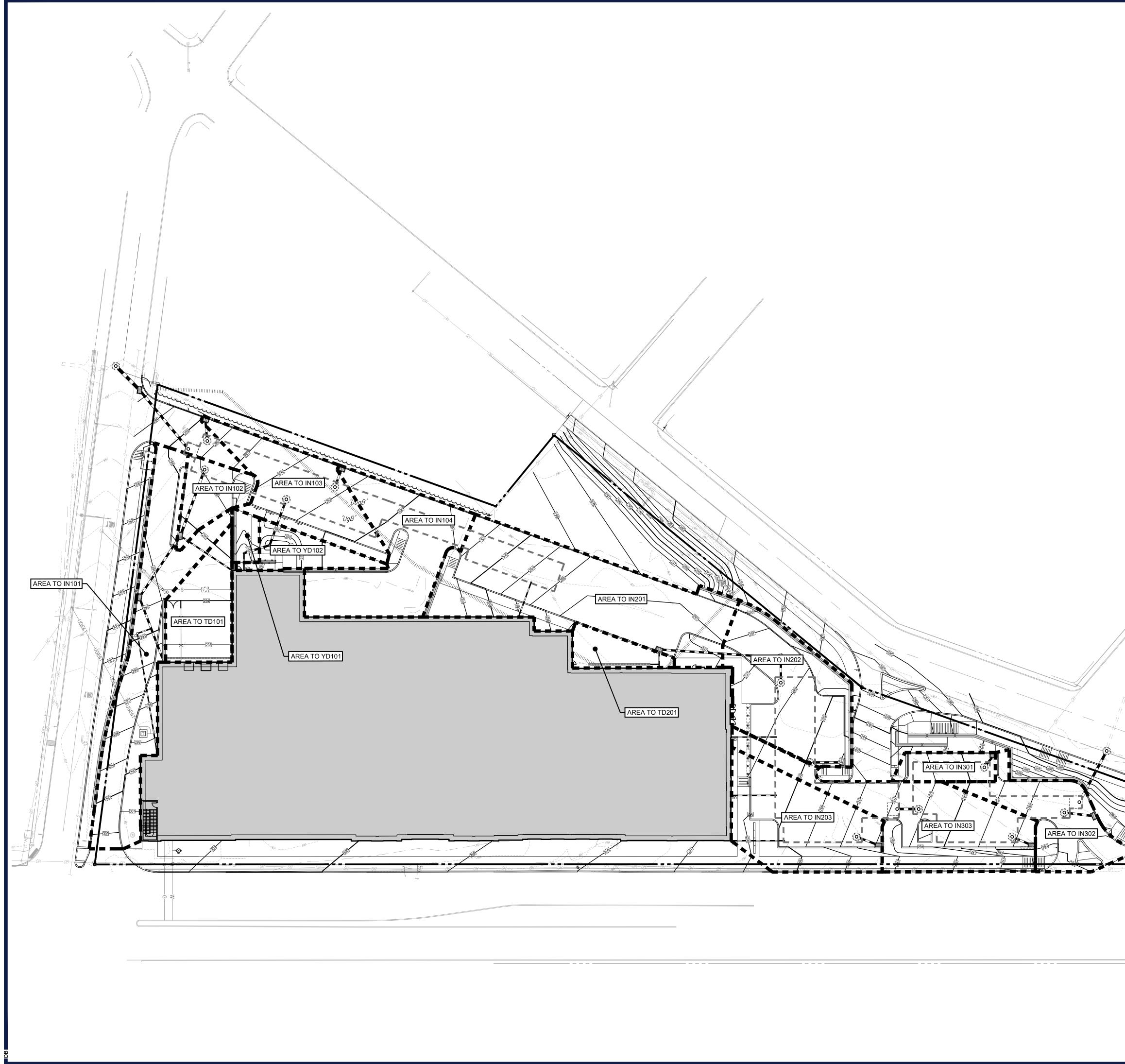
1"= 30'



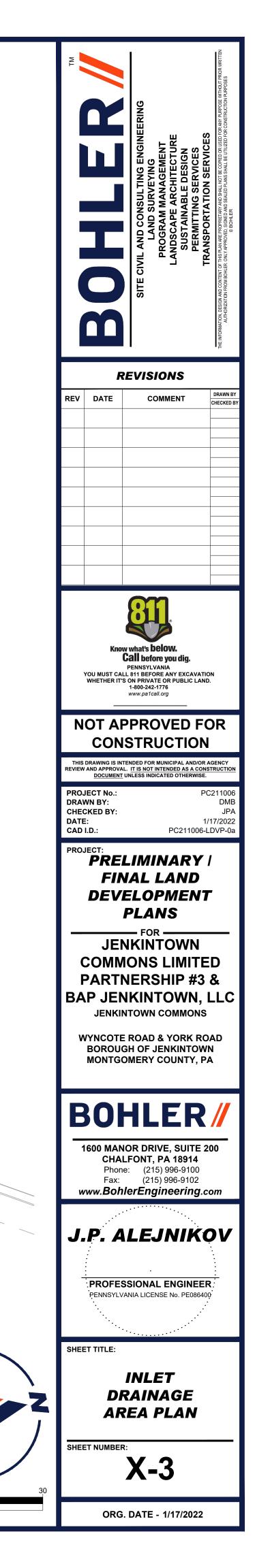
PC211006\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PC211006-LDVP-0A----->LAYOUT: X-2 PO

LEGEND		
PROPOSED		
OVERALL DRAINAGE AREA		
SOIL BOUNDARY GROUP	'XxxX'	





LEGEND		
PROPOSED		
INLET DRAINAGE AREA		
SOIL BOUNDARY GROUP	'XxxX'	



1"= 30'