

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 CO MICHAEL RUSSO
100 DUNBAR STREET
SUITE 400
SPARTANBURG, SC 29306
PHONE NUMBER: 504-609-9082

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

- A VARIANCE FROM FIGURE 10.18 OF THE ZONING ORDINANCE TO PERMIT A BUILDING HEIGHT OF 46.0 FEET IN LIEU OF THE REQUIRED MAXIMUM BUILDING HEIGHT OF 35.0 FEET.
- 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

- 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 ACREAGE WITHIN 400 FEET OF THE SITE.
- FROM SECTION 146-35.C.2 - TO PERMIT THE USE OF PVC PIPE FOR SANITARY LATERAL IN LIEU OF THE REQUIRED DUCTILE IRON PIPE.
- 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.
- FROM SECTION 146-43.C.(3) - TO PERMIT PROPOSED GRADES OF 33.33% SLOPE IN LIEU OF THE MAXIMUM PERMITTED 15%.
- FROM SECTION 142-405.A.2 - TO PERMIT THE APPLICATION TO NOT PROVIDE THE REQUIRED RECHARGE VOLUME.
- FROM SECTION 146-25.D - TO PERMIT A CURBLINE TO HAVE A ROUNDED TANGENTIAL ARC WITH A RADIUS LESS THAN 20 FEET.
- 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

WE, _____ 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 _____, 20____.

BY: _____

OWNER CERTIFICATION OF ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, 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 MAY BE DULY RECORDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PROFESSIONAL SURVEYOR CERTIFICATION

I, JAMES C. WEED, LICENSE NO. SU075250, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCE A FIELD SURVEY PERFORMED BY:

(SIGNATURE PROFESSIONAL SURVEYOR) LICENSE NO. SU075250
(REGISTRATION NUMBER) DATE

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.

(APPLICANT) DATE

DESIGN ENGINEER STORMWATER CERTIFICATION

I, JOHN P. ALEJNIKOV, ON THIS DATE _____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)'S REGULATIONS AND THIS CHAPTER.

(SIGNATURE PROFESSIONAL ENGINEER) LICENSE NO. PE088400
(REGISTRATION NUMBER) DATE

PROFESSIONAL ENGINEER CERTIFICATION

I, JOHN P. ALEJNIKOV, LICENSE NO. PE088400, 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) LICENSE NO. PE088400
(REGISTRATION NUMBER) DATE

MUNICIPAL OFFICIAL OR DESIGNEE CERTIFICATION

ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2100 OF 2016.

BOARD OF COMMISSIONER'S APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____, 20____.

PRESIDENT

SECRETARY

ENGINEER

RECORDER OF DEEDS

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

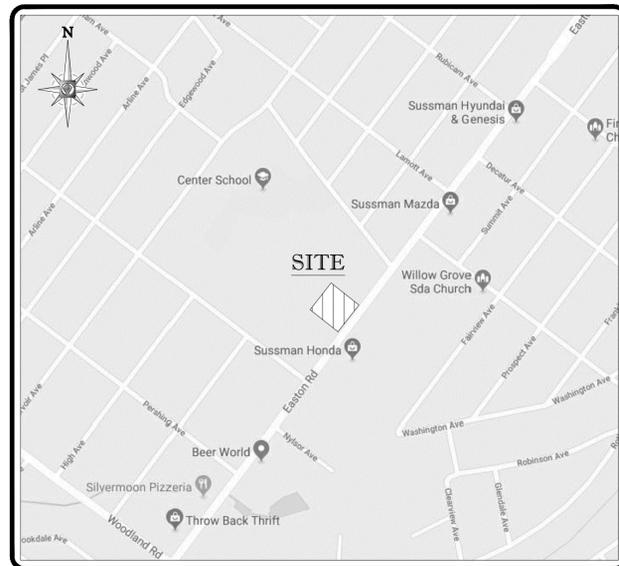
RECORDER _____

MCPC No.: 18-0273-004

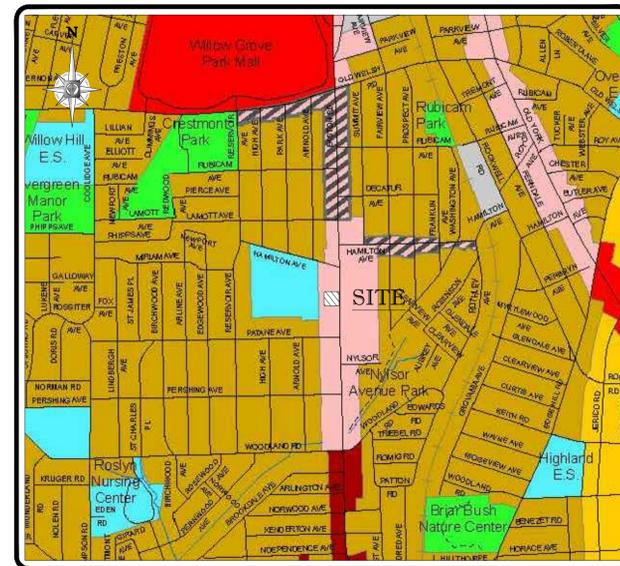
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

Montgomery County Planning Commission



LOCATION MAP
SCALE: 1" = 500'



ZONING MAP
SCALE: 1" = 1,000'

SHEET INDEX

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* DENOTES PLAN TO BE RECORDED *

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	ISSUED BY
1	01/17/2020	TWP SUBMISSION	AAK JPA
2	02/13/2020	MCCD SUBMISSION	JPA AAK
3	02/27/2020	PER TWP COMMENTS	JPA AAK
4	04/06/2020	MCCD SUBMISSION	AAK JPA
5	04/14/2020	PER TWP COMMENTS	AAK JPA

811
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Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
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NOT APPROVED FOR
CONSTRUCTION

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

PROJECT No.: PC191166
DRAWN BY: AAK
CHECKED BY: JPA
DATE: 12/12/2019
SCALE: AS SHOWN
CAD I.D.: PC191166 DETAILS-5

PROJECT:
**PRELIMINARY/FINAL
LAND
DEVELOPMENT
PLANS**
FOR
**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. PE088400

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-101
REVISION 5 - 2020

GENERAL NOTES

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:

- SURVEY CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 100
CHALFONT, PA 18914
PREPARED FOR: "JOHNSON DEVELOPMENT ASSOCIATES INC."
PROJECT NO.: 02-190112
DATE: 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 HESHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. 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 THESE PLANS ARE COMPLETED.

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 APPROVALS FROM 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.

4. 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 REGULATIONS, RULES, ORDINANCES, 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 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 WORK.

7. 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.

8. 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 CONDITIONS NOT CORRECTLY SHOWN ON THESE PLANS. CONTRACTOR MUST NOTIFY ENGINEER IN WRITING AND NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

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.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE 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 STABILITY OF SIDEWALKS, 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, CURBS, ETC. AND SHALL 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 INTERSECTION 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 MAINTAIN 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 CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICED 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, EMPLOYERS 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 ATTORNEY'S 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 METHODS AND PROCEDURES, OR PROCEDURES, 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 SITES 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 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, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

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

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

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

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.

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 WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

1. 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.

2. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

3. 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, PRIOR TO THE INITIATION OF ANY DEMOLITION ACTIVITIES. 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.

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, SOLS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNERS 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.

9. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNERS 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 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 ROADWAY TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

12. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE 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. BEFORE 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 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.

17. 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) MUST 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/UNUSABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITIES AND SERVICES ARE TO BE LOCATED BY THE CONTRACTOR 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 GRADING INTERFACES TO THE INTERFACES 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 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 ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS 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 PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

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-IN 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 CONFLICT WITH THE EXISTING UTILITY/SERVICE, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

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 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 MATERIALS INCLUDING CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. ALL 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 REQUIREMENTS OF THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

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 REGARDING FILL, COMPACTION, AND BACKFILL MUST BE IN ACCORDANCE WITH THE FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT 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 PROCEDURES.

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.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEViate 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 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.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE 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 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.

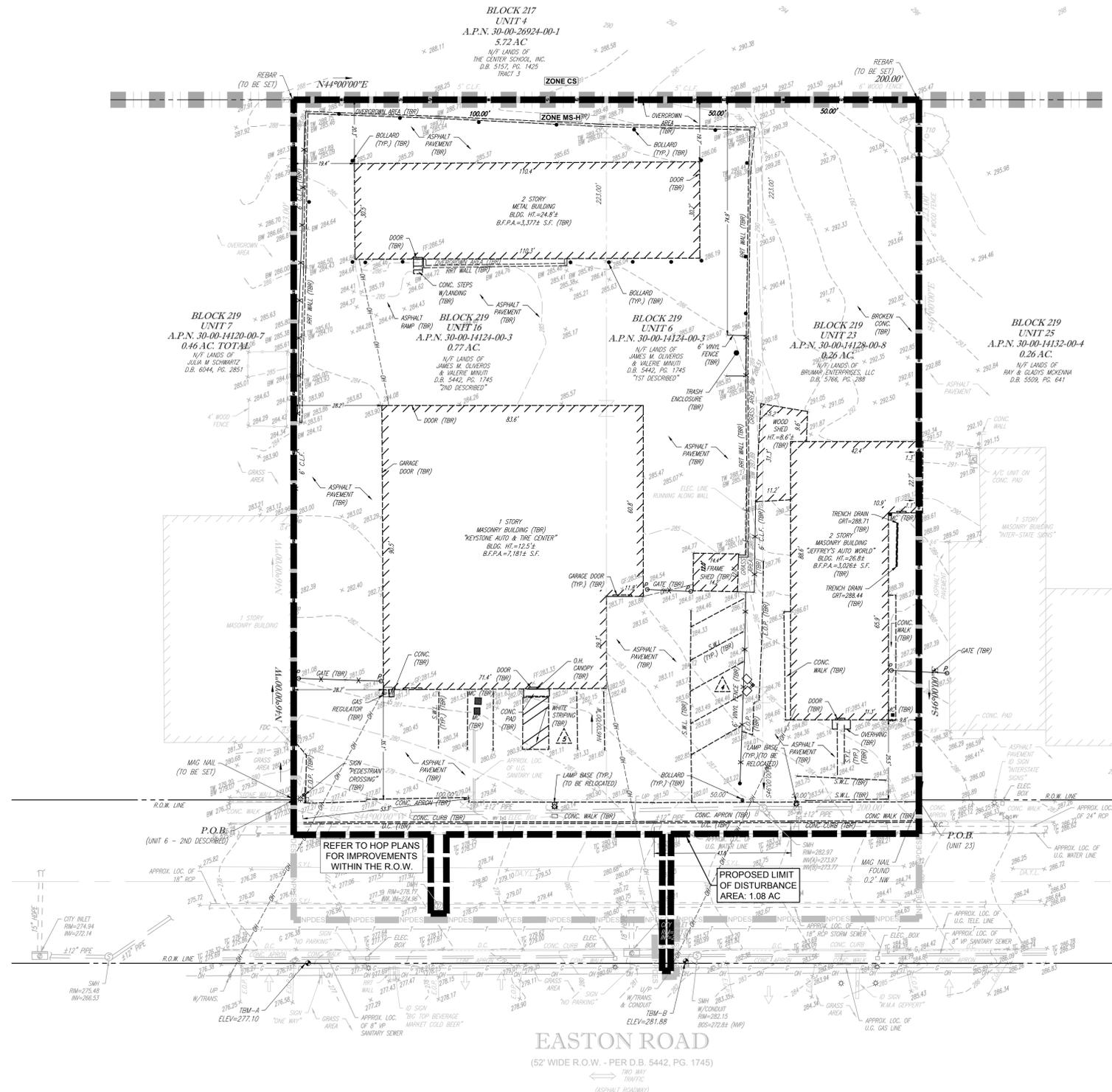
22. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE GAP UNIT OR FOOTING). WALL DO NOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL FOUNDATION EXPLORATIONS PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER. AT ANY 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 WALLS BE DESIGNED MATHEMATICALLY 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 ASTM M24 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR WATER TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

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



LEGEND	
EXISTING	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREELINE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
OVERHEAD UTILITY WIRES	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
CONCRETE MONUMENT/IRON PIN	
SIGN	
PARKING COUNT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE	

LEGEND	
TO BE REMOVED	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
OVERHEAD UTILITY WIRES	
GAS LINE	
SANITARY SEWER	
CONCRETE MONUMENT/IRON PIN	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
UTILITY POLE	

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	01/17/2020	TWP SUBMISSION	AAK	JPA
2	02/13/2020	MCCD SUBMISSION	AAK	JPA
3	02/27/2020	PER TWP COMMENTS	AAK	JPA
4	04/06/2020	MCCD SUBMISSION	AAK	JPA
5	04/14/2020	PER TWP COMMENTS	AAK	JPA

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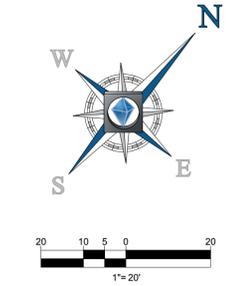
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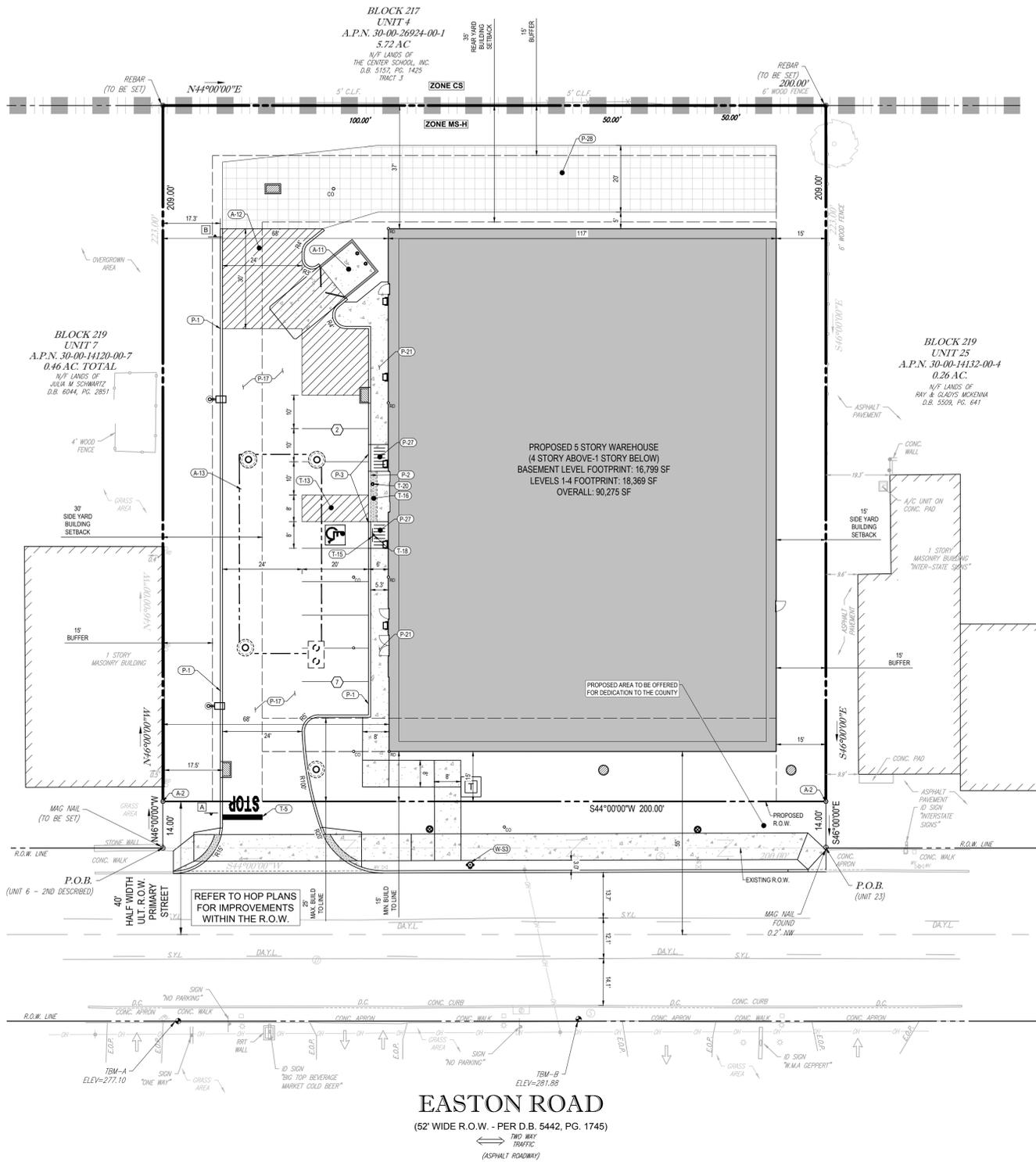
PROJECT: **PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR JSF MANAGEMENT, LLC**
 PROPOSED SELF STORAGE
 1538 EASTON ROAD
 ABBINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

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J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE088400

SHEET TITLE: **EXISTING CONDITIONS/DEMOLITION PLAN**
 SHEET NUMBER: **C-201**
 REVISION 5 - 2020





SITE CALCULATIONS
 APN 30-00-14124-00-3 33,450 SF
 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: 41,800 SF

ZONING

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

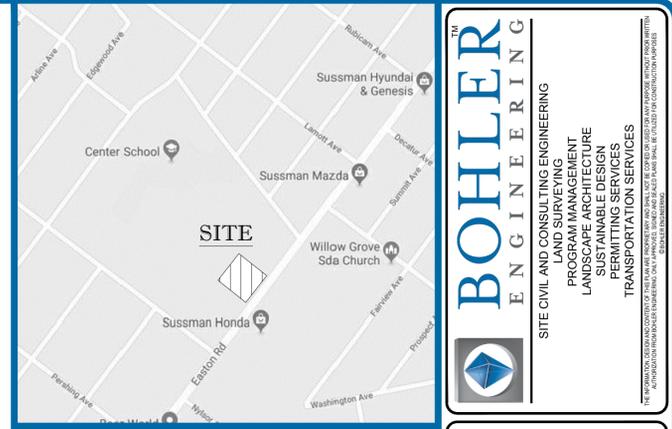
FIGURE 10.18 MS-H DIMENSIONAL REQUIREMENTS (CLASS 2)

	REQUIRED	EXISTING	PROVIDED
DENSITY			
LOT	N/A	N/A	N/A
MIN. LOT AREA	30,000 SF	41,800 SF	41,800 SF
MIN. LOT WIDTH	150.0 FEET	200.0 FEET	200.0 FEET
MIN. GREEN AREA	35.0%	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	THE LARGEST BUILDING ON LOT MUST HAVE AT LEAST 50% OF IT FRONT FACADE LOCATED IN THE BUILD-TO-ZONE		43.6 FT & 78.5 FT (BANK)
BUILD TO LINE			
MIN.	15.0 FEET	11.5 FEET (ENC)	15.0 FEET
MAX.	25.0 FEET	158.6 FEET (ENC)	15.0 FEET
MAX. DISTANCE FROM CURB, WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT	70.0 FEET	158.6 FEET (ENC)*	N/A (NO STREET WALL REQUIRED)*
SETBACKS			
MIN. SIDE YARD	30.0 FEET	19.4 FEET (ENC); 0.0 FEET (ENC)	68.0 FEET; 15.0 FEET**
MIN. REAR YARD	35.0 FEET	19.7 FEET (ENC)	37.0 FEET
BUILDING SETBACK FROM R1/R2/R3/R4 DISTRICTS	55.0 FEET	N/A	N/A
TRASH STORAGE SETBACK FROM R1/R2/R3/R4 PROPERTIES	20.0 FEET	N/A	N/A
BUILDING			
MAX. BUILDING FOOTPRINT	N/A	N/A	N/A
MIN. FACADE HEIGHT	20.0 FEET	12.5 FEET (ENC)	46.0 FEET (R)
MAX. BUILDING HEIGHT	35.0 FEET	26.8 FEET	46.0 FEET (R)
MIN. WINDOW AREA STREET-FACING FACADES			
GROUND FLOOR	45.0%	T.B.D.	T.B.D. BY OTHERS
UPPER STORIES	25.0%	T.B.D.	T.B.D. BY OTHERS
PARKING			
PARKING SETBACK FROM STREET WALL AND LANDSCAPING	5.0 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)	70.0 FEET	N/A	68.0 FEET
MIN. PARKING SETBACK FROM ABUTTING R1/R2/R3/R4 PROPERTIES	20.0 FEET	N/A	N/A
MIN. PARKING SETBACK FROM MS PROPERTIES AND DISTRICTS OTHER THAN R1/R2/R3/R4	10.0 FEET IF SHARED PARKING	N/A (NO SHARED PARKING)	N/A (NO SHARED PARKING)
MAX. WIDTH, STREET ACCESS POINT	35.0 FEET	43.8 FEET	24.0 FEET (DRIVE AISLE WIDTH)
SECTION 2103 USE C-31 REQUIREMENTS			
MAX. HEIGHT OF STORAGE UNIT	12.0 FEET	N/A	11.33 FEET (1ST FLOOR TO 2ND FLOOR, GREATEST HEIGHT CHANGE)
SECTION 2304 PARKING REQUIREMENTS			
USE C-31	1 SPACE FOR EVERY 100 UNITS, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT (T.B.D. UNITS+100* T.B.D. EMPLOYEES+TOTAL)	N/A	9 SPACES (ALLOWS FOR 1 EMPLOYEE + 800 UNITS)
SECTION 2310 PARKING LOT FRONTAGE DEVELOPMENT STANDARDS			
MIN. PARKING SETBACK FROM BUILDING	5.0 FEET	0.0 FEET (ENC)	6.0 FEET
MIN. PEDESTRIAN WALKWAY	5.0 FEET	0.0 FEET (ENC)	6.0 FEET
MIN. PLANTING STRIP	3.0 FEET	0.0 FEET (ENC)	17.3 FEET
SECTION 2312 (FIG. 23.2) LOADING REQUIREMENTS			
OTHER USES (AS DEMAND NECESSARY BY THE BOARD OF COMMISSIONERS)	0 BERTHS**	0 BERTHS (ENC)	0 BERTHS***
SECTION 2403 B BUFFER REQUIREMENTS			
MIN. BUFFER WIDTH (UNLESS OTHERWISE SPECIFIED)	15.0 FEET	0.0 FEET (ENC)	15.0 FEET
SECTION 2504 SIDEWALK AND CROSSWALKS			
PUBLIC STREETS	8.0 FEET	6.3 FEET (ENC)	8.0 FEET
MAIN ACCESS DRIVES	8.0 FEET	0.0 FEET (ENC)	8.0 FEET

(ENC) EXISTING NON-CONFORMITY
 (R) RELIEF 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'

LEGEND

EXISTING

- BUILDING
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- FENCE
- TREELINE
- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- OVERHEAD UTILITY WIRES
- CONCRETE MONUMENT/IRON PIN
- SIGN
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- FIRE HYDRANT
- UTILITY POLE

LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- FLUSH CURB
- PROPERTY LINE
- R.O.W. LINE
- SETBACK LINE
- OVERHEAD UTILITY WIRES
- ACCESSIBLE SYMBOL
- SIDEWALK
- SIGN
- BOLLARD
- PARKING COUNT
- AREA LIGHT
- DRAINAGE INLET
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- EXISTING LIGHTPOLE TO BE RELOCATED

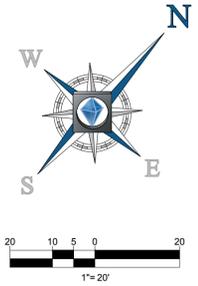
LEGEND

PROPOSED SITE

- (A2) PROPOSED IRON PIN
- (A11) PROPOSED 12'-6" x 12'-6" CMU TRASH ENCLOSURE. SEE DETAILS
- (A12) PROPOSED LOADING AREA
- (A13) PROPOSED UNDERGROUND BASIN. SEE DETAILS
- (P1) PROPOSED TYPICAL CONCRETE CURB. SEE DETAILS
- (P2) PROPOSED TYPICAL FLUSH CONCRETE CURB. SEE DETAILS
- (P3) PROPOSED TAPERED CURB. SEE DETAILS
- (P17) PROPOSED STANDARD ASPHALT PAVEMENT. SEE DETAILS
- (P21) PROPOSED CONCRETE SIDEWALK. SEE DETAILS
- (P22) PROPOSED SIDEWALK TIE-IN. SEE DETAILS
- (P27) PROPOSED CURB RAMP. SEE DETAILS
- (P28) PROPOSED PERVIOUS PAVEMENT EMERGENCY ACCESS. SEE DETAILS
- (T5) PROPOSED WHITE PAINTED STOP BAR & LETTERING. SEE DETAILS
- (T15) PROPOSED ADA ACCESSIBLE PARKING SPACE STRIPING. SEE DETAILS
- (T16) PROPOSED RESERVED PARKING SPACE AND PENALTIES SIGNS. SEE DETAILS
- (T18) PROPOSED A.D.A. DETECTABLE WARNING SURFACE. SEE DETAILS
- (T19) PROPOSED RESERVED PARKING SIGN WITHIN BOLLARD. SEE DETAILS
- (W3) PROPOSED FIRE HYDRANT
- (T20) PROPOSED BOLLARD

SIGN LEGEND

- (A) PROPOSED STOP SIGN. SEE DETAILS.
- (B) PROPOSED EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN. SEE DETAILS.



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REVISIONS

REV	DATE	COMMENT	ISSUED BY
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2	02/13/2020	MCCD SUBMISSION	AAK
3	02/27/2020	PER TWP COMMENTS	JPA
4	04/06/2020	MCCD SUBMISSION	AAK
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

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

JSF MANAGEMENT, LLC

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

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
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 www.BohlerEngineering.com

J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE088600

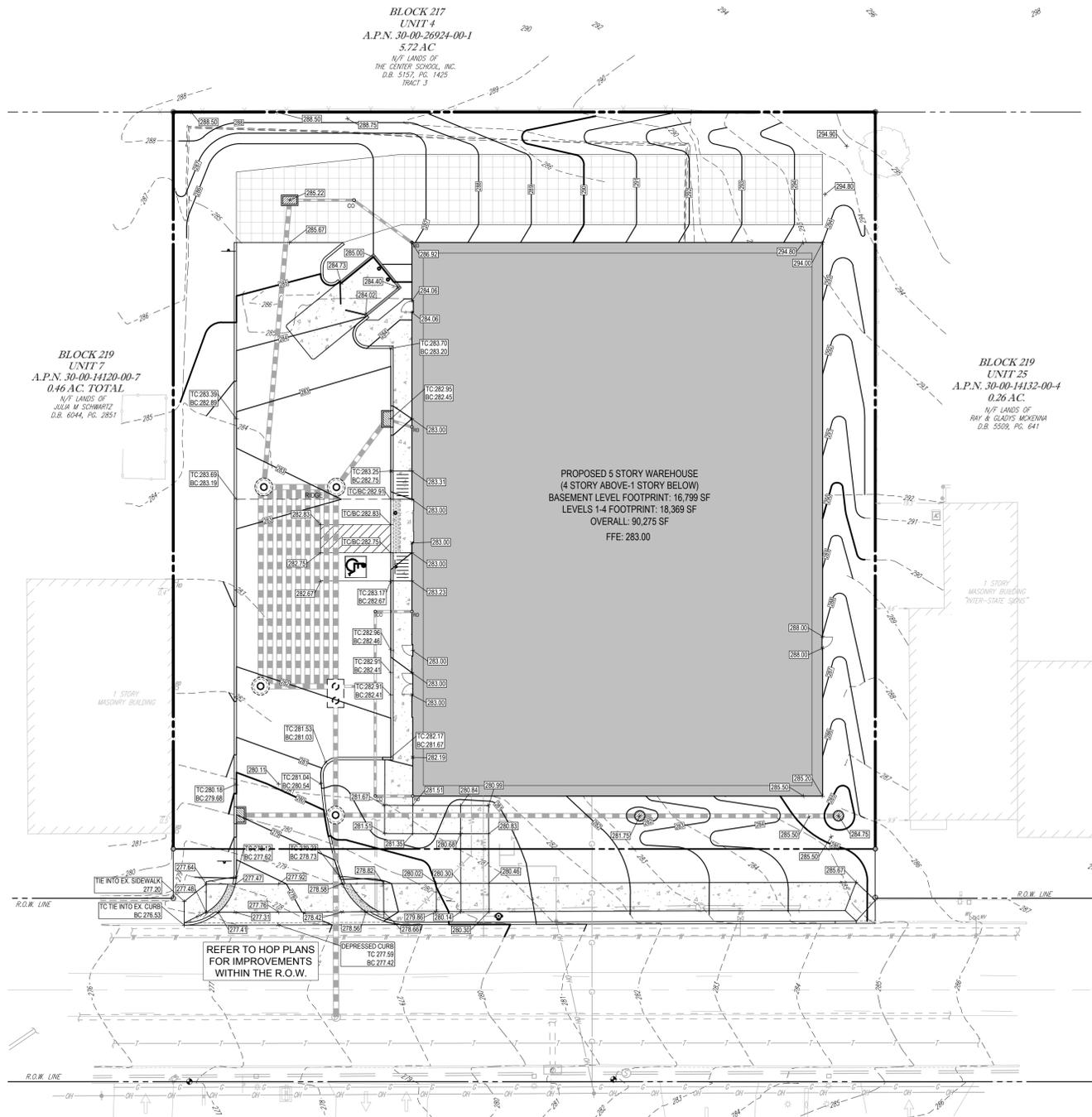
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

REVISION 5 - 2020

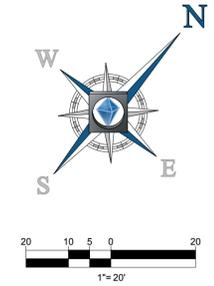
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R:\19\PC19116\DRAWINGS\PLAN SET\LAND DEVELOPMENT\REVISION 5\PC19116 SITE 5 - LAYOUT C-401.GRD



LEGEND	
PROPOSED	
BUILDING	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
PROPERTY LINE	[Symbol]
R.O.W. LINE	[Symbol]
SETBACK LINE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
SIDEWALK	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
SPOT ELEVATION	[Symbol]

LEGEND	
EXISTING	
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
PROPERTY LINE	[Symbol]
R.O.W. LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
CONCRETE MONUMENT/IRON PIN	[Symbol]
SIGN	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]



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3	02/27/2020	PER TWP COMMENTS	AAK	JPA
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PROJECT No.: PC191166
DRAWN BY: AAK
DATE: 12/12/2019
SCALE: AS SHOWN
CAD I.D.: PC191166 SITE-5

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
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PROPOSED SELF STORAGE
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MONTGOMERY COUNTY, PA

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SHEET TITLE:
GRADING PLAN
SHEET NUMBER:
C-401
REVISION 5 - 2020

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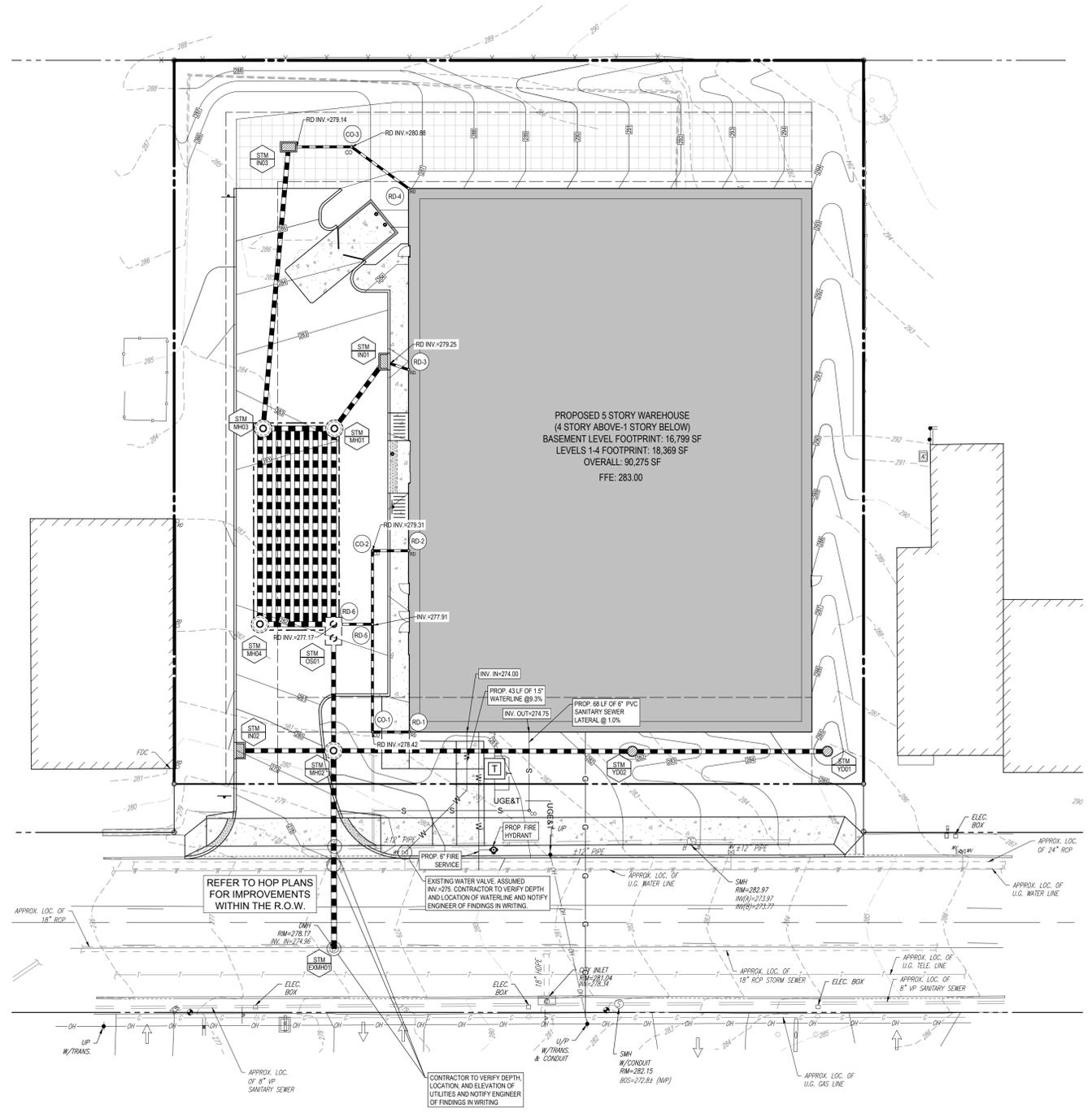
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SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-501
 REVISION 5 - 2020



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CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
PROPERTY LINE	[Symbol]
R.O.W. LINE	[Symbol]
SETBACK LINE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
YARD DRAIN	[Symbol]
MANHOLE	[Symbol]
CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]

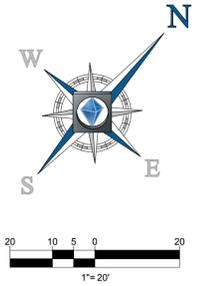
LEGEND	
EXISTING	
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
PROPERTY LINE	[Symbol]
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ADJACENT PROPERTY LINE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]

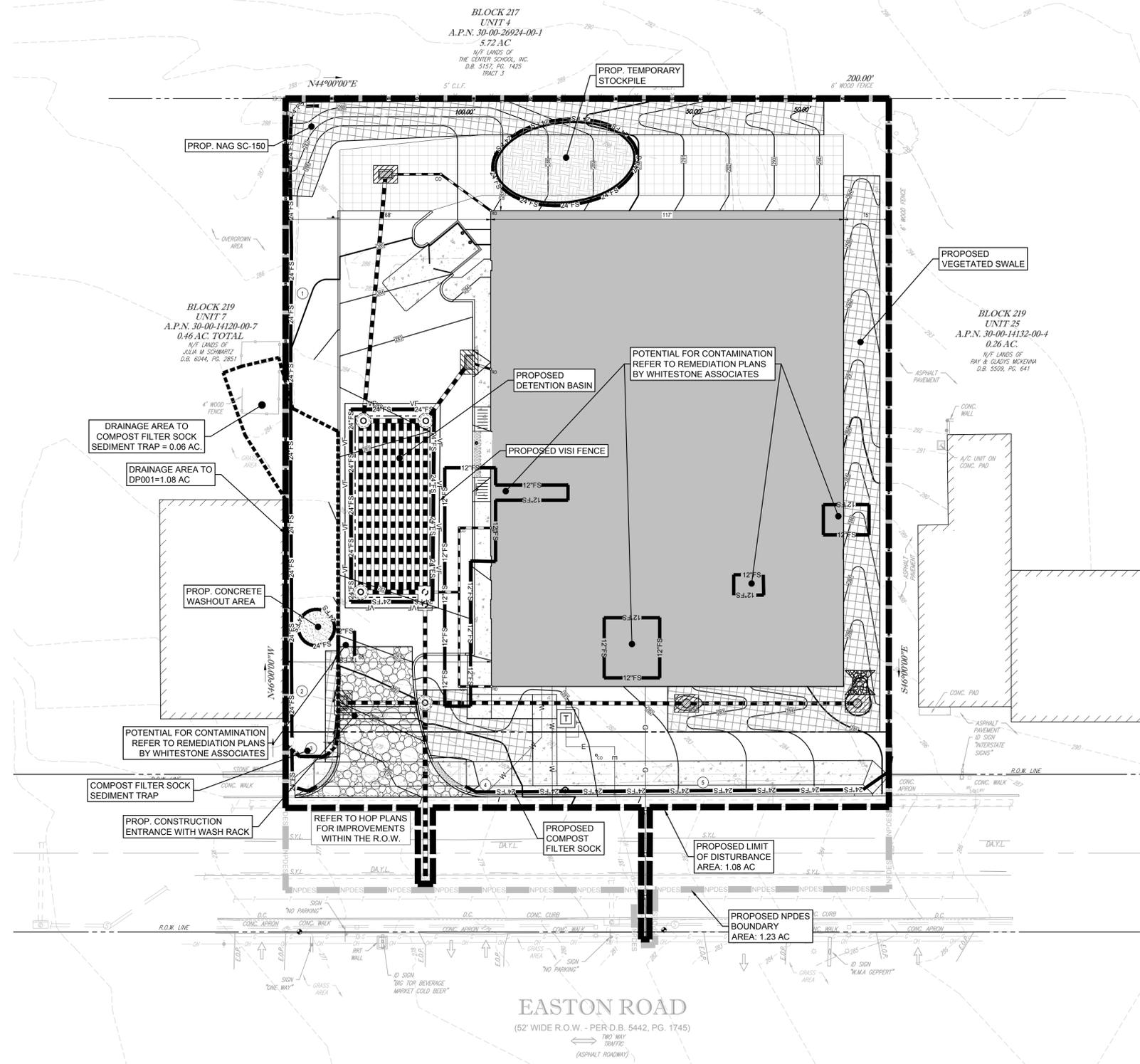
STORM STRUCTURE SCHEDULE			
NAME	TYPE	GR/IRIM ELEV. (FT.)	INVERTS
CO-1	CLEANOUT	281.64'	INV IN = 278.42' INV OUT = 278.42'
CO-2	CLEANOUT	282.52'	INV IN = 279.31' INV OUT = 279.31'
CO-3	CLEANOUT	285.80'	INV IN = 280.88' INV OUT = 280.88'
EXMH01	PADOT STANDARD MANHOLE	278.17'	INV IN = 274.96'
IN01	PADOT 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 = 276.25'
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	282.05'	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'

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

EXISTING/PROPOSED UTILITY OWNERSHIP INFORMATION:

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





LEGEND	
PROPOSED	
LIMIT OF DISTURBANCE	---
NPDES BOUNDARY	---
24" COMPOST FILTER SOCK	---24"FS---
VISI FENCE	VF
CONCRETE WASHOUT	
TEMPORARY STOCKPILE	
ROCK CONSTRUCTION ENTRANCE WITH WASH RACK	
INLET PROTECTION	
NAG SC-150	
ROCK FILTER OUTLET	

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

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J.P. ALEJNIKOV
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 PENNSYLVANIA LICENSE No. PE088600

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN
 SHEET NUMBER:
C-601
 REVISION 5 - 2020

R:\19\PC191166\DRAWINGS\PLAN SET\LAND DEVELOPMENT\REVISION 5\PC191166 SITE-5-1-LAYOUT_C-601.EAS

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.

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, SAMBORN 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 WATER RUNOFF:

- 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 HAULLED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

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

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

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

8. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

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

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

MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT STANDARD E&S NOTES

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

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

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

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

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

6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL, SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE BMP 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 AND GRUBBING OPERATIONS BEGIN.

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

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

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

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, REGRADEING, RESEEDING, REMULCHING AND RESETTING 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 SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-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.
1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
2. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
3. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
4. CHANNELS HAVING RIPRAP, RENO 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

- SEEDING DATES
SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LBA) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #5 BELOW).
TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
ANNUAL RYE (40 POUNDS / ACRE PLS) OR SPRING OATS (86 POUNDS / ACRE PLS) OR WINTER RYE (168 POUNDS / ACRE PLS) (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 8)
PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
NURSE CROP (SELECT ONE):
ANNUAL RYE (10 POUNDS / ACRE PLS) OR SPRING OATS (64 POUNDS / ACRE PLS) OR WINTER RYE (66 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1)
PERMANENT SEED MIX:
TALL FESCUE (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:
SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100)
DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED. AS NOTED ABOVE, THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
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:
I. DRILL SEEDING
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:
1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED):
1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.
3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.
D. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED.
IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER. A MINIMUM OF 1/2" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

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Table with 4 columns: REV, DATE, COMMENT, DRAWN BY. Contains revision history for TWP SUBMISSION, MCCD SUBMISSION, and PER TWP COMMENTS.

811 logo with text: Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776

NOT APPROVED FOR CONSTRUCTION notice. THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

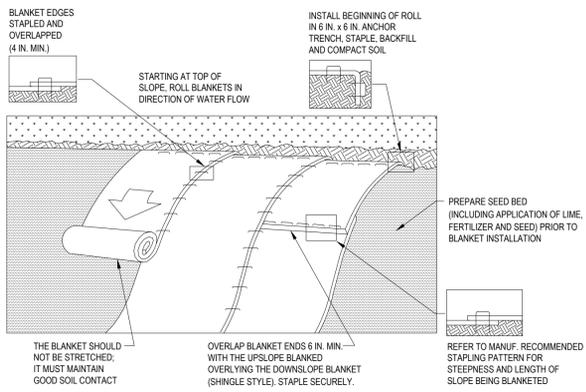
Table with 2 columns: PROJECT No., DRAWN BY, CHECKED BY, DATE, SCALE, CAD I.D. Values include PC191166, AAK, JPA, 12/12/2019, AS SHOWN, PC191166 DETAILS-5.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR JSF MANAGEMENT, LLC. PROPOSED SELF STORAGE. 1538 EASTON ROAD, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

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SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL NOTES. SHEET NUMBER: C-603. REVISION 5 - 2020

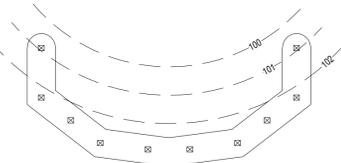
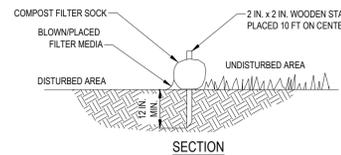


NOTES:
 SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH TIGHT.

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



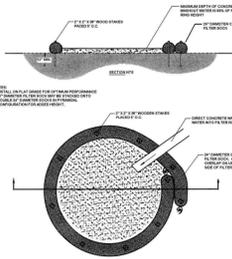
- FILTREXX NOTES:**
- SOCK MATERIAL SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.2.
 - COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (PA DEP EROSION CONTROL MANUAL FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - SOCKS SHALL BE 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 SOIL SUPPLEMENT.
 - 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
 COMPOST FILTER SOCK**

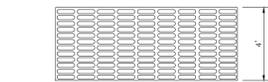
NOT TO SCALE



FIGURE 3.18 Typical Compost Sock Washout Installation

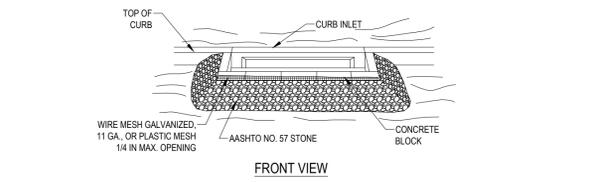


A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
 Adapted from Filtrexx



- NOTES:**
- 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.
 - 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
 SCALE: N.T.S. REV.: 2015.03.09



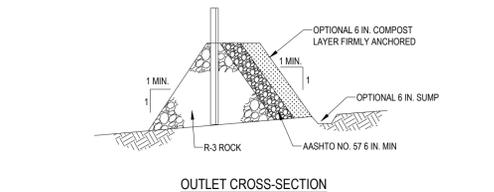
SECTION VIEW

PLAN VIEW

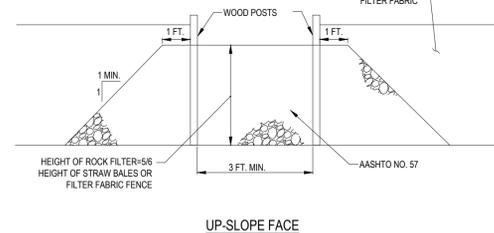
- NOTES:**
 MAXIMUM DRAINAGE AREA = 1 ACRE.
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. 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**

NOT TO SCALE



OUTLET CROSS-SECTION

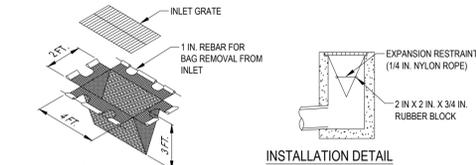


UP-SLOPE FACE

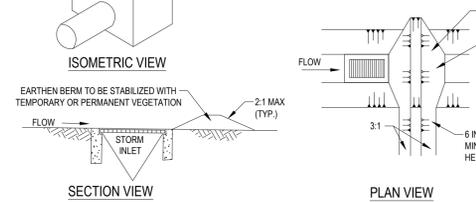
- NOTES:**
 A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
 SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

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

NOT TO SCALE



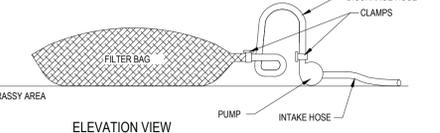
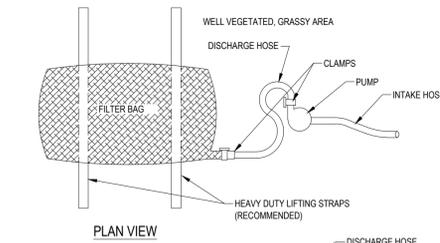
INSTALLATION DETAIL



- NOTES:**
 MAXIMUM DRAINAGE AREA = 12 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 PASSING A NO. 40 SIEVE.
 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



- NOTES:**
 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 GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

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%
AOCS % RETAINED	ASTM D-4751	80 SIEVE

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.

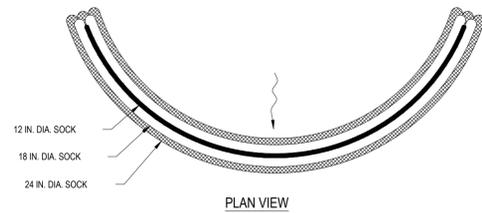
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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.

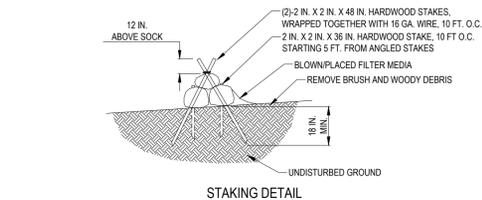
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

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

NOT TO SCALE



PLAN VIEW

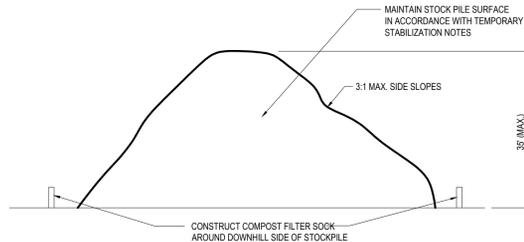


STAKING DETAIL

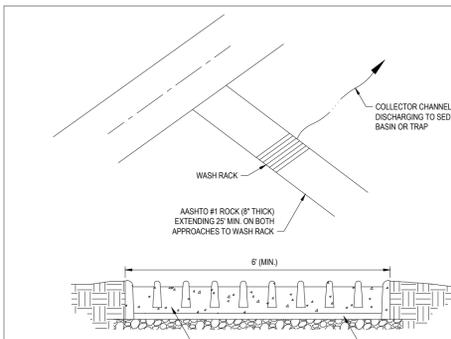
- DESIGN NOTES:**
- COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP.
 - MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT.
 - SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL HEIGHT OF THE TRAP.
 - SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN ON THE PLAN VIEW.
 - 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.

- NOTES:**
 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 SWAMP 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**



TEMPORARY SOIL STOCKPILE DETAIL
 SCALE: N.T.S. REV.: 2015.03.09



- NOTES:**
 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

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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/17/2020	TWP SUBMISSION	AAK
2	02/13/2020	MCCD SUBMISSION	JPA
3	02/27/2020	PER TWP COMMENTS	AAK
4	04/06/2020	MCCD SUBMISSION	JPA
5	04/14/2020	PER TWP COMMENTS	AAK

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PROJECT: PC191166
 DRAWN BY: AAK
 CHECKED BY: JPA
 DATE: 12/12/2019
 SCALE: AS SHOWN
 CAD I.D.: PC191166 DETAILS-5

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
JSF MANAGEMENT, LLC
 PROPOSED SELF STORAGE
 1538 EASTON ROAD
 ABBINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

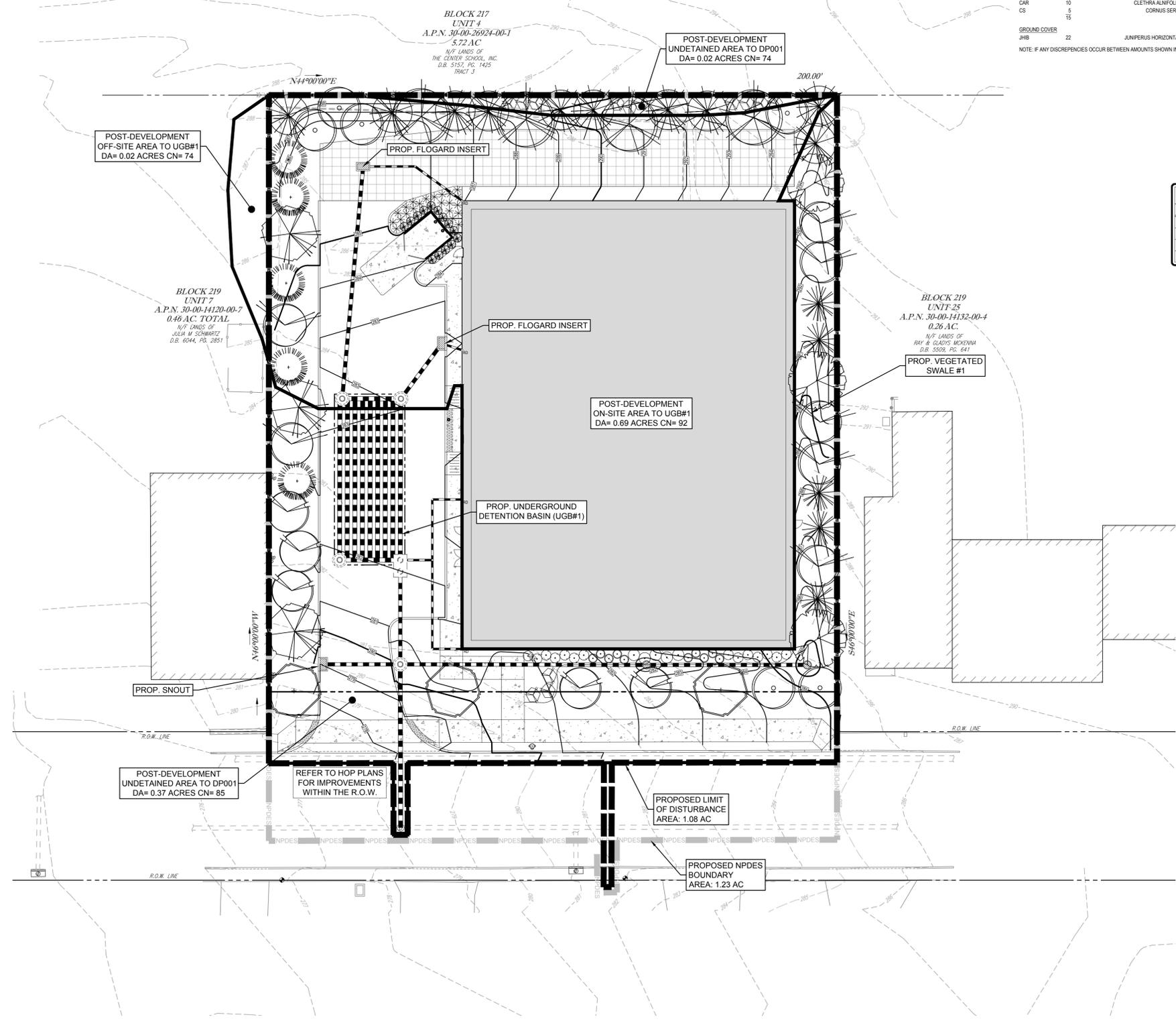
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J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE0886400

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS
 SHEET NUMBER:
C-604
 REVISION 5 - 2020

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
GTK	3	GLEDITSIA TRACANTHOS INTERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2" CAL.	B+B
LSR	3	LIQUIDAMBAR STRYACIFLUA ROTUNDILOBA	SEEDLESS SWEETGUM	2 1/2" CAL.	B+B
NS	4	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2" CAL.	B+B
QBC	3	QUERCUS BICOLO	SHAMP WHITE OAK	2 1/2" CAL.	B+B
	13				
ORNAMENTAL TREES(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
CRNC	2	CORNUS RUTICOLA 'C'	CONSTELLATION DOGWOOD HYBRID	2-2 1/2" CAL.	B+B
MV	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10'	B+B
	18				
EVERGREEN TREES(S)					
PIAB	5	PICEA ABIES	NORWAY SPRUCE	8' MIN.	B+B
PS	10	PINUS STROBUS	EASTERN WHITE PINE	8' MIN.	B+B
TGG	5	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' MIN.	B+B
	20				
EVERGREEN SHRUB(S)					
IGS	14	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER
JHC	14	JUNIPERUS CHINENSIS 'HETZU COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5'	B+B
VR	41	VIBURNUM X BRYTTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
DECIDUOUS SHRUB(S)					
CAR	10	CLETHRA ALNIFOLIA 'ROSEA'	PINK SUMMERSWEET CLETHRA	24-30"	CONTAINER
CS	5	CORNUS SERICEA	RED OSER DOGWOOD	2-3'	B+B
	15				
GROUND COVER					
JHB	22	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.



LEGEND	
PROPOSED	
—	LIMIT OF DISTURBANCE
—	NPDES BOUNDARY
—	STORM PIPE
—	DRAINAGE AREA

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	01/17/2020	TWP SUBMISSION	AAK	JPA
2	02/13/2020	MCCD SUBMISSION	AAK	JPA
3	02/27/2020	PER TWP COMMENTS	AAK	JPA
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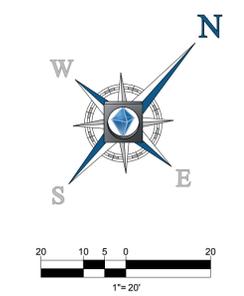
PROJECT No.: PC191166
 DRAWN BY: AAK
 CHECKED BY: JPA
 DATE: 12/12/2019
 SCALE: AS SHOWN
 CAD I.D.: PC191166 SITE-5

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
JSF MANAGEMENT, LLC
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 1538 EASTON ROAD
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J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE088600

SHEET TITLE:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 SHEET NUMBER:
C-605
 REVISION 5 - 2020



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

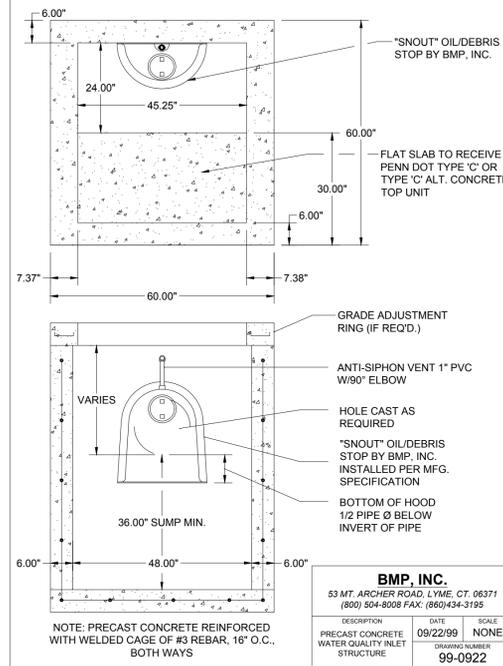
- UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING 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.
 - 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.
 - 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.
 - 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.
 - 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 EROSION.
 - 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 SANDSTONE 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 HEREIN.

PCSM - GENERAL BMP NOTES

- A SITE INSPECTION AND APPROVAL BY THE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO THE REMOVAL OR CONVERSION OF SEDIMENT BASINS AND TRAPS.
- BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE PROPOSED BMP BOTTOMS.
- REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED STORMWATER MANAGEMENT BMPs.
- REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.
- 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.
- 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.

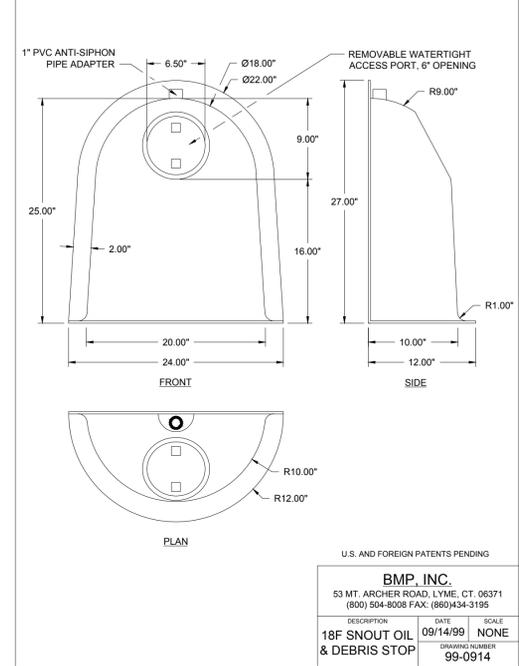
BMP NO.	DESCRIPTION	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE INDICATORS
STORM DRAINAGE SYSTEM AND INLET FILTERS	INLETS, MANHOLES, INLET FILTERS, AND STORMWATER PIPING.	EVERY 3 MONTHS	INSPECT INLETS, MANHOLES, INLET FILTERS, AND STORMWATER PIPING.	CLEAR SEDIMENT AND DEBRIS FROM ALL ON-SITE INLETS, 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" 4 TIMES PER YEAR 2 TIMES PER YEAR ANNUALLY	INSPECT WATER DRAWDOWN TIME TO BE WITHIN 72 HOURS INSPECT FOR ANY PONDING WATER INSPECT STRUCTURES INSPECT FOR SEDIMENT ACCUMULATION INSPECT VEGETATIVE COVER CONDITION INSPECT FOR INVASIVE PLANT SPECIES	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.

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



BMP, INC.
53 MT ARCHER ROAD, LYME, CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION: PRECAST CONCRETE WATER QUALITY INLET STRUCTURE
DATE: 09/22/99
SCALE: NONE
DRAWING NUMBER: 99-0922



U.S. AND FOREIGN PATENTS PENDING

BMP, INC.
53 MT ARCHER ROAD, LYME, CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION: 18\"/>

REVISIONS

REV	DATE	TWP SUBMISSION	COMMENT	DESIGNED BY
1	01/17/2020	TWP SUBMISSION		AAK JPA
2	02/13/2020	MCCD SUBMISSION		JPA AAK
3	02/27/2020	PER TWP COMMENTS		AAK JPA
4	04/06/2020	MCCD SUBMISSION		AAK JPA
5	04/14/2020	PER TWP COMMENTS		AAK JPA

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PROJECT NO.: PC191166
DRAWN BY: AAK
CHECKED BY: JPA
DATE: 12/12/2019
SCALE: AS SHOWN
CAD I.D.: PC191166 DETAILS-5

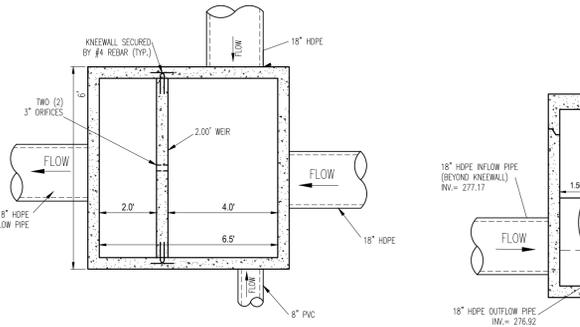
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
JSF MANAGEMENT, LLC

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

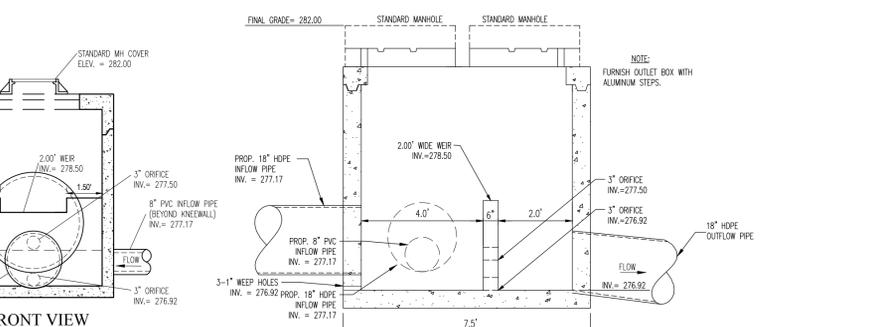
BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE088600

SHEET TITLE: **POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS**
SHEET NUMBER: **C-607**
REVISION 5 - 2020

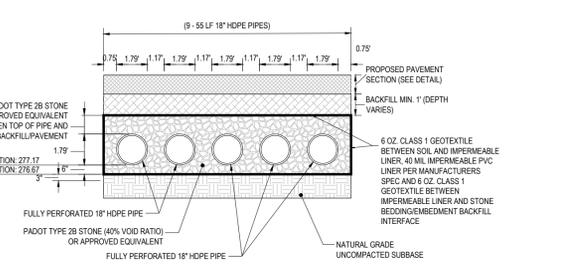


PLAN VIEW (OUTLET STRUCTURE) (OS-01)

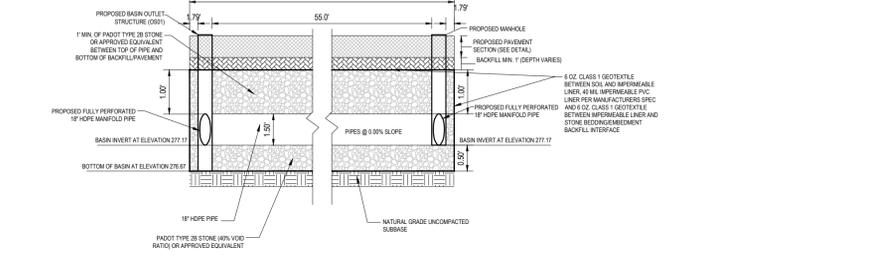


FRONT VIEW (OUTLET STRUCTURE) (OS-01)

OUTLET STRUCTURE (OS-01) DETAIL



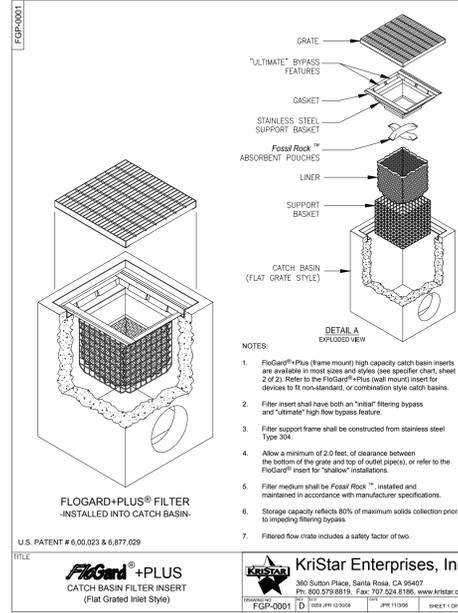
CROSS SECTION OF SUBSURFACE DETENTION BED
SCALE: N.T.S.



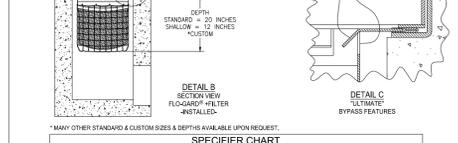
STORMWATER DETENTION BASIN SPECIFICATIONS:

- UTILIZE A UNIFORM GRADATION CRUSHED STONE (28), PROVIDED THAT THE STONE IS PROPERLY CLEANED AND THAT A MINIMUM VOID RATIO OF 40% IS PROVIDED. HIGHER VOID 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: #43-8 GRADATION, THE PERCENT PASSING THE NO. 200 SIEVE SHALL NOT EXCEED 0.2%.
- A CERTIFICATION FROM THE MANUFACTURER DOCUMENTING THE FULL GRADATION AND VOID RATIO SHALL BE OBTAINED.
- WHEN IN THE OPINION OF THE TOWNSHIP INSPECTOR OR THE GEOTECHNICAL ENGINEER THE STONE IS NOT CONSISTENT WITH THE APPROVED SAMPLE, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE STONE RETESTED AND CERTIFIED BEFORE ANY ADDITIONAL STONE IS INSTALLED OR DELIVERED.
- ALL STONE SAMPLES AND CERTIFICATIONS SHALL BE SUBMITTED TO THE TOWNSHIP 14 DAYS PRIOR TO THE START OF STORMWATER DETENTION BASIN CONSTRUCTION.
- EXCAVATION OF THE DETENTION FACILITIES SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED.
- THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
- ONLY CLEAN AGGREGATE, FREE OF DEBRIS, SHALL BE ALLOWED.
- THE TOP, SIDES, AND BOTTOM OF THE BED SHALL BE COVERED WITH CONTINUOUS NON-WOVEN GEOTEXTILE, MIRAFI 1400, AMCO 4547, GEOTEX 451, OR APPROVED EQUIVALENT.
- CONSTRUCTION OF THE FACILITY SHALL PREVENT SILT FROM CLOGGING THE AGGREGATE BACKFILL.
- CONTRACTOR TO REVIEW AND IMPLEMENT PIPE BEDDING AND BACKFILL REQUIREMENTS RECOMMENDED BY THE SPECIFIC PIPE MANUFACTURER.
- THE BEDS SHALL BE BACKFILLED WITH CLEAN WASHED AGGREGATE AND SHALL BE KEPT CLEAN OF SOILS/DURUM DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOILS/DURUM HAS CONTAMINATED THESE ITEMS, THE MATERIALS SHALL BE REPLACED AND/OR CLEANED AS NECESSARY.

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



FLOGARD-PLUS FILTER
INSTALLED INTO CATCH BASIN.

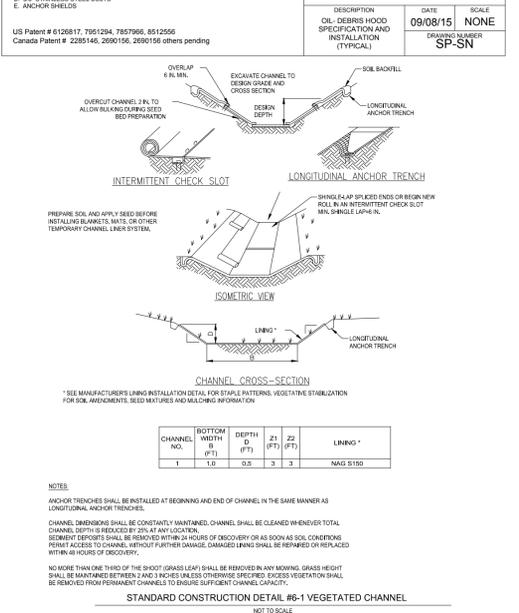


FLOGARD-PLUS FILTER INSERT
(Flat Grated Inlet Style)

SPECIFIER CHART

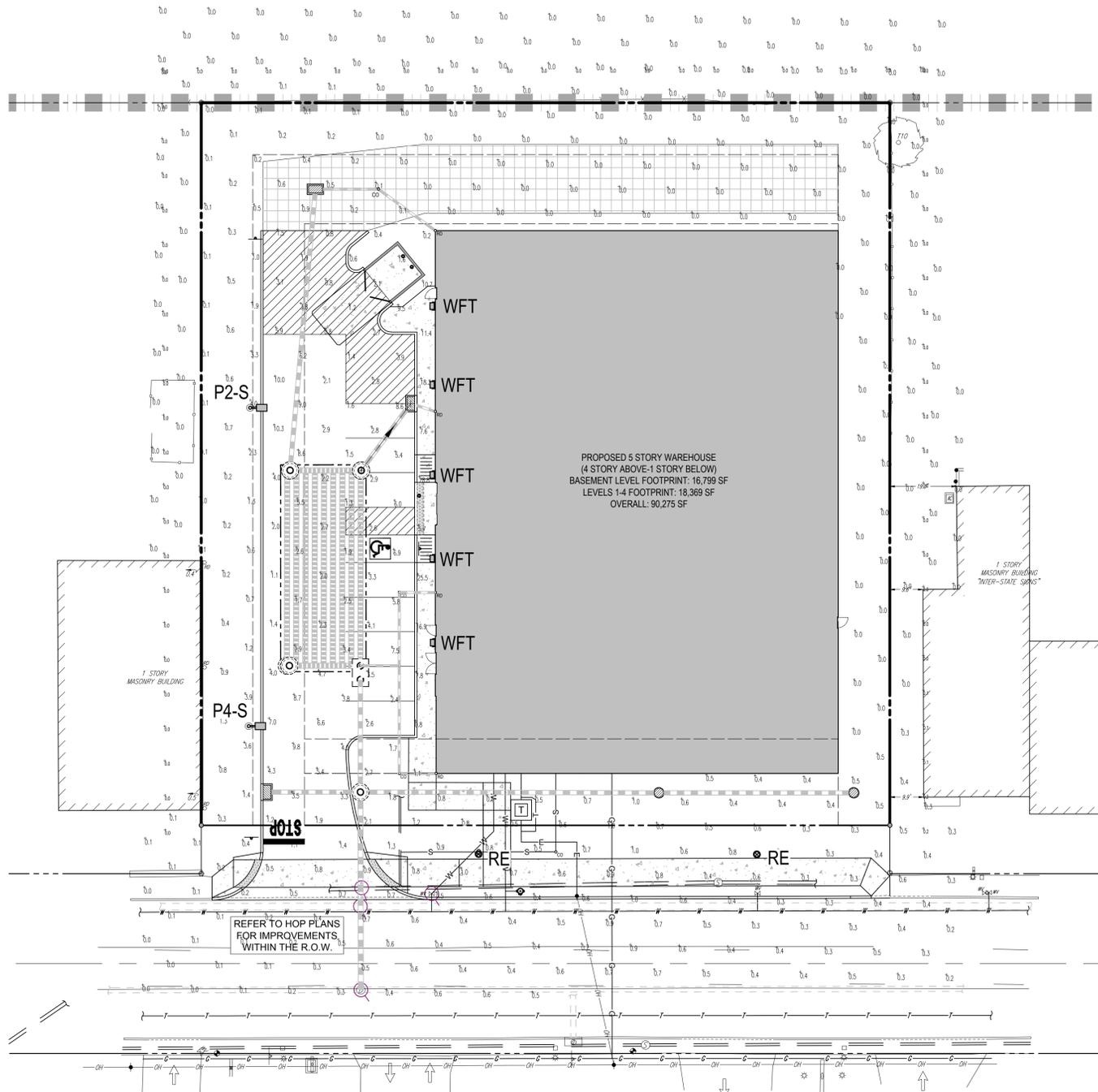
MODEL NO.	STANDARD & SHALLOW DEPTH		STANDARD DEPTH		SHALLOW DEPTH			
	INLET DIAMETER (IN)	DEPTH (IN)	TOTAL CAPACITY (GAL)	FILTERED FLOW (GPM)	INLET DIAMETER (IN)	DEPTH (IN)		
FQP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FQP-12SF	12	25
FQP-15SF	15 X 30	15 X 36	6.9	2.3	1.6	FQP-15SF9F	1.3	9
FQP-18F	18 X 18	18 X 18	4.7	0.9	0.7	FQP-18SF	4.5	4
FQP-18SF	18 X 24	18 X 26	5.0	1.5	1.2	FQP-18SF8F	8.5	7
FQP-18SF	18 X 18	18 X 20	4.7	0.6	0.7	FQP-18SF6	4.5	4
FQP-18SF	18 X 18	18 X 21	5.0	2.1	1.4	FQP-18SF9F	1.0	9
FQP-18SF	18 X 22	18 X 24	5.0	1.5	1.2	FQP-18SF8F	8.5	7
FQP-18SF	18 X 36	18 X 40	6.9	2.3	1.6	FQP-18SF9F	1.3	9
FQP-20SF	20 X 20	20 X 24	6.2	2.2	1.4	FQP-20SF9F	2.4	9
FQP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FQP-21SF	1.25	8.5
FQP-21SF	21 X 40	21 X 40	9.1	4.3	2.4	FQP-21SF9F	2.45	1.35
FQP-21SF	18 X 48	18 X 48	11.6	4.7	2.6	FQP-21SF9F	2.7	1.8
FQP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FQP-24SF	1.25	8.5
FQP-24SF	24 X 30	24 X 30	7.0	2.6	1.8	FQP-24SF9F	1.6	1.05
FQP-24SF	24 X 36	24 X 40	8.0	3.0	2.0	FQP-24SF9F	1.6	1.15
FQP-24SF	24 X 48	25 X 48	9.3	4.4	2.4	FQP-24SF8F	2.5	1.35
FQP-30F	28 X 28	32 X 32	6.3	2.2	1.5	FQP-30SF	1.25	8.5
FQP-30SF	28 X 36	28 X 40	6.8	2.2	1.6	FQP-30SF9F	2.4	1.3
FQP-30F	30 X 30	30 X 34	6.1	3.6	2.0	FQP-30SF	2.05	1.15
FQP-30F	30 X 36	35 X 40	9.1	4.6	2.4	FQP-30SF	2.05	1.35
FQP-36SF	36 X 48	40 X 48	11.6	6.0	3.0	FQP-36SF8F	3.9	1.85
FQP-48F	48 X 48	48 X 54	13.2	9.0	3.9	FQP-48SF	5.45	2.25
FQP-50SF	24 X 24	28 X 28	6.1	2.2	1.5	FQP-50SF	1.25	8.5
FQP-48SF9F	18 X 36	20 X 40	6.8	2.2	1.6	FQP-48SF9F	1.3	9
FQP-24SF9D	20 X 26	24 X 30	6.0	3.4	2.0	FQP-24SF9D	1.95	1.15
FQP-48F9D	18 X 48	24 X 54	6.3	2.2	1.5	FQP-48F9D	1.25	8.5

FLOGARD-PLUS CATCH BASIN FILTER INSERT
(Flat Grated Inlet Style)



STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

R:\PROJECTS\19160RD\WORKING\PLAN AND DETAIL\LAND DEVELOPMENT\REVISIONS\SPCH19160 RD DETAILS - 6-1\A\VOULT - C-607 PCSWM DETAILS



EASTON ROAD
(52' WIDE R.O.W. - PER D.B. 5442, PG. 1745)

← TRAFFIC
(ASPHALT ROADWAY)

LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	TOTAL LUMENS	LLF	DESCRIPTION	FOUNDATION DETAIL
RE	2	—	—	—	—	EXISTING STREET LIGHT LUMINAIRE TO BE RELOCATED. SEE GENERAL NOTE 11.	1-56
P2-S	1	16'-0" AFF	SINGLE	12421	0.900	HUBBELL OUTDOOR LIGHTING, ARO LED SERIES AREA LUMINAIRE, TYPE 2, WITH HOUSE SIDE-SHIELD, ZERO UP-LIGHT (ASL-NAF-34L-4K-210-2 x 08) (ASL-EHS-8L)	1-1
P4-S	1	16'-0" AFF	SINGLE	1345	0.900	HUBBELL OUTDOOR LIGHTING, ARO LED SERIES AREA LUMINAIRE, TYPE 4, WITH HOUSE SIDE-SHIELD, ZERO UP-LIGHT (ASL-NAF-34L-4K-210-4 x 08) (ASL-EHS-8L)	1-1
WFT	5	10'-0" AFF	SINGLE	5526	0.900	HUBBELL OUTDOOR LIGHTING, SLING SERIES LED WALLPACK, TYPE FT, ZERO UP-LIGHT (S22-55-4K7-FT x 08-PCU)	—

CALCULATION SUMMARY

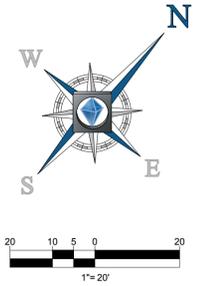
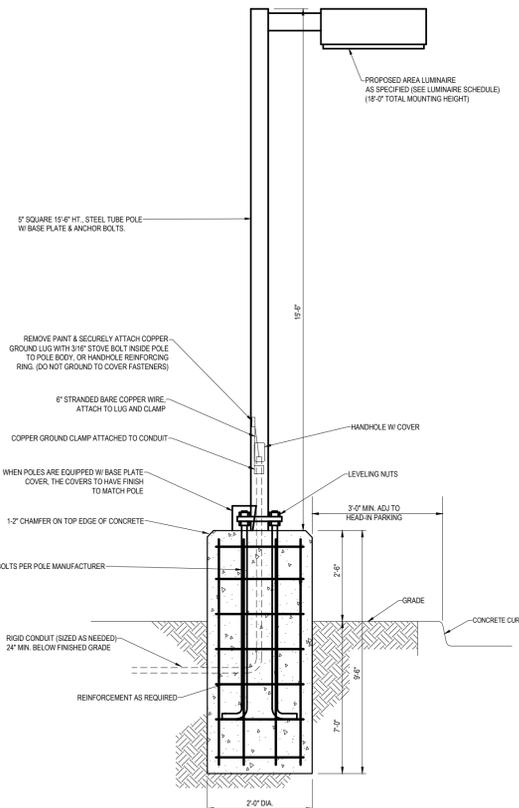
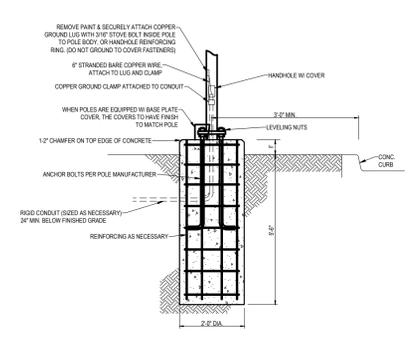
LABEL	CALLTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS	ILLUMINANCE	Fc	1.11	28.8	0.0	N.A.	N.A.
10' FROM NORTHEAST PROPERTY LINE 5' ABOVE GRADE	ILLUMINANCE	Fc	0.03	0.2	0.0	N.A.	N.A.
10' FROM NORTHWEST PROPERTY LINE 5' ABOVE GRADE	ILLUMINANCE	Fc	0.00	0.0	0.0	N.A.	N.A.
10' FROM SOUTHWEST PROPERTY LINE 5' ABOVE GRADE	ILLUMINANCE	Fc	0.00	0.0	0.0	N.A.	N.A.
PARKING LOT	ILLUMINANCE	Fc	3.95	10.3	0.8	4.94	12.88

GENERAL LIGHTING NOTES

- 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 CONTRACT REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- 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.
- 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).
- 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 OWNERS.
- 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 STRUCTURES) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- 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.
- 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.
- 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.
- CONTRACTOR MUST EVALUATE EXISTING LIGHT POLES THAT ARE TO BE RELOCATED FOR STRUCTURAL INTEGRITY PRIOR TO REUSING THEM IN NEW POLE LOCATIONS.

LIGHTING COMPLIANCE

- ZONING
2601.H. LIGHTING STANDARDS
- 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 (1/2) FOOT CANDLES OF LIGHT AT ANY POINT ON THE GROUND. [COMPLIES]
 - 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 ADJACENT RESIDENTIAL PROPERTY. [COMPLIES]
 - 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. [COMPLIES]
 - 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]
 - 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 ADJUTING PROPERTIES. [COMPLIES]
 - LIGHTING DESIGN: IT IS RECOMMENDED THAT LIGHTING BE DESIGNED TO BE COMPATIBLE WITH THE REST OF THE DEVELOPMENT'S ARCHITECTURE AND MATERIALS. [COMPLIES]
 - SETBACKS LIGHTING SHALL BE SET BACK 30' FROM ADJACENT RESIDENTIAL DISTRICTS OR USES. [COMPLIES]
 - LIGHTING LOCATED WITHIN A SETBACK AREA THAT LIES ADJACENT TO A RESIDENTIAL DISTRICT OR USE SHALL BE NO HIGHER THAN TEN FEET (10'). [COMPLIES]



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY
1	01/17/2020	TWP SUBMISSION	AAK
2	02/13/2020	MCCD SUBMISSION	JPA
3	02/27/2020	PER TWP COMMENTS	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 LIGHT-5

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
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

D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

SHEET TITLE:
LIGHTING PLAN
SHEET NUMBER:
C-702
REVISION 5 - 2020

R:\191166\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISIONS\PC191166 LIGHT-5 - LAYOUT - C-702 LIGHT

