# PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

JSF MANAGEMENT, LLC

# PROPOSED DEVELOPMENT SELF STORAGE FACILITY

LOCATION OF SITE 1538 AND 1546 EASTON ROAD, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APN 30-00-14124-00-3 AND APN 30-00-14128-00-8

EQUITABLE OWNER/APPLICANT JSF MANAGEMENT C/O MICHAEL RUSSO 100 DUNBAR STREET SUITE 400

### PROPERTY OWNER INFORMATION

1538 EASTON ROAD OWNER INFORMATION PROPERTY OWNER: JAMES M. OLIVEROS & VALERIE MINUTI ADDRESS: 1538 EASTON ROAD, ABINGTON, PA 19001 1546 EASTON ROAD OWNER INFORMATION PROPERTY OWNER: BRUMAR ENTERPRISES, LLC ADDRESS: 1546 EASTON ROAD, ABINGTON, PA 19001

#### RELIEF GRANTED

SPARTANBURG, SC 29306 PHONE NUMBER: 504-609-9082

1. A VARIANCE FROM FIGURE 10.18 OF THE ZONING ORDINANCE TO PERMIT A BUILDING HEIGHT OF 46.0 FEET IN LIEU OF THE

2.) AN INTERPRETATION THAT LOADING SPACES ARE NOT REQUIRED ON THE SUBJECT PROPERTY PURSUANT TO SECTION 2312 AND FIGURE 23.2 OF THE ZONING ORDINANCE, OR, IN THE ALTERNATIVE, A VARIANCE FROM SECTION 2312 AND FIGURE 23.2 OF THE ZONING ORDINANCE TO NOT PROVIDE VEHICLE LOADING SPACES ON THE SUBJECT PROPERTY.

.) A VARIANCE FROM SECTION 2403.D OF THE ZONING ORDINANCE TO PERMIT 0.0% FOUNDATION PLANT MATERIAL WHERE 25% OF THE LINEAR AREA BETWEEN THE FOUNDATION AND SIDEWALKS, ACCESS DRIVES, OR PARKING AREAS SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS.

## LIST OF WAIVERS REQUESTED

- 1.) FROM SECTION 146-11.A.(4), 146-11.B(3), AND 146-11.B(7) TO PERMIT THE USE OF AN AERIAL PHOTO PLAN TO ADDRESS THE REQUIREMENTS TO SHOW TRACT BOUNDARIES, TAX PARCEL NUMBERS, UTILITIES, OWNER'S NAMES AND APPROXIMATE
- 2.) FROM SECTION 146-35.C.2 TO PERMIT THE USE OF PVC PIPE FOR SANITARY LATERAL IN LIEU OF THE REQUIRED DUCTILE 3.) FROM SECTION 146-41.B.(5),(a) - TO PERMIT THE PROPOSED TRASH ENCLOSURE TO BE LOCATED 3 FEET FROM THE BUILDING
- IN LIEU OF THE REQUIRED 15 FEET.
- 4.) FROM SECTION 146-43.C.(3).a TO PERMIT PROPOSED GRADES OF 33.33% SLOPE IN LIEU OF THE MAXIMUM PERMITTED 15% 5.) FROM SECTION 142-405.A.2 - TO PERMIT THE APPLICATION TO NOT PROVIDE THE REQUIRED RECHARGE VOLUME.
- 6.) FROM SECTION 146-25.D TO PERMIT A CURBLINE TO HAVE A ROUNDED TANGENTIAL ARC WITH A RADIUS LESS THAN 20 FEET 7). FROM 146-41.B.(1)(D) - TO PERMIT A BUILDING OF 3 OR MORE STORIES TO NOT HAVE TWO MEANS OF ACCESS A MINIMUM OF
- 25 FEET IN WIDTH FROM THE ROADWAY TO THE BUILDING.

#### OWNER CERTIFICATION OF INTENT

UNDERSIGNED, HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

## OWNER CERTIFICATION OF ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

MAY BE DULY RECORDED.

, A.D. 20\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED , WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID CORPORATION DESIRES THAT THE FOREGOING PLAN

NOTARY PUBLIC

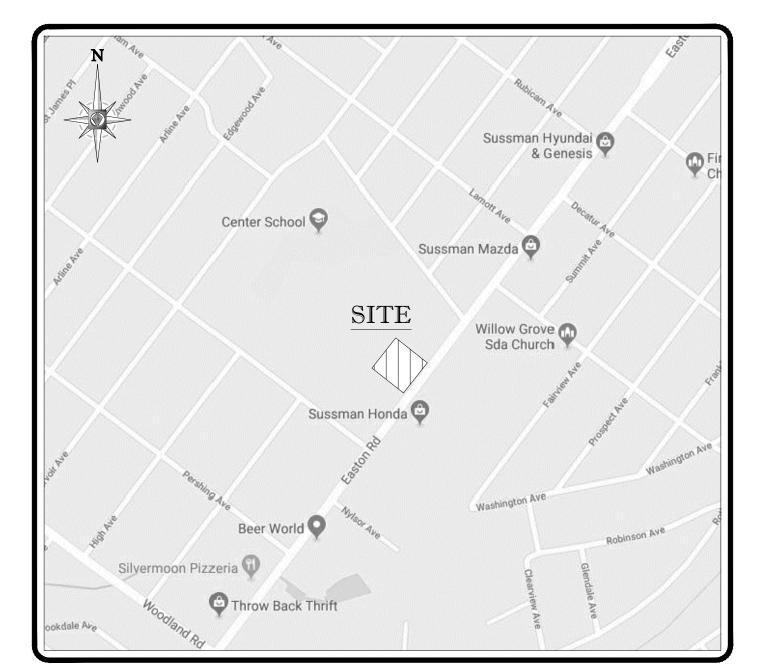
MY COMMISSION EXPIRES

PROFESSIONAL SURVEYOR CERTIFICATION , JAMES C. WEED, LICENSE NO. SU075250, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN

(SIGNATURE PROFESSIONAL SURVEYOR)

REFERENCES A FIELD SURVEY PERFORMED BY:

(REGISTRATION NUMBER) DATE



LOCATION MAP

### APPLICANT CERTIFICATION

(THE APPLICANT), ACKNOWLEDGE(S) THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL.

(REGISTRATION NUMBER) DATE

(APPLICANT)

(SIGNATURE PROFESSIONAL ENGINEER)

DESIGN ENGINEER STORMWATER CERTIFICATION , HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP'S) REGULATIONS AND THIS CHAPTER.

LICENSE NO. PE086400

PROFESSIONAL ENGINEER CERTIFICATION I, JOHN P. ALEJNIKOV, LICENSE NO. PE086400, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF ABINGTON TOWNSHIP AS LAST AMENDED.

(SIGNATURE PROFESSIONAL ENGINEER) (REGISTRATION NUMBER) DATE

PREPARED BY

## SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET*	C-101
NOTES SHEET*	C-102
EXISTING CONDITIONS / DEMOLITION PLAN	C-201
SITE PLAN*	C-301
GRADING PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT 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
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LIGHTING PLAN	C-702
LIGHTING DETAILS	C-703
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DETAIL SHEET	C-901, C-902, C-903
AERIAL SITE PLAN	C-904
LOT CONSOLIDATION PLAN	C-905

\* DENOTES PLAN TO BE RECORDED \*

## RECORDER OF DEEDS

**ZONING MAP** 

MUNICIPAL OFFICIAL OR DESIGNEE

CERTIFICATION

HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS

ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE

, ON THIS DATE

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

BOARD OF COMMISSIONER'S APPROVAL APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_\_, 20\_\_\_.

MCPC No.: 18-0273-004

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date \_ Montgomery County Planning Commission

ABINGTON TOWNSHIP APPLICATION NUMBER: LD-19-11

REVISIONS 01/17/2020 TWP SUBMISSION 02/13/2020 MCCD SUBMISSION 02/27/2020 PER TWP COMMENTS



04/06/2020 MCCD SUBMISSION

04/14/2020 PER TWP COMMENTS

NOT APPROVED FOR

WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

CONSTRUCTION

AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI DRAWN BY:

AS SHOWN

PC191166 DETAILS-5

PRELIMINARY/FINAI DEVELOPMENT

JSF MANAGEMENT

PLANS

PROPOSED

SELF STORAGE 1538 EASTON ROAD **ABINGTON TOWNSHIP** MONTGOMERY COUNTY, PA



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

COVER

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100

CHALFONT, PA 18914 PREPARED FOR: "JOHNSON DEVELOPMENT ASSOCIATES INC."

PROJECT NO.: 02-190112 DATED: 5-28-2019 LAST REVISED: 7-31-2019

"STORMWATER MANAGEMENT REPORT - REFERENCE TITLE AND PREPARER", LATEST EDITION.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

- ALL ACCESSIBLE ADA PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF 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.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN
- 3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- . THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS 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
- 6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN 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 THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER. IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- . ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH
- 9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- LATEST CIVIL PLANS AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN. WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER. ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
- 11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN 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.
- 13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE 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. 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.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALI 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 EQUIPMENT 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, CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- 15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE 9. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS. AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
- 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING 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 THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING 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 CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
- 19. BOHLER ENGINEERING 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 CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES 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 HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW, REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING 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, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS. DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.
- 21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER SHALL DEFEND. INDEMNIFY AND HOLD HARMLESS THE ENGINEER. TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE

- - 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED
  - 24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
  - 25. 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 ENGINEER IS 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 ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
  - 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 29. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER. THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A

  5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

#### GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE 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 TO SAME.
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- 4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. 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, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- 5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
- 10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE 6. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
  - 7. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
  - A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
  - B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
  - C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
  - D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  - F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  - G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL SOILS ASBESTOS. OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
  - 8. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE
  - REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
  - 10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND

    15. DURING THE INSTALLATION OF SANITARY SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
  - 11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT
  - 12 THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTEREFRENCE WITH ROADS STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.
  - 13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
  - 14. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
  - 15. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
  - 16. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED

    18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
  - 7. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
  - 18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

#### GENERAL GRADING & UTILITY NOTES

PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

CONSTRUCTION, RESOLVE SAME.

- LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL EXISTING UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. 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 THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING. BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES. REGULATIONS. LAWS. RULES. STATUTES AND/OR ORDINANCES. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND. FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- 4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE
- RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION 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 AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY

- 7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/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 WITH JURISDICTION AND/OR CONTROL OF THE SITE, 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 PLANS AND THE ARCHITECTURAL PLANS. OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO
- 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS, TESTING AND APPURTENANCES REQUIRED BY THE UTILITY COMPANY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE UTILITY COMPANY TO CONFIRM THE SIZE AND TYPE OF WATER METER AND/OR VAULT, PRIOR TO COMMENCING CONSTRUCTION.
- 9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. 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, VERIFYING 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 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 IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. 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,
- 11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.
- 12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT. WITH THE LATEST OSHA STANDARDS AND REGULATIONS. AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING
- 13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 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 FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- 16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE. TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- 17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER. ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY. HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, THIS SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME
- NOTED. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- 19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- 20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- 21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
- 22. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE ALL 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. FURTHER THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

#### 23. STORM DRAINAGE PIPE:

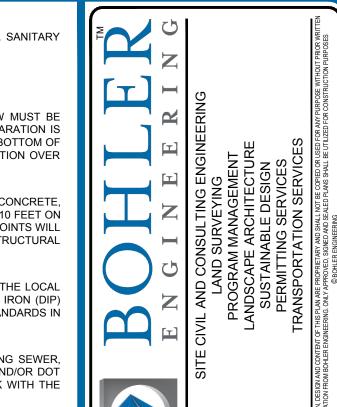
UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S ( SMOOTH INTERIOR WITH ANGUL AR CORRUGATIONS) WITH GASKET FOR WATERTIGHT JOINT PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

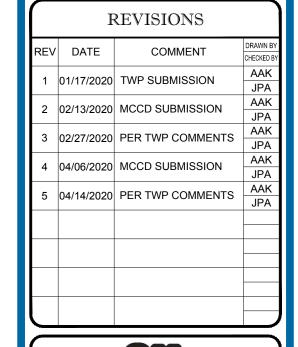
- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH 24. SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
  - 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL
  - 26. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY, AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER
  - 27. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET 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.
  - 28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT}LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
  - 29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME
  - 30. WHERE BASEMENTS ARE TO BE PROVIDED, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE STRUCTURE. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED. ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.
  - 31. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
  - 32. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE

1. THIS PLAN SET IS BASED ON A SURVEY PREPARED BY CONTROL POINT ASSOCIATES INC. ELEVATIONS FROM THIS SURVEY REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET GPS).

TBM-A: MAG NAIL SET CONCRETE SIDEWALK FI FVATION = 277 10 TBM-B: MAG NAIL SET CONCRETE SIDEWALK ELEVATION = 281.88

- 2. A BLANKET EASEMENT IS GRANTED TO ABINGTON TOWNSHIP FOR THE INSPECTION, MAINTENANCE, AND REPAIR/REPLACEMENT OF THE PROPOSED UNDERGROUND BASIN AND ASSOCIATED STORM SEWER AND SWALE, SHOULD THE TOWNSHIP BE REQUIRED TO PERFORM ANY WORK ASSOCIATED WITH THESE FACILITIES, THE PROPERTY OWNER SHALL
- 3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY THE ROADS AND BRIDGES DIVISION OF THE MONTGOMERY COUNTY PUBLIC WORKS BEFORE DRIVEWAY ACCESS TO A COUNTY HIGHWAY IS PERMITTED OR CONSTRUCTED.
- 4. IF IT IS DETERMINED BY ABINGTON TOWNSHIP THAT THE DEMOLITION OF THE NORTHEASTERLY BUILDING WILL REQUIRE A CONSTRUCTION EASEMENT, ONE WILL BE OBTAINED BY THE APPLICANT.







OU MUST CALL 811 BEFORE ANY EXCAVATION

WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS</u> ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI

DRAWN BY:

CADID

12/12/2019 SCALE AS SHOWN

PC191166 DETAILS-5

PRELIMINARY/FINAI

DEVELOPMENT

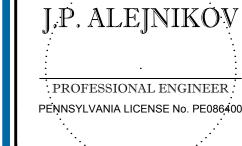
ISF MANAGEMENT

PROPOSED

SELF STORAGE 1538 EASTON ROAD **ABINGTON TOWNSHIP** MONTGOMERY COUNTY, PA

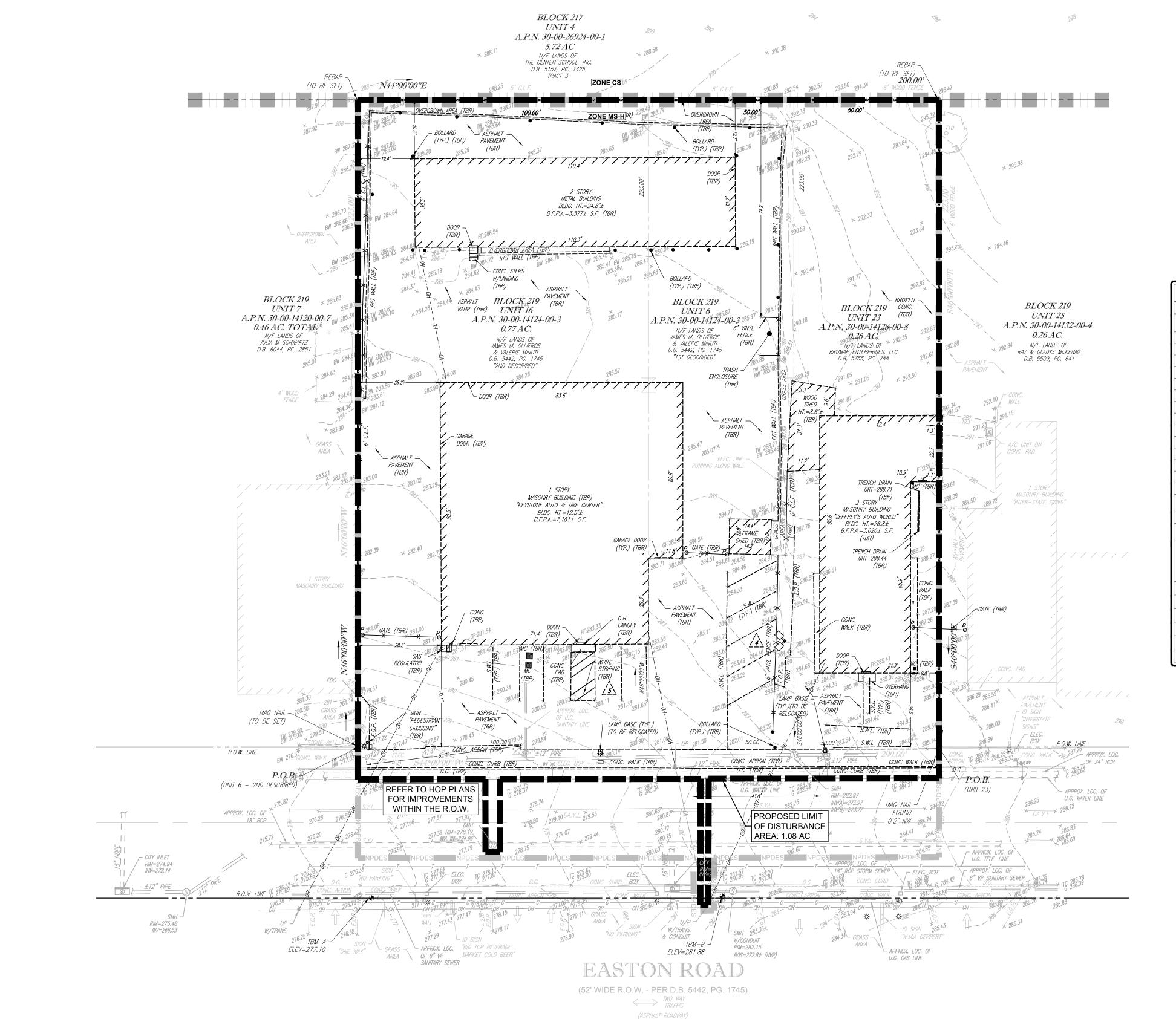


1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com



22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL

ABINGTON TOWNSHIP APPLICATION NUMBER: LD-19-11



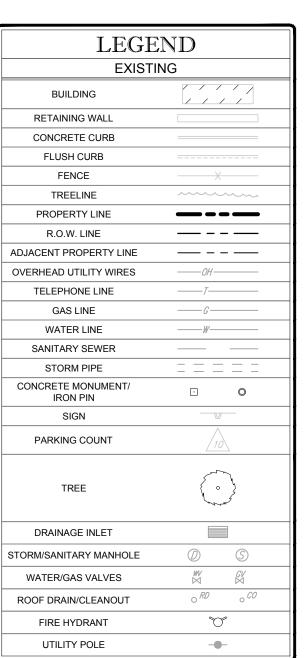
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RIM=272.44

INV(B)=267.94

INV(B)=267.91

±12" PIPE



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EXISTIN	NG		TO BE RE	MOVED
DING			BUILDING	[]
NG WALL		[ 1	RETAINING WALL	
TE CURB			CONCRETE CURB	======
I CURB			FLUSH CURB	
NCE	X	[	FENCE	——×
ELINE	~~~~~~	1	PROPERTY LINE	
RTY LINE		1	R.O.W. LINE	
/. LINE		1	ADJACENT PROPERTY LINE	
ROPERTY LINE		1	OVERHEAD UTILITY WIRES	
JTILITY WIRES	OH	1	GAS LINE	
ONE LINE		1	SANITARY SEWER	——-S———
LINE			CONCRETE MONUMENT/ IRON PIN	. 0
R LINE	W	<b>.</b> 1	SIGN	_ <del>\</del>
Y SEWER M PIPE	=====		PARKING COUNT	/10
MONUMENT/ N PIN	· ©		AREA LIGHT	<b>=</b>
GN	<b>-</b> -₩			
G COUNT	10		TREE	
REE			UTILITY POLE	-
OE INLET				



4	_				
(		F	REVISIONS		
l	REV	DATE	COMMENT	DRAWN B	
_				CHECKED B	
	1	01/17/2020	TWP SUBMISSION	AAK	
		0171172020	902	JPA	
	2	02/13/2020	MCCD SUBMISSION	AAK	
		02/10/2020	Weed conviced to	JPA	
	3	02/27/2020	PER TWP COMMENTS	AAK	
	3	02/2//2020	TEICTWI COMMENTS	JPA	
4	04/00/2020	MCCD SUBMISSION	AAK		
	4	04/00/2020	WCCD SOBWISSION	JPA	
	5	04/44/2020	04/14/2020 PER TWP COMMENTS		AAK
	5	04/14/2020	PER TWP COMMENTS	JPA	
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l					
4	_				



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#### NOT APPROVED FOR CONSTRUCTION

AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISI DRAWN BY: CHECKED BY: 12/12/2019 AS SHOWN SCALE: CAD I.D.: PC191166 SITE-5

PRELIMINARY/FINAI LAND DEVELOPMENT PLANS

JSF MANAGEMENT. LLC

> PROPOSED SELF STORAGE

1538 EASTON ROAD ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA



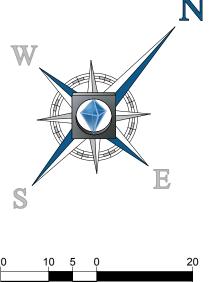
1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

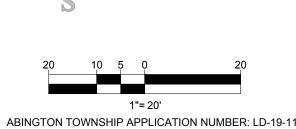
J.P. ALEJNIKOV

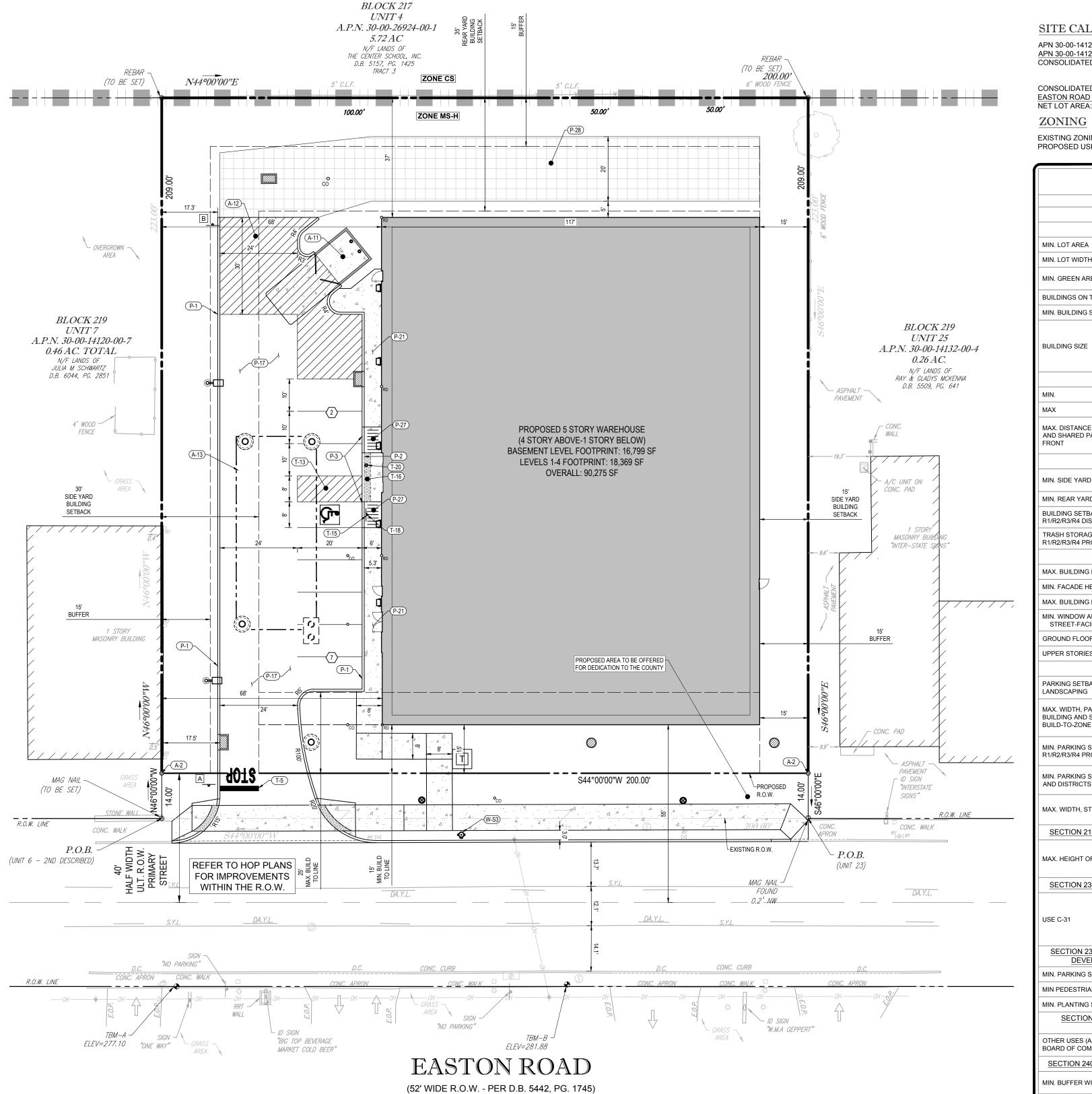
: PROFESSIONAL ENGINEER : PENNSYLVANIA LICENSE No. PE086400

EXISTING CONDITIONS/

DEMOLITION PLAN







TWO WAY
TRAFFIC (ASPHALT ROADWAY)

SITE CALCULATIONS APN 30-00-14124-00-3 APN 30-00-14128-00-8 11,150 SF CONSOLIDATED BASE SITE AREA: 44,600 SF

CONSOLIDATED BASE SITE AREA: 44,600 SF EASTON ROAD ULT. R.O.W.: 2,800 SF NET LOT AREA:

EXISTING ZONING: MS-H MAIN STREET HIGH INTENSITY / DENSITY PROPOSED USE: C-31 SELF-STORAGE FACILITY (PERMITTED BY-RIGHT)

<u>DENSITY</u> N/A	REQUIRED	EXISTING	DD0\#DED
<u>DENSITY</u> N/A			PROVIDED
	\ <u> </u>	N/A	N/A
LOT			
	000 SF	41,800 SF	41,800 SF
	0.0 FEET	200.0 FEET	200.0 FEET
MIN. GREEN AREA 35.0	0%	17.0% (7,119 SF) (ENC)	36.4% (15,212 SF)
BUILDINGS ON THE SAME LOT N/A		N/A	N/A
MIN. BUILDING SEPARATION N/A	\	N/A	N/A
BUILDING SIZE MUS	E LARGEST BUILDING ON LOT ST HAVE AT LEAST 50% OF IT ONT FACADE LOCATED IN THE ILD-TO-ZONE		43.6 FT & 78.5 FT (BANK)
BUILD TO LINE			
	0 FEET	11.5 FEET (ENC)	15.0 FEET
MAX 25.0	0 FEET	158.6 FEET (ENC)	15.0 FEET
FRONT	0 FEET	158.6 FEET (ENC)^	N/A (NO STREET WALL REQUIRED)^
<u>SETBACKS</u>	I	10.4 EEET (ENO):	
MIN. SIDE YARD 30.0	0 FEET	19.4 FEET (ENC); 0.0 FEET (ENC)	68.0 FEET; 15.0 FEET^^
MIN. REAR YARD 35.0	0 FEET	19.7 FEET (ENC)	37.0 FEET
BUILDING SETBACK FROM R1/R2/R3/R4 DISTRICTS 55.0	0 FEET	N/A	N/A
TRASH STORAGE SETBACK FROM	0 FEET	N/A	N/A
R1/R2/R3/R4 PROPERTIES  BUILDING			
MAX. BUILDING FOOTPRINT N/A		N/A	N/A
	0 FEET	12.5 FEET (ENC)	46.0 FEET (R)
MAX. BUILDING HEIGHT 35.0	0 FEET	26.8 FEET	46.0 FEET (R)
MIN. WINDOW AREA	1		
STREET-FACING FACADES  GROUND FLOOR 45.0	0%	T.B.D.	T.B.D. BY OTHERS
UPPER STORIES 25.0		T.B.D.	T.B.D. BY OTHERS
PARKING	l		
PARKING SETBACK FROM STREET WALL AND LANDSCAPING 5.0 F	FEET	0.0 FEET (ENC)^	N/A (NO STREET WALL REQUIRED)^
MAX. WIDTH, PARKING BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE (FOR BUILDING IN BUILD-TO-ZONE)	0 FEET	N/A	68.0 FEET
MIN. PARKING SETBACK FROM ABUTTING R1/R2/R3/R4 PROPERTIES 20.0	0 FEET	N/A	N/A
MIN. PARKING SETBACK FROM MS PROPERTIES AND DISTRICTS OTHER THAN R1/R2/R3/R4	0 FEET IF SHARED PARKING	N/A (NO SHARED PARKING)	N/A (NO SHARED PARKING)
MAX. WIDTH, STREET ACCESS POINT 35.0	0 FEET	43.8 FEET	24.0 FEET (DRIVE AISLE WIDTH)
SECTION 2103 USE C-31 REQUIREMENTS			
MAX. HEIGHT OF STORAGE UNIT 12.0	0 FEET	N/A	11.33 FEET (1ST FLOOR TO 2ND FLOOR- GREATEST HEIGHT CHANGE)
SECTION 2304 PARKING REQUIREMENTS			
USE C-31 PLU EMP SHIF	PACE FOR EVERY 100 UNITS, JS ONE SPACE PER PLOYEE ON THE LARGEST IFT (T.B.D. UNITS/100+ T.B.D. PLOYEES=TOTAL)	N/A	9 SPACES (ALLOWS FOR 1 EMPLOYEE + 800 UNITS)
SECTION 2310 PARKING LOT FRONTAGE DEVELOPMENT STANDARDS			
	FEET	0.0 FEET (ENC)	6.0 FEET
	FEET	0.0 FEET (ENC)	6.0 FEET
	FEET	0.0 FEET (ENC)	17.3 FEET
SECTION 2312 (FIG. 23.2) LOADING REQUIREMENTS			
BOARD OF COMMISSIONERS)	ERTHS^^	0 BERTHS (ENC)	0 BERTHS^^^
SECTION 2403.B BUFFER REQUIREMENTS		1	
	0 FEET NLESS OTHERWISE SPECIFIED)	0.0 FEET (ENC)	15.0 FEET
SECTION 2504 SIDEWALK AND CROSSWALKS			
PUBLIC STREETS 8.0 F	FEET	6.3 FEET (ENC)	8.0 FEET
MAIN ACCESS DRIVES 8.0 F	FEET	0.0 FEET (ENC)	8.0 FEET

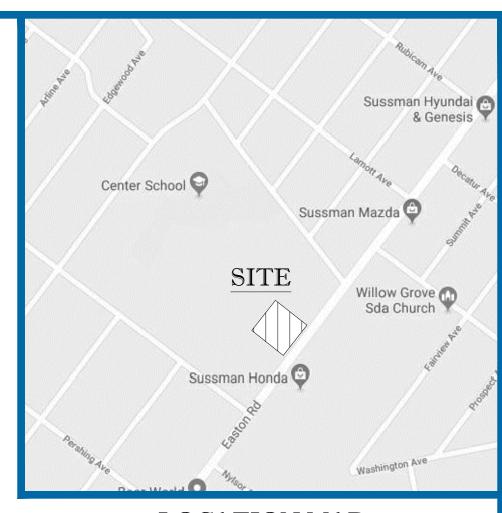
(ENC) EXISTING NON-CONFORMITY (R) RÉLIEF GRANTED

NOTES

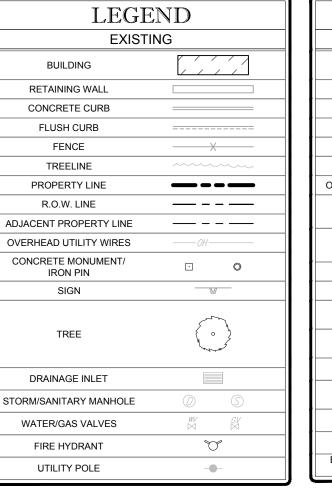
^ STREET WALL REQUIRED WHEN BUILDING IS MORE THAN 20.0 FEET FROM ULT. R.O.W.

^^ SITING PARKING TO THE SIDE AND/OR REAR OF THE BUILDING, ONE BONUS POINT MAY BE ACHIEVED. ONE BONUS POINT ALLOWS FOR THE REDUCTION OF THE SIDE YARD FOR A CLASS II USE IN THE MS-H DISTRICT FROM 30.0 FEET DOWN TO 15.0 FEET.

^^^ PENDING REVIEW BY BOARD OF COMMISSIONERS.



LOCATION MAP SCALE: 1"=500'



ĺ	LEGI	END
	PROPO	SED
	BUILDING	
I	CONCRETE CURB	
- [	FLUSH CURB	<del></del>
- [	PROPERTY LINE	
	R.O.W. LINE	
- [	SETBACK LINE	
- [	OVERHEAD UTILITY WIRES	—— ОН——
	ACCESSIBLE SYMBOL	<u>E</u> ,
	SIDEWALK	
-[	SIGN	<del>-v-</del>
	BOLLARD	٥
	PARKING COUNT	(10)
	AREA LIGHT	
	DRAINAGE INLET	
	MANHOLE	(O)
	CLEANOUT	<b>o</b> CO
ĺ	FIRE HYDRANT	<b>©</b>
	EXISTING LIGHTPOLE TO BE RELOCATED	

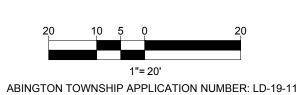
	LEGEND
	PROPOSED SITE
(A-2) PROPOSED IRON PIN	
(A-11) PROPOSED 12'-6" x 12'-	-6" CMU TRASH ENCLOSURE. SEE DETAILS
(A-12) PROPOSED LOADING	AREA.
(A-13) PROPOSED UNDERGR	OUND BASIN. SEE DETAILS
P-1 PROPOSED TYPICAL C	CONCRETE CURB. SEE DETAILS
P-2 PROPOSED TYPICAL F	LUSH CONCRETE CURB. SEE DETAILS
P-3 PROPOSED TAPERED	CURB. SEE DETAILS
(P-17) PROPOSED STANDARI	D ASPHALT PAVEMENT. SEE DETAILS
P-21) PROPOSED CONCRET	E SIDEWALK. SEE DETAILS
P-22 PROPOSED SIDEWALK	TIE-IN. SEE DETAILS
(P-27) PROPOSED CURB RAM	IP. SEE DETAILS
(P-28) PROPOSED PERVIOUS	PAVEMENT EMERGENCY ACCESS. SEE DETAILS
T-5 PROPOSED WHITE PAI	NTED STOP BAR & LETTERING. SEE DETAILS
T-13 PROPOSED ADA ACCE	SSIBLE PARKING SPACE STRIPING. SEE DETAILS
T-15 PROPOSED RESERVED	D PARKING SPACE AND PENALTIES SIGNS. SEE DETAILS
T-16 PROPOSED A.D.A. DET	ECTABLE WARNING SURFACE. SEE DETAILS
T-18 PROPOSED RESERVED	D PARKING SIGN WITHIN BOLLARD. SEE DETAILS
W-S3) PROPOSED FIRE HYDF	RANT
T-20 PROPOSED BOLLARD	

SIGN LEGEND

A PROPOSED STOP SIGN. SEE DETAILS.

B PROPOSED EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN. SEE DETAILS







REV	DATE	COMMENT	DRAWN BY
KEV	DATE	COMMENT	CHECKED B
1	01/17/2020	TWP SUBMISSION	AAK
'	01/11/2020	TWF SUBINIISSION	JPA
2	02/13/2020	MCCD SUBMISSION	AAK
	02/13/2020	MOOD SODIMISSION	JPA
3	02/27/2020	DED TWD COMMENTS	AAK
	02/2//2020	2020 PER TWP COMMENTS 2020 MCCD SUBMISSION	JPA
4	04/06/2020	MCCD SUBMISSION	AAK
	04/00/2020	WOOD CODIVIDORITY	JPA
5	04/14/2020	PER TWP COMMENTS	AAK
	04/14/2020	TERTIVI GOMMENTO	JPA
<u></u>			<u> </u>

REVISIONS



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DRAWN BY: 12/12/2019 SCALE: AS SHOWN CAD I.D.: PC191166 SITE-5

PRELIMINARY/FINAL

LAND DEVELOPMENT PLANS

JSF MANAGEMENT LLC

> PROPOSED SELF STORAGE

1538 EASTON ROAD ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA

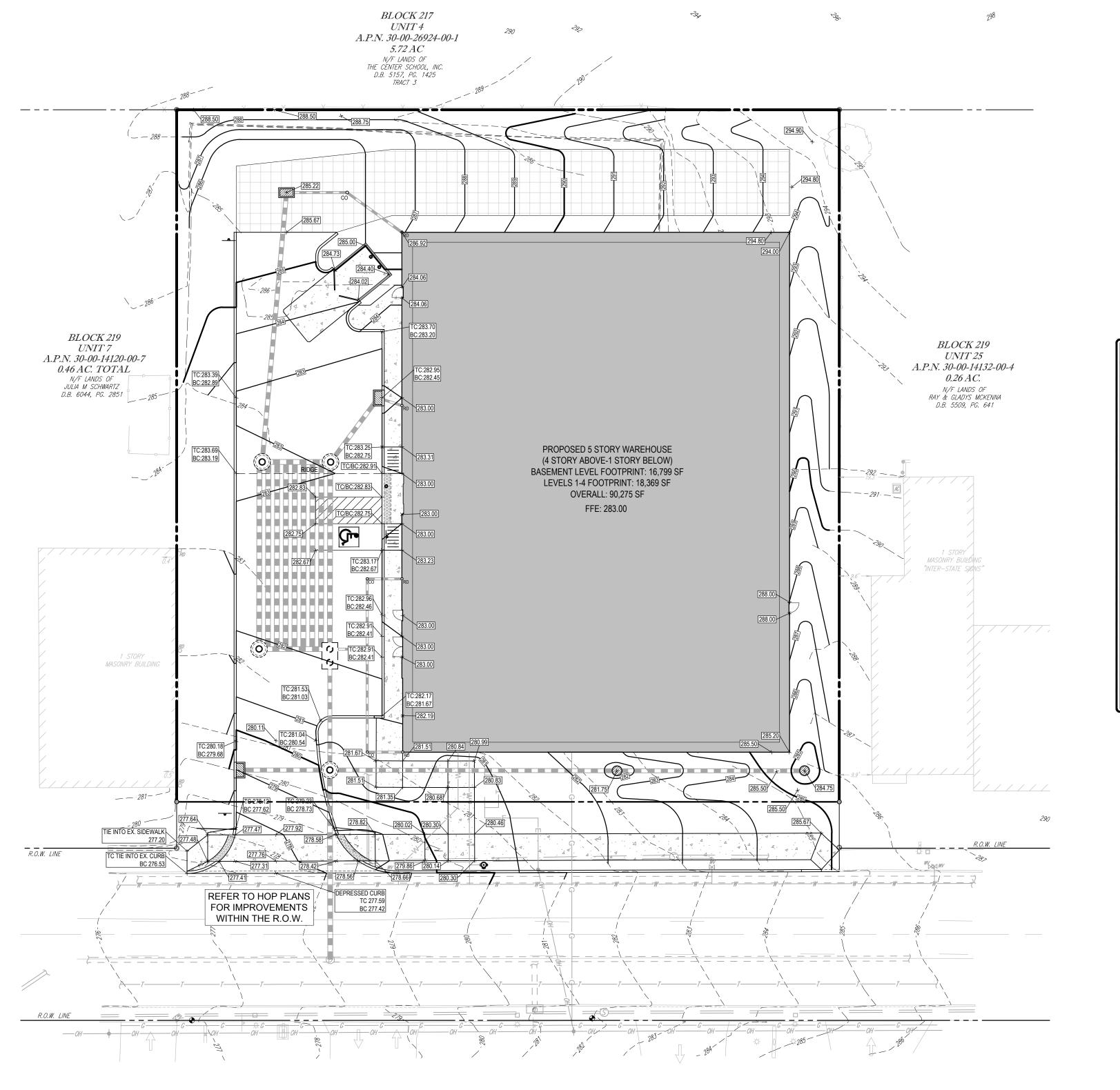


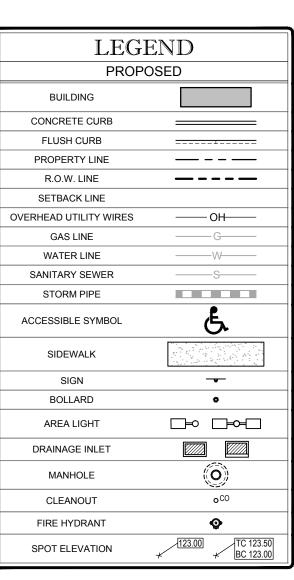
1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

J.P. ALEJNIKOV

: PROFESSIONAL ENGINEER : PENNSYLVANIA LICENSE No. PE086400

SITE





LEGE	ND
EXISTI	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
GUIDE RAIL	
TREELINE	~~~~~
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
OVERHEAD UTILITY WIRES	OH
TELEPHONE LINE	
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	
CONCRETE MONUMENT/ IRON PIN	· ©
SIGN	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	Ø S
WATER/GAS VALVES	₩V GV
FIRE HYDRANT	V
UTILITY POLE	



		F	REVISIONS	
F	REV	DATE	COMMENT	DRAWN B
ŀ			TIME OF IDAMONIAN	AAK
	1	01/17/2020	TWP SUBMISSION	JPA
	2	02/13/2020	MCCD SUBMISSION	AAK
	_	02/10/2020		JPA
l	3	02/27/2020	PER TWP COMMENTS	JPA
H	_	0.4/00/0000	MOOD CUIDMICCION	AAK
	4	04/06/2020	MCCD SUBMISSION	JPA
	5	04/14/2020	PER TWP COMMENTS	AAK
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PROJECT No.:
PC191166
DRAWN BY:
AAK
CHECKED BY:
JPA
DATE:
12/12/2019
SCALE:
AS SHOWN
CAD I.D.:
PC191166 SITE-5

OJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

JSF MANAGEMENT, LLC

> PROPOSED SELF STORAGE

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J.P. ALEJNIKOV

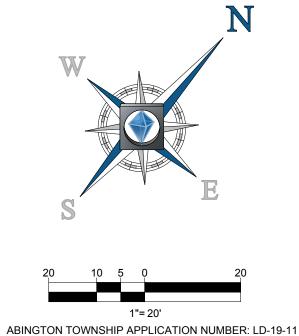
: PROFESSIONAL ENGINEER:
PENNSYLVANIA LICENSE No. PE086400

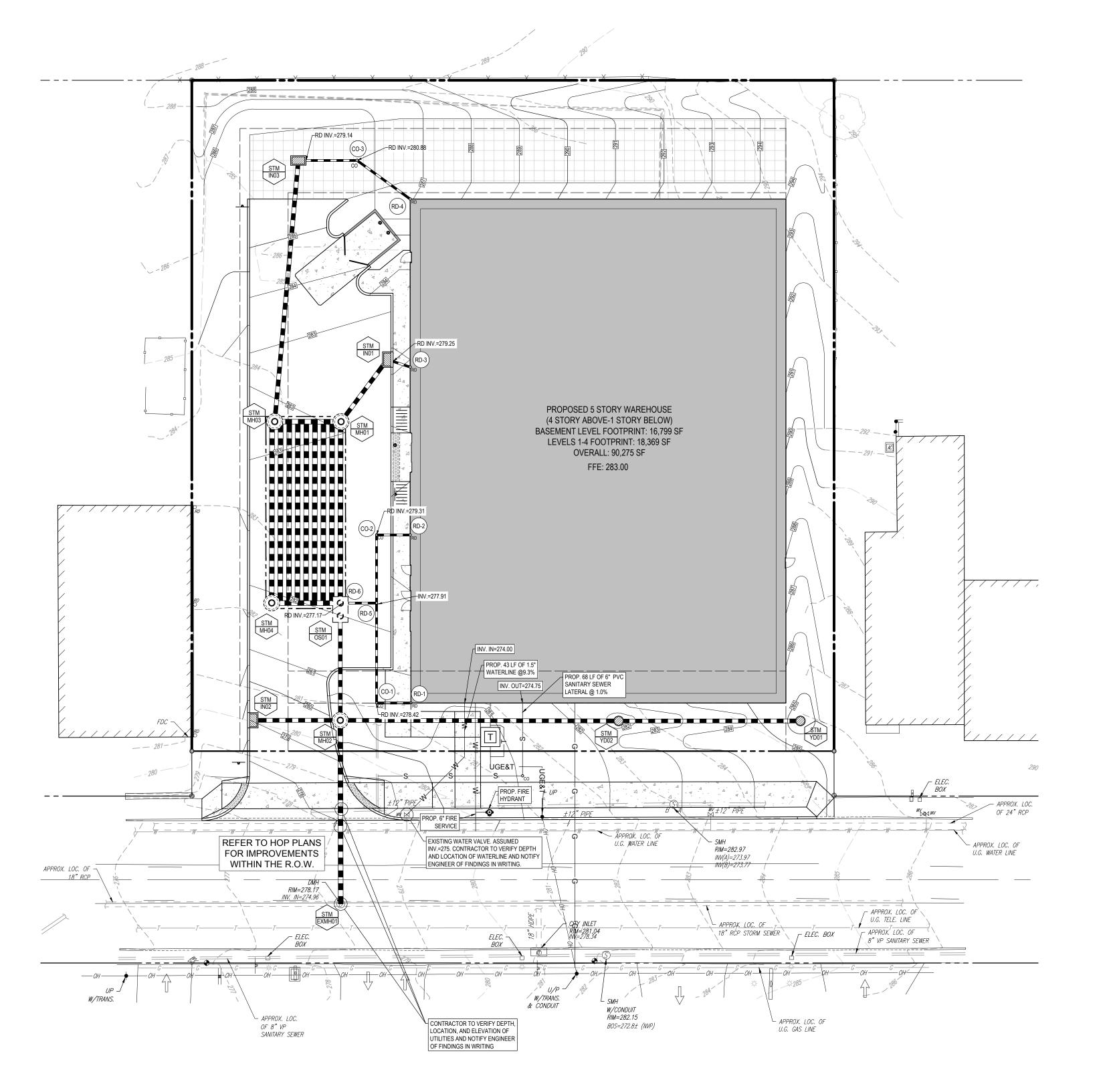
SHEET TITLE:

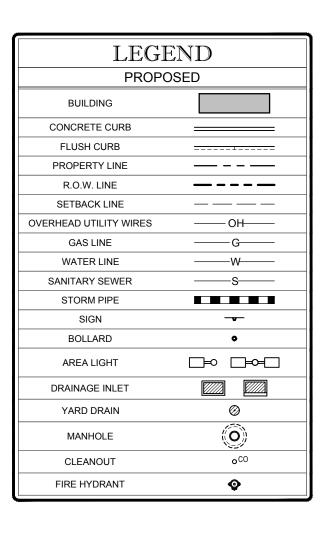
GRADING PLAN

SHEET NUMBER:

C-401



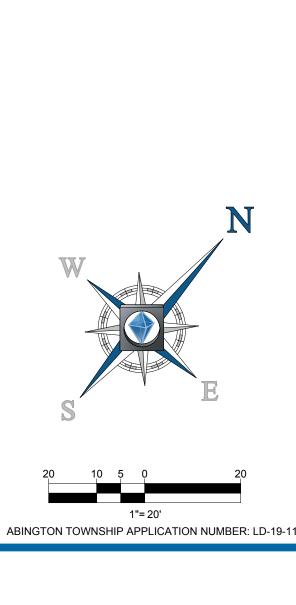




LEGE	END
EXIST	ING
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	=======
FENCE	X
TREELINE	~~~~~
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
OVERHEAD UTILITY WIRES	OH
TELEPHONE LINE	
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	= = = = =
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	Ø S
WATER/GAS VALVES	₩ GV ⊠ ⊠
FIRE HYDRANT	7
UTILITY POLE	

ST	ORM STRUCTUI	RE SCHE	CDULE
NAME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS
CO-1	CLEANOUT	281.64'	INV IN = 278.42' INV OUT = 278.42'
CO-2	CLEANOUT	282.52'	INV IN = 279.31' INV OUT = 279.31'
CO-3	CLEANOUT	285.80'	INV IN = 280.88' INV OUT = 280.88'
EXMH01	PADOT STANDARD MANHOLE	278.17'	INV IN = 274.96'
IN01	PADOT STANDARD TYPE C INLETS	282.45'	INV IN = 279.25' INV OUT = 278.40'
IN02	PADOT STANDARD TYPE C INLETS	279.00'	INV OUT = 275.64'
IN03	PADOT STANDARD TYPE M INLETS	285.22'	INV IN = 279.14' INV OUT = 278.97'
MH01	PADOT STANDARD MANHOLE	282.95'	INV IN = 277.17'
MH02	PADOT STANDARD MANHOLE	280.50'	INV IN = 275.50' INV IN = 275.50' INV IN = 275.50' INV OUT = 275.25'
MH03	PADOT STANDARD MANHOLE	283.12'	INV IN = 277.17'
MH04	PADOT STANDARD MANHOLE	281.80'	INV = 277.17'
OS01	OUTLET STRUCTURE	282.00'	INV OUT = 276.92'
RD-1	ROOF DRAIN	281.64'	INV OUT = 278.60'
RD-2	ROOF DRAIN	283.11'	INV OUT = 280.00'
RD-3	ROOF DRAIN	283.05'	INV OUT = 280.00'
RD-4	ROOF DRAIN	286.92'	INV OUT = 282.83'
RD-5	ROOF DRAIN	282.19'	INV IN = 277.91' INV IN = 277.91' INV OUT = 277.91'
RD-6	ROOF DRAIN	282.09'	INV IN = 277.17'
YD01	ADS NYLOPLAST STRUCTURE	284.75'	INV OUT = 281.50'
YD02	ADS NYLOPLAST STRUCTURE	281.75'	INV IN = 277.79' INV OUT = 277.62'

SLC	LENGTH (FT.)	TYPE	SIZE (IN.)	ТО	FROM
1.64%	31	PVC	8"	RD-5	CO-1
6.60%	21	PVC	8"	RD-5	CO-2
9.52%	18	PVC	8"	IN03	CO-3
5.09%	24	HDPE	15"	MH01	IN01
0.52%	27	HDPE	15"	MH02	IN02
2.20%	82	HDPE	15"	MH03	IN03
0.51%	57	RCP	18"	EXMH01	MH02
4.37%	33	HDPE	18"	MH02	OS01
1.68%	11	PVC	8"	CO-1	RD-1
6.58%	10	PVC	8"	CO-2	RD-2
10.00%	7	PVC	8"	IN01	RD-3
9.53%	20	PVC	8"	CO-3	RD-4
6.56%	11	PVC	8"	RD-6	RD-5
6.56%	57	HDPE	15"	YD02	YD01
2.45%	87	HDPE	15"	MH02	YD02



C-501

UTILITY

PLAN

REVISIONS

REV DATE COMMENT

1 01/17/2020 TWP SUBMISSION

2 02/13/2020 MCCD SUBMISSION

3 02/27/2020 PER TWP COMMENTS

5 04/14/2020 PER TWP COMMENTS

Know what's **below. Call** before you dig.

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JSF MANAGEMENT

LLC

PROPOSED SELF STORAGE

1538 EASTON ROAD

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PA

BOHLER ENGINEERING

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

12/12/2019 AS SHOWN

PC191166 SITE-5

DRAWN BY:

SCALE: CAD I.D.:

4 04/06/2020 MCCD SUBMISSION

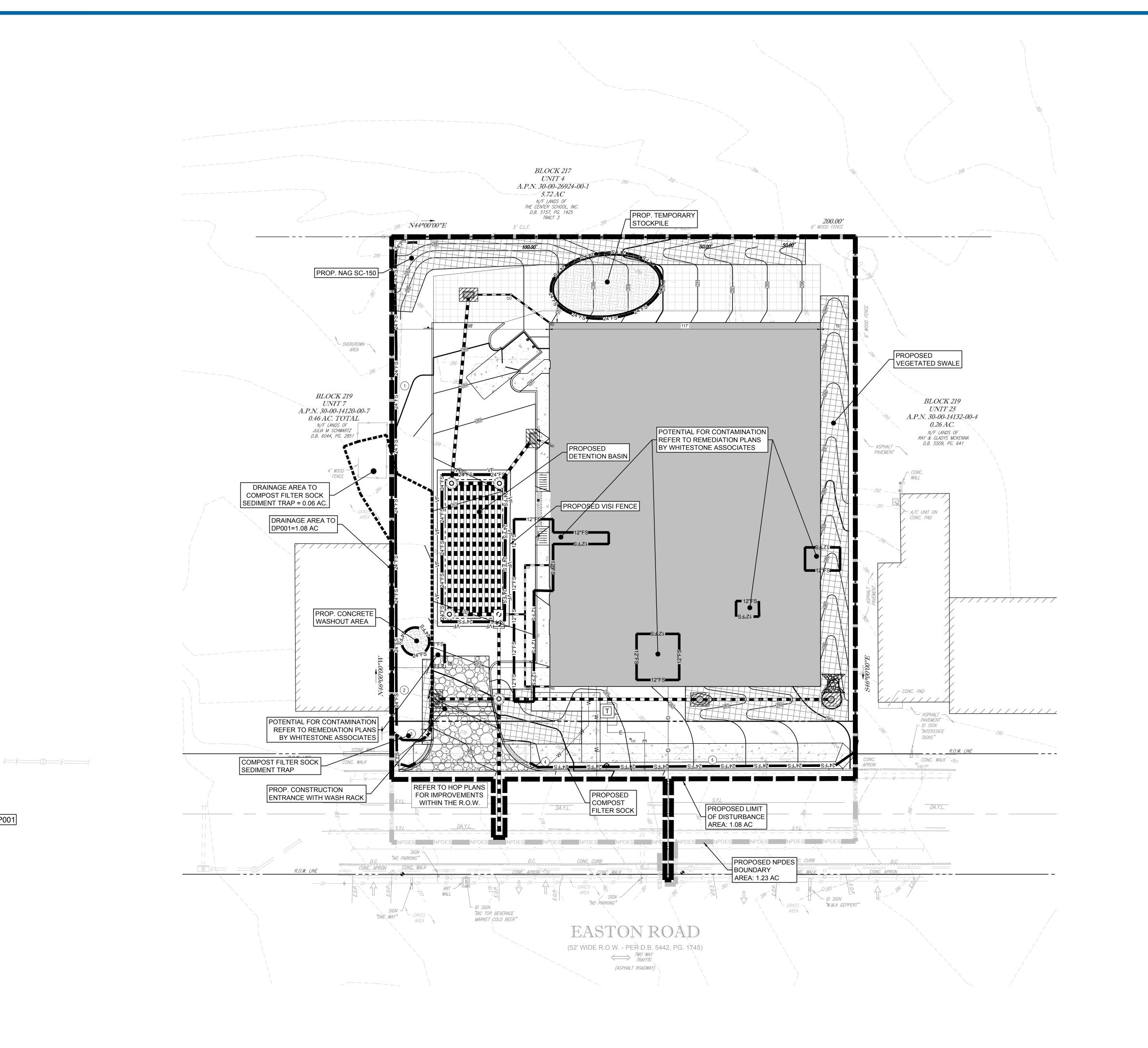
REVISION 5 - 2020

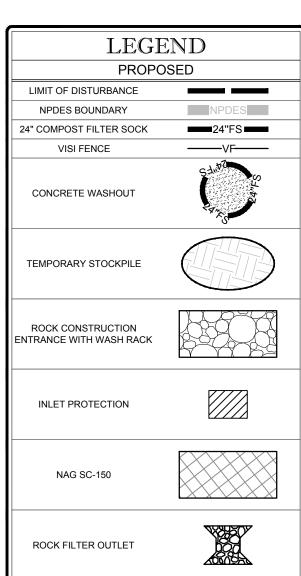
EXISITING/PROPOSED UTILITY OWNERSHIP INFORMATION:

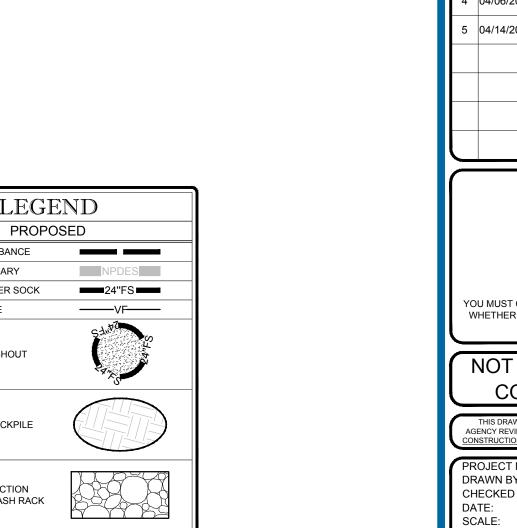
UTILITY COMPANY

ABINGTON WASTEWATER COMCAST CABLEVISION AQUA PENNSYLVANIA, INC. PECO VERIZON SANITARY SEWER CABLE/TELEPHONE WATER NATURAL GAS/ELECTRIC CABLE/TELEPHONE

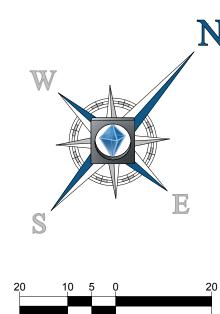
PHONE NUMBER











ABINGTON TOWNSHIP APPLICATION NUMBER: LD-19-11

SOIL EROSION &
SEDIMENT
CONTROL PLAN

1600 MANOR DRIVE, SUITE 200

CHALFONT, PA 18914

Phone: (215) 996-9100

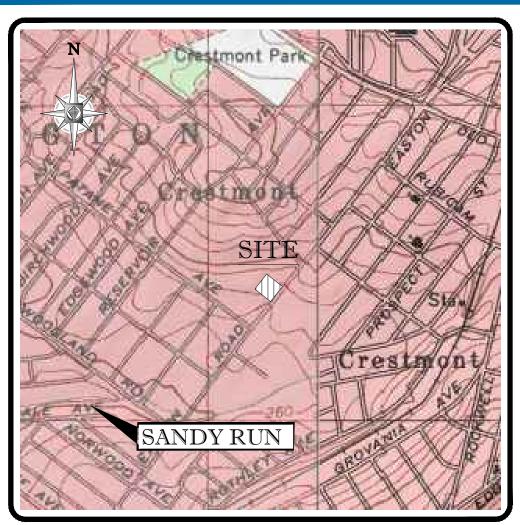
Fax: (215) 996-9102

www.BohlerEngineering.com

J.P. ALEJNIKOV

: PROFESSIONAL ENGINEER : PENNSYLVANIA LICENSE No. PE086400

C-601



USGS MAP (AMBLER QUAD)



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

THE SUBJECT SITE IS LOCATED WITHIN THE SANDY RUN WATERSHED, WHICH HAS A TSF (TROUT STOCKING) & 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

- E&S BMP - COMPOST FILTER SOCKS

§102.4(b)(5)(v)

E&S BMP - EROSION CONTROL MATTING

SERVICE AND HAULED AWAY FROM THE SITE.

- E&S BMP - STONE INLET PROTECTION - E&S BMP - STONE & CONCRETE BLOCK 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 HE 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

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

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

THERE ARE CONDITIONS DUE TO THE PREVIOUS USE OF THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION. REFER TO THE REMEDIATION PLANS BY WHITESTONE ASSOCIATES FOR ADDITIONAL INFORMATION AND REMEDIATION PROCEDURES

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 DETENTION BASIN, VEGETATED SWALES, AND SUBSTANTIAL AMOUNTS OF VEGETATION AROUND EACH OF THE BMPs. THESE MEASURES WILL HELP TO CONTROL RUNOFF VOLUME AND RATE AND THEREBY PROVIDE ADDITIONAL COOLING TIME, THEREBY MINIMIZING THERMAL IMPACTS TO THE RECEIVING STREAM.

#### PAST LAND USES

§102.4(b)(5)(xii)

IN THE PAST FIVE YEARS, THE PROPERTY WAS COMMERCIALLY DEVELOPED. IN THE PAST FIFTY YEARS, THE PROPERTY WAS ALSO COMMERCIALLY DEVELOPED.

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

### SOIL DESCRIPTIONS

- URBAN LAND, 0 TO 8 PERCENT SLOPES

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

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

SOIL GROUP

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.

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 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.

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 ON NONCROPLAND PUBLISHED BY THE PENN STATE.

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

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 STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

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

REGARDING THE LOCATIONS OF EXISTING RIPARIAN BUFFERS RELATIVE TO THE LIMIT OF DISTURBANCE AND WHETHER PROPOSED DETENTION FACILITIES ARE OUTSIDE OF PROPOSED GRADING AREAS, NOTE THE FOLLOWING:

• THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS. • THERE ARE NO PROPOSED DETENTION BMPs OUTSIDE OF PROPOSED GRADING AREAS.

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

DISTURBANCE FOR THIS PROJECT

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING: • THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF

#### SEQUENCE OF CONSTRUCTION

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, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT

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, 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 FFFECTIVENESS 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. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS. STAKE/FLAG THE LIMIT OF DISTURBANCE. WHERE STAKING IS NOT POSSIBLE/PRACTICAL. THE LIMIT OF DISTURBANCE MUST BE CONSPICUOUSLY. AND PROMINENTLY

MARKED TO DENOTE THE BOUNDARY. LIMIT OF DISTURBANCE MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT

THE ENTIRE CONSTRUCTION PROJECT. 2. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.

3. INSTALL ALL PERIMETER COMPOST FILTER SOCKS, CONSTRUCTION FENCING, AND INLET PROTECTION 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. ONCE SEDIMENT CONTROLS ARE CONSTRUCTED, STABILIZED, AND FUNCTIONING PROPERLY, DEMOLISH SITE FEATURES AS SHOWN ON THE EXISTING CONDITIONS/DEMOLITION PLAN. SITE FEATURES INCLUDE A 1-STORY MASONRY BUILDING, A 2-STORY MASONRY BUILDING, A 2-STORY METAL BUILDING, 2 SHEDS, ASPHALT PAVEMENT, BROKEN CONCRETE,

CURBS, BOLLARDS, LAMP POSTS, FENCING, AND SIGNAGE. 5. 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

6. CRITICAL STAGE: INITIATE STORM SEWER AND SUBSURFACE BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. SEE ADDITIONAL DETENTION FACILITY SEQUENCING. INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE DETENTION BASINS. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE DETENTION BASINS. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE DETENTION BASINS SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO SUBSURFACE DETENTION BASIN MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE DETENTION 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.

7. CRITICAL STAGE: INSTALL VEGETATED SWALE AND ROCK FILTER OUTLET. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF THE VEGETATED SWALE. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF VEGETATED SWALES, SHALL CONDUCT THE

8. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE

9. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING

10.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.

11. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.

12.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN. CRITICAL STAGE: INSTALL

13.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 CONTROLS. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED

14.CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE. RECYCLE OR DISPOSE 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.

16.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 NOTES AND SPECIFICATIONS.

• 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.

• 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 EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED WITH HYDRO-STRAW IE 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

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 RMPs AND PCSM RMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO FFFECTIVELY MINIMIZE POLITION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A

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

(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

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

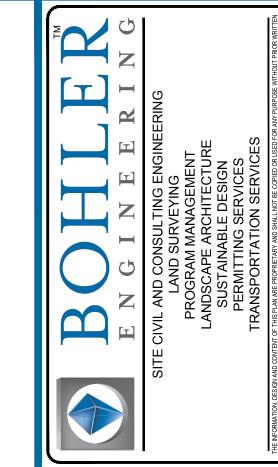
(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

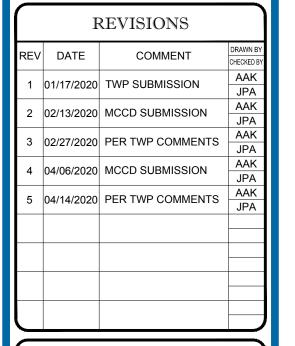
TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

TERMINATION OF COVERAGE NOT: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE ALITHORIZED 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.







OU MUST CALL 811 BEFORE ANY EXCAVATION

WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 NOT APPROVED FOR

CONSTRUCTION

AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS</u> ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI DRAWN BY: CHECKED BY 12/12/2019 AS SHOWN

PC191166 DETAILS-5

CADID

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

ISF MANAGEMENT

PROPOSED

SELF STORAGE 1538 EASTON ROAD ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA



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



SOIL EROSION & CONTROL NOTES

**REVISION 5 - 2020** 

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

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 CUTS/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM

 DIRECT RUNOFF TO AN UNDERGROUND STORM WATER BASIN TO CONTROL RUNOFF RATES DECREASE THE OVERALL IMPERVIOUS ACREAGE IN THE DEVELOPED CONDITION

#### 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

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

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

- 2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR

PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

- 7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING
- 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 EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- 9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- 10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET seg 271.1. AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED,
- 11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- 13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDISTURBED VEGETATED AREAS.
- 14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES)
- 15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH 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 MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- 17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

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

- 20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE
- 21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS
- 24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN
- 27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING NON-GERMINATING MONTHS MULICH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED. WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS
- 28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- 29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE
- 30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
- 31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON
- 32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL
- 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 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. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

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

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

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

5. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE. WASH WATER. AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.

6. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.

7. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.

8. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

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

#### SEEDING SPECIFICATIONS

FOLLOWS:

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 5) PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS

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 (64 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:

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.

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 A. SEED SHALL BE APPLIED IN A NON-COMPACTED. ROUGHENED TOPSOIL. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:

II. BROADCAST SEEDING (TWO DIRECTIONS) III HYDROSEEDING (TWO DIRECTIONS) C. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS

ACHIEVED: I. TEMPORARY STABILIZATION WITH STRAW:

CONDITION.

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

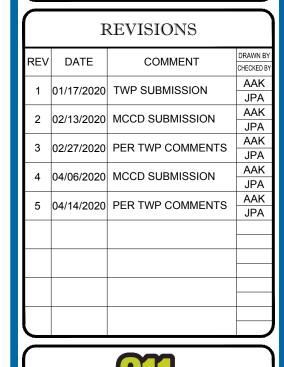
1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH

MANUFACTURER SPECIFICATIONS. 2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER 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

D. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).







NOT APPROVED FOR

CONSTRUCTION

AS SHOWN

PC191166 DETAILS-5

WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

1-800-242-1776

AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS</u> ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI DRAWN BY: CHECKED BY: DATE: 12/12/2019

CADID

SCALE:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

ISF MANAGEMENT

PROPOSED SELF STORAGE

1538 EASTON ROAD **ABINGTON TOWNSHIP** MONTGOMERY COUNTY, PA

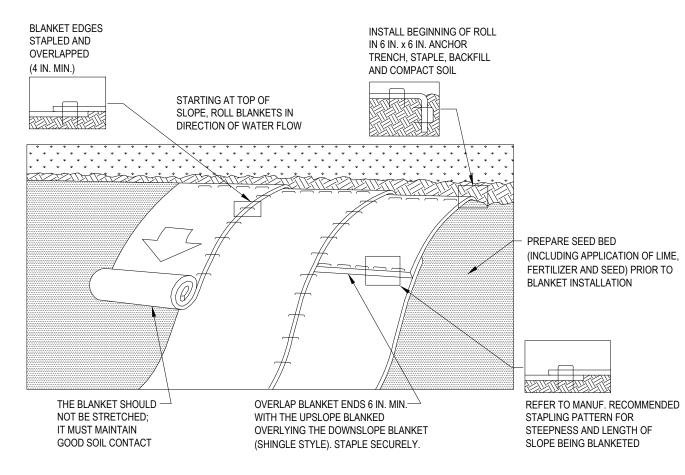


1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com



SOIL EROSION & SEDIMENT CONTROL NOTES

**REVISION 5 - 2020** 



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.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

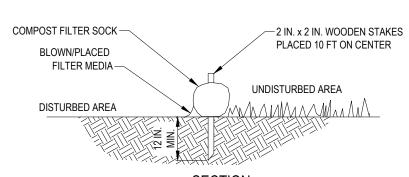
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

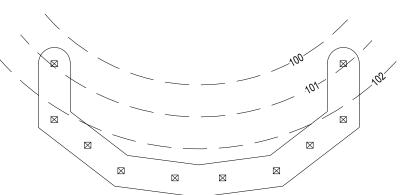
THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

#### STANDARD CONSTRUCTION DETAIL #11-1 **EROSION CONTROL BLANKET INSTALLATION**

NOT TO SCALE





#### FILTREXX

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 IMEEDIATELY 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 INSTPEDTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED

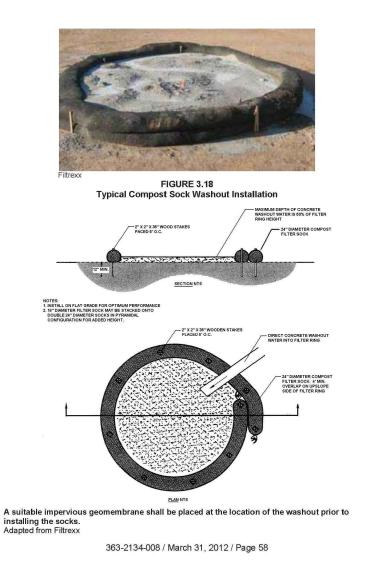
ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS, PHOTODEGRADABLE SOCKS AFTER ONE (1)

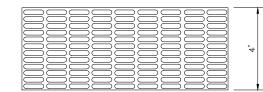
YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN

PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A WHEN COMPOST FILTER SOCK IS PLACED ON PAVEMENT, CONCRETE BLOCKS SHALL BE USED IN PLACE OF WOODEN.

STAKES TO SECURE THE COMPOST FILTER SOCK.

# STANDARD CONSTRUCTION DETAIL #4-1





NOTES:

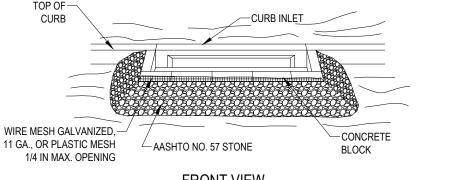
1. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS

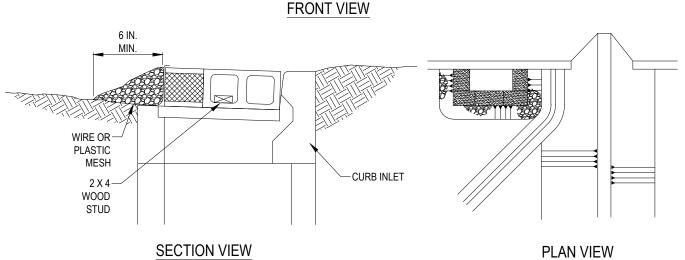
1. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME THE FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWN CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION

 POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3
 OF THE HEIGHT OF THE POST. FOR EXAMPLE A 6 FOOT POST
 SHOULD BE AT LEAST 2 FEET IN THE GROUND. 3. SPACE POSTS EVERY 6 TO 8 FEET.

SECURE FENCING TO POSTS WITH NYLON CABLE TIES. WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

× VISI PERIMETER FENCE DETAIL S10 SCALE: N.T.S. REV.: 2015.03.09





NOTES:

MAXIMUM DRAINAGE AREA = 1 ACRE.

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

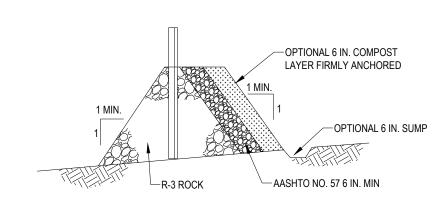
ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

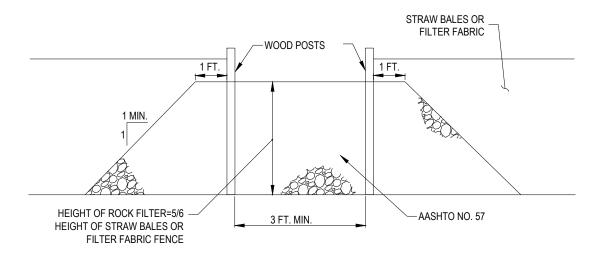
FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

#### STANDARD CONSTRUCTION DETAIL #4-17 STONE AND CONCRETE BLOCK INLET PROTECTION - TYPE C INLET



### **OUTLET CROSS-SECTION**

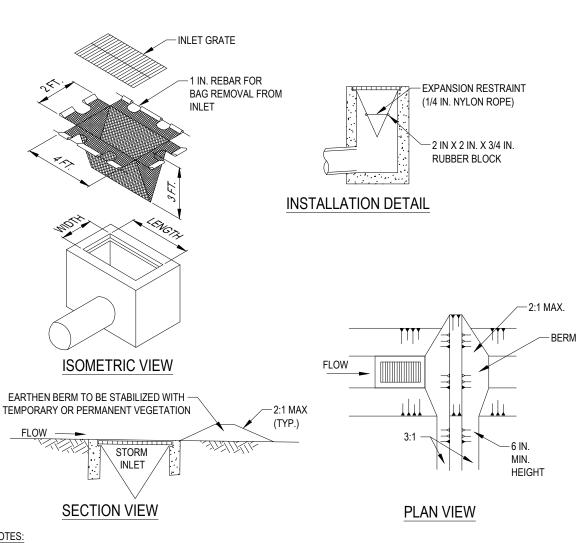


#### UP-SLOPE FACE

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

> STANDARD CONSTRUCTION DETAIL #4-6 **ROCK FILTER OUTLET**

> > NOT TO SCALE



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

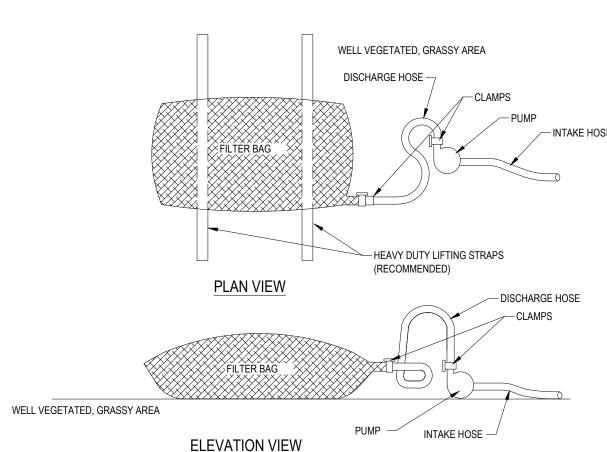
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY

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 REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

#### STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET NOT TO SCALE



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

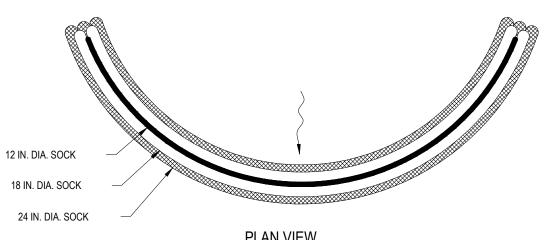
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

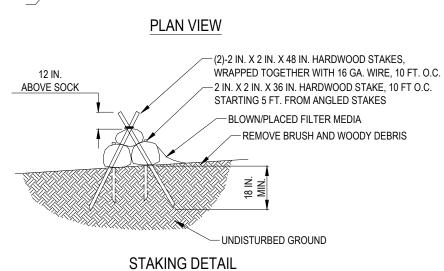
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

> STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

> > NOT TO SCALE





#### DESIGN NOTES:

1. COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP.

2. MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT 3. SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL HEIGHT OF THE TRAP.

4. SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN ON THE PLAN VIEW.

5. ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

SOCK MATERIAL SHALL MEET THE STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST SOCK SEDIMENT TRAPS SHALL NOT EXCEED THREE SOCKS IN HEIGHT AND SHALL BE STACKED IN PYRAMIDAL FORM AS SHOWN ABOVE. MINIMUM TRAP HEIGHT IS ONE 24" DIAMETER SOCK. ADDITIONAL STORAGE MAY BE PROVIDED BY MEANS OF AN EXCAVATED SUMP 12" DEEP EXTENDING 1 TO 3 FEET UPSLOPE OF THE SOCKS ALONG THE LOWER SIDE OF THE TRAP.

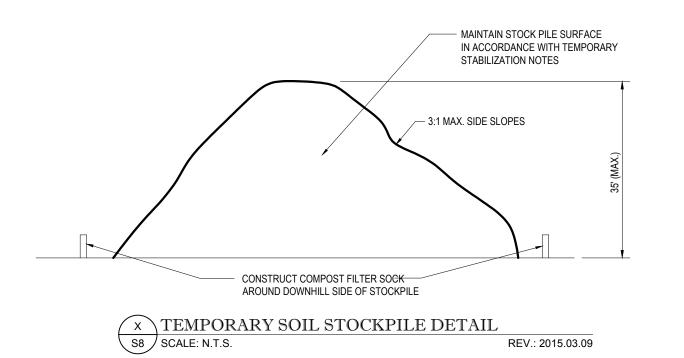
COMPOST SOCK SEDIMENT TRAPS SHALL PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12" FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE. (SEE MANUFACTURER FOR ANTICIPATED SETTLEMENT.)

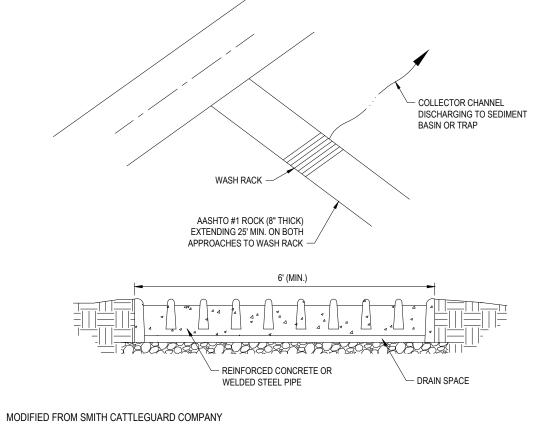
THE MAXIMUM TRIBUTARY DRAINAGE AREA IS 5.0 ACRES. SINCE COMPOST SOCKS ARE "FLOW-THROUGH," NO SPILLWAY IS REQUIRED.

COMPOST SOCK SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE SOCKS.

PHOTODEGRADABLE AND BIODEGRADABLE SOCKS SHALL NOT BE USED FOR MORE THAN 1 YEAR.

#### STANDARD CONSTRUCTION DETAIL #3-11 COMPOST SOCK SEDIMENT TRAP





WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.

WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC. A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

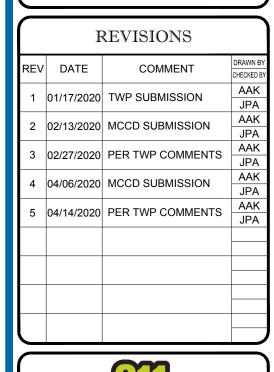
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN

SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-2 ROCK CONSTRUCTION ACCESS WITH WASH RACK NOT TO SCALE

ABINGTON TOWNSHIP APPLICATION NUMBER: LD-19-11







WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI

PC191166 DETAILS-5

DRAWN BY: 12/12/2019 AS SHOWN

CADID

PRELIMINARY/FINAI LAND DEVELOPMENT PLANS

JSF MANAGEMENT

PROPOSED

SELF STORAGE 1538 EASTON ROAD **ABINGTON TOWNSHIP** MONTGOMERY COUNTY, PA

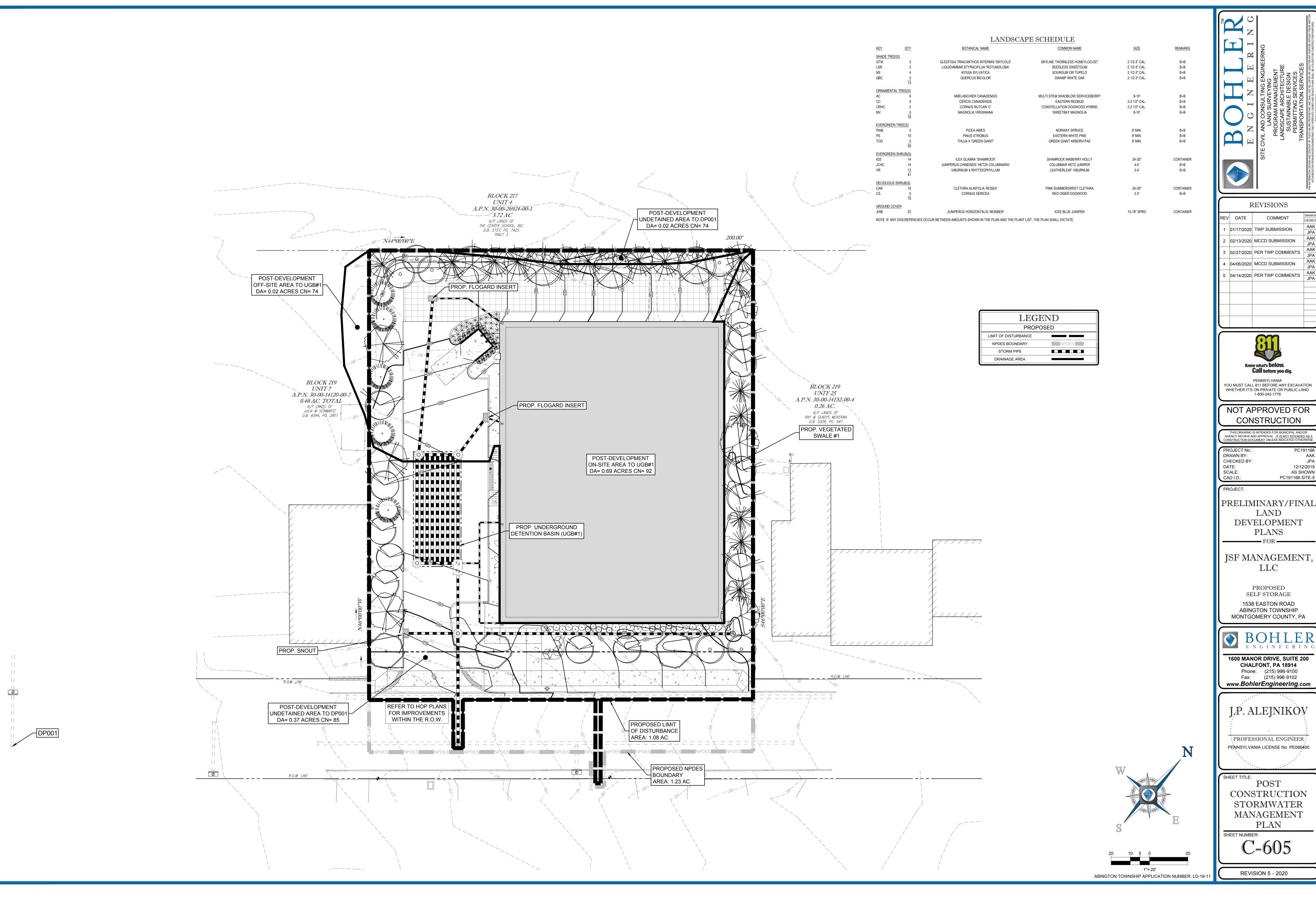


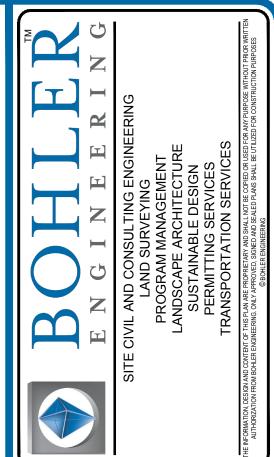
1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

J.P. ALEJNIKOV

: PROFESSIONAL ENGINEER . PENNSYLVANIA LICENSE No. PE086400

SOIL EROSION & SEDIMENT CONTROL DETAILS





REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	04/47/2020	TWP SUBMISSION	AAK	
1	01/17/2020	TWP SUBMISSION	JPA	
2	02/13/2020	MCCD SUBMISSION	AAK	
	02/10/2020	mood codimioolor	JPA	
3	02/27/2020	PER TWP COMMENTS	AAK	
0 02/2//2020 1 = 1			JPA	
4	04/06/2020	MCCD SUBMISSION	AAK	
			JPA AAK	
5	04/14/2020	PER TWP COMMENTS	JPA	
			0.71	

Į		OVAL. <u>IT IS NOT INTENDED AS A</u> JINLESS INDICATED OTHERWISE.
1	PROJECT No.:	PC191166
П	DRAWN BY:	AAK
П	CHECKED BY:	JPA
П	DATE:	12/12/2019
П	SCALE:	AS SHOWN
I	CAD I.D.:	PC191166 SITE-5

#### SEOUENCE OF CONSTRUCTION

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, 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. 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 FFFECTIVENESS 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. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS. STAKE/FLAG THE LIMIT OF DISTURBANCE. WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LIMIT OF DISTURBANCE MUST BE CONSPICUOUSLY, AND PROMINENTLY. MARKED TO DENOTE THE BOUNDARY. LIMIT OF DISTURBANCE MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

2. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.

3. INSTALL ALL PERIMETER COMPOST FILTER SOCKS, CONSTRUCTION FENCING, AND INLET PROTECTION 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. ONCE SEDIMENT CONTROLS ARE CONSTRUCTED. STABILIZED, AND FUNCTIONING PROPERLY, DEMOLISH SITE FEATURES AS SHOWN ON THE EXISTING CONDITIONS/DEMOLITION PLAN. SITE FEATURES INCLUDE A 1-STORY MASONRY BUILDING A 2-STORY MASONRY BUILDING, A 2-STORY METAL BUILDING, 2 SHEDS, ASPHALT PAVEMENT, BROKEN CONCRETE CURBS, BOLLARDS, LAMP POSTS, FENCING, AND SIGNAGE.

5. 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 BUILK OF FARTHWORK 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.

6. CRITICAL STAGE: INITIATE STORM SEWER AND SUBSURFACE BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. SEE ADDITIONAL DETENTION FACILITY SEQUENCING, INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE DETENTION BASINS. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE DETENTION BASINS. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE DETENTION BASINS. SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO SUBSURFACE DETENTION BASIN MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE DETENTION 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.

7. CRITICAL STAGE: INSTALL VEGETATED SWALE AND ROCK FILTER OUTLET. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF THE VEGETATED SWALE. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF VEGETATED SWALES, SHALL CONDUCT THE

8. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE.

9. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING

10.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

11.INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.

12.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN. CRITICAL STAGE: INSTALL NATIVE SPECIES.

13.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 CONTROLS ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED

14. 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. 15 DEMOBILIZE

16.A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

#### RECEIVING SURFACE WATERS

1. THE SUBJECT SITE DRAINS TO SANDY RUN VIN STORM SEWERS, WHICH HAS A TSF

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

(TROUT STOCKING) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

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 MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM

 DIRECT RUNOFF FROM IMPERVIOUS SURFACES TO BMPS • THE USE OF NATIVE SPECIES REQUIRES LESS FERTILIZATION AND CHEMICAL APPLICATION THAN NONNATIVE SPECIES.

THE FOLLOWING MEASURES WERE TAKEN TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF:

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE ANY INCREASE IN STORMWATER

RUNOFF VOLUME: • RE-VEGETATE DISTURBED AREAS TO HELP REDUCE RUNOFF VOLUME

MEASURES WERE TAKEN TO MINIMIZE IMPERVIOUS AREAS.

MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

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

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE LAND CLEARING AND GRADING:

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:

ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCES

• ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCES • USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING

OPERATIONS GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

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 STORMWATER RUNOFF: RE-VEGETATE DISTURBED AREAS TO HELP REDUCE RUNOFF VOLUME

### 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 - STONE INLET PROTECTION

- E&S BMP - STONE & CONCRETE BLOCK 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

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 OR SOIL CONDITIONS

THERE ARE CONDITIONS DUE TO THE PREVIOUS USE OF THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION. REFER TO THE REMEDIATION PLANS BY WHITESTONE ASSOCIATES FOR ADDITIONAL INFORMATION AND REMEDIATION PROCEDURES.

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

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

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:

(1) 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

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.

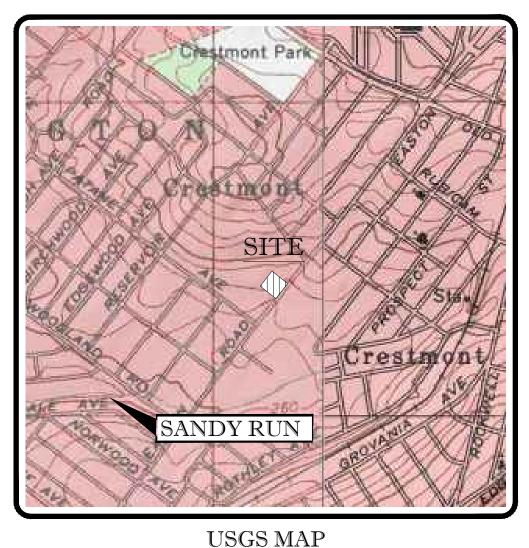
RIPARIAN FOREST BUFFER MANAGEMENT PLAN

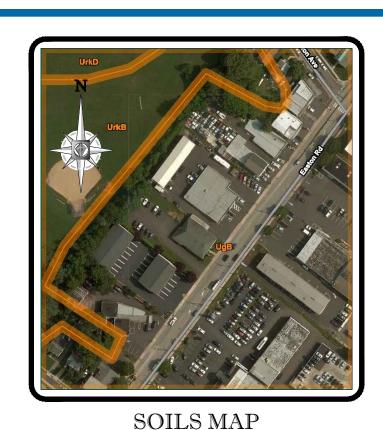
REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS. NOTE THE FOLLOWING: • THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

#### PAST LAND USES

SIGNAGE AND SHOWN ON SITE MAPS.

IN THE PAST FIVE YEARS, THE PROPERTY WAS COMMERCIALLY DEVELOPED. IN THE PAST FIFTY YEARS, THE PROPERTY WAS ALSO COMMERCIALLY DEVELOPED





DETERMINE SITE SPECIFIC PH REACTION.

(AMBLER QUAD)

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

SOIL DESCRIPTIONS

SOIL GROUP DESCRIPTION

THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

- URBAN LAND, 0 TO 8 PERCENT SLOPES

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

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

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

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

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

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 ON NONCROPLAND PUBLISHED BY THE PENN STATE.

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

EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

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.

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

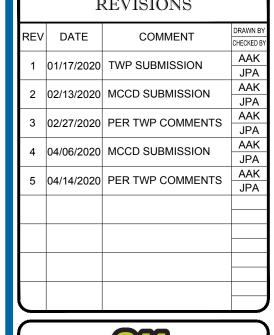
RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING

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 STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED







OU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776

PENNSYI VANIA

#### NOT APPROVED FOR CONSTRUCTION

AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS</u> ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI DRAWN BY: CHECKED BY: DATE: 12/12/2019

AS SHOWN

SCALE: CAD I.D.: PC191166 DETAILS-5

PRELIMINARY/FINAL

LAND

DEVELOPMENT

PLANS

ISF MANAGEMENT

LLC

PROPOSED SELF STORAGE 1538 EASTON ROAD ABINGTON TOWNSHIP



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

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POST CONSTRUCTION STORMWATER MANAGEMENT

NOTES

**REVISION 5 - 2020** 

#### LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

#### §102.8(f)(10)

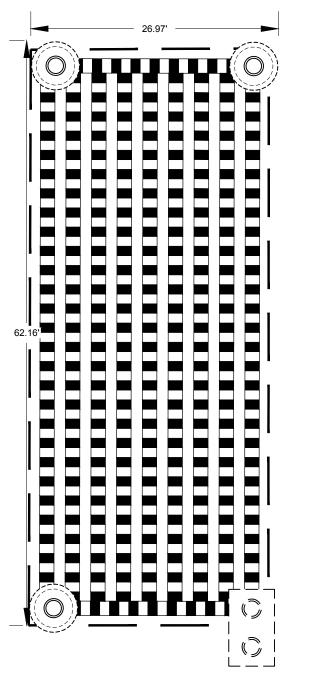
- 1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, 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 DETENTION 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
- 6. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED. FOR ABOVE-GROUND DETENTION FACILITIES, REMOVE AND REPLACE SAND/STONE LAYER AS NECESSARY IF FACILITY DEWATERING TIME EXCEEDS 72 HOURS.

JSF MANAGEMENT, LLC IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED

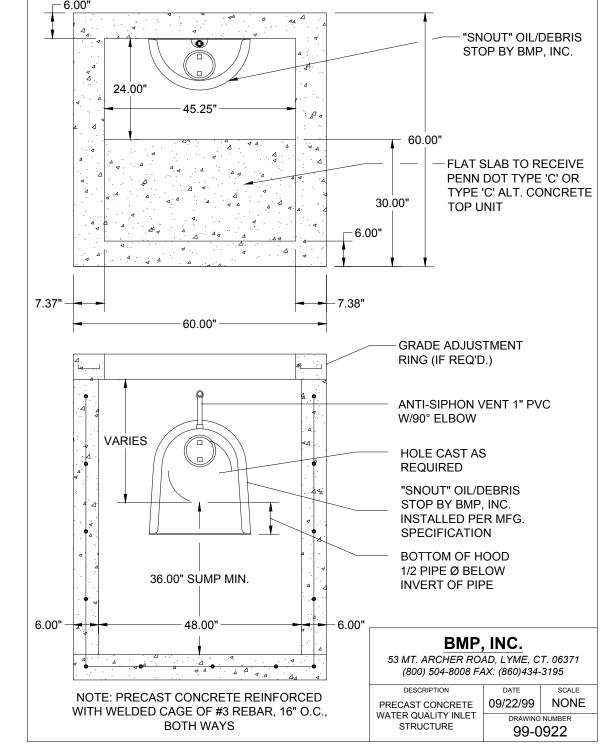
#### PCSM - GENERAL BMP NOTES

- 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.
- 3. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE PROPOSED BMP BOTTOMS
- 4. REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED STORMWATER MANAGEMENT BMPs.
- 5. REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.
- 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 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.

BMP NO.	DESCRIPTION	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE INDICATORS
STORM DRAINAGE SYSTEM AND INLET FILTERS	INLETS, MANHOLES, INLET FILTERS, AND STORMWATER PIPING.	EVERY 3 MONTHS	INSPECT INLETS, MANHOLES, INLET FILTERS, AND STORMWATER PIPING	CLEAR SEDIMENT AND DEBRIS FROM ALL ON-SITE INLETS, MANHOLES, INLET FILTERS AND, STORMWATER PIPING.	EXCESSIVE PONDING AROUND THE INLET GRATES COULD INDICATE THAT THERE MAY BE SEDIMENT/DEBRIS BUILDUP.
SWALES	DRAINAGE CHANNELS THAT CONVEY STORMWATER OVER LAND.	ANNUALLY OR AFTER EACH STORM >3"	INSPECT FOR EROSION AND/OR SEDIMENT ACCUMULATION	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 STATE REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.	CHANNEL EROSION OR VEGETATION FAILS TO ESTABLISH OR DIES OFF.
UNDERGROUND DETENTION BASIN	AN UNDERGROUND DETENTION BASIN IS A NETWORK OF PIPES ENCOMPASSED BY STONE THAT STORES RUNOFF.	AFTER EACH STORM >3"	INSPECT WATER DRAWDOWN TIME TO BE WITHIN 72 HOURS	ACCUMULATED DEBRIS AND SEDIMENT IN INLETS OR YARD DRAINS SHOULD BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.	IF ANY DETENTION BASIN IS OBSERVED TO FAIL TO DEWATER WITHIN THE ALLOWABLE 72 HOURS THE OWNER SHALL NOTIFY THE ENGINEER OF RECORD OR QUALIFIED GEOTECHNICAL ENGINEER TO DEVELOP A PLAN TO ADDRESS THE DEFICIENCY.
		4 TIMES PER YEAR	INSPECT FOR ANY PONDING WATER		
		2 TIMES PER YEAR	INSPECT STRUCTURES     INSPECT FOR SEDIMENT ACCUMULATION     INSPECT VEGETATIVE COVER CONDITION		TO ADDICES THE DELIGIENCY.
		ANNUALLY	INSPECT FOR INVASIVE PLANT SPECIES		



PLAN VIEW OF SUBSURFACE DETENTION BASIN SCALE: N.T.S.



"ULTIMATE" BYPASS

SUPPORT BASKET

ABSORBENT POUCHES

(FLAT GRATE STYLE)

FLOGARD+PLUS® FILTER

-INSTALLED INTO CATCH BASIN-

LO-GARD® +FILTER

48 X 48 48 X 54

FGP-1836FGO 18 X 36 20 X 40 6.9

FGP-2436FGO 20 X 36 24 X 40 8.0

FloGard®+PLUS

CATCH BASIN FILTER INSERT

(Flat Grated Inlet Style)

24 X 24 28 X 28

FGP-SD24F

SPECIFIER CHART

-20 Inches-

U.S. PATENT # 6,00,023 & 6,877,029

Fossil Rock 7

GASKET -

CATCH BASIN \_\_\_\_

DETAIL A

Filter insert shall have both an "initial" filtering bypass

and "ultimate" high flow bypass feature.

FloGard® insert for "shallow" installations.

5. Filter medium shall be Fossil Rock ™, installed and

7. Filtered flow r/rate includes a safety factor of two.

FloGard®+Plus (frame mount) high capacity catch basin inserts

devices to fit non-standard, or combination style catch basins.

Filter support frame shall be constructed from stainless steel

the bottom of the grate and top of outlet pipe(s), or refer to the

maintained in accordance with manufacturer specifications.

KriStar Enterprises, Inc.

360 Sutton Place, Santa Rosa, CA 95407

FGP-0001 D 0059 JPR 12/30/08 JPR 11/3/06 SHEET 1 OF 2

BYPASS FEATURES

MODEL NO.

FGP-2448F8

FGP-2440F8

FGP-3648F8

FGP-SD24F8

FGP-1836F8GO

FGP-2436F8GO

KriStar Enterprises, Inc.

360 Sutton Place, Santa Rosa, CA 95407 Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

PRAWING NO. REV | ECO | D | 0059 JPR 12/30/08 | D | JPR 11/3/06 | SHEET 2 OF 2

FGP-48F8

FGP-28F8

SHALLOW DEPTH -12 Inches-

Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

U.S. PATENT # 6,00,023 & 6,877,029

6. Storage capacity reflects 80% of maximum solids collection prior

are available in most sizes and styles (see specifier chart, sheet 2 of 2). Refer to the FloGard®+Plus (wall mount) insert for

53 MT. ARCHER RD.

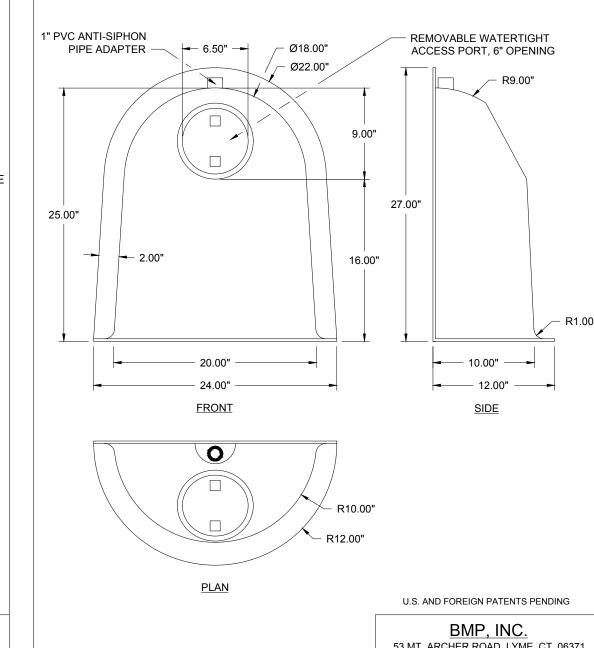
WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL

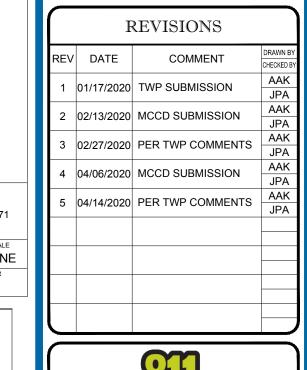
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT

INSTALLATION KIT.
INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER

D. 3/8" STAINLESS STEEL BOLTS E. ANCHOR SHIELDS

. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING



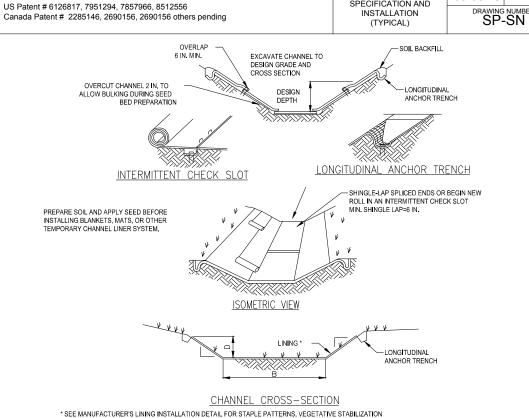


TYPICAL INSTALLATION **CONFIGURATION DETAIL** OIL AND DEBRIS - OUTLET PIPE (HIDDEN) FRONT VIEW SNOUT OIL-WATER-DEBRIS SEPARATOR INSTALLATION DETAIL ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE

AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. DETAIL B DLL FREE: (800) 504-8008 OR (888) 434-0277 ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS. AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL) INSTALLATION NOTE: 4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D. 3. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION. BETWEEN HOOD AN STRUCTURE (SEE DETAIL B) THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.

9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8' STAINLESS. STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE ). INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES DESCRIPTION OIL- DEBRIS HOOD 09/08/15 NONE SPECIFICATION AND SP-SN



OR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.

SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS
PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY. STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL ABINGTON TOWNSHIP APPLICATION NUMBER: LD-19-1

53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860)434-3195 DESCRIPTION 18F SNOUT OIL | 09/14/99 | NONE & DEBRIS STOP 99-0914 Call before you dig PENNSYI VANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION



WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

1-800-242-1776

AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS</u> ONSTRUCTION DOCUMENT UNI ESS INDICATED OTHERWIS DRAWN BY:

12/12/2019

AS SHOWN

SCALE: PC191166 DETAILS-5 CADID

CHECKED BY:

PRELIMINARY/FINAI LAND DEVELOPMENT PLANS

JSF MANAGEMENT

PROPOSED

SELF STORAGE 1538 EASTON ROAD **ABINGTON TOWNSHIP** MONTGOMERY COUNTY, PA



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

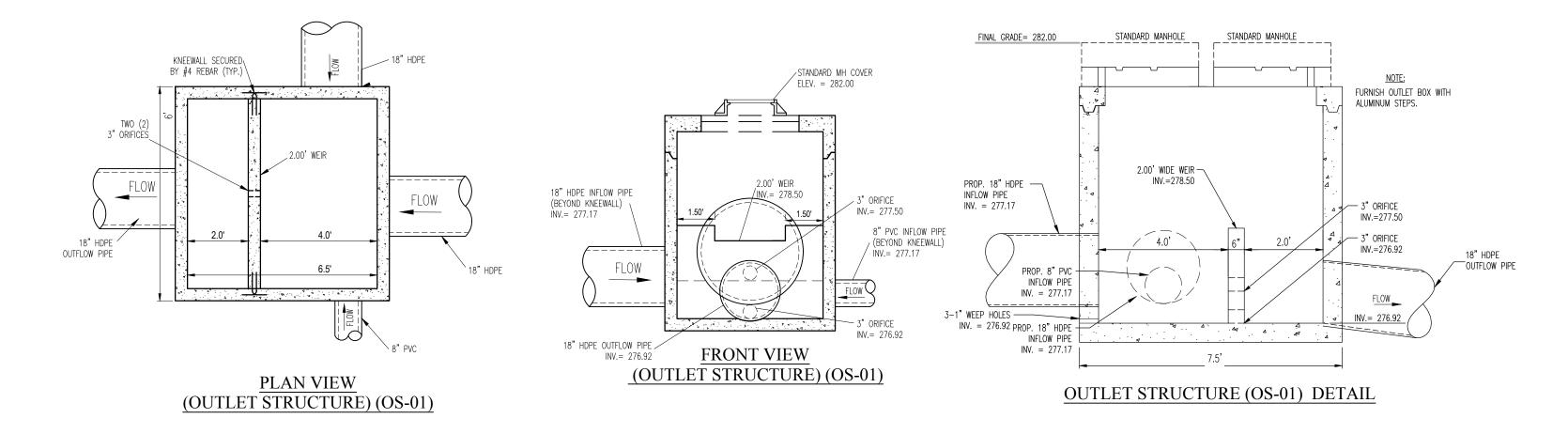
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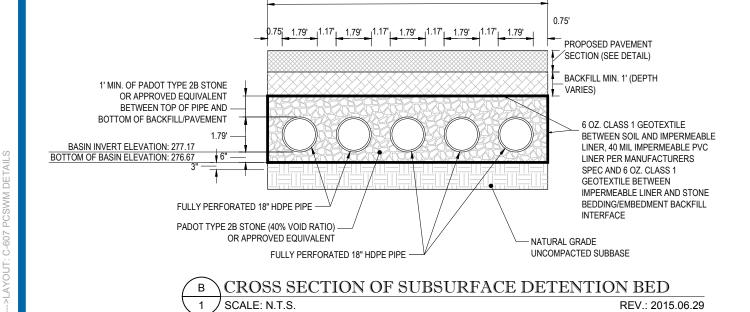
: PROFESSIONAL ENGINEER . PENNSYLVANIA LICENSE No. PE086400

POST CONSTRUCTION STORMWATER MANAGEMENT

DETAILS

**REVISION 5 - 2020** 





EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.

(9 - 55 LF 18" HDPE PIPES)

GENERAL CONSTRUCTION SEQUENCE FOR DETENTION FACILITY (CRITICAL STAGE) 1.) PROTECT DETENTION AREA, THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION

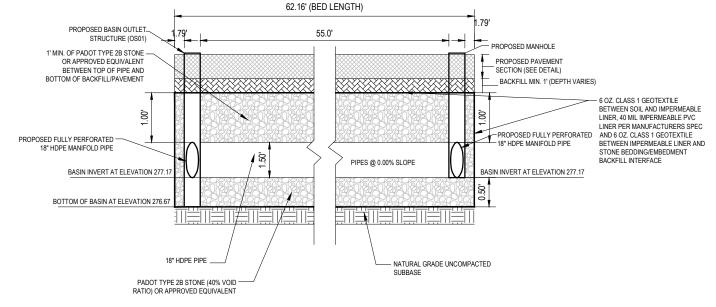
2.) INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED. DIVERT SEDIMENT LADEN RUNOFF AWAY FROM AREAS TO BE USED FOR DETENTION. 3.) INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.

4.) EXCAVATE DETENTION FACILITY BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. USE NON-MECHANICAL METHODS FOR FINAL GRADING. FOLLOWING EXCAVATION OF THE DETENTION BASIN BOTTOM, INSTALL COMPOST FILTER SOCK AND VISI FENCE AROUND THE PERIMETER OF THE EXCAVATED AREA.

5.) WHEN THE BASIN IS EXPOSED TO EITHER COMPACTION FROM HEAVY CONSTRUCTION TRAFFIC AND / OR SEDIMENT LADEN WATER, EXCAVATE DETENTION BASIN SOILS TO PROVIDE AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. THIS MATERIAL SHOULD BE REMOVED WITH LOW GROUND PRESSURE EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINAL GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.

6.) PROVIDE TOPSOIL MEETING PROJECT SPECIFICATIONS. SEED AND STABILIZE TOPSOIL. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

7.) GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS, ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES, THE EDGE STRIP SHOULD BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE. APPROVED SOIL MEDIA SHOULD BE PLACED OVER DETENTION BED IN MAXIMUM 6-INCH LIFTS. FOLD AND SECURE NON-WOVEN GEOTEXTILE OVER DETENTION TRENCH, WITH MINIMUM OVERLAP OF 16-INCHES.



1.) UTILIZE A UNIFORMLY GRADED CRUSHED STONE (2B), PROVIDED THAT THE STONE IS PROPERLY CLEANED AND THAT A MINIMUM VOID RATIO OF 40% IS PROVIDED. HIGHER VOID THE RATIOS MAY BE SELECTED BY THE DESIGN ENGINEER, AND IF SO, THE DESIGN VOID RATIO SHALL GOVERN. IN ORDER TO INSURE THAT THE STONE USED IS PROPERLY CLEANED, IN ADDITION TO AASHTO DESIGNATION: M43-88 GRADATION, THE PERCENT PASSING THE NO. 200 SIEVE SHALL

2.) A CERTIFICATION FROM THE MANUFACTURER DOCUMENTING THE FULL GRADATION AND VOID RATIO SHALL BE OBTAINED.

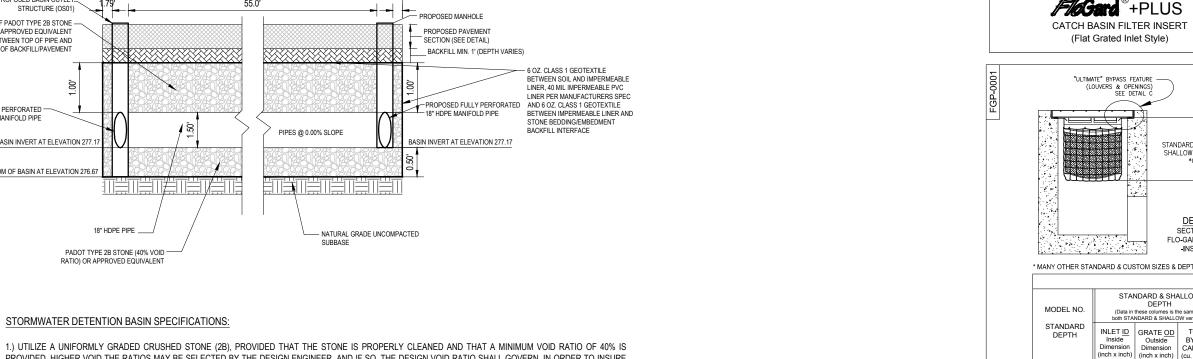
7.) ONLY CLEAN AGGREGATE, FREE OF DEBRIS, SHALL BE ALLOWED.

8.) THE TOP, SIDES, AND BOTTOM OF THE BED SHALL BE COVERED WITH CONTINUOUS NON-WOVEN GEOTEXTILE, MIRAFI 140N, AMOCO 4547, GEOTEX 451, OR APPROVED EQUIVALENT.

9.) CONSTRUCTION OF THE FACILITY SHALL PREVENT SILT FROM CLOGGING THE AGGREGATE BACKFILL.

11.) THE BEDS SHALL BE BACKFILLED WITH CLEAN WASHED AGGREGATE AND SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF

B CROSS SECTION OF SUBSURFACE DETENTION BED 2 SCALE: N.T.S.

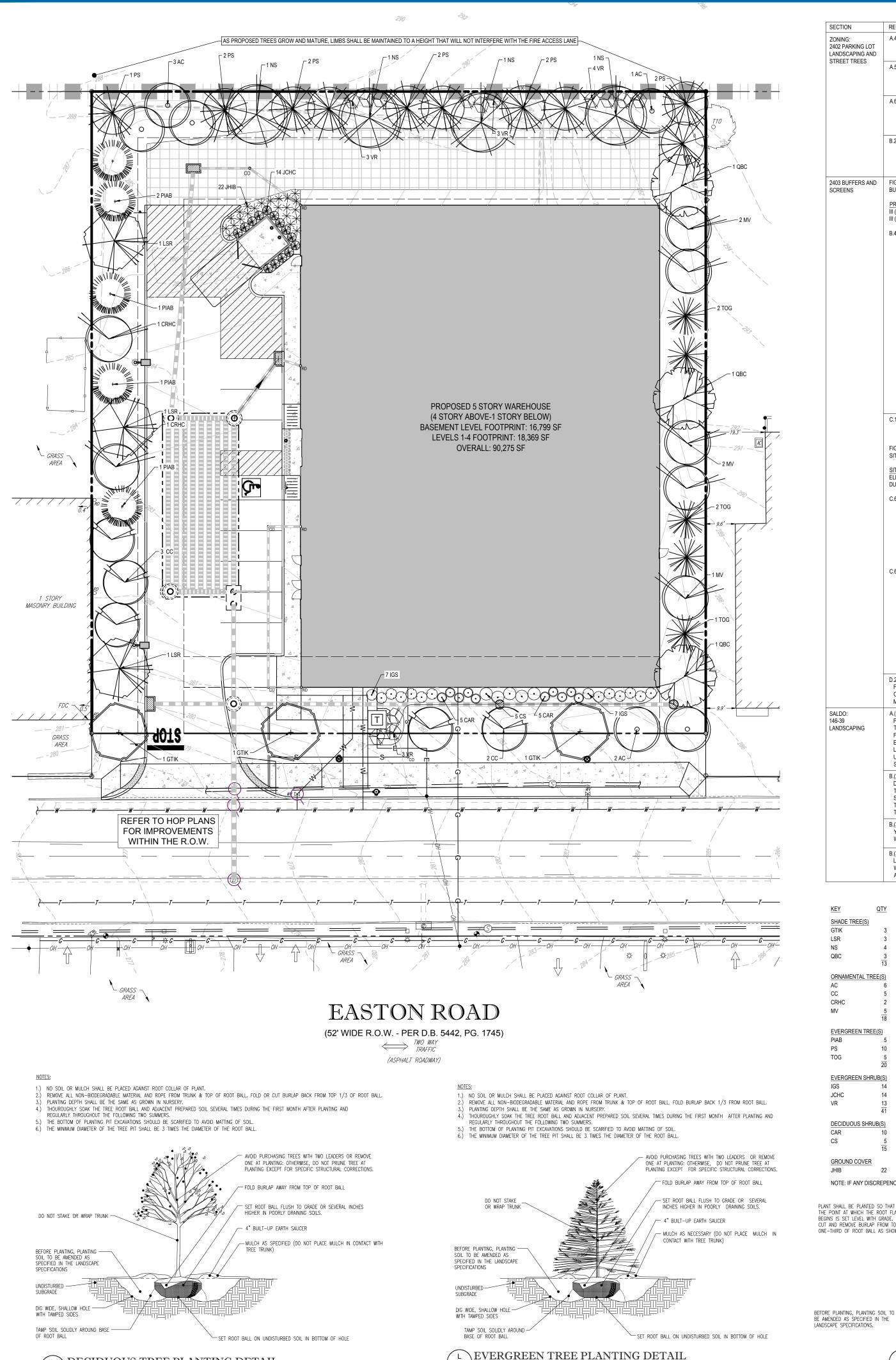


FGP-16F8 FGP-1624F8 FGP-18F8 3.) WHEN IN THE OPINION OF THE TOWNSHIP INSPECTOR OR THE GEOTECHNICAL ENGINEER THE STONE IS NOT CONSISTENT WITH THE APPROVED SAMPLE. IT FGP-1820F8 WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE STONE RETESTED AND CERTIFIED BEFORE ANY ADDITIONAL STONE IS INSTALLED OR FGP-1824F8 FGP-1836F8 FGP-2024F FGP-2024F8 4.) ALL STONE SAMPLES AND CERTIFICATIONS SHALL BE SUBMITTED TO THE TOWNSHIP 14 DAYS PRIOR TO THE START OF STORMWATER DETENTION BASIN FGP-21F8 FGP-2142F8 FGP-2148F8 5.) EXCAVATION OF THE DETENTION FACILITIES SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED. FGP-2430F8 6.) THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE. FGP-2436F FGP-2436F8

FGP-28F FGP-3648F

10.) CONTRACTOR TO REVIEW AND IMPLEMENT PIPE BEDDING AND BACKFILL REQUIREMENTS RECOMMENDED BY THE SPECIFIC PIPE MANUFACTURER INSPECTION INDICATES THAT SOIL/SEDIMENT HAS CONTAMINATED THESE ITEMS, THE MATERIALS SHALL BE REPLACED AND/OR CLEANED AS NECESSARY

REV.: 2015.06.29



∖S2 / SCALE: N.T.S.

DECIDUOUS TREE PLANTING DETAIL

REV.: 2017.01.06

S1 / SCALE: N.T.S.

ECTION	COMPLIANCE CHART	CALCULATIONS (DECUMPED / DOCUMPED)	COMPLIANT
CONING: 402 PARKING LOT ANDSCAPING AND	REQUIREMENT  A.4. ALL PARKING LOTS WITH 15 OR FEWER STALLS SHALL BE EXEMPT FROM THE REQUIREMENTS ABOVE IN THIS SUBSECTION A. PARKING LOT LANDSCAPING.	CALCULATIONS (REQUIRED / PROVIDED)  TOTAL PROPOSED PARKING SPACES LESS THAN 15 STALLS. PROPOSED PARKING LOT EXEMPT FROM PARKING LOT LANDSCAPING REQUIREMENTS.	NOT APPLICABL
STREET TREES	A.5. PARKING LOT PERIMETER BUFFER. ALL PARKING LOTS OR AREAS WITH MORE THAN 15 PARKING SPACES SHALL BE BUFFERED ACCORDING TO THE FOLLOWING WHEN ANY PART OF THE PARKING LIES WITHIN 150' OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT (EXCEPTION: THOSE PARKING LOTS TO WHICH THE STREET WALL REQUIREMENT IN ARTICLE XXV: STREETSCAPE APPLIES).	PROPOSED PARKING LOT CONTAINS LESS THAN 15 PARKING SPACES. NOT APPLICABLE.	NOT APPLICABL
	A.6. MINIMUM GREEN AREA. IN ADDITION TO THE VEGETATION REQUIRED FOR BUFFERS AND SCREENS, A MINIMUM OF 10% OF ANY PARKING AREA OVER 15,000 SQUARE FEET IN GROSS AREA, OUTSIDE CURB TO OUTSIDE CURB, SHALL BE DEVOTED TO LANDSCAPING. THIS MAY BE COUNTED TOWARDS MEETING ANY MINIMUM GREEN AREA REQUIREMENT OF THE RESPECTIVE ZONING DISTRICT IN WHICH THE PARKING IS LOCATED.	TOTAL PARKING AREA IS LESS THAN 15,000 SQUARE FEET. NOT APPLICABLE.	NOT APPLICABL
	B.2.c. TREES SHALL BE PLANTED AT A RATIO OF AT LEAST ONE TREE PER 40 L.F. OF FRONTAGE OR FRACTION THEREOF. TREES SHALL BE DISTRIBUTED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY, ALTHOUGH THEY NEED NOT BE EVENLY SPACED. WHEN FEASIBLE, TREES PLANTED ON DIFFERENT SIDES OF THE SAME STREET SHOULD HAVE ALTERNATING ARRANGEMENT TO MINIMIZE GAPS IN TREE CANOPY COVER.	TOTAL LENGTH ALONG EASTON RD = 176± LF (EXCLUDING DRIVEWAY LENGTH) REQUIRED: 176 / 40 = 4.4 OR 5 TREES PROVIDED: 2 CC, 3 GTIK (5 TREES)	COMPLIES
2403 BUFFERS AND SCREENS	FIGURE 24.5 BUFFER REQUIRED BY LAND USE TYPE  PROPOSED LAND USE ADJOINING LAND USE CLASSIFICATION M (MEDIUM INTENSITY BUFFER) III (RETAIL) III (INSTITUTIONAL) M (MEDIUM INTENSITY BUFFER) III (RETAIL) III (RETAIL) L (LOW INTENSITY BUFFER)  B.4.a.(1) LOW INTENSITY BUFFER. A LOW-INTENSITY BUFFER IS INTENDED TO SOFTEN THE IMPACT OF A LAND DEVELOPMENT WITHOUT SIGNIFICANTLY BLOCKING THE VIEW. IT INCLUDES THE FOLLOWING ELEMENTS PER 100 L.F.: 1 CANOPY TREE (2-2½" MINIMUM CALIPER), 2	TOTAL LENGTH ALONG SOUTHWEST PROPERTY LINE ADJACENT TO RETAIL = 209± LF REQUIRED: LOW INTENSITY BUFFER 209 / 100 = 2.09 2.09 x 1 = 2.09 OR 3 CANOPY TREES 2.09 x 2 = 4.18 OR 5 UNDERSTORY TREES 2.09 x 2 = 4.18 OR 5 EVERGREEN TREES PROVIDED: 3 LSR (3 CANOPY TREES); 3 CC, 2 CRHC (5 UNDERSTORY TREES); 5 PIAB (5 EVERGREEN TREES)	COMPLIES
	UNDERSTORY TREES (11/2" MINIMUM CALIPER), AND 2 EVERGREEN TREES (8' MINIMUM HEIGHT).  (2)MEDIUM INTENSITY BUFFER. A MEDIUM-INTENSITY BUFFER IS INTENDED TO PARTIALLY OBSCURE THE VIEW OF A LAND DEVELOPMENT OR PROVIDE A DEGREE OF PRIVACY. IT MAY CONSIST OF ANY OF THE FOLLOWING OPTIONS:  (a) OPTION A: 2 CANOPY TREES (2-2½" MINIMUM CALIPER), 2 UNDERSTORY TREES (11/2" MINIMUM CALIPER), 5 EVERGREEN TREES (8' MINIMUM HEIGHT), AND 5 SHRUBS (24" MINIMUM HEIGHT) PER EACH 100 LINEAR FEET.  (b) OPTION B: A DECORATIVE, OPAQUE WALL OR FENCE. A FENCE OR WALL, 6 FEET IN HEIGHT. WHERE THE FENCE OR WALL FACES A PUBLIC STREET OR DISTRICT PERMITTING RESIDENTIAL USES, SHRUBS SHALL LINE THE OUTSIDE OF THE FENCE OR WALL AT A RATIO OF 10 SHRUBS PER 100 LINEAR FEET. NO MORE THAN 50% OF THE SHRUBS SHALL CONSIST OF ANY ONE SPECIES; THEY MAY BE GROUPED INFORMALLY OR SPACED EVENLY.	TOTAL LENGTH ALONG NORTHWEST PROPERTY LINE ADJACENT TO INSTITUTIONAL = 200± LF REQUIRED: MEDIUM INTENSITY BUFFER (OPTION A) 200 / 100 = 2 2 x 2 = 4 CANOPY TREES 2 x 2 = 4 UNDERSTORY TREES 2 x 5 = 10 EVERGREEN TREES 2 x 5 = 10 SHRUBS PROVIDED: 4 NS (4 CANOPY TREES); 4 AL (UNDERSTORY TREES); 10 PS (10 EVERGREEN TREES); 10 VR (10 SHRUBS)	COMPLIES
		TOTAL LENGTH ALONG NORTHEAST PROPERTY LINE ADJACENT TO RETAIL = 209± LF REQUIRED: LOW INTENSITY BUFFER 209 / 100 = 2.09 2.09 x 1 = 2.09 OR 3 CANOPY TREES 2.09 x 2 = 4.18 OR 5 UNDERSTORY TREES 2.09 x 2 = 4.18 OR 5 EVERGREEN TREES PROVIDED: 3 QBC (3 CANOPY TREES); 5 MV (5 UNDERSTORY TREES); 5 TOG (5 EVERGREEN TREES)	COMPLIES
	C.1. SITE ELEMENT SCREENS SHALL BE REQUIRED IN ALL PROPOSED SUBDIVISION AND LAND DEVELOPMENTS FOR SITE ELEMENTS THAT ARE LOCATED PARTIALLY OR FULLY WITHIN 100 FEET OF THE PROPERTY LINE OR EXISTING ROAD RIGHT-OF-WAY.  FIGURE 24.7 SITE ELEMENT SCREEN REQUIREMENTS	TRASH CONTAINMENT AREA REQUIRED: MEDIUM INTENSITY SCREEN PROVIDED: MASONRY WALL ON THREE SIDES WITH A FIVE-FOOT PLANTING AREA WITH EVERGREEN SHRUBS SPACED 3 FEET ON CENTER WHERE FEASIBLE.	COMPLIES
	SITE ELEMENT ELECTRICAL, HVAC, OR UTILITY EQUIPMENT BOX DUMPSTER OR TRASH CONTAINMENT AREA  TYPE OF SCREEN REQUIRED LOW INTENSITY MEDIUM INTENSITY		
	C.6.a. LOW INTENSITY SITE ELEMENT SCREEN:  (1) SCREEN TYPE #1: EVERGREEN OR DECIDUOUS SHRUBS. THIS SHALL CONSIST OF EVERGREEN OR DECIDUOUS SHRUBS SPACED NO FURTHER THAN THREE FEET ON CENTER, IN A MINIMUM FIVE-FOOT-WIDE BED SURROUNDING THE SITE ELEMENT, AND ARRANGED TO PROVIDE A CONTINUOUS HEDGE-LIKE SCREEN WITH A MINIMUM HEIGHT OF 4 FEET AT MATURITY. SHRUBS MAY BE CLIPPED TO FORM A HEDGE OR LEFT IN THEIR NATURAL HABIT.  (2) SCREEN TYPE #2: BERM WITH ORNAMENTAL TREES AND SHRUBS. A 2- TO 3-FOOT HIGH CONTINUOUS, CURVILINEAR BERM WITH ORNAMENTAL TREES AT THE RATE OF ONE ORNAMENTAL TREE AND TWO SHRUBS FOR EVERY 20 LINEAR FEET, CLUSTERED OR ARRANGED INFORMALLY. THE MAXIMUM SLOPE OF THE BERM SHALL BE THREE TO ONE (3:1).  C.6.b. MEDIUM INTENSITY SITE ELEMENT SCREEN:		
	(1) SCREEN TYPE ##: OPAQUE FENCE OR MASONRY WALL WITH SHRUBS. THIS SHALL CONSIST OF AN OPAQUE FENCE OR MASONRY WALL WITH A MINIMUM HEIGHT OF AT LEAST 6 GEET. A FENCE MAY NOT CONSIST OF CHAIN LINK OR WIRE; A WALL SHALL BE CONSTRUCTED OF MASONRY (BUT NOT UNFINISHED CONCRETE MASONRY UNITS). THE FINISHED SIDE OF THE FENCE OR WALL SHALL FACE OUT. THE OUTSIDE OF THE FENCE OR WALL SHALL BE SURROUNDED BY A PLANTING AREA EXTENDING AT LEAST 3 FEET OUTWARDS, PLANTED WITH DECIDUOUS OR EVERGREEN SHRUBS 3' MINIMUM HEIGHT AT TIME OF PLANTING, WITH A HEIGHT OF AT LEAST 6' AT MATURITY) SPACED NO FURTHER THAN 3 FEET ON CENTER. SCREENS FOR DUMPSTERS OR TRASH CONTAINMENT AREAS SHALL COMPLETELY ENCLOSE THE SITE ELEMENT, AND SHALL INCLUDE A SELF-CLOSING GATE.  (2) SCREEN TYPE #5: EVERGREEN HEDGE. THIS SHALL CONSIST OF AN EVERGREEN HEDGE WITH A MINIMUM OF 6 FEET AT TIME OF PLANTING, SPACED NO FURTHER APART THAN 3 FEET ON		
	CENTER.  D.2. A MINIMUM OF 25% OF THE LINEAR AREA (PARALLEL TO THE BUILDING WALL) BETWEEN THE BUILDING FOUNDATION AND SIDEWALKS, ACCESS DRIVES, OR PARKING AREAS SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS (PLEASE REFER TO THE 'RECOMMENDED PLANT MATERIALS' LIST IN THE SALDO)	TREES AND SHRUBS HAVE BEEN PROVIDED BETWEEN THE BUILDING FOUNDATION AND THE SIDEWALK ALONG EASTON ROAD	COMPLIE
SALDO: 146-39 LANDSCAPING	A.(1) PLACEMENT. SHADE TREES SHALL BE PROVIDED BY THE SUBDIVIDER/LAND DEVELOPER AND PLANTED APPROXIMATELY FIVE FEET INSIDE THE LOT LINES PARALLELING THE RIGHT-OF-WAY LINE. THE TREES SHALL BE PLACED TO PROVIDE AN APPROXIMATE AVERAGE SPACING OF ONE TREE PER 50 FEET OR PLANTED IN AN ALTERNATE ARRANGEMENT CONSISTENT WITH TOWNSHIP POLICY ENCOURAGING THE USE OF SHADE TREES IN SUBDIVISION/LAND DEVELOPMENT. THE TREES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SIDEWALKS AND UTILITIES OR THE OPERATION OF STREETLIGHTS, NOR SHALL THEY BE PLACED WITHIN THE CLEAR SIGHT TRIANGLE AT STREET INTERSECTIONS.	SEE ZONING SECTION 2402.B.2.c. ABOVE FOR MORE STRICT REQUIREMENT.	SEE ABOV
	B.(2)(c) MINIMUM TREE/SHRUB PLANTINGS FOR THE GREEN AREA SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS OR EVERGREEN TREE OF TWO-AND-ONE-HALF-INCH CALIPER, MEASURED AT A HEIGHT OF THREE FEET ABOVE GRADE, FOR EACH 1,000 SQUARE FEET OF GREEN AREA. THREE EVERGREEN SHRUBS OF 2 1/2 FEET IN HEIGHT MAY BE SUBSTITUTED FOR ONE TREE FOR A MAXIMUM OF 50% OF THE TREE REQUIREMENT. THE TREE/SHRUB REQUIREMENT MAY BE MET BY PRESERVING EXISTING TREES AS PROVIDED IN SUBSECTION B(4).	TOTAL GREEN AREA PROVIDED ON SITE = 15,212± SF REQUIRED: 15,212 / 1000 = 15.21 OR 16 TREES PROVIDED: 6 AC, 5 CC, 3 LSR, 5 MV, 4 NS, 5 OA, 5 PIAB, 10 PS, 3 QBC, 5 TOG (51 TREES ALSO COUNTING TOWARDS OTHER REQUIREMENTS, SEE ZONING SECTIONS ABOVE.)	COMPLIE
	B.(3)(a)[1] AT LEAST 5% OF THE TOTAL AREA DEVOTED TO PARKING AREA, NOT INCLUDING BUFFERS OR YARDS ON THE PERIMETER, SHALL NOT BE PAVED BUT SHALL BE USED FOR INTERIOR LANDSCAPING WITHIN A PARKING AREA.	TOTAL PARKING LOT AREA = 7,366± SF REQUIRED (5%): 368.3± SF LANDSCAPE AREA PROVIDED (5.8%): 434± SF LANDSCAPE AREA	COMPLIE
	B.(3)(a)[2] FOR ANY LAND USE WHERE THE TOTAL NUMBER OF PARKING SPACES EXCEEDS 10 STALLS, AT LEAST ONE TWO-AND-ONE-HALF-INCH CALIPER DECIDUOUS OR EVERGREEN TREE SHALL BE PLANTED WITHIN THE PARKING AREA. AN ADDITIONAL TREE OF THE SAME SIZE SHALL BE PLANTED FOR EACH ADDITIONAL 15 SPACES OR PORTION THEREOF.	TOTAL NUMBER OF PARKING SPACES DOES NOT EXCEED 10 STALLS. NOT APPLICABLE.	NOT APPLICAB
	LANDSCAPE SCHEDULE		
EY Q1	Y BOTANICAL NAME COMMON NA	AME SIZE	RE

		LANDSC	ALESCHEDULE		
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE	Ξ(S)				
GTIK	3	GLEDITSIA TRIACANTHOS INTERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B
LSR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B
NS	4	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B
QBC	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B+B
	13				
ORNAMENTA	AL TREE(S)				
AC	6	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	8-10'	B+B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B+B
CRHC	2	CORNUS RUTCAN 'C'	CONSTELLATION DOGWOOD HYBRID	2-2 1/2" CAL.	B+B
MV	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10'	B+B
	18				
EVERGREEN	TREE(S)				
PIAB	5	PICEA ABIES	NORWAY SPRUCE	8' MIN.	B+B
PS	10	PINUS STROBUS	EASTERN WHITE PINE	8' MIN.	B+B
TOG	$\frac{5}{20}$	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' MIN.	B+B
EVERGREEN					
IGS	14	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER
JCHC	14	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5'	B+B
VR	13 41	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
DECIDUOUS	\-1				
CAR	10	CLETHRA ALNIFOLIA 'ROSEA'	PINK SUMMERSWEET CLETHRA	24-30"	CONTAINER
CS	<u>5</u> 15	CORNUS SERICEA	RED OSIER DOGWOOD	2-3'	B+B
GROUND CO					
JHIB	22	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER  APPROX. LOCATION OF
NOTE: IF AN'	Y DISCREPENCIES O	CCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLAN	ANT LIST, THE PLAN SHALL DICTATE.		SIDEWALK AND/OR_
		W V		ROWN SHRUBS, USE FINGER OR S TO PULL THE ROOTS OUT OF	NEARBY UNDERGROUND UTILITY OR PIPE
ANT SHALL BE PL		AS YER		OF POTTING SOIL; THEN CUT OR OOTS THAT CIRCLE THE	<del>) \</del>
HE POINT AT WHIC EGINS IS SET LEVE	H THE ROOT FLARE——		PERIMETER OF THE		7///
JT AND REMOVE E	BURLAP FROM TOP		7/1/2/2		
NE-THIRD OF ROO	T BALL AS SHOWN.	JAN JAY		D (DO NOT PUT MULCH	
			AGAINST THE BASE	OF THE PLANT).	DIADADDIED DAAT DARDIED
		, 8–12" MIN.			BIOBARRIER ROOT BARRIER FABRIC OR APPROVED EQUAL
		U-12 WIIV.		IED ODADE	TO BE INSTALLED TO THE
	T		FINISH	HED GRADE	DEPTH OF THE ROOT BALL OR

24" MINIMUM

DECIDUOUS & EVERGREEN SHRUB PLANTING DETAIL

LANDSCAPE SPECIFICATIONS:

<u>1. SCOPE OF WORK.</u> THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING. FINISHED GRADING. SOIL PREPARATION. 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 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 MATTER AND CLAY CLODS.

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. MUI CH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD

I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL LINOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURES ERTILIZER 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. F. PLANT MATERIAL 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).

II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES 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 THE FINAL INSPECTION.

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

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. VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB. AND NOT TO THE LONGEST BRANCH.

VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT

SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

PREVENT SHOCK OR DECLINE.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE ONSTRUCTION. 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. STE 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 ) INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

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

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 STANDING IN THE TREE PROTECTION ZONE.

3. 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 LABORATOR 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

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY OMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. 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 MUL 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 GYPSUN COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MOR THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

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. LINLESS 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

THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

1'. WHICHEVER IS GREATER

PLACE SHRUB ON FIRM SOIL IN

\_ UNDISTURBED\_SUBGRADE

SOIL SURFACE ROUGHENED TO

BIND WITH NEW SOIL.

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.

CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY

8. TOPSOILING
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 ADJUS THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS

1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED

2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

\BIOBARRIER ROOT BARRIER DETAIL

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 PROCEDURE SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS JANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]) 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZE 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 PLANTED 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. . 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 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 SEASON 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 GREATL

INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOS LIRIODENDRON TULIPIFERA ZELKOVA 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 TOPSOIL BY VOLUME

IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLAN

) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND

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

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 PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED

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

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM

<u>). TRANSPLANTING (WHEN REQUIRED)</u> LALL 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, TELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WINI 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.

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 NT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

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  $\hbox{C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT}\\$ MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF

MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH. A. ALL PROPOSED LANDSCAPING SHALL BE GUARANTEED BY THE SUBDIVIDER OR DEVELOPER FOR A PERIOD OF ONE (1) YEAR AFTER THE TOWNSHIP ISSUES AN OCCUPANCY PERMIT IT SHALL BE RESPONSIBILITY OF THE UBDIVIDER OR DEVELOPER TO PROTECT AND MAINTAIN NEW AND EXISTING PLANT MATERIALS DURING THIS PERIOD. AN INSPECTION SHALL BE MADE BY THE TOWNSHIP AT THE END OF THE ONE (1) YEAR PERIOD AND ANY

PLANT MATERIALS UNACCEPTABLE AT THAT TIME SHALL BE REPLACED. R ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GLIARANTEE 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"

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

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

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE

CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER

GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

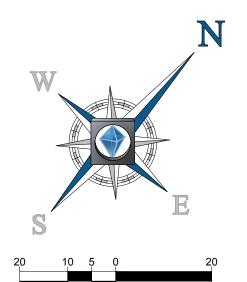
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.

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

4. 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

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 \_SEE DECIDIOUS OR EVERGREEN TREE DETAIL FOR BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.



-PREPARED SOIL FOR TREES (SEE

PLANTING DETAIL)

REV.: 2015.03.19

REVISIONS DATE COMMENT 01/17/2020 TWP SUBMISSION 02/13/2020 MCCD SUBMISSION 02/27/2020 PER TWP COMMENTS

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PENNSYLVANIA

WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

OU MUST CALL 811 BEFORE ANY EXCAVATION

04/06/2020 MCCD SUBMISSION

04/14/2020 PER TWP COMMENTS

1-800-242-1776 NOT APPROVED FOR

CONSTRUCTION

AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS ONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWI DRAWN BY:

12/12/2019 SCALE: AS SHOWN PC191166 LSCP-5 CADID

PRELIMINARY/FINAI LAND DEVELOPMENT PLANS

JSF MANAGEMENT

PROPOSED

SELF STORAGE 1538 EASTON ROAD **ABINGTON TOWNSHIP** MONTGOMERY COUNTY, PA

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102

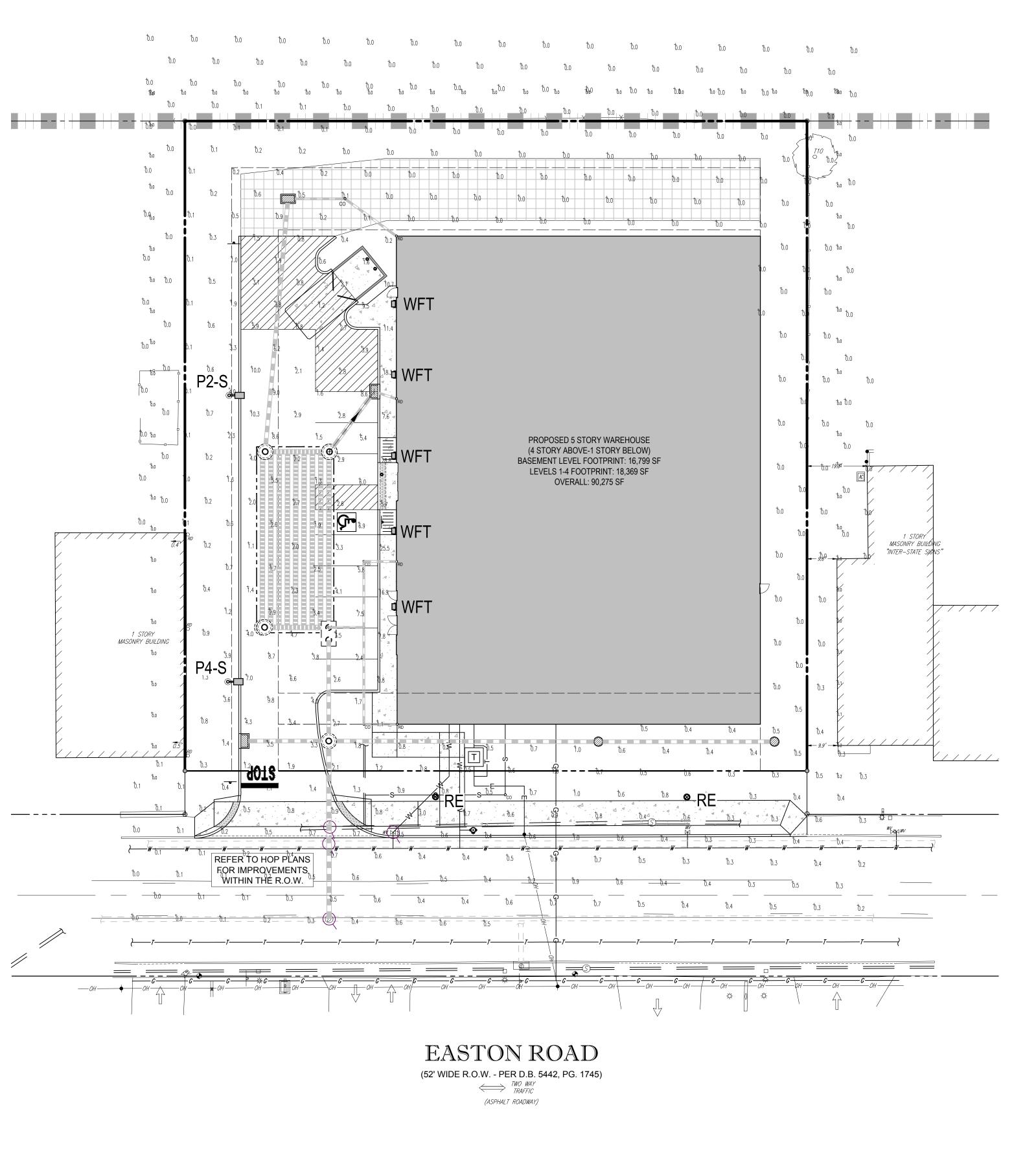
www.BohlerEngineering.com

D.T. NORTH

REGISTERED LANDSCAPE ARCHITEC PENNSYLVANIA LICENSE No. LA002729

LANDSCAPE

**REVISION 5 - 2020** 



EXISTING STREET LIGHT LUMINAIRE TO BE RELOCATED. SEE GENERAL NOTE 11.

\*HUBBELL OUTDOOR LIGHTING, SLING SERIES LED WALLPACK, TYPE FT, ZERO UP-LIGHT (SG2-50-4K7-FT-x-DB-PCU)

HUBBELL OUTDOOR LIGHTING, AIRO LED SERIES AREA LUMINAIRE, TYPE 2, WITH HOUSE-SIDE-SHIELD, ZERO UP-LIGHT (ASL-MAF-24L-4K-210-2-x-DB) (ASL-EHS-BL)

HUBBELL OUTDOOR LIGHTING, AIRO LED SERIES AREA LUMINAIRE, TYPE 4, WITH HOUSE-SIDE-SHIELD, ZERO UP-LIGHT (ASL-MAF-24L-4K-210-4-x-DB) (ASL-EHS-BL)

N.A.

\*BUILDING MOUNTED LUMINAIRE MODELED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS.

LUMINAIRE SCHEDULE

P2-S 1 18'-0" AFG

P4-S 1 18'-0" AFG

WFT 5 10'-0" AFF

LABEL QTY MOUNTING HEIGHT ARRANGEMENT

CALCULATION SUMMARY

10' FROM NORTHEAST PROPERTY LINE 5' ABOVE GRADE

10' FROM SOUTHWEST PROPERTY LINE 5' ABOVE GRADE

10' FROM NORTHWEST PROPERTY LINE 5' ABOVE GRADE ILLUMINANCE

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#### GENERAL LIGHTING NOTES

- 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 ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- 3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- 4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- 5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- 6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- 8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- 9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- 10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- 11. CONTRACTOR MUST EVALUATE EXISTING LIGHT POLES THAT ARE TO BE RELOCATED FOR STRUCTURAL INTEGRITY PRIOR TO REUSING THEM IN NEW POLE LOCATIONS.

#### LIGHTING COMPLIANCE

2601.H. LIGHTING STANDARDS

2. MINIMUM PARKING LIGHTING. ALL ON-LOT PUBLIC PARKING AREAS, AISLES, AND ACCESS WAYS FOR ANY NONRESIDENTIAL USE SHALL BE PROVIDED WITH A MINIMUM OF ONE HALF (.5) FOOT CANDLES OF LIGHT AT ANY POINT ON THE GROUND.

[COMPLIES]

3. MAXIMUM LIGHTING SPILLOVER. LIGHTING SPILLOVER ONTO

NONRESIDENTIAL PROPERTIES OR STREET RIGHTS-OF-WAY SHALL NOT EXCEED 1 FOOT CANDLE OF LIGHT AT A DISTANCE MEASURED TEN FEET (10°) FROM THE PROPERTY LINE, MEASURED AT A HEIGHT FIVE FEET (5°) ABOVE GRADE. LIGHTING SPILLOVER ONTO RESIDENTIAL PROPERTIES SHALL NOT EXCEED .5 FOOT CANDLES, AT A DISTANCE MEASURED TEN FEET (10°) FROM THE PROPERTY LINE, MEASURED AT A HEIGHT FIVE FEET (5°) ABOVE GRADE. NO LIGHT SHALL SHINE DIRECTLY FROM A LIGHT SOURCE ONTO THE GROUND, INTO THE WINDOWS, OR ONTO IMPROVEMENTS OF AN ABUTTING RESIDENTIAL PROPERTY.

4. LIGHTING STANDARDS IN PARKING AREAS SHALL NOT BE LOCATED FARTHER THAN 200' APART, AND MAY NOT BE TALLER THAN 18' IN HEIGHT. NO PEDESTRIAN LIGHTING STANDARD MAY EXCEED 14' IN HEIGHT.

5. IN EVERY DISTRICT, ALL LIGHTING SHALL BE ARRANGED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM STREETS OR HIGHWAYS AND THE LIGHT SOURCE DOES NOT PRODUCE HAZARDOUS INTERFERENCE OF ANY KIND.

[COMPLIES]

ALL LIGHTING SHALL USE A FULL-CUTOFF DESIGN, SO THAT THE POINT SOURCE OF LIGHTS SHALL NOT BE VISIBLE FROM ANY LOCATION OFF-PREMISES.

[COMPLIES]

7. LIGHTS AND REFLECTORS PERMITTED IN CONJUNCTION WITH EXTERIOR SIGNS SHALL BE EQUIPPED WITH RESTRAINING HOODS OR SHIELDS TO CONCENTRATE THE ILLUMINATION UPON THE AREA OF THE SIGN, AND TO PREVENT THE LIGHT SOURCE FROM BEING VISIBLE FROM STREETS OR ABUTTING PROPERTIES.

[COMPLIES]

LIGHTING DESIGN. IT IS RECOMMENDED THAT LIGHTING BE DESIGNED TO BE COMPATIBLE WITH THE REST OF THE DEVELOPMENT'S ARCHITECTURE AND MATERIALS.

ICOMPLIES

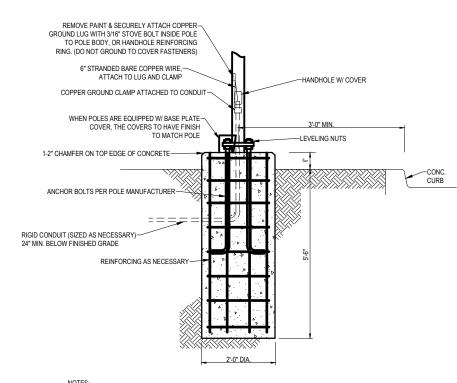
ICOMPLI

9. SETBACKS. LIGHTING SHALL BE SET BACK 20' FROM ADJACENT RESIDENTIAL DISTRICTS OR USES.

[COMPLIES]

10. LIGHTING LOCATED WITHIN A SETBACK AREA THAT LIES ADJACENT TO A RESIDENTIAL DISTRICT OR USE SHALL BE NO HIGHER THAN TEN FEET (10').

[COMPLIES]



NOTES.

1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS,

SITE SPECIFIC SOIL PARAMETERS.

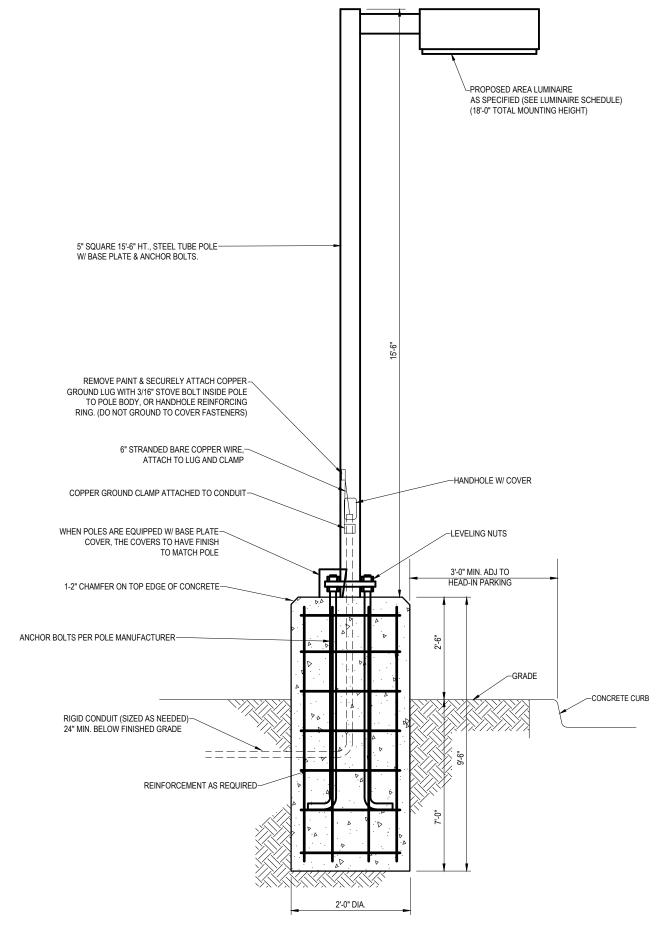
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B. THE STRUCTURAL ENGINEER.

B. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

2. ALL REBAR SHALL HAVE A YIELD STRENGTH OF 60ksi, AND MAINTAIN A 3" MIN. CLEARANCE FROM SURFACES.

STREET LIGHT FOUNDATION DETAIL SCALE: N.T.S.



NOTES:

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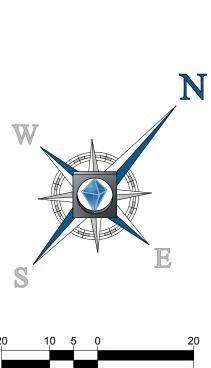
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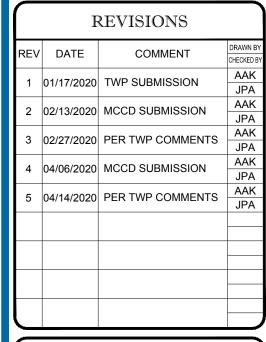
LIGHT POLE DETAIL

1 SCALE: N.T.S.



ABINGTON TOWNSHIP APPLICATION NUMBER: LD-19-1







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CONOTINOCTION		
THIS DRAWING IS INTENDE AGENCY REVIEW AND APPROV CONSTRUCTION DOCUMENT U	/AL. IT IS NOT INTENDED AS A	
PROJECT No.:	PC191166	
DRAWN BY:	AAK	
CHECKED BY:	JPA	

DATE: 12/12/2019
SCALE: AS SHOWN
CAD I.D.: PC191166 LIGHT-5

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PRELIMINARY/FINAI LAND DEVELOPMENT PLANS

JSF MANAGEMENT LLC

> PROPOSED SELF STORAGE

SELF STORAGE

1538 EASTON ROAD
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MONTGOMERY COUNTY, PA



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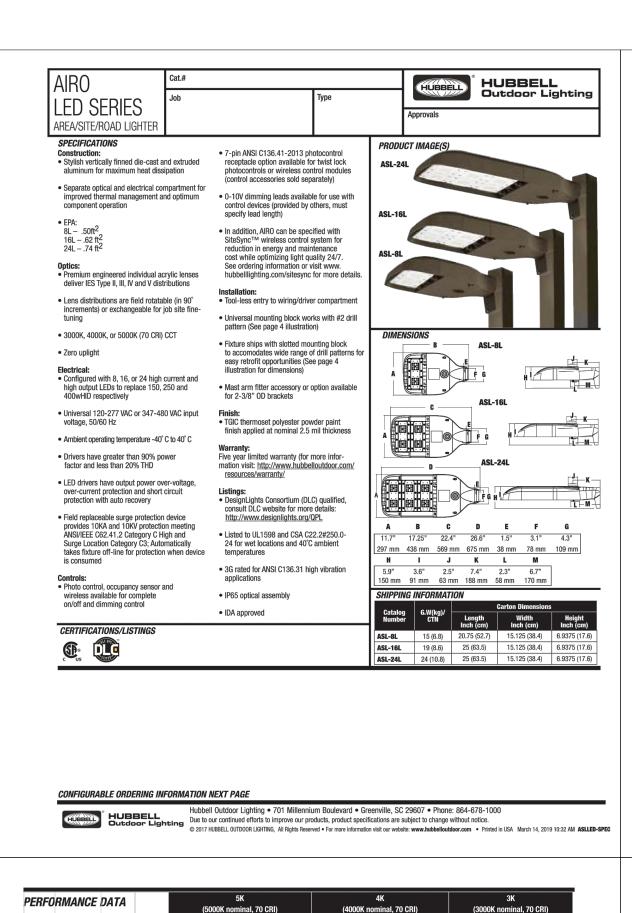
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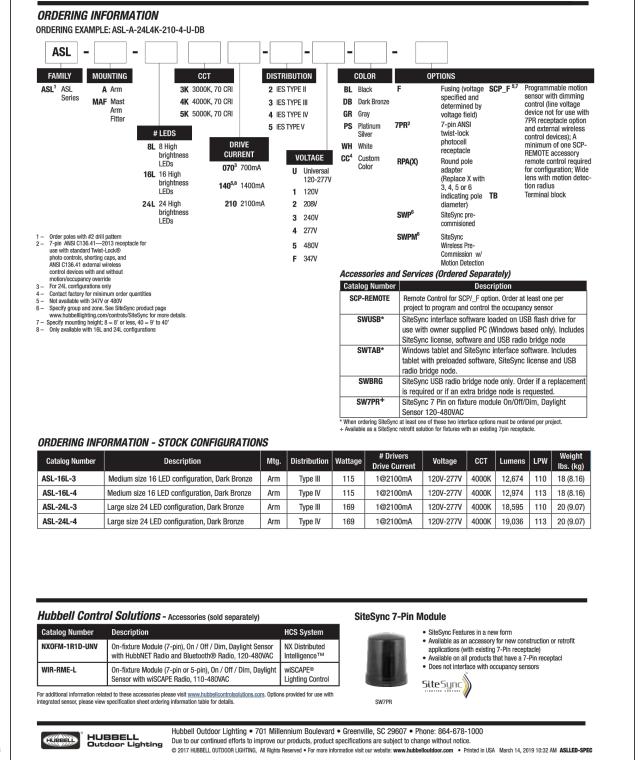
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

QUEET TITI E:

LIGHTING

SHEET NUMBER:







ACCESSORIES - Order Separately

