PRELIMINARY I FINAL LAND DEVELOPMENT & SUBDIVISION PLANS

PROVCO PINEGOOD STOWE, LLC

PROPOSED WAWA FOOD MARKET - STOWE

LOCATION OF SITE 617 OLD READING PIKE & GROSSTOWN ROAD WEST POTTSGROVE TOWNSHIP MONTGOMERY COUNTY **STOWE, PA 19464**

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SUBDIVISION PLAN	C-301
SITE PLAN	C-302
GRADING PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-602, C-603, C-604
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	C-605
POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	C-606, C-607
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
PROFILES	C-801
DETAILS SHEET	C-901, C-902, C-903, C-904
VEHICLE CIRCULATION PLAN	C-905, C-906, C-907

WEST POTTSGROVE TOWNSHIP CERTIFICATION

I HEREBY CERTIFY THAT THE TOWNSHIP OF WEST POTTSGROVE PLANNING COMMISSION REVIEWED THIS PLAN

, A.D. 2023 PURSUANT TO THE TOWNSHIP'S SUBDIVISION

VICE PRESIDENT, BOARD OF COMMISSIONERS

PROCESSED and REVIEWED. Report prepared by Montgomery County

AND RECOMMENDED APPROVAL OF THIS FINAL SUBDIVISION/LAND DEVELOPMENT PLAN TO THE BOARD OF

THIS IS TO CERTIFY THAT THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF WEST POTTSGROVE, MONTGOMERY COUNTY, PENNSYLVANIA APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE TOWNSHIP'S THEN CURRENT SUBDIVISION & LAND DEVELOPMENT

A.D. 2023. OFFERS OF DEDICATION HAVE BEEN ACCEPTED/REJECTED. BONDS. FUNDS. OR SECURITIES IN

THE PLAN AND REQUIRED UNDER THE SUBDIVISION/LAND DEVELOPMENT AGREEMENT, SIGNED THE _

ESCROW HAVE BEEN FILED WITH THE TOWNSHIP AND ACCEPTED TO COVER ALL IMPROVEMENTS SHOWN ON

OF ______, A.D. 2023. THE TOWNSHIP HEREBY AUTHORIZES THIS PLAN FOR RECORDING ON THIS, THE ______DAY OF ______, A.D. 2023.

ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ON THE __ DAY OF _

TOWNSHIP ENGINEER'S CERTIFICATION

REVIEW BY THE WEST POTTSGROVE TOWNSHIP ENGINEER THIS _____ DAY OF

COMMISSIONERS ON THE DAY OF

& LAND DEVELOPMENT ORDINANCE.

PLANNING COMMISSION CHAIRMAI

PRESIDENT, BOARD OF COMMISSIONERS

TOWNSHIP SECRETARY

DRAWING SHEET INDEX

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PROFILES	C-801
DETAILS SHEET	C-901, C-902, C-903, C-904
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REVISIONS

COMMENT

REV DATE

Call before you dig YOU MUST CALL 811 BEFORE ANY EXCAVATION 1-800-242-1776 #20213082732

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVA

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.:	PC211326		
DRAWN BY:	SGL		
CHECKED BY:	SRM		

PC211326-X-TTLB-LDV

PRELIMINARY/ FINAL LAND **DEVELOPMENT &**

SUBDIVISION PLANS PROVCO

PINEGOOD STOWE, LLC

PROPOSED WAWA

FOOD MARKET - STOWE 617 OLD READING PIKE & **WEST POTTSGROVE TOWNSHIP MONTGOMERY COUNTY**

STOWE, PENNSYLVANIA

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

Fax: (215) 996-9102 www.BohlerEngineering.com

SHEET TITLE:

COVER SHEET

ORG. DATE - 1/12/2024

1. VARIANCES FROM §1016.B "AREA, WIDTH, AND YARD REGULATIONS" TO PERMIT A FRONT YARD SETBACK OF 47.8' FOR LOT 1 RATHER THAN THE

VARIANCES APPROVED VIA SETTLEMENT STIPULATION

VARIANCES GRANTED FROM THE WEST POTTSGROVE

ZONING HEARING BOARD ON 04/13/2023

1. VARIANCES FROM §1016.A, B AND D "AREA, WIDTH, AND YARD REGULATIONS" TO PERMIT A LOT AREA OF 2.27 ACRES FOR LOT 1 (CONVENIENCE STORE WITH FUEL SALES) AND A LOT AREA OF 0.45 ACRES FOR LOT 2 (EXISTING

TO PERMIT A FRONT YARD SETBACK OF 23.4' FOR LOT 2 RATHER THAN THE

TO PERMIT A REAR YARD SETBACK OF 17.7' FOR LOT 2 RATHER THAN THE

2. VARIANCES FROM §1604.A.3.b.i AND iii "PERMITTED SIGNS - INDUSTRIAL DISTRICT"

TO PERMIT A WALL SIGN OF 67.70 SQUARE FEET IN AREA RATHER THAN THE

TO PERMIT NEW STRUCTURES FOR A SINGLE PERMITTED BY-RIGHT USE AND ITS CUSTOMARY ACCESSORY USES TO BE CONSTRUCTED ON NON-CONFORMING LOT 1 THAT DO NOT COMPLY WITH THE REQUIREMENTS

AND AGREEMENT DATED 08/21/2023

TO PERMIT 2 FREESTANDING SIGN AREAS OF 59.75 SQUARE FEET RATHER

DWELLING) RATHER THAN THE MINIMUM REQUIRED 5 ACRES.

THAN THE MAXIMUM PERMITTED 32 SQUARE FEET

3. VARIANCES FROM §1701.A "NONCONFORMING LOTS"

MAXIMUM PERMITTED 50 SQUARE FEET

MINIMUM REQUIRED 40'.

WAIVERS REQUESTED

1 \$301.2 AND \$301.3 - A WAIVER IS REQUESTED FROM THE REQUIREMENTS THAT THE PRESENTATION OF PRELIMINARY PLAN AND FINAL PLAN EACH BE CONSIDERED AS SEPARATE SUBMISSIONS.

2. §411.5.A - A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT PROPOSED GRADING SHALL BE SETBACK AT LEAST THREE (3) FEET FROM THE PROPERTY LINES, WHERE ZERO (0) FEET IS

3. §415.1.A - A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT SIDEWALKS AND BORDER AREAS ÅRE REQUIRED ON BOTH SIDES OF THE STREET WITHIN THE ULTIMATE RIGHT-OF-WAY, WHERE SIDEWALK AND BORDER AREAS ARE ONLY PROPOSED ALONG A PORTION OF GROSSTOWN ROAD.

4. §431.2.A - A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT A MINIMUM DRIVEWAY LENGTH OF FIFTY (50) FEET, WHERE A DRIVEWAY LENGTH OF FIFTEEN (15) FEET ON GROSSTOWN ROAD AND TWENTY-FIVE (25) FEET ON OLD READING PIKE, MEASURED FROM THE ROAD ULTIMATE RIGHT-OF-WAY LINE TO THE INTERNAL DRIVEWAY INTERSECTION IS PROPOSED.

5. \$431.5.A - A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENT THAT PARKING LOTS WITH A CAPACITY OF FORTY-ONE (41) TO ONE HUNDRED (100) CARS SHALL REQUIRE A PLANTING STRIP AROUND THE PERIMETER AND AN ADDITIONAL TEN (10) PERCENT PLANTING AREAS WITHIN THE PERIMETER OF THE LOT, WHERE THREE (3) PERCENT OF PLANTING AREAS ARE PROPOSED WITHIN THE PARKING AREA

6. §434.2.C(1) - A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE A TEN (10) FOOT WIDE BUFFER PLANTING AREA ALONG ALL PROPERTY LINES AND EXTERNAL STREET BOUNDARIES OF THE SITE, WHERE A BUFFER PLANTING AREA WIDTH OF THREE (3) FEET IS PROPOSED.

. \$434.5.C - A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENT THAT EACH PLANTING ISLAND SHALL CONTAIN AT LEAST ONE SHADE TREE PLUS SHRUBS AND GROUNDCOVER TO COVER THE ENTIRE AREA, WHERE SHRUBS AND GROUNDCOVER ARE PROVIDED, HOWEVER THE TREES ARE

APPLICANT'S ENGINEER'S CERTIFICATION

, SHAWN R. MUNTZ, A PENNSYLVANIA PROFESSIONAL ENGINEER, ON THIS DATE HEREBY CERTIFY THAT THE SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS AND THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WEST POTTSGROVE TOWNSHIP SWAMP CREEK WATERSHED STORMWATER MANAGEMENT

SHAWN R. MUNTZ PA LICENSE NO. PE086383

PLACED IN OTHER AREAS OF THE SITE

APPLICANT'S PROFESSIONAL LAND SURVEYOR **CERTIFICATION**

I, JAMES C. WEED, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE WEST POTTSGROVE TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

JAMES C. WEED, PLS, PA LICENSE #SU075250

CERTICATION OF OWNERSHIP - CORPORATION

WE, PROVCO PINEGOOD STOWE, LLC HAVE LAID OUT UPON DOUR LANDS, SITUATED IN THE TOWNSHIP OF UPPER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED, WITNESS OUR HAND AND SEAL THIS

FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE ORGANIZATION BY HIMSELF

MY COMMISSION EXPIRES__

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE BEING AUTHORIZED TO DO SO. EXECUTED THE FOREGOING INSTRUMENT

IN WITNESS WHERE OF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

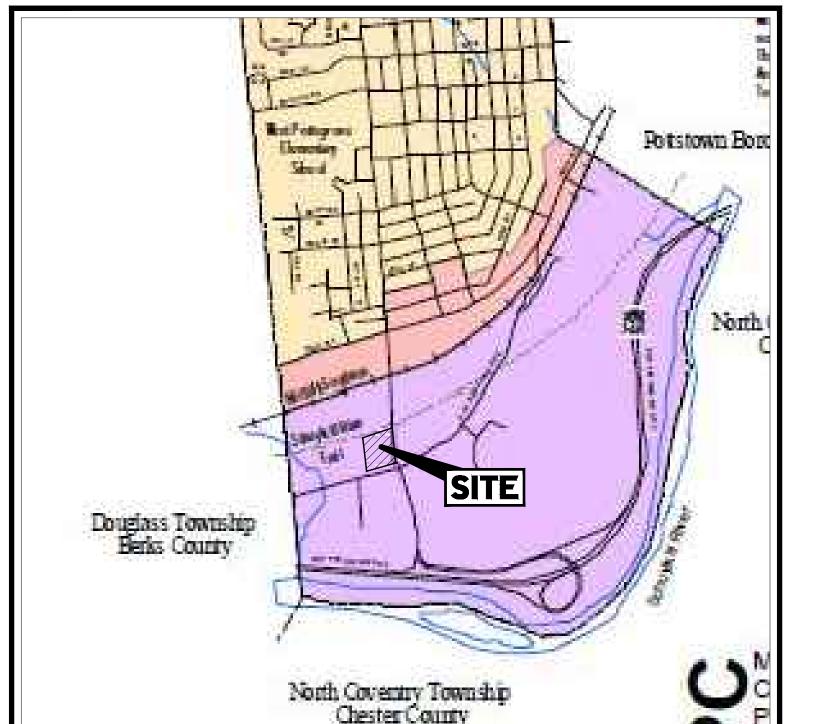
ZONING MAP SCALE: 1" = 1,000' SOURCE: GOOGLE MAPS



SCALE: 1" = 1,000' SOURCE: WESTPOTTSGROVE.ORG

PREPARED BY

BOHLER/



LOCATION MAP

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF

Planning Commission

in accordance with the Municipalities Planning Code

MONTGOMERY, AT NORRISTOWN, PA., IN PLAN BOOK NO. _____ PAGE NO. ____ ON

Montgomery County Planning Commission

SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. I'HE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT

THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND

APPROVALS ON SITE AT ALL TIMES.

TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

THIRD PARTY AND FIRST PARTY CLAIMS.

AS DESCRIBED ABOVE

ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

ADDITIONAL WORK

CONDITIONS OF APPROVAL. AND ALL APPLICABLE REQUIREMENTS. RULES. REGULATIONS. STATUTORY REQUIREMENTS. CODES. LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL ELECTRICAL PLUMBING AND FIRE SUPPRESSION PLANS WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER. ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER. IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS/REPORTS AND

CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER. IN WRITING. IF ANY CONFLICTS. DISCREPANCIES. OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS. FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS I'HE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS. THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT DISCREPANCY OR AMBIGUITY THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS. PRIOR TO PROCEEDING WITH ANY FURTHER WORK, IF A GEOTECHNICAL REPORT WAS NOT CREATED. THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.

THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT

DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES

THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC, AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY 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. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS AT ANY TIME

THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY. DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES. COSTS. INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE. THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY. INDEPENDENTLY. SEPARATELY. AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES. CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD. AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME

ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL ARRELLA COVERAGES, ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURI DWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES AFFILIATES SUBSIDIARIES AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND. IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL

OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW INDEMNIEY DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST PRESENT AND FUTURE OWNERS OFFICERS. DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S). ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER NOR THE PRESENCE OF BOHLER AND/OR ITS PAST PRESENT AND FUTURE OWNERS OFFICERS DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS AGENTS SERVANTS EMPLOYEES AFFILIATES SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER

PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, TH CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE

WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER. BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN NTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OF TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME, BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS. AS CONDITIONS PERMIT, ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR

LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT, BOHLER IS NOT

RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED. . IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR

PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REQUIREMENTS. FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS

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 INDEMNIEY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES. HARMLESS FOR ALL INJURIES. DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO

N STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT

APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS

THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS. AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES, PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK. HE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH

MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO

DO SO THEY AGREE TO JOINTLY INDEPENDENTLY SEPARATELY COLLECTIVELY AND SEVERALLY INDEMNIEY DEFEND PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES. AS APPROPRIATE AND FURTHER

THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES (Rev. 1/2023) THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR

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

WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON JNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.

THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED REMOVED AND/OR TO REMAIN A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

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

STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIR CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR RETTER CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE

PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. COMPLYING WITH ALL OSHA REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF

BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME. TO OR NEAR THE DEMOLITION AREA. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST IN WRITING RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS. AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJEC NY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND TEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN

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

ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS,

STATUTES LAWS ORDINANCES AND CODES 10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST: A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS

INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND

COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY

ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

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

THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER 2. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION. 3. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM. OR INCIDENTAL TO, DEMOLITION ACTIVITIES, BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUS' E PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHEI SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMI

14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE. NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES. THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.

15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE. THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST 16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME O

EXCAVATION, STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO. THE PUBLIC 17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED. ABANDONED IN PLACE. OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND

WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE HE CONTRACTOR MILET EMPT WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH

GRADING NOTES (Rev. 1/2023)

GENERAL

HOURS PRIOR TO THE COMMENCEMENT OF WORK.

SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER

EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST

. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE

A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING TH GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.

GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE

COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED SEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREA: AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO

STATUTES LAWS ORDINANCES AND CODES WHICH ARE IN FEFECT AND WHICH ARE APPLICABLE TO THE PROJECT SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS, SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL OMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO

IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S). THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT. THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE

MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS. RULES, STATUTES, LAWS, ORDINANCES, AND CODES, WHERE SUBGRADE BUILDING AREAS ARE PROVIDED, THE CONTRACTOR MUST DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED SUBGRADE BUILDING AREA. WHERE GROUNDWATER IS ENCOUNTERED AT THE ELEVATION OF THE SUBGRADE BUILDING AREA, APPROPRIATE CONSTRUCTION METHODS SHALL BE EMPLOYED TO PREVENT GROUNDWATER FROM ENTERING THE STRUCTURE(S). IF AND WHERE SUMP PUMPS ARE PROVIDED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER OR OTHERWISE PROTECTED FROM CAUSING SURFACE

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

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

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

ACCESSIBILITY DESIGN GUIDELINES

ALL ACCESSIBLE (A K A ADA) COMPONENTS AND ACCESSIBLE ROLITES MUST BE CONSTRUCTED TO MEET AT A MINIMUM. THE MORE STRINGENT OF (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.): AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

> THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROLITES FOR THE SITE FINISHED SURFACES ALONG THE ACCESSIBLE ROLITE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION PEDESTRIAN ACCESS. AND INTER-BUILDING ACCESS. TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT. MUST COMPLY WITH THE ACCESSIBLE BUIDELINES AND REQUIREMENTS WHICH INCLUDE. BUT ARE NOT LIMITED TO THE FOLLOWING ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION

PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%). AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL. OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION, RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.

ANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO

ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%), WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS

FEWER THAN 60-INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE). WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY

COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF

DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE

RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE

LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE AND UTILITY NOTES

(Rev. 1/2023)

POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE. AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION

DMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER FLECTRIC SANITARY AND STORM TELEPHONE CABLE FIBER OPTIC CABLE FTC WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION. AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST

PIT TO CONFIRM EXACT DEPTH PRIOR TO COMMENCEMENT OF CONSTRUCTION : STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINI THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY

TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME. ALL FILL COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH

DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE IN ANY RESPECT. FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S). WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY JPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY WATER AND STORM

SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME 10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.

1. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT. PRIOR TO COMMENCING CONSTRUCTION. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES LAWS ORDINANCES AND CODES

13. THESE PLANS INVOLVE BUILDINGS THAT MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING, BUT NOT LIMITE TO STORM, SANITARY, TELECOM, GAS, AND ELECTRIC, AND IRRIGATION LINES TO A POINT AT LEAST FIVE FEET (5') BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF A PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON

COMPLETION OF WORK. 14. STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS ARE NOMINAL AND ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES. 5. UNLESS OTHERWISE NOTED, ALL NEW UTILITIES/SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELECOM, GAS, ETC. MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDERS

INSTALLATION SPECIFICATIONS AND STANDARDS. 6. THE CONTRACTOR MUST ENSURE THAT ALL LITHLITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS, MUST BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY(IES) HAVING JURISDICTION

. VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL, SERVICE PROVIDER, OR MANUFACTURER REQUIREMENTS IN ORDER TO ACHIEVE PROPER SITING, OPERATION, CONNECTIONS SEPARATIONS, AND ACCESSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THAT INCORPORATE ANY AND ALL INTEGRAL COMPONENTS. SLICH AS TRASH RACKS, GATES, VALVES, INTERNAL OR EXTERNAL LININGS, WATER OLIALITY DEVICES, SUMPS, RESTRAINTS, STEPS, FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON THE DESIGN OF THESE STRUCTURES OR INCORPORATION OF THE VARIOUS ELEMENTS, THE CONTRACTOR MUST MMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD OR BOHLER IN WRITING.

3. SANITARY SEWER SERVICE SHALL BE PROVIDED BY WEST POTTSGROVE TOWNSHIP AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH WEST POTTSGROVE TOWNSHIP STANDARD SPECIFICATIONS 9. THE CONTRACTOR MUST NOTIFY, IN WRITING, WEST POTTSGROVE TOWNSHIP AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF THE

SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY WEST POTTSGROVE TOWNSHIP MAY REQUIRE RE-EXCAVATION OF THE SANITARY LINE(S), AND RE-TESTING, WHICH WILL BE DONE AT THE SOLE EXPENSE OF THE CONTRACTOR. 20. SANITARY SEWERS CROSSING STREAMS SHALL BE CONFIGURED TO BE NEARLY PERPENDICULAR TO THE STREAM AND SHALL BE PROVIDED WITH A CONCRETE ENCASEMENT FOR THE ENTIRE CROSSING. A MINIMUM OF THREE FEET (3') OF COVER SHALL BE PROVIDED TO THE TOP OF THE ENCASEMENT. IN OTHER WET AREAS, SUCH AS WETLANDS, FLOODPLAINS, OR ALLUVIAL AREAS, ADDITIONAL MEASURES MAY BE REQUIRED, SUCH AS CONCRETE ENCASEMENTS OR ANTI-SEEP COLLARS, AS SPECIFIED ON THE PLANS OR AS REQUIRED BY WEST POTTSGROVE TOWNSHIP. 1. UNLESS OTHERWISE NOTED, SANITARY MAIN SHALL BE SDR 35 PVC FOR NORMAL DEPTHS AND DUCTILE IRON PIPE (DIP) WHERE ANY PORTION OF A SEWER SEGMENT IS 16' IN DEPTH OR GREATER. SANITARY LATERALS SHALL BE SDR 35 PVC UNLESS INDICATED IN WRITING OTHERWISE

22. ALL SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED 3. CLEANOUTS SHALL BE PROVIDED FOR ALL LATERALS LONGER THAN 75' AND REGARDLESS OF LENGTH, SHALL BE PROVIDED AT ALL CHANGES OF DIRECTION. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY CLEANOUT, EXCEPT THAT CLEANOUTS FOR PIPING LARGER THAN

OUR INCHES (4") SHALL NOT NEED TO BE LARGER THAN FOUR INCHES (4"). 24. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN FEET (10') HORIZONTALLY. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNING AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DIP USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN FEET (10') ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED. 25. NO PLANTINGS SHALL BE LOCATED WITHIN TEN FEET (10') OF SANITARY SEWER MAINS OR LATERALS.

6. UNLESS INDICATED OTHERWISE, STORM MAINS MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SOIL TIGHT JOINTS. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND BE TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SOIL TIGHT JOINTS. PIPE FOR ROOF DRAINS SHALL BE HDPE, SDR 35 PVC, OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS SHALL BE PROVIDED AND CONFORM TO ASTM F477

27. A MINIMUM OF FOUR FEET (4') OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN STORM STRUCTURES AND OTHER UTILITIES. A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER. 28. UNLESS SPECIFIC MUNICIPAL DETAILS DICTATE OTHERWISE, ALL STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST

RECENT REVISION OF PENNDOT PUBLICATION 408 - "SPECIFICATIONS", PUBLICATION 72M - "STANDARDS FOR ROADWAY CONSTRUCTION" 29. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES. 30. ALL STORM PIPE CONNECTIONS TO STRUCTURES SHALL BE MADE WATER TIGHT.

11. WATER SERVICE SHALL BE PROVIDED BY THE POTTSTOWN BOROUGH AUTHORITY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH POTTSTOWN

PROPOSED SURFACE ELEVATION.

BOROUGH AUTHORITY STANDARD SPECIFICATIONS. 32. THE WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY ABSENT SPECIFIC REQUIREMENTS. WATER MAIN PIPING SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) WITH A MINIMUM THICKNESS CLASS 52. ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 33. ALL WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE

34. WATER MAINS AND LATERALS SHALL BE HORIZONTALLY SEPARATED FROM STORM STRUCTURES BY A MINIMUM OF FOUR FEET (4'). A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER. 35. WATER JOINTS SHALL BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION, AND/OR AS DEFINED IN THE SPECIFICATIONS/DETAILS

SITE LAYOUT NOTES

(Rev. 1/2023)

(Rev. 1/2020) 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.

ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH

THE ENTITY WITH JURISDICTION OVER THE PROJECT. . ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE

SITE SPECIFIC NOTES

STOWE INTERCHANGE, LLC 14 SPRING MILL LN COLLEGEVILLE, PA 19426

2. EXISTING PROPERTY INFORMATION: TPN 64-00-03745-00-7 AND TPN 64-00-03748-00-4 617 OLD READING PIKE STOWE, PA 19464

ZONED I -INDUSTRIAL APPLICANT/EQUITABLE OWNER PROVCO PINEGOOD STOWE, LLC 795 EAST LANCASTER AVENUE

4. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988, TEMPORARY BENCH MARKS SET: TBM-A: MAG NAIL SET TBM-B: MAG NAIL SET ELEVATION=163.04' ELEVATION=160.88'

5. THE WETLANDS AND WATERS DELINEATION LINES WERE PLACED IN THE FIELD BY ECS MID-ATLANTIC LLC. IN MAY 2023.

6. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE <X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUA CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MONTGOMERY COUNTY PENNSYLVANIA (ALL JURISDICTIONS) PANE 177 OF 451, MAP NUMBER 42091C0177G, EFFECTIVE DATE: MARCH 2, 2016. `

7. THE AREA BETWEEN THE ULTIMATE AND LEGAL RIGHT-OF-WAY OF THE ROAD SHALL BE OFFERED TO THE AGENCY HAVING JURISDICTION.

9. ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR

8. ALL CURB AND PAVEMENT RADII ARE 5'. UNLESS OTHERWISE NOTED.

(Rev. 1/2020)

REVISIONS COMMENT REV DATE



Call before you dig YOU MUST CALL 811 BEFORE ANY EXCAVATION

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

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PC211326-X-TTLB-LDV

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

PROJECT No.: DRAWN BY: **CHECKED BY**

CAD I.D.:

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

> **PROVCO PINEGOOD**

SUBDIVISION PLANS

STOWE, LLC

PROPOSED WAWA FOOD MARKET - STOWE 617 OLD READING PIKE & **GROSSTOWN ROAD** WEST POTTSGROVE TOWNSHIP

MONTGOMERY COUNTY

STOWE, PENNSYLVANIA

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

SHEET TITLE:

GENERAL

ORG. DATE - 1/12/2024

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

REFERENCES AND CONTACT INFORMATION

PENNSYI VANIA"

PROJECT: 47:17401

DATED: 09/15/2023

PROJECT: 36432.00

PROJECT: PRPV.00075

DATED: 01/05/24

PROJECT: 36432.00

INFILTRATION TESTING REPORT:

PLANS BY: CONTROL POINT ASSOCIATES, INC.

ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"

DATED: 02/17/2023, LAST REVISED 07/31/2023

A REPORT BY: BOHLER ENGINEERING

WATERS OF THE U.S. DELINEATION:

. PHASE I ENVIRONMENTAL REPORT:

A REPORT BY: ECS MID-ATLANTIC, LLC.

A REPORT BY: ECS MID-ATLANTIC, LLC

FILE NO: 02-230004-00

PROJECT: PC211326

DATED: 01/12/2024

PROJECT: 47:16379

DATED: 05/12/23

SHEETS 1 OF 1

SWM REPORT

1600 MANOR DRIVE, SUITE 100, CHALFONT, PA 18914

1600 MANOR DRIVE, SUITE 200, CHALFONT, PA 18914

ENTITLED: "GENERAL PROJECT DESCRIPTION AND

STORMWATER MANAGEMENT CALCULATIONS

52 GRUMBACHER ROAD, SUITE 6, YORK, PA 17406

WAWA 617 OLD READING PIKE WEST POTTSGROVE

TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA"

52 GRUMBACHER ROAD, SUITE 6, YORK, PA 17406

ENTITLED: " PHASE I ENVIRONMENTAL SITE ASSESSMENT

ENTITLED: " WATERS OF THE U.S. DELINEATION, PROPOSED

REPORT, PROPOSED WAWA, 617 OLD READING PIKE, WEST

POTTSGROVE TOWNSHIP, MONTGOMERY COUNTY,

A REPORT BY: EARTH ENIGNEERING INCORPORATED

A REPORT BY: TRAFFIC PLANNING AND DESIGN, INC.

A REPORT BY: EARTH ENIGNEERING INCORPORATED

ENTITLED: "REPORT OF GEOTECHNICAL INVESTIGATION

115 W. GERMANTOWN PIKE, SUITE 200, EAST NORRITON, PA

DATED: 10/25/2023, LAST REVISED 01/09/2024

6 TRANSPORTATION IMPACT ASSESSMENT

FRANSPORTATION IMPACT STUDY"

GEOTECHNICAL REPORT (SOILS):

PROPOSED WAWA CONVENIENCE STORE"

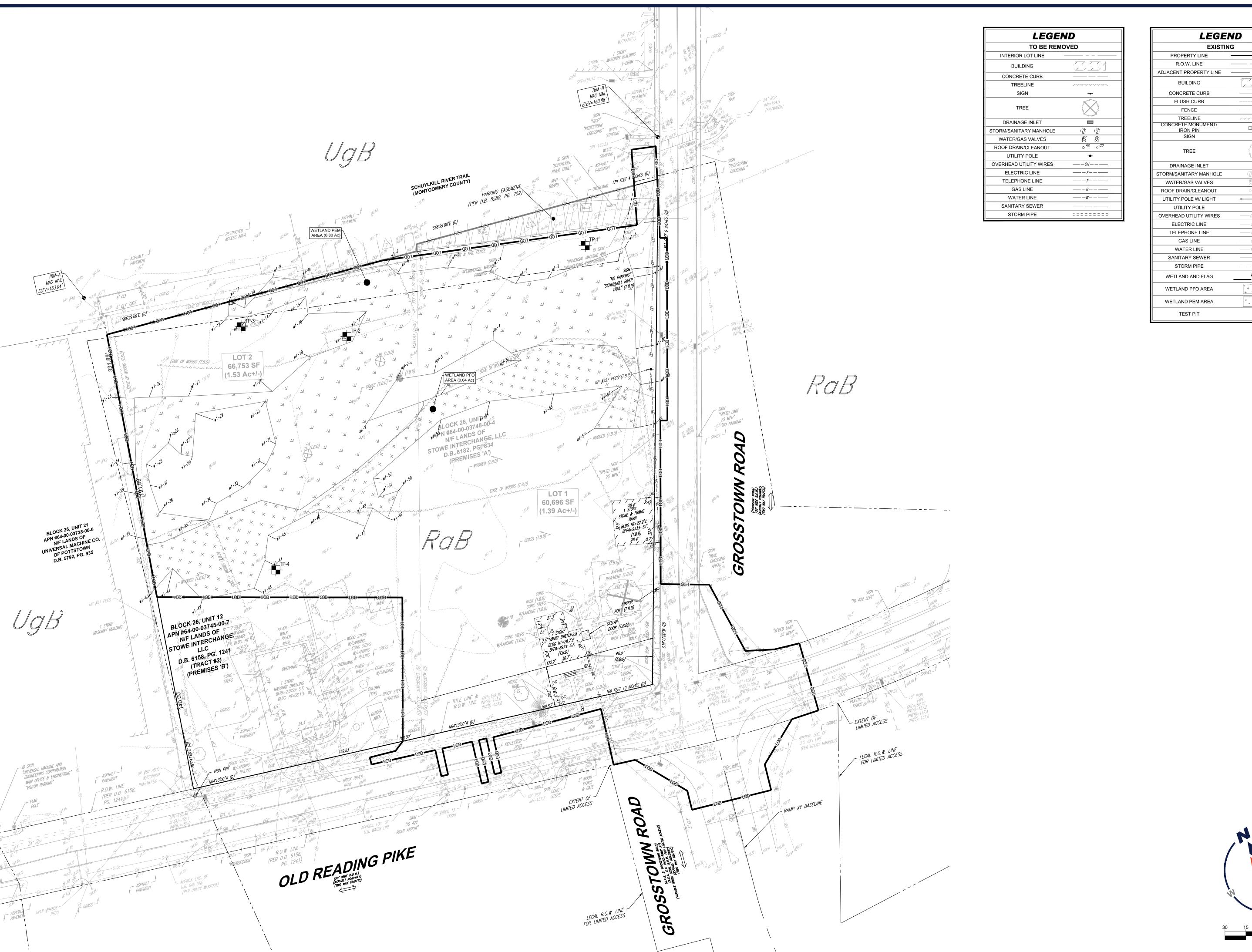
DATED: 12/4/23, LAST REVISED 01/09/2024

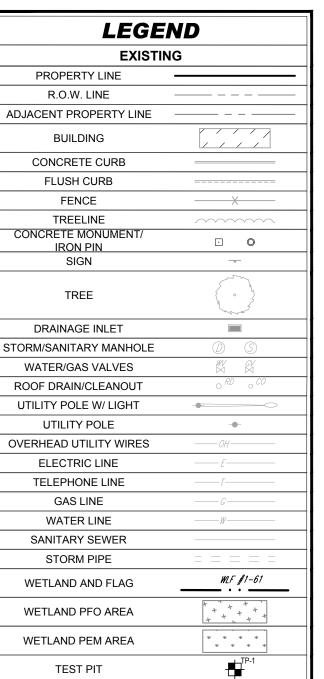
115 W. GERMANTOWN PIKE, SUITE 200, EAST NORRITON, PA

ENTITLED: "INFILTRATION TESTING LETTER WAWA - STOWE"

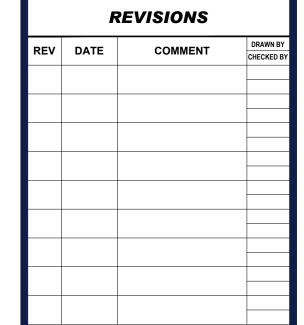
2500 EAST HIGH STREET, SUITE 650, POTTSTOWN, PA 19464

ENTITLED: " WAWA CONVENIENCE STORE WITH GASOLINE











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AGENCY REVIEW & APPROVAL

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PRELIMINARY FINAL LAND **DEVELOPMENT &** SUBDIVISION PLANS

PROVCO **PINEGOOD** STOWE, LLC

PROPOSED WAWA

FOOD MARKET - STOWE 617 OLD READING PIKE & GROSSTOWN ROAD
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY
STOWE, PENNSYLVANIA
19464

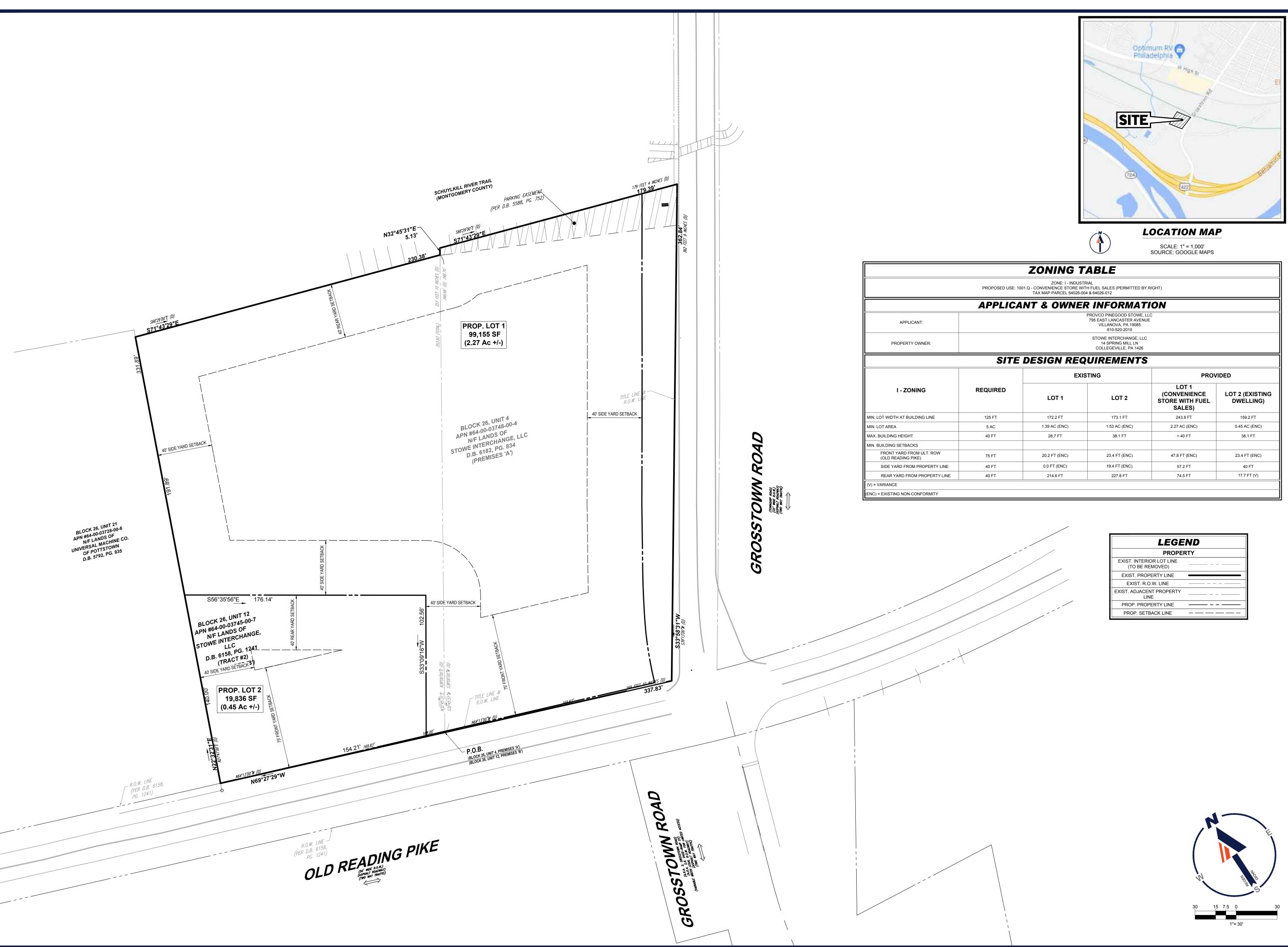
BOHLER

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



EXISTING CONDITIONS DEMOLITION PLAN

C-201





REVISIONS

REV	DATE	COMMENT	DRAWN
KEV	DATE	COMMENT	CHECKE



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BOHLER

STOWE, PENNSYLVANIA 19464

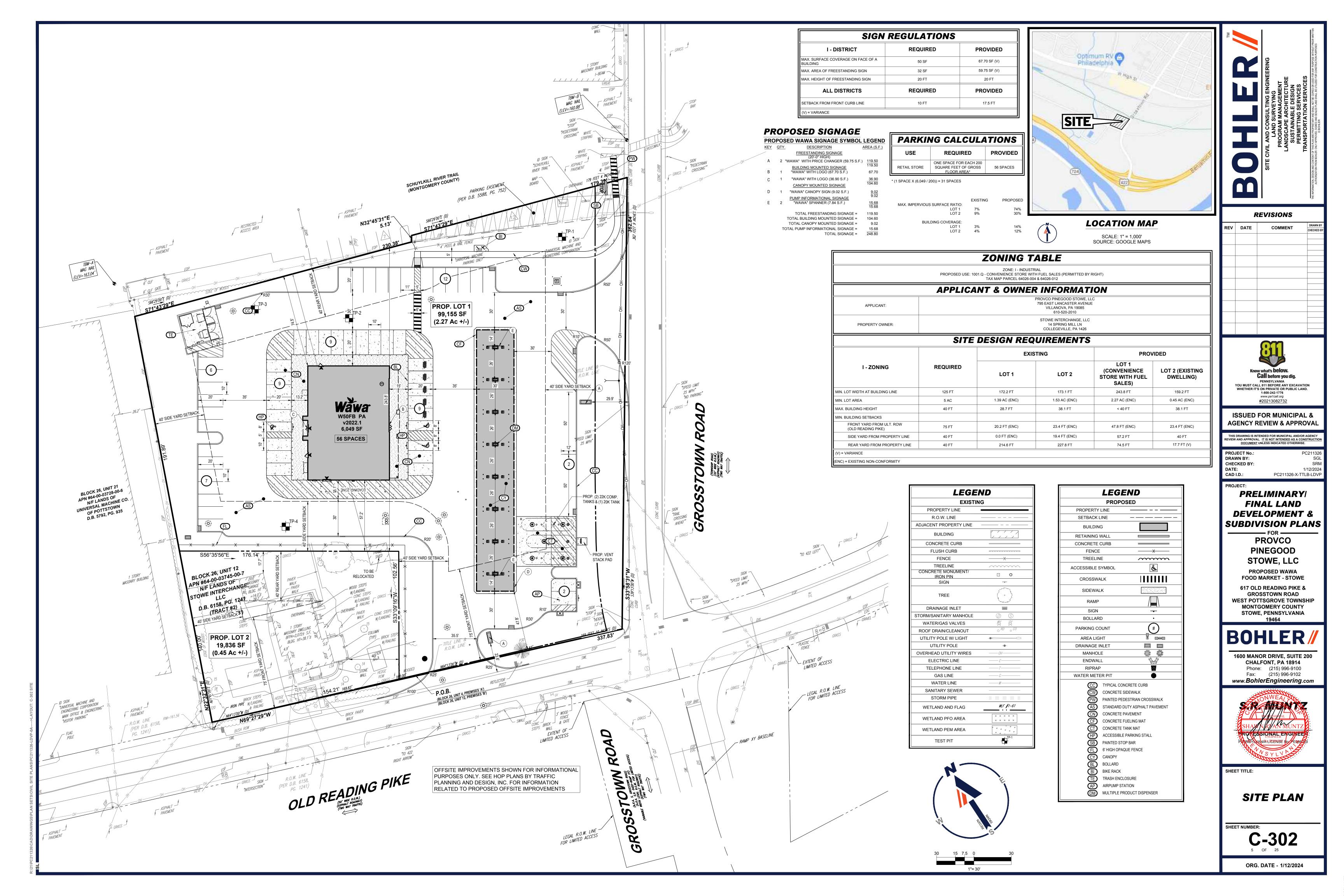
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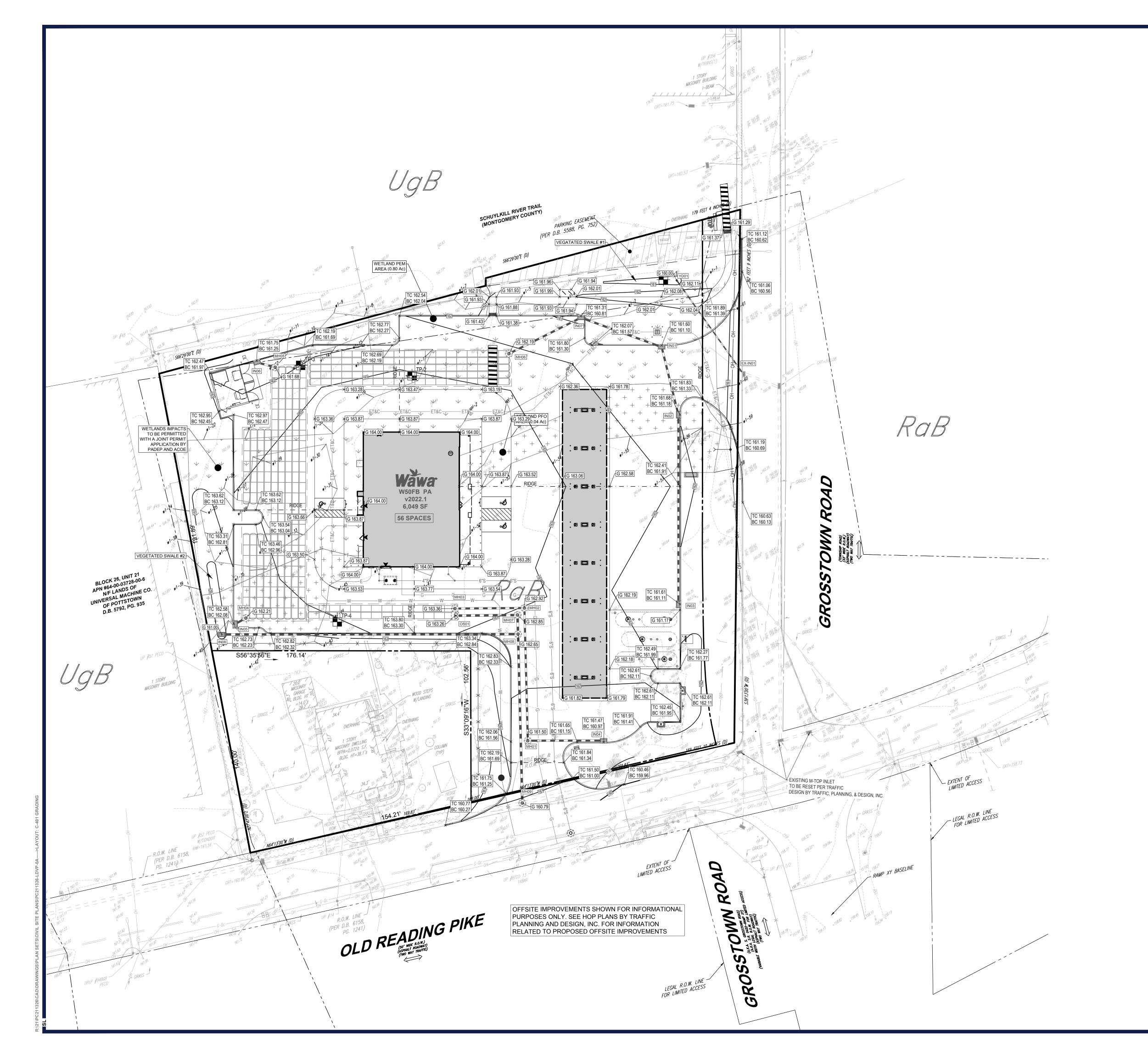


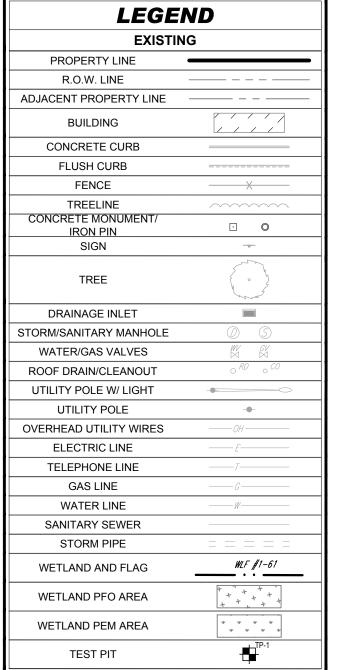
SHEET TITLE:

SUBDIVISION PLAN

C-301







LEGE	ND			
PROPOSED				
PROPERTY LINE				
R.O.W. LINE				
EASEMENT LINE				
SETBACK LINE				
BUILDING				
RETAINING WALL				
CONCRETE CURB				
FENCE	X			
TREELINE	~~~~~			
ACCESSIBLE SYMBOL	&			
CROSSWALK				
SIDEWALK				
RAMP				
SIGN	- v-			
BOLLARD	•			
AREA LIGHT	Ø □ ◎ □			
DRAINAGE INLET				
MANHOLE	® ®			
ENDWALL				
RIPRAP				
CLEANOUT	°C/O			
FIRE HYDRANT	×			
UTILITY POLE	-			
OVERHEAD UTILITY WIRES	—— ОН——			
ELECTRIC LINE	——Е——			
TELEPHONE LINE	——т—			
GAS LINE	———G———			
WATER LINE	W			
SANITARY SEWER	S			
STORM PIPE				
SPOT ELEVATION	123.00 TC 123.50 BC 123.00			



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PRELIMINARY/ FINAL LAND **DEVELOPMENT &** SUBDIVISION PLANS

> **PROVCO PINEGOOD** STOWE, LLC

PROPOSED WAWA **FOOD MARKET - STOWE**

617 OLD READING PIKE & **GROSSTOWN ROAD** WEST POTTSGROVE TOWNSHIP MONTGOMERY COUNTY STOWE, PENNSYLVANIA 19464

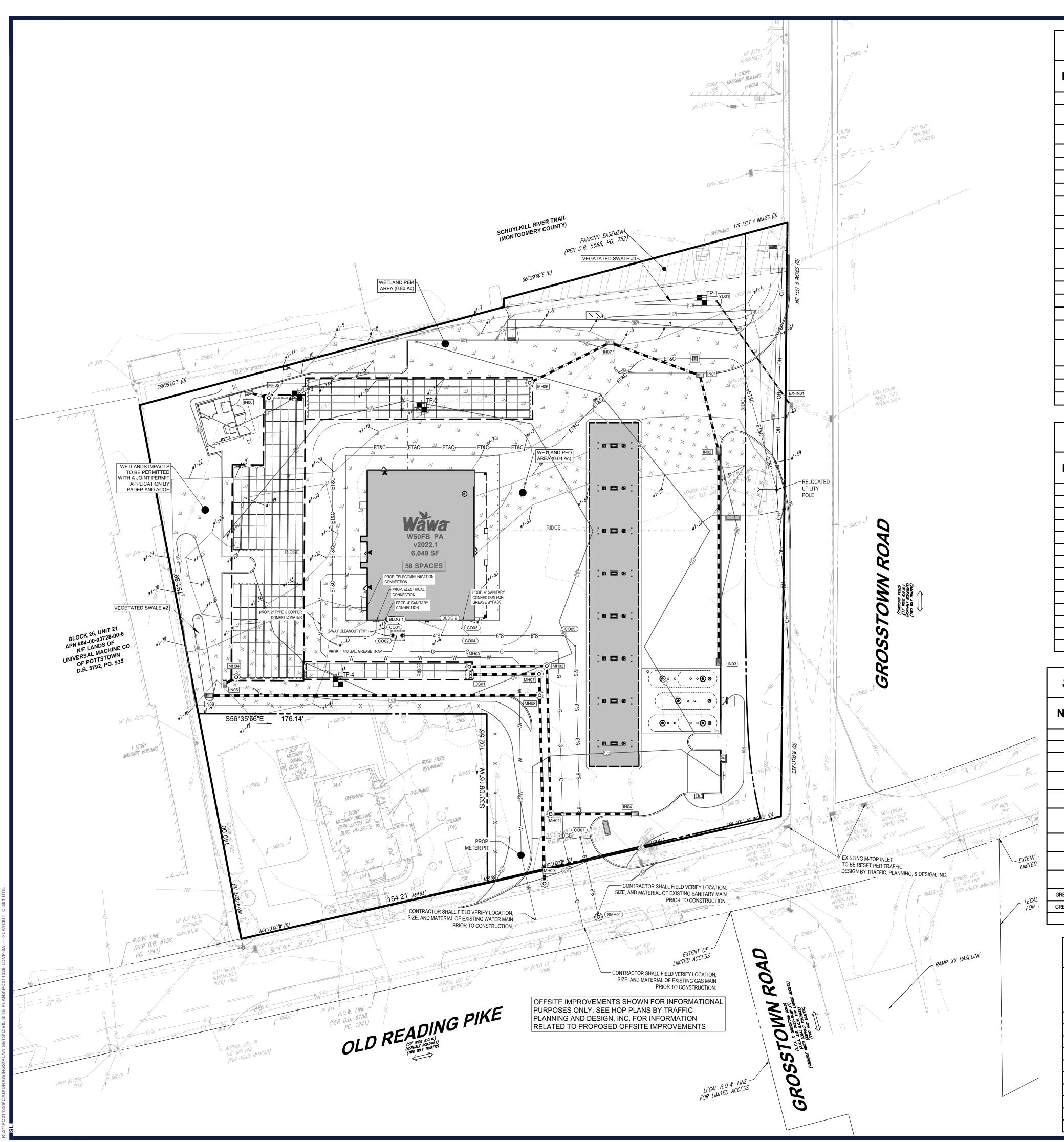
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SHEET TITLE:

GRADING PLAN

C-401



		GRT/RIM ELEV.	
NAME	TYPE	(FT.)	INVERTS
EX-IN01	TYPE M INLET	160.18'	INV IN = 157.30' (8" HDPE)
IN01	TYPE C INLET	161.11'	INV IN = 156.91' (15" HDPE) INV OUT = 156.74' (15" HDPE)
IN02	TYPE C INLET	161.20'	INV IN = 157.32' (15" HDPE) INV OUT = 157.15' (15" HDPE)
IN03	TYPE C INLET	161.13'	INV OUT = 157.97' (15" HDPE)
IN04	TYPE C INLET	161.01'	INV OUT = 157.29' (15" HDPE)
IN05	TYPE C INLET	162.10'	INV OUT = 156.05' (15" HDPE)
IN06	TYPE C INLET	161.30'	INV OUT = 156.07' (15" HDPE)
IN07	TYPE C INLET	160.84'	INV IN = 156.45' (15" HDPE) INV OUT = 156.28' (15" HDPE)
IN08	TYPE M INLET	161.00'	INV OUT = 156.55' (18" HDPE)
MH01	MANHOLE	161.50'	INV IN = 157.03' (15" HDPE) INV OUT = 156.86' (15" HDPE)
MH02	MANHOLE	162.92'	INV IN = 156.41' (15" HDPE) INV OUT = 156.24' (15" HDPE)
MH03	MANHOLE	164.00'	INV IN = 156.00' (15" HDPE)
MH04	MANHOLE	162.25'	INV IN = 156.00' (15" HDPE)
MH05	MANHOLE	161.68'	INV IN = 156.00' (15" HDPE)
MH06	MANHOLE	162.27'	INV IN = 156.00' (15" HDPE)
MH07	MANHOLE	162.85'	INV IN = 155.78' (18" HDPE) INV OUT = 155.61' (18" HDPE)
MH08	MANHOLE	162.65'	INV IN = 155.54' (18" HDPE) INV IN = 155.54' (18" HDPE) INV OUT = 155.54' (18" HDPE)
MH09	MANHOLE	160.79'	INV IN = 154.90' (18" HDPE)
OS01	MANHOLE	163.26'	INV OUT = 156.00' (18" HDPE)
YD01	YARD DRAIN	160.00'	INV OUT = 157.69' (8" HDPE)

STORM SEWER PIPE SCHEDULE					
FROM	то	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)
IN01	IN07	15"	HDPE	58	0.50%
IN02	IN01	15"	HDPE	47	0.51%
IN03	IN02	15"	HDPE	129	0.50%
IN04	MH01	15"	HDPE	52	0.50%
IN05	MH04	15"	HDPE	8	0.61%
IN06	MH05	15"	HDPE	13	0.55%
IN07	MH06	15"	HDPE	55	0.51%
IN08	MH08	18"	HDPE	202	0.50%
MH01	MH02	15"	HDPE	90	0.50%
MH02	MH03	15"	HDPE	47	0.51%
MH07	MH08	18"	HDPE	13	0.54%
MH08	МН09	18"	HDPE	115	0.56%
OS01	MH07	18"	HDPE	43	0.52%
YD01	EX-IN01	8"	HDPE	79	0.50%

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
BLDG 1	4 INCH CYLINDRICAL STRUCTURE	165.35	INV OUT = 164.00'
BLDG 2	4 INCH CYLINDRICAL STRUCTURE	165.35	INV OUT = 164.00'
CO01	4 INCH CYLINDRICAL STRUCTURE	161.35	INV IN = 158.46' INV OUT = 158.46'
CO02	4 INCH CYLINDRICAL STRUCTURE	161.26	INV IN = 158.28' INV OUT = 158.28'
CO03	4 INCH CYLINDRICAL STRUCTURE	161.35	INV IN = 156.79' INV OUT = 156.79'
CO04	4 INCH CYLINDRICAL STRUCTURE	161.35	INV IN = 156.54' INV IN = 156.54' INV OUT = 156.54'
CO05	6 INCH CYLINDRICAL STRUCTURE	155.72	INV IN = 154.20' INV OUT = 154.20'
CO06	6 INCH CYLINDRICAL STRUCTURE	155.83	INV IN = 153.84' INV OUT = 153.84'
CO07	6 INCH CYLINDRICAL STRUCTURE	155.82	INV IN = 149.17' INV OUT = 149.17'
GREASE TRAP 1	4 INCH CYLINDRICAL STRUCTURE	161.19	INV IN = 158.13'
GREASE TRAP 2	4 INCH CYLINDRICAL STRUCTURE	161.01	INV OUT = 158.13'
SMH01	DOGHOUSE MANHOLE	160.18	INV IN = 146.80'

	SANITARY PIPE SCHEDULE						
	FROM	то	SIZE (IN.)	TYPE	So	SLOPE (%)	L LENGTI (FT.)
	BLDG 1	CO01	4	PVC		110.80%	5.00
	BLDG 2	CO03	4	PVC		141.58%	5.09
	CO01	CO02	4	PVC		4.07%	4.42
ſ	CO02	GREASE TRAP 1	4	PVC		4.06%	3.69
	CO03	CO04	4	PVC		4.08%	6.12
	CO04	CO05	6	PVC		4.00%	58.47
	CO05	CO06	6	PVC		4.00%	8.91
	CO06	CO07	6	PVC		4.00%	116.73
	CO07	SMH01	6	PVC		4.73%	50.07
	GREASE TRAP 2	CO04	4	PVC		4.00%	39.87

LEGE	ND
EXISTI	NG
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
TREELINE CONCRETE MONUMENT/	· •
IRON PIN SIGN	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	Ø S
WATER/GAS VALVES	₩ ^{GV}
ROOF DRAIN/CLEANOUT	o RD o CO
UTILITY POLE W/ LIGHT	-
UTILITY POLE	
OVERHEAD UTILITY WIRES	—— ОН ———
ELECTRIC LINE	——-E-
TELEPHONE LINE	—— <i>T</i> ——
GAS LINE	——
WATER LINE	W
SANITARY SEWER	
STORM PIPE	= = =
WETLAND AND FLAG	WLF #1-61
WETLAND PFO AREA	+ + + + + + + + + + + + + + + + + + + +
WETLAND PEM AREA	* * * *
TEST PIT	TP-1

LEGEND				
PROPOS	SED			
PROPERTY LINE				
R.O.W. LINE				
EASEMENT LINE				
SETBACK LINE				
BUILDING				
RETAINING WALL				
CONCRETE CURB				
FENCE	X			
TREELINE	~~~~~			
ACCESSIBLE SYMBOL	&			
CROSSWALK				
SIDEWALK				
RAMP				
SIGN	-u			
BOLLARD	•			
AREA LIGHT	5			
DRAINAGE INLET				
MANHOLE	® ©			
ENDWALL				
RIPRAP				
CLEANOUT	[©] C/O			
FIRE HYDRANT	×			
UTILITY POLE	+			
OVERHEAD UTILITY WIRES	—— ОН——			
ELECTRIC LINE	——E——			
TELEPHONE LINE	——T——			
GAS LINE	——G——			
WATER LINE	——			
SANITARY SEWER	——-S——			
STORM PIPE				



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PROJECT No.: PC211326
DRAWN BY: SGL
CHECKED BY: SRM
DATE: 1/12/2024
CAD I.D.: PC211326-X-TTLB-LDVP

ROJECT:

PRELIMINARY/
FINAL LAND
DEVELOPMENT &
SUBDIVISION PLANS

PROVCO
PINEGOOD
STOWE, LLC

PROPOSED WAWA FOOD MARKET - STOWE

617 OLD READING PIKE &
GROSSTOWN ROAD
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY
STOWE, PENNSYLVANIA

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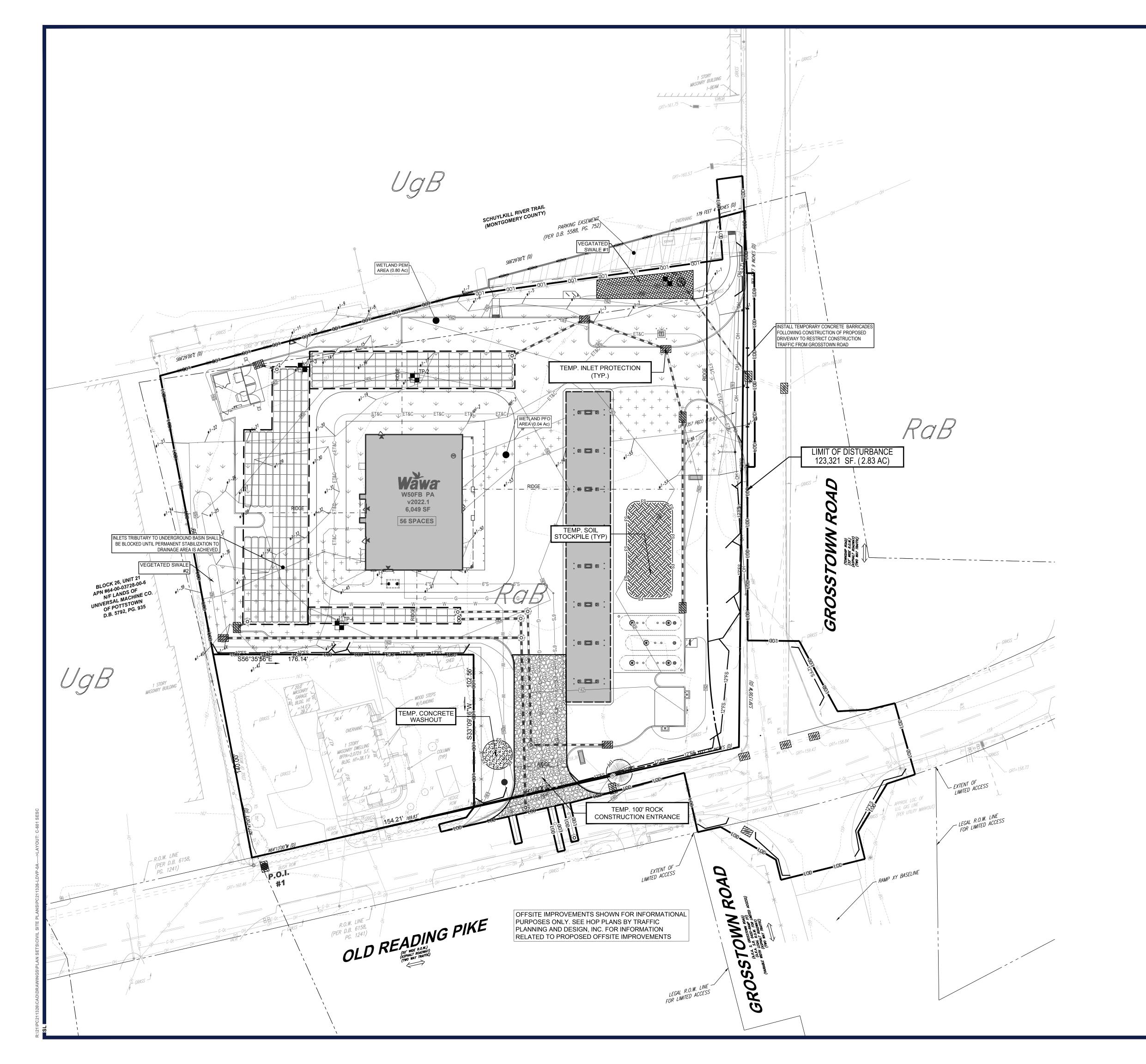


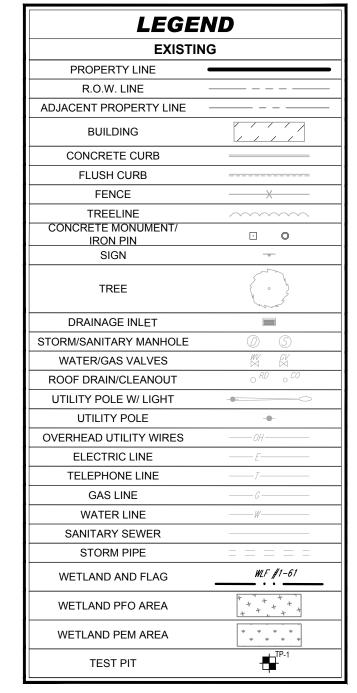
SHEET TITLE:

UTILITY PLAN

FT NIIMRER:

C-501





LEGI	END
PROPO	OSED
PROPERTY LINE	
SETBACK LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FENCE	——————————————————————————————————————
TREELINE	~~~~
ACCESSIBLE SYMBOL	&
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	•
AREA LIGHT	5
DRAINAGE INLET	
MANHOLE	
ENDWALL	
RIPRAP	

LEGEND									
PROPOSED									
LIMIT OF DISTURBANCE	LOD								
PROJECT SITE BOUNDARY	——PSB——								
COMPOST FILTER SOCK	——FS——								
TREE PROTECTION FENCE	——— TPF———								
BARRICADE	———								
INLET PROTECTION									
CONCRETE WASHOUT									
TEMPORARY STOCKPILE									
ROCK CONSTRUCTION ENTRANCE									
NAGSC150									



REVISIONS REV DATE COMMENT



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Fax: (215) 996-9102
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SOIL EROSION & SEDIMENT **POLLUTION CONTROL PLAN**

C-601

E&S - GENERAL NOTES:

I. 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

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

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

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

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY

AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

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.

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

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

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

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

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

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

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

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

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST

- CONCRETE CURB AND SIDEWALK

- E&S BMP - COMPOST FILTER SOCKS

- F&S BMP - TEMPORARY RISER - E&S BMP - EROSION CONTROL MATTING E&S BMP - INLET PROTECTION

COMMERCIAL OPERATOR.

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 Pa. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

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

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

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

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

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

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

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

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

SITE WILL BE STABILIZED. WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

MAINTENANCE, MONITORING & INSPECTION PROGRAM

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION. SEE EROSION AND SEDIMENT DETAILS FOR ADDITIONAL INSPECTION AND MAINTENANCE REQUIREMENTS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN-OUT REPAIR REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE. TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST

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

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

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

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

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

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

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

INCIDENTS WHICH CAUSE OR THREATEN POLLUTION; (2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL

(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE

RETURN TO COMPLIANCE;

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

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

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

NOT: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED. THE PERMITTEE AND/OR CO PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B. SECTION 1.0 SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME ADDRESS AND LOCATION OPERATOR NAME AND ADDRESS PERMIT NUMBER IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

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

SEEDING SPECIFICATIONS

SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH. B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN

SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW). A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE

ANNUAL RYE (40 POUNDS / ACRE PLS) OR SPRING OATS (96 POUNDS / ACRE PLS)

OR WINTER RYE (168 POUNDS / ACRE PLS) (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 5) PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:

I NURSE CROP (SELECT ONE): ANNUAL RYE (10 POUNDS / ACRE PLS)

OR SPRING OATS (64 POUNDS / ACRE PLS) OR WINTER RYE (56 POUNDS / ACRE PLS)

(REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1) II. PERMANENT SEED MIX

TALL FESCUES (60 POLINDS / ACRE PLS) OR FINE FESCUE (35 POUNDS / ACRE PLS)

WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.

(12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:

OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)

(REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #2) PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON THE PLS RATING OF

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

A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES.

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). SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15.

TO THE SOIL SURFACE AND IS IN GOOD CONDITION.

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

II. BROADCAST SEEDING (TWO DIRECTIONS) III HYDROSEEDING (TWO DIRECTIONS)

D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED: I. TEMPORARY STABILIZATION WITH STRAW

1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST) 2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.

II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED) 1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH

MANUFACTURER SPECIFICATIONS 2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION. 3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST

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

SEQUENCE OF BMP INSTALLATION AND REMOVAL

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

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING ALSO AT LEAST THREE (3) DAYS BEFORE STARTING ANY FARTH DISTURBANCE ACTIVITIES ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLITION

STAKE OUT LIMIT OF DISTURBANCE.

INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS. 3 INSTALL ALL PERIMETER COMPOST FILTER SOCKS TREE PROTECTION FENCING CONSTRUCTION FENCING AND INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.

4. INSTALLATION OF BYPASS CONVEYANCE FROM EXISITING INLET #1 TO YARD DRAIN #1 AND PROPOSED VEGETATED SWALE #1 AND STABILIZE. INSTALL BYPASS CONVEYANCE FROM PROPOSED MANHOLE #9 TO INLET #8 AND PROPOSED VEGETATED SWALE #2 AND

: INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.

6. CRITICAL STAGE - SUBSURFACE DETENTION BASIN

INITIATE REMAINING STORM SEWER AND SUBSURFACE DETENTION BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. SEE ADDITIONAL DETENTION FACILITY SEQUENCING. INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE DETENTION BASIN. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE DETENTION BASIN. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE DETENTION BASINS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO SUBSURFACE DETENTION BASIN MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE DETENTION BASIN. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION. SHALL BE PARKED ON TOP OF THE SUBSURFACE BASIN TO AVOID DAMAGING THE SUBSURFACE BASIN OR OVER-COMPACTING THE SUBSURFACE SOILS.

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

8. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS. 9. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS. THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

10. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.

11.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.

12.UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING COMPOST FILTER SOCK, TREE PROTECTION FENCING, CONSTRUCTION FENCING AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY. 13. CRITICAL STAGE - WATER QUALITY FILTERS

INSTALL WATER QUALITY FILTERS TO INLETS ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. [IN01, IN02, IN03. IN04. IN05. IN06. IN07. AND IN081

14.CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE

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

CRITICAL STAGES

• INSTALLATION OF WATER QUALITY FILTERS

• INSTALLATION OF SUBSURFACE DETENTION BASIN WITH MANAGED RELEASE CONCEPT OUTLET

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

§102.4(b)(5)(v)

THE SUBJECT SITE DRAINS TO UNAMED TRIBUTARY TO SCHUYLKILL RIVER, WHICH HAS A MF-WWF (WARM WATER FISHES) CHAPTER 93 CLASSIFICATION.

RECEIVING SURFACE WATERS

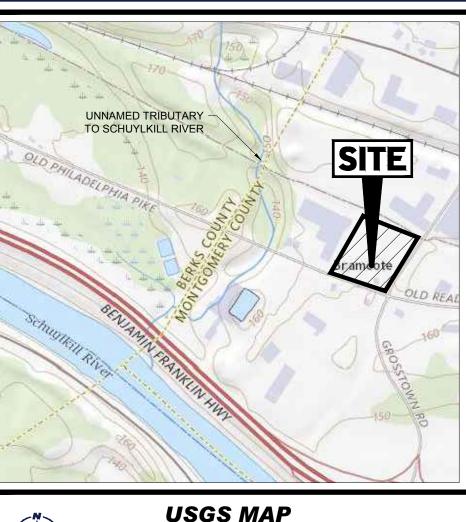
1. THE SUBJECT SITE DRAINS TO UNAMED TRIBUTARY TO SCHUYLKILL RIVER, WHICH HAS A MF-WWF (WARM WATER FISHES) CHAPTER 93 CLASSIFICATION.

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

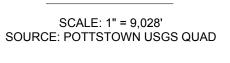
3. THERE ARE WETLANDS LOCATED ON THE PROJECT SITE.WETLAND IMPACTS WILL BE PERMITTED WITH A JOINT PERMIT APPLICATION THROUGH PA DEP AND ACOE.

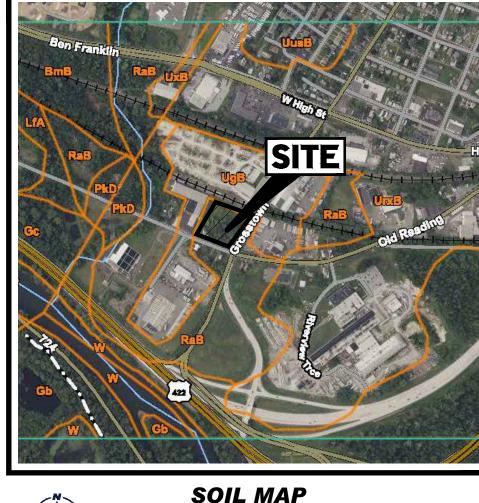
GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION §102.4(b)(5)(xii)

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









SCALE: 1" = 800" SOURCE: NRCS WEB SOIL SURVEY





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PROJECT No. DRAWN BY: **CHECKED BY:**

PC211326-X-TTLB-LDV

CAD I.D.:

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

SUBDIVISION PLANS - FOR -**PROVCO**

PINEGOOD STOWE, LLC **PROPOSED WAWA**

FOOD MARKET - STOWE 617 OLD READING PIKE & **GROSSTOWN ROAD WEST POTTSGROVE TOWNSHIP MONTGOMERY COUNTY** STOWE, PENNSYLVANIA

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

SOIL EROSION &

SEDIMENT **POLLUTION CONTROL NOTES** & DETAILS

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.

ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.

WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.

- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN OUT REPAIR REPLACEMENT RE-GRADING RE-SEEDING RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE
- EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITION STABILIZATION MEASURES BE NECESSARY; IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

. STANDARD FOR LAND GRADING

DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS

- INSTALLATION REQUIREMENTS TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF
- MATERIALS. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR
- ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION. B.5. (SEE I. D.)

II. STANDARD FOR UTILITY TRENCH EXCAVATION

EXCESS SATURATION

LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY

WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT

- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY, DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE
- (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING. THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

STANDARD FOR TEMPORARY STABILIZATION

- STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
- MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
- PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE
- GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING. PROTECTIVE MATERIALS TO BE USED:
- A.4.a. UNROTTED SMALL-GRAIN UN-CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS
- A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS.

STANDARD FOR TEMPORARY STABILIZATION WITH SEED DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.

- ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY SEEDBED PREPARATION FOR TEMPORARY SEEDING
- B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE B 3 B APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE
- B.3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRE B.3.D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

SEEDING: SEE SEEDING SPECIFICATIONS

V. STANDARD FOR PERMANENT STABILIZATION

SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER

- A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- TO PROVIDE A GOOD BOND WITH THE TOPSOIL. APPLYING TOPSOIL A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE A 2 h ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF
- TOPSOIL IS ALLOWED UNLESS APPROVED BY THE WEST POTTSGROVE TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE SEEDBED PREPARATION

: IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION. THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHE

A 3 a A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE

A.3.c. SOIL MODIFICATIONS

- A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY A 3 c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POLINDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SQUARE A.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY
- UNIFORM FINE SEEDBED IS PREPARED. A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL. A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS
- SEEDING: SEE SEEDING SPECIFICATIONS A.5. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.

STANDARD FOR PERMANENT STABILIZATION WITH SOD

- B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD. B.1.b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP
- B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE. B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.
- B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE)
- B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING
- UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE. LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION. B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP
- SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS. B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER.
- B.3.e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

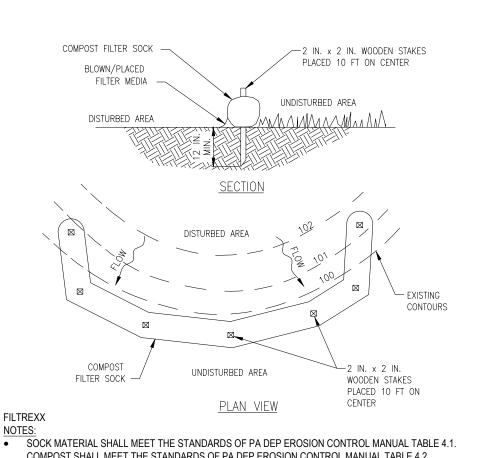
STANDARD E&S PLAN NOTES

- 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
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- . 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.
- . ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER
- CLEARING GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SECUENCE GENERAL SITE CLEARING GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT LINTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN
- 7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- 8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT 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 SITE EXCEPT THROUGH EXISTING STABILIZED ACCESS
- 15. LINTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENT RMPS SHALL BE MAINTAINED PROPERLY MAINTENANCE SHALL INCLLIDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE
- WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY, IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE
- 16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION
- 17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS --PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL
- 20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR
- 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

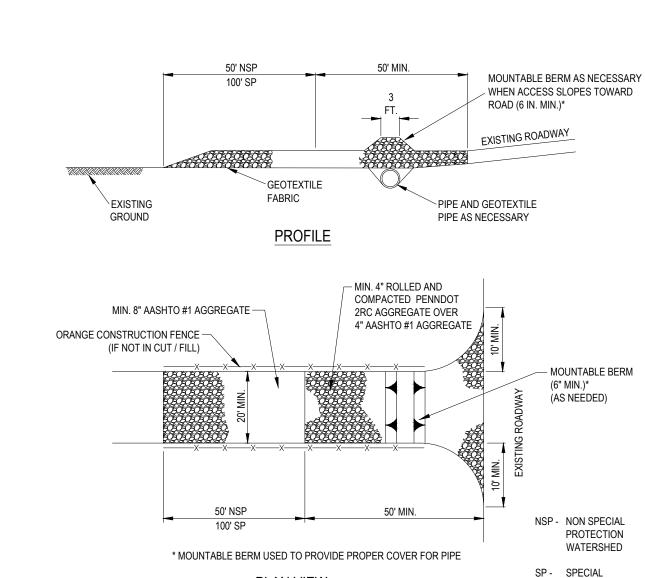
- BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN. IMMEDIATELY AFTER FARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT. THE OPERATOR 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
- 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.

- THE FOLLOWING NOTES SHOULD BE ADDED TO PLAN DRAWINGS AS APPLICABLE.
- 34. 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.
- 35. 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
- 36. 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
- 37. 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.
- 38. 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.
- 39. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- 40. 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
- 41. 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
- 42. 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
- 43. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LIFTS.



- DEP EROSION CONTROL MANUAL FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PAIDEP FROSION 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
- OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS, PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF

PLAN VIEW

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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

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

-MAXIMUM DEPTH OF CONCRETE WASHOUT WATER IS 50% OF FILTER RING HEIGHT 2"X2"X36" WOODEN STAKES ~24" DIAMETER COMPOST FILTER SOCK 1.) INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE 2.) 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24 DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT -DIRECT CONCRETE WASHOUT WATER INTO FILTER RING 24" DIAMETER COMPOST FILTER SOCK, 4' MIN, OVERLAP ON UPSLOPE SIDE OF FILTER RING A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

CONCRETE WASHOUT NOTES: -UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. -WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.

-SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS -THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10-MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND. -ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY, DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY -ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

-PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

ORG. DATE - 1/12/2024

REVISIONS

Call before you dig

YOU MUST CALL 811 BEFORE ANY EXCAVATION

1-800-242-1776

#20213082732

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EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC

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PROTECTION

WATERSHED

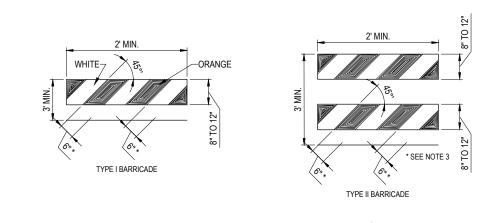
COMMENT

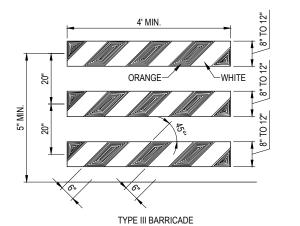
SOIL EROSION & SEDIMENT **POLLUTION CONTROL NOTES** & DETAILS

FILTREXX NOTES COMPOST SHALL MEET THE STANDARDS OF PAIDEP FROSION 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

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT

#4-1





-INSTALL COMPOST FILTER SOCK-

AROUND DOWNHILL SIDE OF STOCKPILE

- INLET GRATE

ISOMETRIC VIEW

SECTION VIEW

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

FOR ALL INSTALLATIONS.

NOTES:

-1 IN. REBAR FOR

BAG REMOVAL FROM

-MAINTAIN STOCK PILE SURFACE

_2:1 MAX. SIDE SLOPES

STABILIZATION NOTES

IN ACCORDANCE WITH TEMPORARY

X-14

"RIGHT" BARRICADES ARE SHOWN. THE DESIGN CHARACTERISTICS OF "LEFT" BARRICADES SHALL BE THE SAME, EXCEPT THE STRIPES SHALL SLOPE DOWNWARD TO THE RIGHT FOR WOODEN BARRICADES, NOMINAL LUMBER DIMENSIONS WILL BE SATISFACTORY.
FOR RAILS LESS THAN 3 FEET LONG, 4-INCH WIDE STRIPES SHALL BE USED.
ALL BARRICADES SHALL HAVE A MINIMUM OF 270 SQUARE INCHES OF REFLECTIVE AREA FACING TRAFFIC.

DURING HOURS OF DARKNESS, A STEADY BURN OR FLASHING WARNING LIGHT SHALL BE MOUNTED ON EACH TYPE I BARRICADE REFLECTORIZED WITH CLASS I OR CLASS I-A REFLECTIVE SHEETING THAT HAS LESS THAN 350 SQUARE INCHES OF REFLECTIVE SHEETING MATERIAL FACING TRAFFIC APPROACHING IN EACH 6. THE NUMBER OF REFLECTORIZED RAIL FACES FOR EACH TYPE OF BARRICADE SHALL BE AS FOLLOWS:

— AREA OF SITE CONSTRUCTION

STAKES 4-6' OC

CONST. EQUIP.

#4-16

AREA WITHIN PROTECTION ZONE/TREE

DRIP LINE FENCE TO FOLLOW TREE DRIP

-4' WOOD & WIRE SNOW FENCE OR HIGH

VISIBILITY PLASTIC FENCING W/STEEL

-WOOD & WIRE SNOW FENCE USED AS

TREE GUARD TO PREVENT DAMAGE FROM

TREE DRIP LINE/TREE PROTECTION ZONE

AREA WITHIN TREE PROTECTION ZONE TO

REMAIN UNDISTURBED DURING -4' WOOD & WIRE SNOW FENCE OR HIGH

VISIBILITY PLASTIC FENCING W/STEEL

LINE OR 15' FROM TRUNK - WHICH EVER IS

TYPE OF BARRICADE	NO. OF REFLECTORIZED RAIL FACES
I	2 (ONE EACH DIRECTION)
II	4 (TWO EACH DIRECTION)
	3 IF FACING TRAFFIC IN ONE DIRECTION
III	6 IF FACING TRAFFIC IN TWO DIRECTION

DISCHARGE HOSE -FILTER SOCK-PLAN VIEW 2 IN. X 2 IN. WOODEN STAKES-PLACED 10 FT ON CENTER FILTER SOCK-WELL VEGETATED, GRASSY AREA LOWN/PLACED FILTER MEDIA — BLOWN/PLACED FILTER MEDIA —

2 IN. X 2 IN. WOODEN STAKES-PLACED 10 FT ON CENTER

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:

ELEVATION VIEW

WELL VEGETATED, GRASSY AREA

HEAVY DUTY LIFTING STRAPS

- DISCHARGE HOSE

FILTER SOCK-

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

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

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. AS THE PROPOSED DEVELOPMENT IS WITHIN AN IMPAIRED WATERSHED, ALL FILTER BAGS MUST BE SURROUNDED BY A COMPOST FILTER

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

TREE PROTECTION DURING TEMPORARY SOIL STOCKPILE DETAIL X-11 SITE CONSTRUCTION

— SANDBAG, FILTER LOG.

COMPOST SOCK, OR FILTER

-EXPANSION RESTRAINT

— 2 IN X 2 IN. X 3/4 IN.

EXTEND BERM OVER

CURB IF RUNOFF IS

LANDWARD SIDE

BYPASSING INLET ON

RUBBER BLOCK

INSTALLATION DETAIL

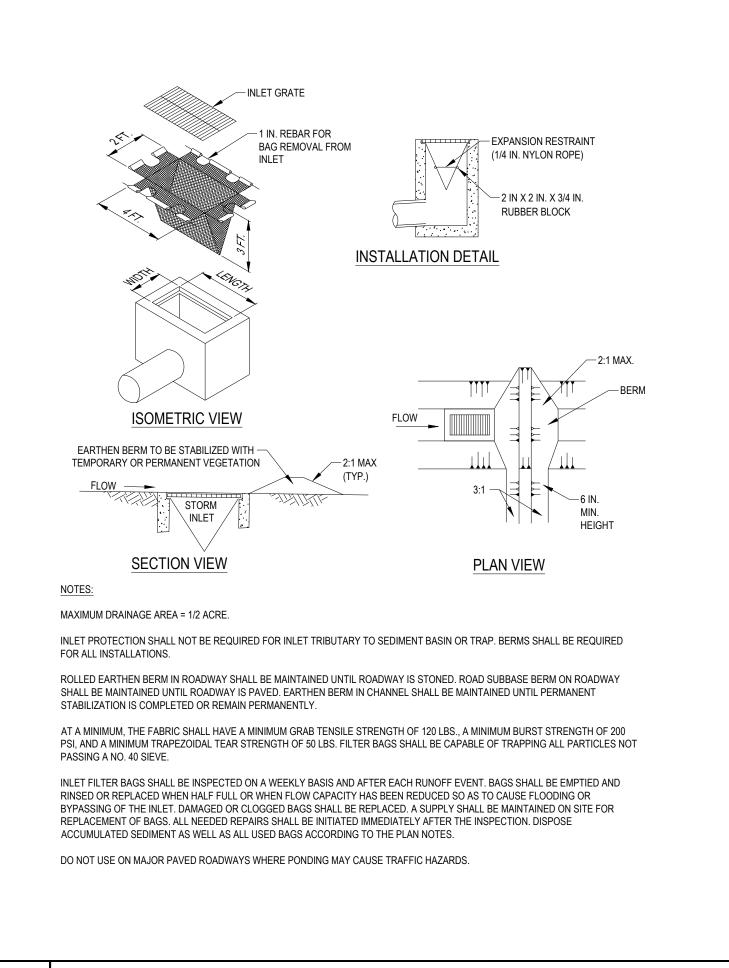
PLAN VIEW

 $(\frac{1}{4}$ IN. NYLON ROPE)

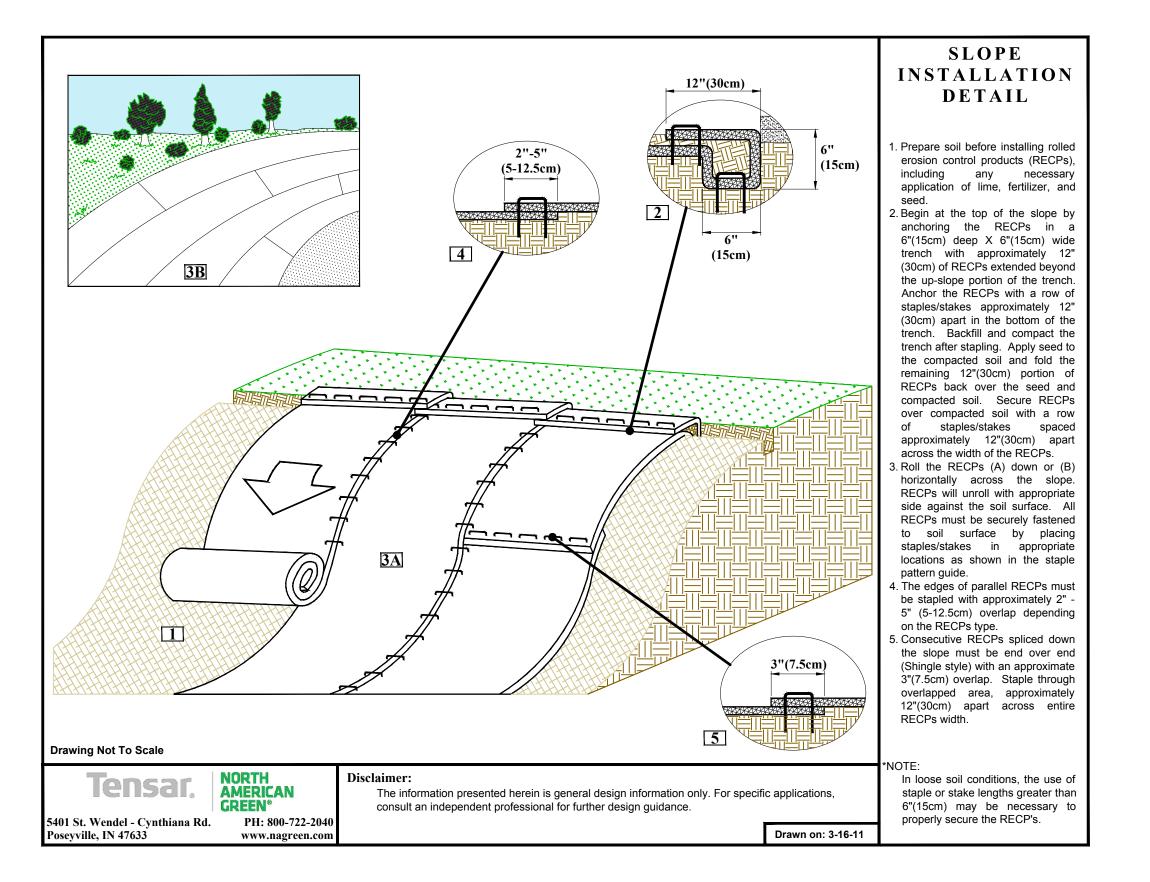
ELEVATION

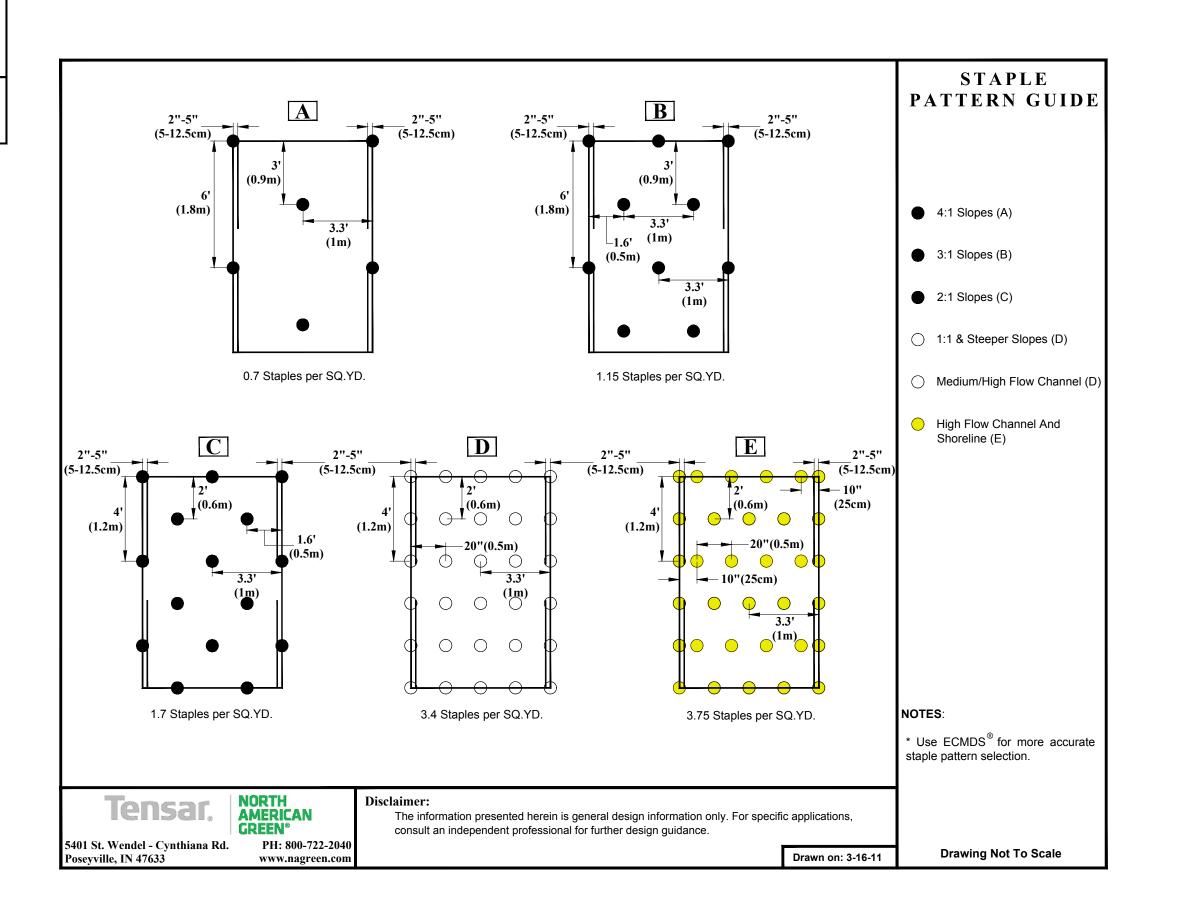
TEMPORARY BARRICADE DESIGN DETAIL

STANDARD CONSTRUCTION DETAIL #3-16 (ABACT) PUMPED WATER FILTER BAG



#3-16







REVISIONS REV DATE COMMENT



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

> FOR — PROVCO **PINEGOOD** STOWE, LLC

PROPOSED WAWA

FOOD MARKET - STOWE 617 OLD READING PIKE & GROSSTOWN ROAD **WEST POTTSGROVE TOWNSHIP** MONTGOMERY COUNTY

STOWE, PENNSYLVANIA

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

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SOIL EROSION & SEDIMENT **POLLUTION CONTROL NOTES** & DETAILS

ORG. DATE - 1/12/2024

STANDARD CONSTRUCTION DETAIL #4-15 FILTER BAG INLET PROTECTION - TYPE C INLET

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

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

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND

BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR

RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR

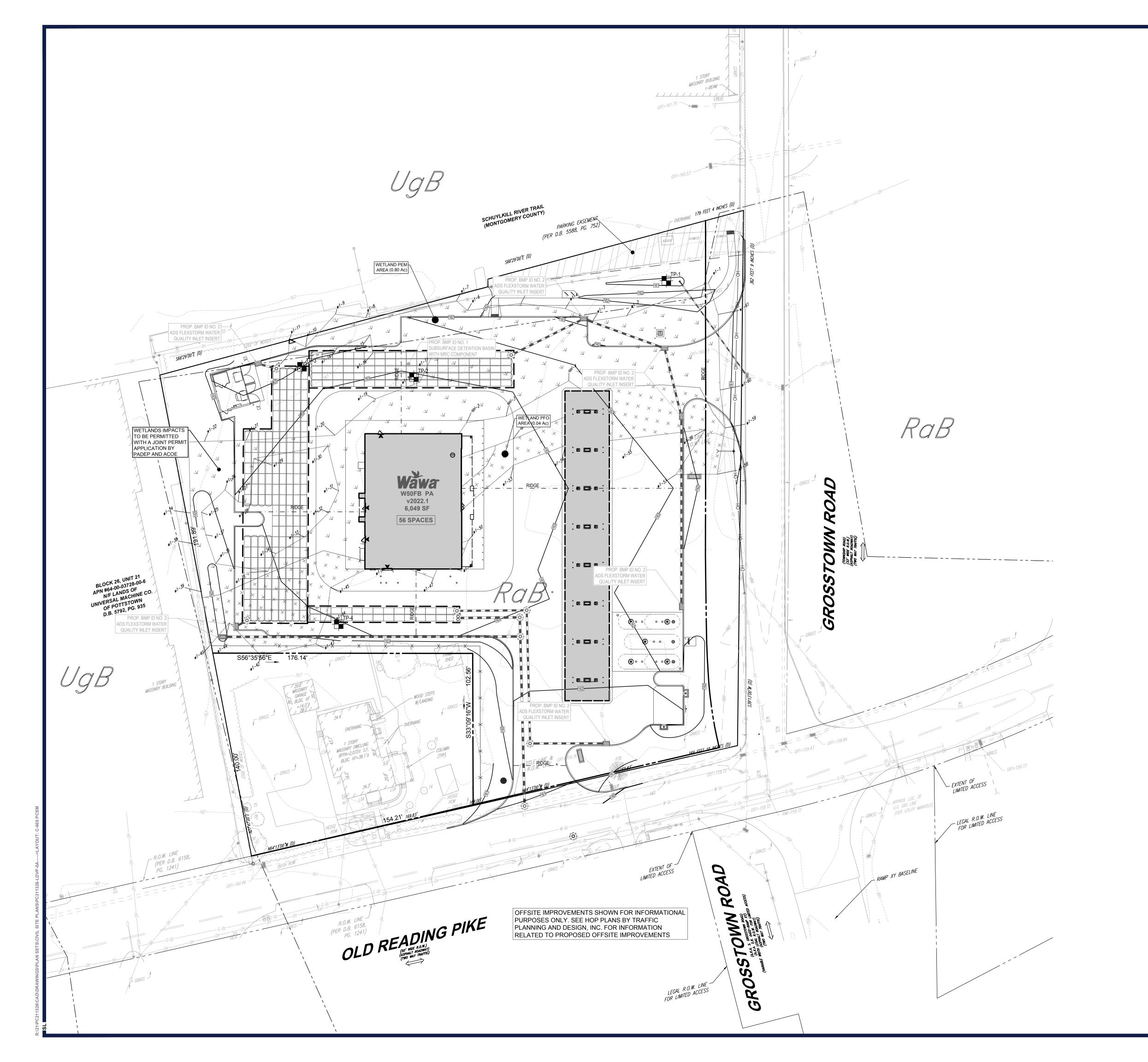
REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF

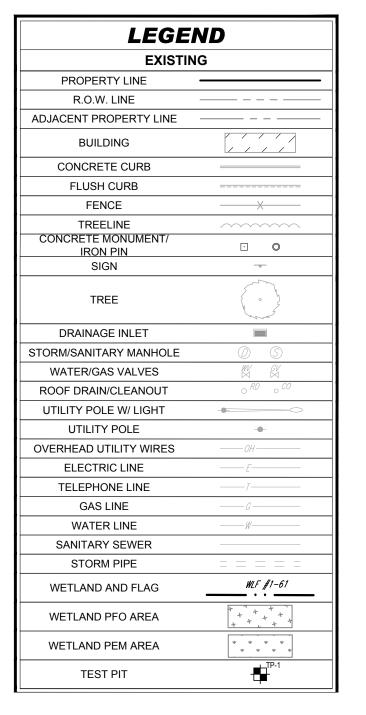
ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT

STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET





LEGE	'ND
PROPOS	SED
PROPERTY LINE	
SETBACK LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FENCE	——————————————————————————————————————
TREELINE	~~~~
ACCESSIBLE SYMBOL	&
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	•
AREA LIGHT	8 10
DRAINAGE INLET	
MANHOLE	
ENDWALL	
RIPRAP	1-0-



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PRELIMINARY/ FINAL LAND **DEVELOPMENT &** SUBDIVISION PLANS

> **PROVCO PINEGOOD** STOWE, LLC

PROPOSED WAWA **FOOD MARKET - STOWE**

617 OLD READING PIKE & **GROSSTOWN ROAD** WEST POTTSGROVE TOWNSHIP MONTGOMERY COUNTY STOWE, PENNSYLVANIA 19464

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914
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SHEET TITLE:

POST **CONSTRUCTION** STORMWATER MANAGEMENT PLAN

C-605

PCSM - GENERAL BMP NOTES

1. A SITE INSPECTION AND APPROVAL BY THE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO THE REMOVAL OR CONVERSION OF SEDIMENT BASINS AND TRAPS.

2. BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.

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

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

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

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

7. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT. THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs.

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 PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- . 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
- I. 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 INFILTRATION FACILITIES AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SIGNS OF EROSION.
- S. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED. FOR ABOVE-GROUND INFILTRATION FACILITIES, REMOVE AND REPLACE SAND/STONE LAYER AS NECESSARY IF FACILITY DEWATERING TIME EXCEEDS 72 HOURS.

PROVCO PINEGOOD STOWE, LLC IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

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

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

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

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

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

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

SCHEDULE

EVERY 3 MONTHS

QUANTITY

A DRY EXTENDED DETENTION

BASIN IS A STORMWATER

FOR THE TEMPORARY

RUNOFF TO PREVENT

IMPACTS

BMP 6.6.4 WATER QUALITY WATER QUALITY FILTERS,

DOWNSTREAM FLOODING

HYDRODYNAMIC DEVICES

STRUCTURE THAT PROVIDES

STORAGE OF STORMWATER

FILTERS & HYDRODYNAMIC | CATCH BASIN INSERTS AND | 2 TIMES PER YEAR | COLLECTED MATERIALS

INLETS, MANHOLES, AND

STORMWATER PIPING

STORM DRAINAGE SYSTEM

BMP 6.6.3 DRY EXTENDED

DETENTION BASIN WITH

MRC COMPONENT

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

MAINTENANCE

NEEDED MAINTENANCE SHOULD BE

CONDUCTED IMMEDIATELY AFTER EACH

AND DISPOSED OF IN ACCORDANCE WITH

IMMEDIATELY AFTER THE INSPECTION.

REMOVED IN ACCORDANCE WITH THE

DIRECTIONS/RECOMMENDATIONS. THE

SEDIMENT/DEBRIS SHALL BE REMOVED,

WITH ALL APPLICABLE LOCAL. STATE AND

CARTRIDGE/TENTACLE IS FOUND TO BE TORN,

THE ENTIRE CATRIDGE/TENTACLE SHALL BE

CARTRIDGE/TENTACLE SHALL BE REPLACED

EVERY 3 YEARS REGARDLESS OF CONDITION.

MANUFACTURER'S

THE MEMBRANE FROM ANY

REPLACED IMMEDIATELY. THE

LOCAL, STATE AND FEDERAL REGULATIONS.

INSPECTION THE LITTER AND SEDIMENT SHALL

BE REMOVED TO RESTORE DESIGN CAPACITIES

NEEDED MAINTENANCE SHALL BE PERFORMED

ACCUMULATION OF SEDIMENT/DEBRIS SHALL BE

INSPECTION TASK

- INSPECT INLETS, MANHOLES AND

INSPECT STRUCTURES FOR

- INSPECT OPERATION OF DEVICE

- INSPECT FOR ACCUMULATION OF

- INSPECT FOR RIPPED MEBRANE IN

THE CARTRIDGE/TENTACLE.

SEDIMENT ACCUMULATION

STORMWATER PIPING

4 TIMES PER YEAR | CLOGGING, EXCESSIVE DEBRIS, AND |

RECYCLING OR DISPOSAL OF MATERIALS

- THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST
- TRASH (CANS, BOTTLES, ETC.) - YARD WASTE (LEAVES, GRASS CLIPPINGS, ETC.)
- DEBRIS COLLECTED IN INLETS
- SEDIMENT CAPTURED IN ANY PCSM BMP
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH LOCAL REQUIREMENTS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

FAILURE INDICATORS

INDICATE THAT THERE MAY BE SEDIMENT/DEBRIS BUILDUP

FAILURE INDICATORS OF DRY EXTENDED DETENTION

BASINS INCLUDE THE FAILURE TO DEWATER WITHIN A

SIGNS OF FAILURE IN A WATER QUALITY FILTER AND

HYDRODYNAMIC DEVICES INCLUDE SEDIMENT/DEBRIS

MAINTENANCE SHALL BE PERFORMED IMMEDIATELY IN

DIRECTION AND RECOMMENDATIONS.

SPECIFIC TIMEFRAME. IF PONDED WATER IS OBSERVED IN

THE BASIN OUTLET STRUCTURE(S) 7 DAYS AFTER A RAIN

EVENT HAS ENDED MAINTENANCE SHALL BE PERFORMED

IMMEDIATELY IN ACCORDANCE WITH THE MANUFACTURER'S

ON-SITE INLETS, MANHOLES, AND STORMWATER DIDING

RECYCLED OR DISPOSED OF IN ACCORDANCE LADEN RUNOFF FLOWING OUT OF THE FILTER

FEDERAL REGULATIONS. IF UPON INSPECTION | ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS

AND RECOMMENDATIONS.

SEQUENCE OF BMP INSTALLATION AND REMOVAL

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

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING ALSO AT LEAST THREE (3) DAYS BEFORE STARTING ANY FARTH DISTURBANCE ACTIVITIES ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLITION

- STAKE OUT LIMIT OF DISTURBANCE.
- 2. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.
- 3. INSTALL ALL PERIMETER COMPOST FILTER SOCKS. TREE PROTECTION FENCING. CONSTRUCTION FENCING. AND INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
- 4. INSTALLATION OF BYPASS CONVEYANCE FROM EXISITNG INLET #1 TO YARD DRAIN #1 AND PROPOSED VEGETATED SWALE #1 AND STABILIZE. INSTALL BYPASS CONVEYANCE FROM PROPOSED MANHOLE #9 TO INLET #8 AND PROPOSED VEGETATED SWALE #2 AND
- 5. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.

6. CRITICAL STAGE - SUBSURFACE DETENTION BASIN

INITIATE REMAINING STORM SEWER AND SUBSURFACE DETENTION BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. SEE ADDITIONAL DETENTION FACILITY SEQUENCING, INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE DETENTION BASIN. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE DETENTION BASIN. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE DETENTION BASINS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO SUBSURFACE DETENTION BASIN MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE DETENTION BASIN. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE SUBSURFACE BASIN TO AVOID DAMAGING THE SUBSURFACE BASIN OR OVER-COMPACTING THE SUBSURFACE SOILS.

- 7. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE
- 8. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS. 9. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS. THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND

MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION

- 10. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.
- 11.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
- 12.UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING COMPOST FILTER SOCK, TREE PROTECTION FENCING, CONSTRUCTION FENCING AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
- 13. CRITICAL STAGE WATER QUALITY FILTERS

NOTES AND SPECIFICATIONS.

INSTALL WATER QUALITY FILTERS TO INLETS ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. [IN01, IN02, IN03, IN04, IN05, IN06, IN07, AND IN08]

- 14.CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
- 16.A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

CRITICAL STAGES

- INSTALLATION OF SUBSURFACE DETENTION BASIN WITH MANAGED RELEASE CONCEPT OUTLET
- INSTALLATION OF WATER QUALITY FILTERS

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

§102.4(b)(5)(v)

THE SUBJECT SITE DRAINS TO UNAMED TRIBUTARY TO SCHUYLKILL RIVER, WHICH HAS A MF-WWF (WARM WATER FISHES) CHAPTER 93 CLASSIFICATION.

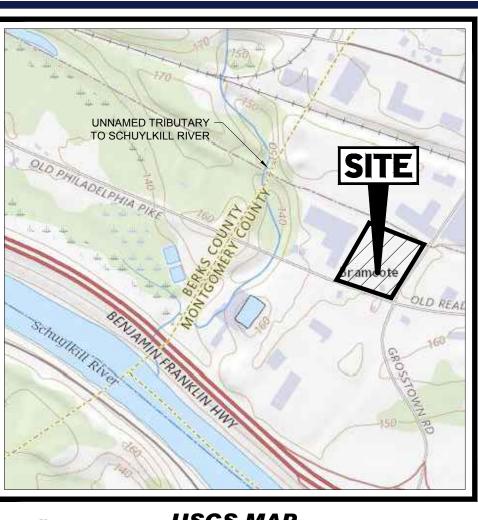
RECEIVING SURFACE WATERS

- 1. THE SUBJECT SITE DRAINS TO UNAMED TRIBUTARY TO SCHUYLKILL RIVER, WHICH HAS A MF-WWF (WARM WATER FISHES) CHAPTER 93 CLASSIFICATION.
- 2. THE DEVELOPMENT IS IN NEITHER AN HQ NOR AN EV WATERSHED AND THEREFORE, NO BOUNDARIES ARE SHOWN.

3. THERE ARE WETLANDS LOCATED ON THE PROJECT SITE.WETLAND IMPACTS WILL BE PERMITTED WITH A JOINT PERMIT APPLICATION THROUGH PA DEP AND ACOE.

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

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





USGS MAP

SCALE: 1" = 9,028' SOURCE: POTTSTOWN USGS QUAD





SOIL MAP SCALE: 1" = 800' SOURCE: NRCS WEB SOIL SURVEY



REV DATE COMMENT



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PROJECT No.: DRAWN BY:

CHECKED BY: CAD I.D.: PC211326-X-TTLB-LDV

PROJECT:

PRELIMINARY/ FINAL LAND **DEVELOPMENT & SUBDIVISION PLANS**

> **PROVCO PINEGOOD** STOWE, LLC

- FOR -

PROPOSED WAWA FOOD MARKET - STOWE

617 OLD READING PIKE & **GROSSTOWN ROAD WEST POTTSGROVE TOWNSHIP** MONTGOMERY COUNTY STOWE, PENNSYLVANIA

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

Fax: (215) 996-9102 www.BohlerEngineering.com



SHEET TITLE: POST CONSTRUCTION STORMWATER

MANAGEMENT

NOTES & DETAILS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

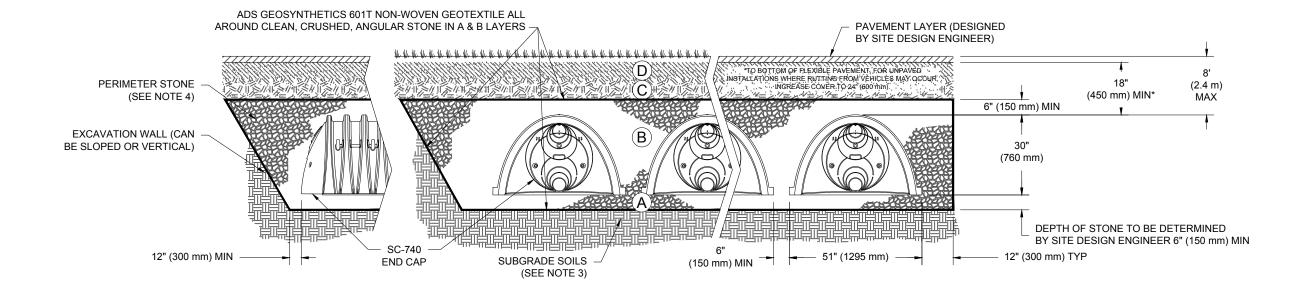
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
С	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
В	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
А	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

LEASE NOTE:
THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.

WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

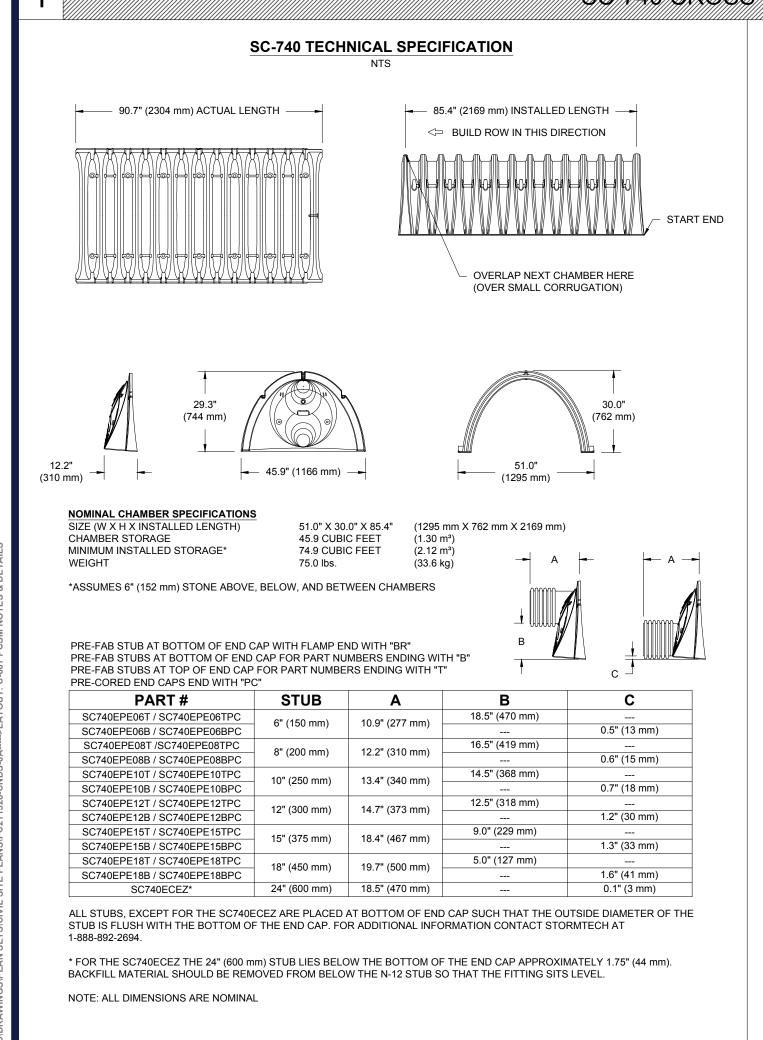
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



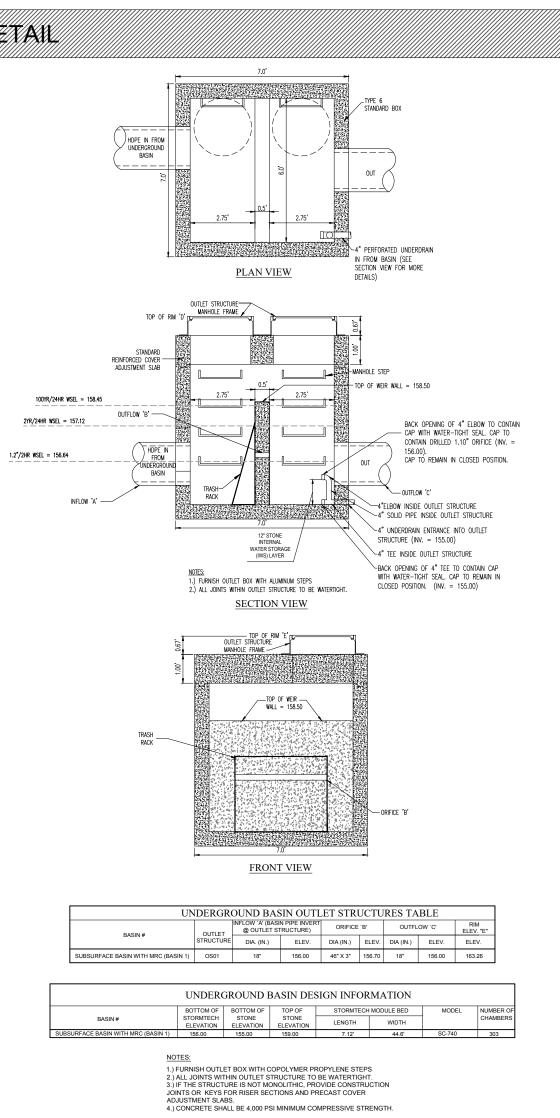
NOTES:

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

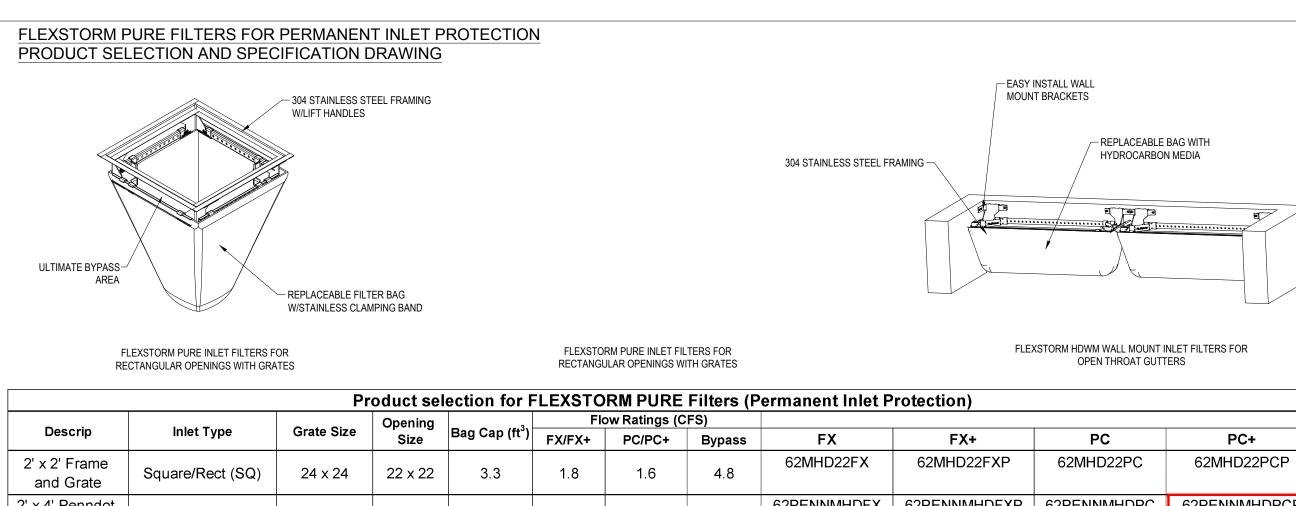
SC-740 CROSS SECTION DETAIL



SC-740 TECHNICAL SPECIFICATION



PROPOSED SUBSURFACE BASIN WITH MRC OUTLET STRUCTURE DETAIL - BASIN #1 $\,$



Trouble to the transfer of the												
	=		Opening		Flow Ratings (CFS)				·			
Descrip	Inlet Type	Grate Size	Size	Bag Cap (ft ³)	FX/FX+	PC/PC+	Bypass	FX	FX+	PC	PC+	
2' x 2' Frame and Grate	Square/Rect (SQ)	24 x 24	22 x 22	3.3	1.8	1.6	4.8	62MHD22FX	62MHD22FXP	62MHD22PC	62MHD22PCP	
2' x 4' Penndot Type M & C	Square/Rect (SQ)	26.5 x 48	24 x 44.5	6.3	3.1	2.2	9.5	62PENNMHDFX	62PENNMHDFXP	62PENNMHDPC	62PENNMHDPCP	
2' x 6' Frame and Grate	Concrete Box (HD4)	26.5 x 75	24 x 72	10.0	4.8	4.1	13.0	62PENNHD2x6FX	62PENNHD2x6FXP	62PENNHD2x6PC	62PENNHF2x6PCP	
3 x 3 Frame and Grate	Square/Rect (SQ)	37.5 x 37.5	36 x 36	7.2	4.4	3.2	9.6	62HDXLFX	62HDXLFXP	62HDXLPC	62HDXLPCP	
48" Open Throat Curb Inlet	Wall Mount (WM)	N/A	48	3.3	2.5	4.2	N/A*	62HDWM48FX	62HDWM48FXP	62HDWM48PC	62HDWM48PCP	

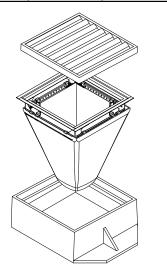
*FLOW RATINGS SHOWN ARE 50% MAXIMIUM

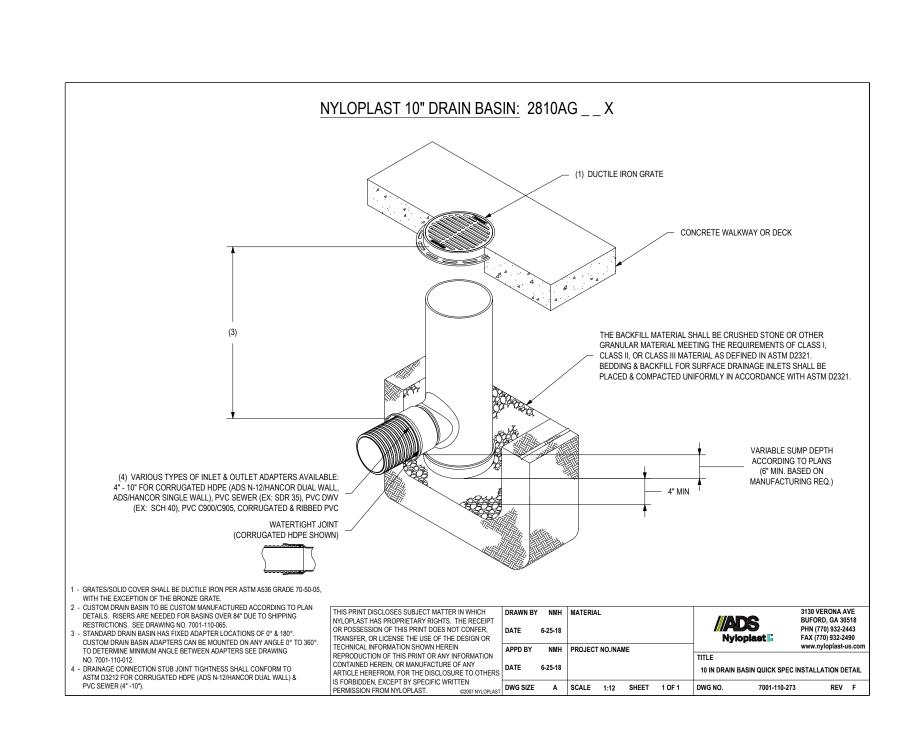
NOTES:

- ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
- TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE
 STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR
 EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
- 3. UPON ORDERING ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
- 4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

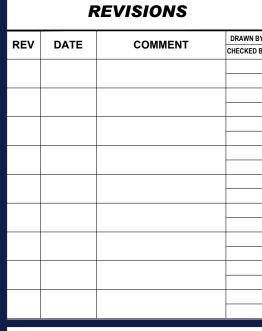
INSTALLATION:

- 1. REMOVE GRATE.
- DROP FLEXSTORM INLET FILTER ONTO LOAD
 BEARING LIP OF CASTING OR CONCRETE
 STRUCTURE.
- 3. REPLACE GRATE.











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PROJECT No.: PC211326
DRAWN BY: SGL

DATE: 1/12/202
CAD I.D.: PC211326-X-TTLB-LDV

PROJECT:

PRELIMINARY/
FINAL LAND
DEVELOPMENT &
SUBDIVISION PLANS

PROVCO PINEGOOD STOWE, LLC

— FOR –

PROPOSED WAWA

FOOD MARKET - STOWE
617 OLD READING PIKE &
GROSSTOWN ROAD
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY

BOHLER

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POST
CONSTRUCTION
STORMWATER
MANAGEMENT
NOTES& DETAILS

C-607

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OFFSITE IMPROVEMENTS SHOWN FOR INFORMATIONAL

AKA S. GROOM

58

PURPOSES ONLY. SEE HOP PLANS BY TRAFFIC PLANNING AND DESIGN, INC. FOR INFORMATION

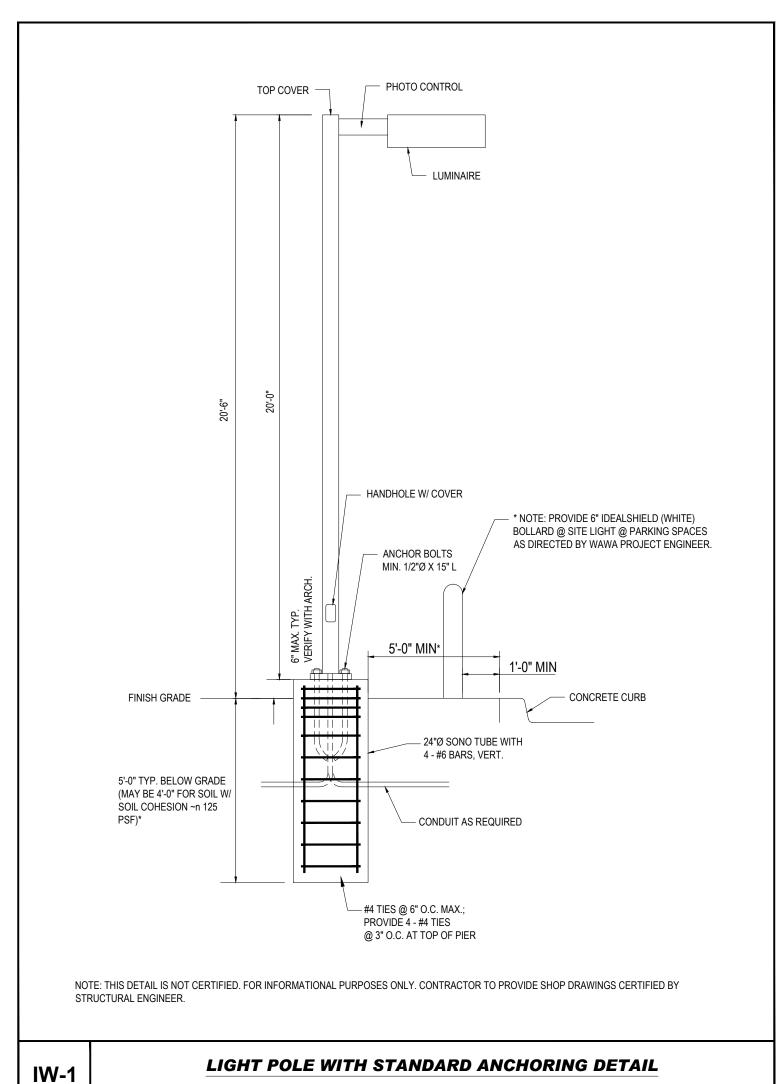
RELATED TO PROPOSED OFFSITE IMPROVEMENTS



LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
A1	1	20'-6" AFG	SINGLE	12019	1.030	B3-U0-G3	134.2	134.2	CREE, INC.	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
A6	6	20'-6" AFG	SINGLE	5083	1.030	B1-U0-G2	70	420	CREE, INC.	ARE-EDG-3MB-DA-04-E-UL-XX-525-57K
B1	1	20'-6" AFG	SINGLE	12678	1.030	B3-U0-G2	134	134	CREE, INC.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
B4	5	20'-6" AFG	SINGLE	9549	1.030	B1-U0-G2	134	670	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
B5	1	20'-6" AFG	2 @ 90 DEGREES	9549	1.030	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
C1	32	16'-4" AFF	SINGLE	10912	1.030	B3-U0-G1	101	3232	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-525-57K
D1	10	9'-0" AFF	SINGLE	1970	1.020	B2-U0-G0	24	240	CREE, INC.	KR6R-20L-935-12-XX + KR6T-SSGC-FF
S1	2	9'-0" AFF	SINGLE	2659	1.000	B0-U5-G2	20	40	FC/SSL LIGHTING	FCWS7170-XXX-35K-2500-CRI85-XX-D
S2	2	8'-6" AFF	SINGLE	2542	1.000	B0-U4-G2	20	40	FC/SSL LIGHTING	FCWS7168-XXX-35K-2500-CRI85-XX-D
W1	6	15'-0" AFF	SINGLE	2859	1.030	B0-U0-G1	50	300	CREE INC.	SEC-EDG-4MB-WM-02-E-UL-XX-700-57K
W3	5	VARIES, SEE PLAN	SINGLE	1557	1.030	B0-U0-G1	25	125	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	39.75	57	19	2.09	3.00
DELIVERY AREA	2.43	3.1	1.5	1.62	2.07
ENTRANCES & EXIT DRIVES	3.50	7.1	0.9	3.89	7.89
PARKING & INTERIOR DRIVE AISLES	2.66	8.5	0.7	3.80	12.14



LIGHTING COMPLIANCE

404.N.4. LIGHTING FOR CANOPIES SHALL BE RECESSED SO THAT THE
BOTTOM OF THE LIGHTING FIXTURE IS FLUSH WITH THE
UNDERSIDE OF THE CANOPY, USING A FULL CUTOFF FLAT LENS
LUMINAIRE. [COMPLIES]

431.E.2. ALL LIGHTS AND SIGNS SHALL BE DESIGNED AND OPERATED TO REASONABLY MINIMIZE THE AMOUNT OF LIGHT AND GLARE THEY GENERATE ONTO RESIDENTIAL LOTS AND STREETS. ALL LIGHT SOURCES, INCLUDING SIGNS, SHALL BE PROPERLY DIFFUSED AS NEEDED WITH A TRANSLUCENT OR SIMILAR COVER TO PREVENT EXPOSED BULBS FROM BEING DIRECTLY VISIBLE FROM STREETS, PUBLIC SIDEWALKS, DWELLINGS OR ADJACENT LOTS. ALL LIGHT SOURCES, INCLUDING SIGNS, SHALL BE SHIELDED AROUND THE LIGHT SOURCE AND CAREFULLY DIRECTED AND PLACED TO PREVENT THE LIGHTING FROM CREATING A NUISANCE TO REASONABLE PERSONS IN ADJACENT DWELLINGS AND TO PREVENT THE LIGHTING FROM SHINING INTO THE EYES OF PASSING MOTORISTS.

[COMPLIES]
431.E.3. HEIGHT OF LIGHTS. NO LUMINARIES SPOTLIGHT OR OTHER
LIGHT SOURCE THAT IS WITHIN 200 FEET OF A DWELLING SHALL
HAVE A HEIGHT EXCEEDING 25 FEET ABOVE THE AVERAGE
SURROUNDED GROUND LEVEL. THIS LIMITATION SHALL NOT
APPLY TO LIGHTS NEEDED FOR AIR SAFETY NOR LIGHTS
INTENDED SOLELY TO ILLUMINATE AN ARCHITECTURAL FEATURE
OF A BUILDING. [COMPLIES]

GENERAL LIGHTING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 2. THIS PLAN WAS PREPARED BY:
 RED LEONARD ASSOCIATES
 1340 KEMPER MEADOW DR.
 FOREST PARK, OH 45240
 PH: 513-574-9500
 DWG. NO: RL-9207-S1
- 3. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- 4. 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.
- 5. 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).
- 6. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- 7. 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.
- 8. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL 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.
- 10. 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.
- 11. 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.
- 12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

13. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN



REVISIONS				
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#20213082732

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

 PROJECT No.:
 PC211326

 DRAWN BY:
 SGL

 CHECKED BY:
 SRM

 DATE:
 1/12/2024

 CAD I.D.:
 PC211326-X-TTLB-LDVP

PROJECT:

PRELIMINARY/
FINAL LAND
DEVELOPMENT &
SUBDIVISION PLANS

PROVCO
PINEGOOD
STOWE, LLC

PROPOSED WAWA

FOOD MARKET - STOWE

617 OLD READING PIKE &
GROSSTOWN ROAD
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY



STOWE, PENNSYLVANIA

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

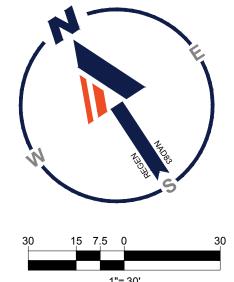


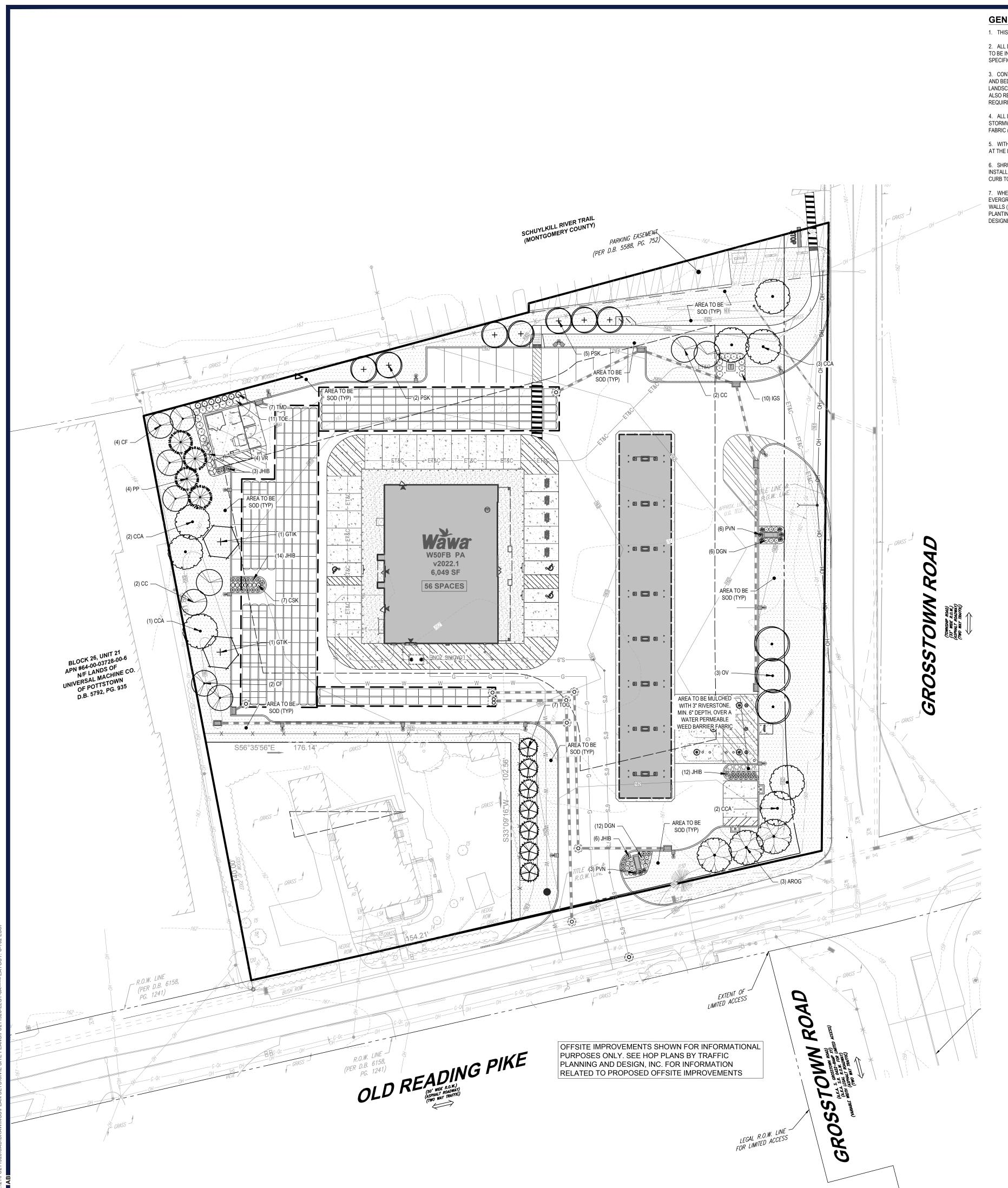
SHEET TITLE:

LIGHTING PLAN

FET NUMBER:

C-701





GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- 2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS SODDED LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- 3. CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT.
- 4. ALL LANDSCAPE BEDS THAT ARE NOT ASSOCIATED WITH A STORMWATER FACILITY ARE TO BE INSTALLED WITH WEED BARRIER FABRIC (SEE DETAIL).
- 5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE USED AT THE BOTTOM OR SIDE SLOPES OF STORMWATER BMP FACILITIES.
- 6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF FIVE FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- 7. WHEN APPLICABLE, CENTER OF PROPOSED ORNAMENTAL OR EVERGREEN TREE SHALL BE OFFSET 6' FROM THE BACK OF RETAINING WALLS (11' FOR SHADE TREES) TO PREVENT WALL FAILURE. FINAL PLANTING LOCATIONS SHALL BE COORDINATED WITH THE WALL DESIGNER

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AROG	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
CCA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B
GTIK	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
OV	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PP	4	PICEA PUNGENS	COLORADO SPRUCE	8` HT.	B&B
TOG	7	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8` HT.	B&B
				1	_
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B&B
CF	6	CORNUS FLORIDA	EASTERN DOGWOOD	2.5" CAL.	B&B
PSK	7	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2.5" CAL.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CSK	7	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	15-18"	CONTAINER
DGN	18	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
IGS	10	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	36" MIN.	CONTAINER
JHIB	35	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
TMD	7	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	36" MIN.	B&B
TOE	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	5-6`	B&B
VR	4	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4`	B&B
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
UIVAUULU	ועוו	DO LAMOAL MAINE	CONTINION INAIVIL	JUILL	LOOMININEK

COMPLIANCE CHART

	COMPLIANCE CHA		
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIAN
ZONING: §430 LANDSCAPING	ALL TREES SHALL BE PERIODICALLY PRUNED, SPRAYED OR RECEIVE SUCH CARE AS TO PRESERVE THEM DURING THEIR NATURAL LIFETIME. ANY TREES OR PORTION THEREOF WHICH DIE OR SUFFER DAMAGE DUE TO LIGHTNING SHALL BE REMOVED IMMEDIATELY WHERE POTENTIAL HARM TO OTHERS OR PROPERTY EXISTS, OR OTHERWISE SHALL BE REMOVED WITHIN 6 MONTHS. TREES SHALL BE PRUNED SO A CLEARANCE OF EIGHT FEET OVER A SIDEWALK, 12 FEET OVER A LOCAL OR COLLECTOR ROAD, AND 14 FEET OVER AN ARTERIAL ROAD IS MAINTAINED (ROAD CLASSIFICATIONS AS DEFINED BY THE MONTGOMERY COUNTY COMPREHENSIVE PLAN, 2005). EVERY LOT SHALL MAINTAIN A MINIMUM OF ONE TREE FOR EVERY 3,000 FEET OF LOT AREA. WHEN EXISTING TREES DIE, OTHERS MUST BE PLANTED TO REPLACE THEM. ALL PROPOSALS SUBJECT TO THE REQUIREMENTS OF THIS ORDINANCE SHALL BE LANDSCAPED AND BUFFERED FROM ADJACENT PROPERTIES IN COMPLIANCE WITH THE REQUIREMENTS OF THE WEST POTTSGROVE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.	TOTAL LOT AREA: 99,256 ± SF REQUIRED: 99,256 / 3,000 = 33.1 OR 33 TREES PROVIDED: 2 ARA, 2 AROG, 8 CCA, 2 GTIK, 3 OV, 2 CC, 8 CF, 7 PSK (34 TREES) (SOME TREES ACCOUNTED FOR IN THIS REQUIREMENT ALSO COUNTING TOWARDS OTHER REQUIREMENTS BELOW)	COMPLIE
§1505 DESIGN REQUIREMENTS FOR INDUSTRIAL AND COMMERCIAL PARKING LOTS	A PLANTING STRIP SHALL BE PROVIDED ALONG EACH PROPERTY LINE WHICH IS OPPOSITE OR ADJACENT TO A RESIDENTIAL DISTRICT, ON WHICH SHALL BE PLANTED HEDGE, EVERGREENS, OR OTHER SUITABLE SHRUBBERY, SO ARRANGED AS TO MINIMIZE NOISE, GLARE AND DUST FROM ALL PARKING FACILITIES.	PLANTINGS HAVE BEEN PROVIDED IN ADDITION TO A 6' HIGH OPAQUE FENCE ALONG PROPERTY LINES ADJACENT TO RESIDENTIAL.	COMPLIE
SALDO: §434 LANDSCAPING	2.C.(1) A BUFFER PLANTING AREA OF NOT LESS THAN 10 FEET IN WIDTH SHALL BE ESTABLISHED ALONG ALL PROPERTY LINES AND EXTERNALS STREET BOUNDARIES OF THE SITE PROPOSED FOR SUBDIVISION OF THE SITE PROPOSED FOR SUBDIVISION OF T	LENGTH ALONG NORTH PROPERTY LINES: 388 ± LF REQUIRED: 10' WIDTH PROVIDED: 3.8' WIDTH	WAIVEF
	LAND DEVELOPMENT, UNLESS OTHERWISE SPECIFIED IN THE ZONING ORDINANCE. 2.C.(3) THE BUFFER AREA SHALL BE A CONTINUOUS PERVIOUS	LENGTH ALONG WEST PROPERTY LINES: 471 ± LF REQUIRED: 10' WIDTH PROVIDED: 11.5' WIDTH	COMPLIE
	PLANTING AREA CONSISTING OF TALL CANOPY TREES, SMALL UNDERSTORY TREES, AND SHRUBS, WITH GRASS OR GROUNDCOVER. NO PAVING SHALL BE PERMITTED WITHIN THE BUFFER AREAS EXCEPT FOR DRIVEWAY CROSSINGS AND/OR WALKWAYS.	LENGTH ALONG SOUTH PROPERTY LINE: 171 ± LF REQUIRED: 10' WIDTH PROVIDED: 17.7' WIDTH	COMPLIE
	FIGURE 4.19 - BUFFERING REQUIREMENTS	LENGTH ALONG EAST PROPERTY LINE: 358 ± LF REQUIRED: 10' WIDTH PROVIDED: 15' WIDTH	COMPLIE
	PROPOSED USE COMMERCIAL / INDUSTRIAL RESIDENTIAL INDUSTRIAL RESIDENTIAL SOFTENING SOFTENING FIGURE 4.20 - BUFFER COMPONENTS (PER 100') SOFTENING - 1 CANOPY TREE, 1 UNDERSTORY TREE, 2 EVERGREEN TREES FILTERING - 2 CANOPY TREES, 2 UNDERSTORY TREES, 5 EVERGREEN TREES, 5 SHRUBS	TOTAL LENGTH ALONG PROPERTY LINES ADJACENT TO RESIDENTIAL: 279 ± LF REQUIRED: FILTERING BUFFER 279 / 100 = 2.79 2.79 x 2 = 5.6 OR 6 CANOPY TREES 2.79 x 2 = 5.6 OR 6 UNDERSTORY TREES 2.79 x 5 = 13.9 OR 14 EVERGREEN TREES 2.79 x 5 = 13.9 OR 14 SHRUBS PROVIDED: A 6' HIGH OPAQUE FENCE HAS BEEN PROVIDED DUE TO LIMITED FEASIBLE PLANTING AREA. TOTAL LENGTH ALONG PROPERTY LINES ADJACENT	COMPLIE
	LIMITED AREA (AT DISCRETION OF TOWNSHIP) - 6' OPAQUE FENCE	TO INDUSTRIAL: 192 ± LF REQUIRED: SOFTENING BUFFER 192 / 100 = 1.92 1.92 x 1 = 1.9 OR 2 CANOPY TREES 1.92 x 1 = 1.9 OR 2 UNDERSTORY TREES 1.92 x 2 = 3.8 OR 4 EVERGREEN TREES PROVIDED: 2 CCA (2 CANOPY TREES); 2 CC (2 UNDERSTORY TREES); 4 PP (4 EVERGREEN TREES)	COMPLIE
	2.F. MITIGATION OF VISUAL IMPACTS. THE USE OF A SCREENING BUFFER SHALL BE REQUIRED TO MITIGATE THE ADVERSE VISUAL IMPACTS WHICH PROPOSED LAND USES OR SITE ELEMENTS WILL HAVE ON THE SUBJECT TRACT, ADJOINING PROPERTIES AND THE COMMUNITY IN GENERAL. IN ADDITION TO THE REQUIREMENTS FOR BUFFER PLANTINGS AS LISTED IN FIGURE 4.19: BUFFER REQUIREMENTS, THE FOLLOWING PROPOSED LAND USES AND SITE ELEMENTS SHALL BE SCREENED FROM OFF-SITE WITH A SCREENING BUFFER: 1) DUMPSTERS, TRASH DISPOSAL, RECYCLING AREAS, AND MECHANICAL EQUIPMENT. 2) SERVICE AND LOADING DOCKS. 3) OUTDOOR STORAGE AREAS. 4) SEWAGE TREATMENT PLANTS AND PUMP STATIONS.	SCREENING HAS BEEN PROVIDED AROUND THE DUMPSTER.	COMPLI
	3.B.(1) TREES SHALL BE PLANTED AT A RATE OF AT LEAST ONE TREE PER 40 LINEAR FEET OF FRONTAGE OR FRACTION THEREOF. TREES SHALL BE DISTRIBUTED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.	LENGTH ALONG GROSSTOWN ROAD: 316 ± LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 316 / 40 = 7.9 OR 8 TREES PROVIDED: 5 CCA, 3 OV (8 TREES) LENGTH ALONG OLD READING PIKE: 129 ± LF	COMPLIE
		(EXCLUDING DRIVEWAY WIDTH) REQUIRED: 129 / 40 = 3.2 OR 3 TREES PROVIDED: 3 AROG (3 TREES)	COMPLI
	5.(A) PARKING LOTS SHALL BE EFFECTIVELY LANDSCAPED WITH TREES AND SHRUBS TO REDUCE THE VISUAL IMPACT OF GLARE, HEADLIGHTS, AND PARKING LOT LIGHTS, TO DELINEATE DRIVING LANES, AND TO DEFINE ROWS OF PARKING. FURTHERMORE, PARKING LOTS SHOULD BE ADEQUATELY LAND-SCAPED TO PROVIDE SHADE IN ORDER TO REDUCE THE AMOUNT OF REFLECTED HEAT AND TO IMPROVE THE AESTHETICS OF PARKING LOTS.	LANDSCAPING HAS BEEN PROPOSED IN ADDITION TO FENCING TO MEET THE INTENT OF THIS REQUIREMENT.	COMPLIE
	5.(C) EACH PLANTING ISLAND SHALL CONTAIN AT LEAST ONE SHADE TREE PLUS SHRUBS AND/OR GROUNDCOVER TO COVER THE ENTIRE AREA.	NUMBER OF PLANTING ISLANDS: 2 REQUIRED: 2 SHADE TREES PROVIDED: 2 GTIK (2 SHADE TREES)	WAIVER (F



REVISIONS

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#20213082732

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PROJECT No.: PC211326
DRAWN BY: SGL
CHECKED BY: SRM
DATE: 1/12/2024
CAD I.D.: PC211326-X-TTLB-LDVP

PRELIMINARY/
FINAL LAND
DEVELOPMENT &

PROVCO
PINEGOOD

STOWE, LLC PROPOSED WAWA

FOOD MARKET - STOWE
617 OLD READING PIKE &
GROSSTOWN ROAD
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY
STOWE, PENNSYLVANIA
19464

BOHLER

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



SHEET TITLE:

LANDSCAPE PLAN

SUEET NIIMBE

C-702

IRRIGATION SYSTEMS SPECIFICATIONS:

- 1. ALL IRRIGATION SUPPLY, LATERAL WATER LINES AND SPRINKLER HEADS ARE TO BE LOCATED A MINIMUM OF 3" BEHIND CURB LINE.
- 2. MINIMUM BURIAL DEPTH FOR ALL SUPPLY AND LATERALS IS 18".
- 3. ALL LANDSCAPE AREA ADJACENT TO BUILDINGS AND PARKING AREAS AROUND BUILDINGS ARE TO BE IRRIGATED BY DRIP SYSTEMS.
- 4. LAWN AREAS OUTSIDE OF PERIMETER SIDEWALKS ARE TO BE DESIGN AND CONTROLLER PROGRAMMED TO IRRIGATE AT OFF-PEAK HOURS.
- 5.SPRINKLER HEADS ARE TO BE THE FOLLOWING: RAINBIRD 5000 SERIES RAINBIRD 1804

RAINBIRD 1812

- 6. DRIP SYSTEMS ARE TO BE NETAFIM DRIPLINE, 18"X 18" SPACING WITH 0.9 GPH EMITTERS.
- 7. IRRIGATION CONTROLLER IS TO BE RAINBIRD, ESP-16LX, AUTOMATIC CONTROLLER, LOCATED IN MECHANICAL ROOM OF BUILDING.
- 8. NO SUBSTITUTIONS OR DEVIATION FROM IRRIGATION PLAN WILL BE
- 9. IRRIGATION SYSTEMS ARE TO BE WARRANTIED BY INSTALLING CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY. IRRIGATION CONTRACTOR IS TO PROVIDE ALL MAINTENANCE, ADJUSTMENT, PROGRAMMING AND WINTERIZATION DURING THE FIRST WARRANTY YEAR.
- 10. SEPARATE WATER METER TO BE FURNISHED FOR IRRIGATION SYSTEM. (SUBJECT TO APPROVAL BY MUNICIPALITY OR APPROVING UTILITY AUTHORITY).

SUPPLEMENTAL LANDSCAPE NOTES:

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, ICLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIV PRIOR TO INSTALLATION. 2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.

3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.) 5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.

LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS, AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.

8. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 9. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE 10. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN HORT" AND STATE

NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND 11. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES. OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. 2. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND RE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT

13. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS. SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO DESIGNATED AREA AT FUEL STACKS SHALL BE MULCHED WITH 1"-3" "RIVER STONE" MULCH AND RETAINED WITH AN ALUMINUM LANDSCAPE EDGING (PERMALOCK OR APPROVED EQUAL). FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT

14. SEEDBED PREPARATION A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU B. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING 5. WORK LIME AND PERILIZER WITH A DISCUSSION AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE. C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.

D. GRASS SEEDING MIXTURE AND APPLICATION RATE: (SEE SEEDING SPECIFICATIONS ON THE EROSION & SEDIMENT CONTROL PLAN & NOTES SHEET(S)).

E. IN AREAS DESIGNATED AS SOD, FESCUE SOD IS TO BE INSTALLED ON MINIMUM 4" TOPSOIL. AREAS TO BE SODDED ARE TO BE PREPARED AS NOTED ABOVE FOR SEEDED AREAS.

15. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END O THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.

1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. 1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. 2.) REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD OR CUT BURLAP BACK FROM TOP 1/3 OF ROOT 2) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL, FOLD BURLAP BACK 1/3 FROM 3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY 3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY. 4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. 5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL 5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL. 6.) THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL. 7.) STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM INSTALLATION. 7.) STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM INSTALLATION. AVOID PURCHASING TREES WITH SEE DECIDUOUS OR EVERGREEN TREE HOSE(1/2" DIA, BLACK DETAIL FOR PLANTING PURPOSES REINFORCED RUBBER HOSE-PRUNE TREE AT PLANTING EXCEP LEADERS OR REMOVE ONE AT PLANTING: (1/2" DIA. BLACK) AND/OR NEARBY FOR SPECIFIC STRUCTURAL UNDERGROUND UTILITY OR PIPE CORRECTIONS. PLANTING EXCEPT FOR SPECIFIC STRUCTURAL 12 GAUGE GALVANIZED-GALVANIZED WIRE —FOLD BURLAP AWAY FROM TOP WIRE GUYS TWISTED **GUYS TWISTED** -FOLD BURLAP AWAY FROM TOP OF 2" DIA. HARDWOOD STAKES 2/3— SET ROOT BALL FLUSH TO TREE HT. 3 PER TREE GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING ✓SET ROOT BALL FLUSH TO GRAD STAKES 2/3 TREE HT. 3 OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS. ∠4" BUILT-UP EARTH SAUCER —4" BUILT-UP EARTH SAUCER BEFORE PLANTING, PLANTING-TREES (SEE PLANTING BEFORE PLANTING SOIL TO BE AMENDED AS ROVED EQUAL TO BE PLANTING SOIL TO BE -MULCH AS SPECIFIED (DO NSTALLED TO THE DEPTH OF THE ROOT BALL OR 1', -MULCH AS SPECIFIED (DO N SPECIFIED IN THE LANDSCAPE MENDED AS SPECIFIE NOT PLACE MULCH IN IN THE LANDSCAPE SPECIFICATIONS CONTACT WITH TREE WITH TREE TRUNK) WHICHEVER IS GREATER SPECIFICATIONS 1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER SUBGRADE 2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL. DIG WIDE, SHALLOW HOLE WITH TAMPED-DIG WIDE, SHALLOW HOLE WITH-TAMPED SIDES TAMP SOIL SOLIDLY AROUND-TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL -SET ROOT BALL ON UNDISTURBED SOIL IN BOTTOM -SET ROOT BALL ON UNDISTURBED SOIL IN STAKED DECIDUOUS TREE PLANTING DETAIL STAKED EVERGREEN TREE PLANTING DETAIL **BIOBARRIER ROOT BARRIER DETAIL** L-3 FOR CONTAINER-GROWN SHRUBS, USE FINGER, OR MULCH AS SPECIFIED SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE PLANT SHALL BE PLANTED SO THAT-THE POINT AT WHICH THE ROOT FLARE OUTER LAYER OF POTTING SOIL: THEN CUT OR PUL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF BEGINS IS SET LEVEL WITH GRADE. WATER PERMEARI E WEED THE CONTAINER. ONE-THIRD OF ROOT BALL AS SHOWN. APPROVED EQUAL -MULCH AS SPECIFIED (DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT). LAWN AREA-— FINISHED GRADE PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE. UNDISTURBED SUBGRADE--UNDISTURBED SUBGRADE BEFORE PLANTING, PLANTING SOIL TO-BE AMENDED AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS. 24" MINIMUM -SOIL SURFACE ROUGHENED SHRUB PLANTING DETAIL **WEED BARRIER FABRIC DETAIL** L-13 L-5

SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE

BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM FOUR INCH (4") THICK LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE

PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. II. SOD SHALL BE STRONGLY ROOTED. WEED AND DISEASE/PEST FREE WITH A UNIFORM HICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

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

I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT II. FOR THE PURPOSE OF BIDDING. ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN. 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

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

II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

IV TREES WITH ABRASION OF THE BARK SUN SCALDS DISEIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROO SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL. 3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE

VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND

CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. STIE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO

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

5. TREE PROTECTION

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

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING

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

STANDING IN THE TREE PROTECTION ZONE. 6. FINISHED GRADING
A TIMI FSS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE

INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL

THICKNESS (1"±). C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT HANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY

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

A. CONTRACTOR SHALL PROVIDE A FOUR INCH (4") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE

OCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY

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

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF FOUR INCHES (4"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.)):

1. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS

LANDSCAPE SPECIFICATIONS:

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

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS

LEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

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

II. LAWN AND SEED MIXES: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

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

LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS. WITH THE WIDTH TWICE THE DIAMETER OF LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY

C) 4 TABLETS PER 15 GALLON PLANT

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

. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGEN CHEMICAL AS PER MANUFACTURER'S RECOMMENDATIO

EXISTING STRUCTURES AND SIDEWALKS. N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED

ATERING SPECIFICATIONS AS LISTED HEREIN.

SPECIFICATION 2.F. ABOVE) B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL,

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

AT LEAST UNTIL PLANTS ARE ESTABLISHED

ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. PLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE REVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE

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

SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING

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

PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING I. PLANTS: MARCH 15 TO DECEMBER 15

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR

CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA

ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME

III. 3 PARTS TOPSOIL BY VOLUME IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT

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

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF

MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

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

AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE

TRANSPLANTING (WHEN REQUIRED)
LALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE

DEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WINI

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

<u>U. WATERING.</u> A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THI EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE

MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF

11. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER

OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

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PC211326-X-TTLB-LDV

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CAD I.D.:

FINAL LAND **DEVELOPMENT & SUBDIVISION PLANS**

> **PINEGOOD** STOWE, LLC

FOR —

PROVCO

PROPOSED WAWA **FOOD MARKET - STOWE**

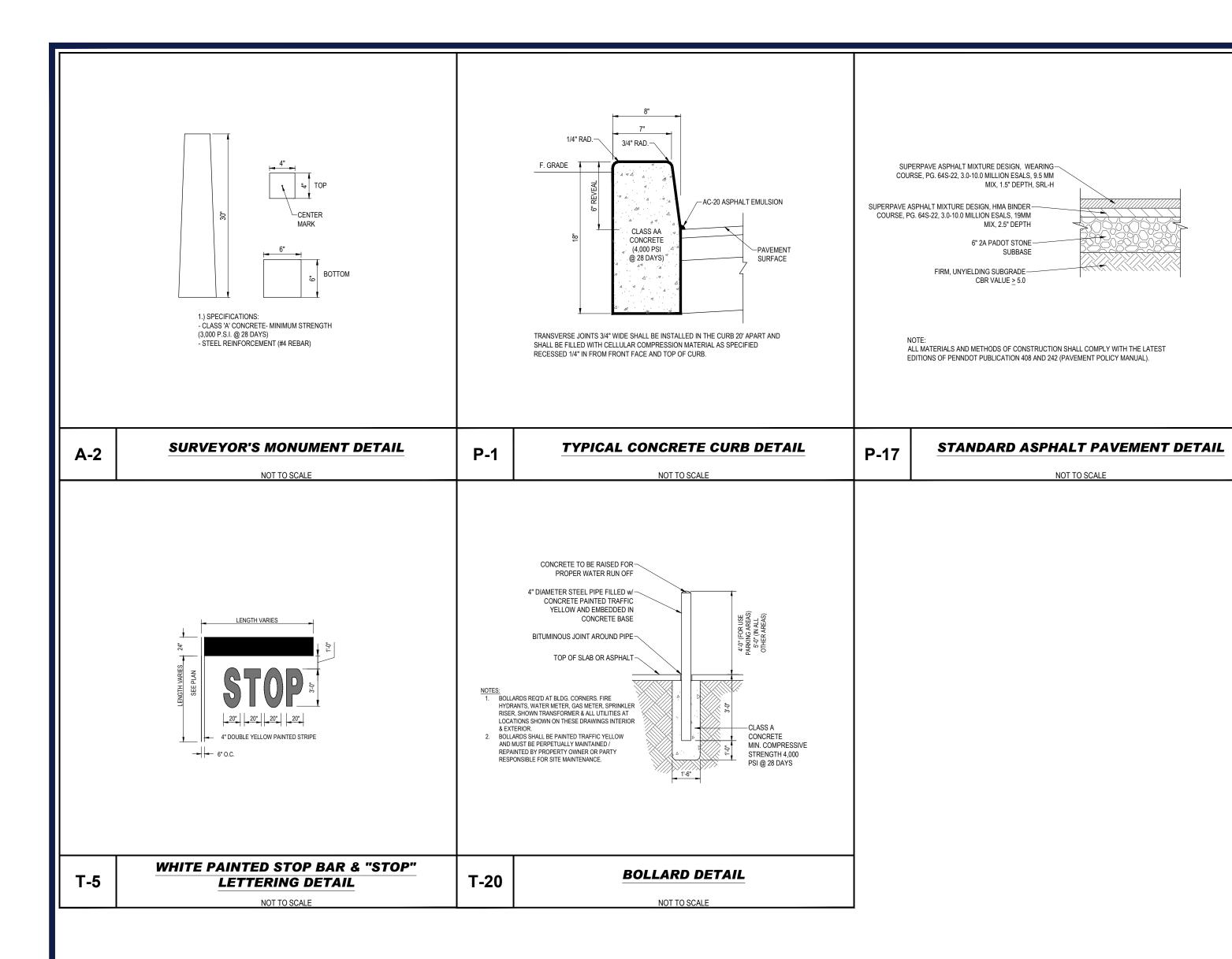
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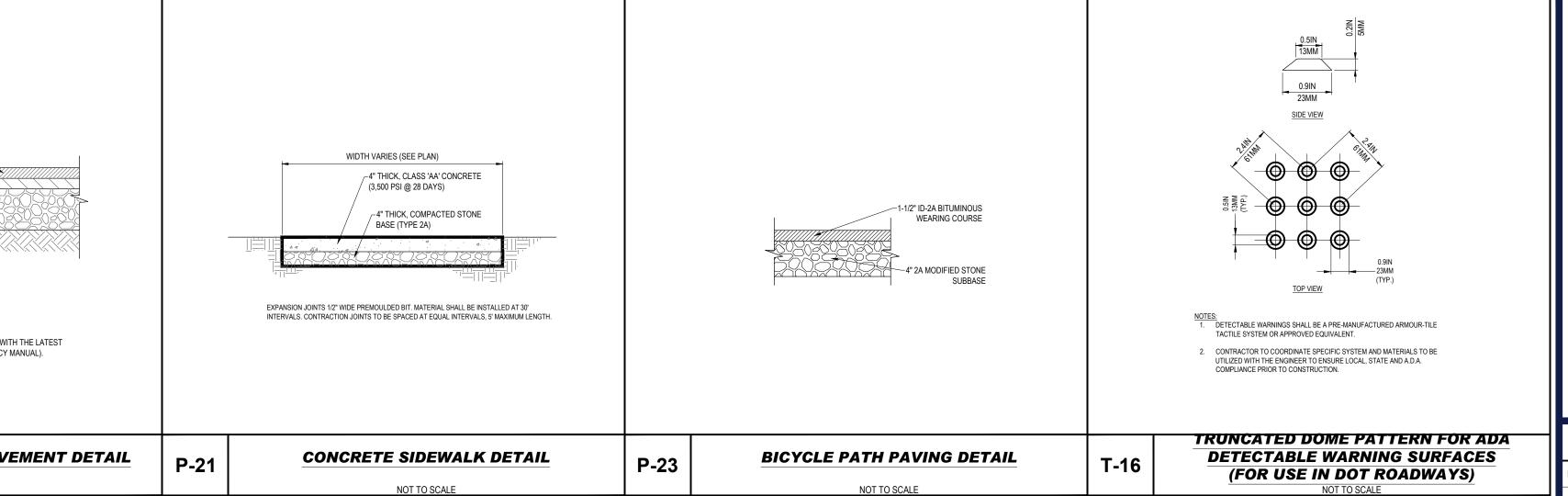
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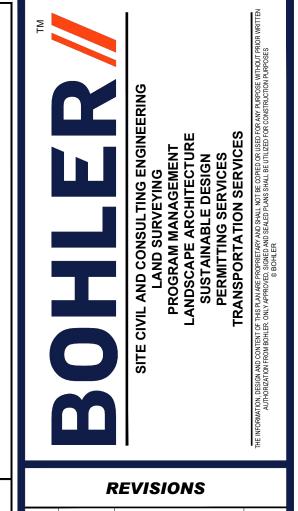
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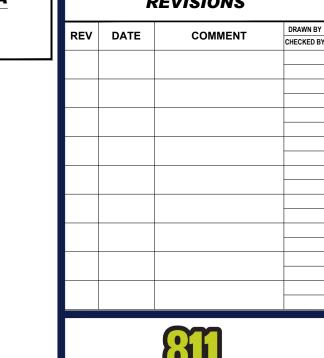
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PROJECT:

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PROVCO PINEGOOD STOWE, LLC

—— FOR —

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WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY
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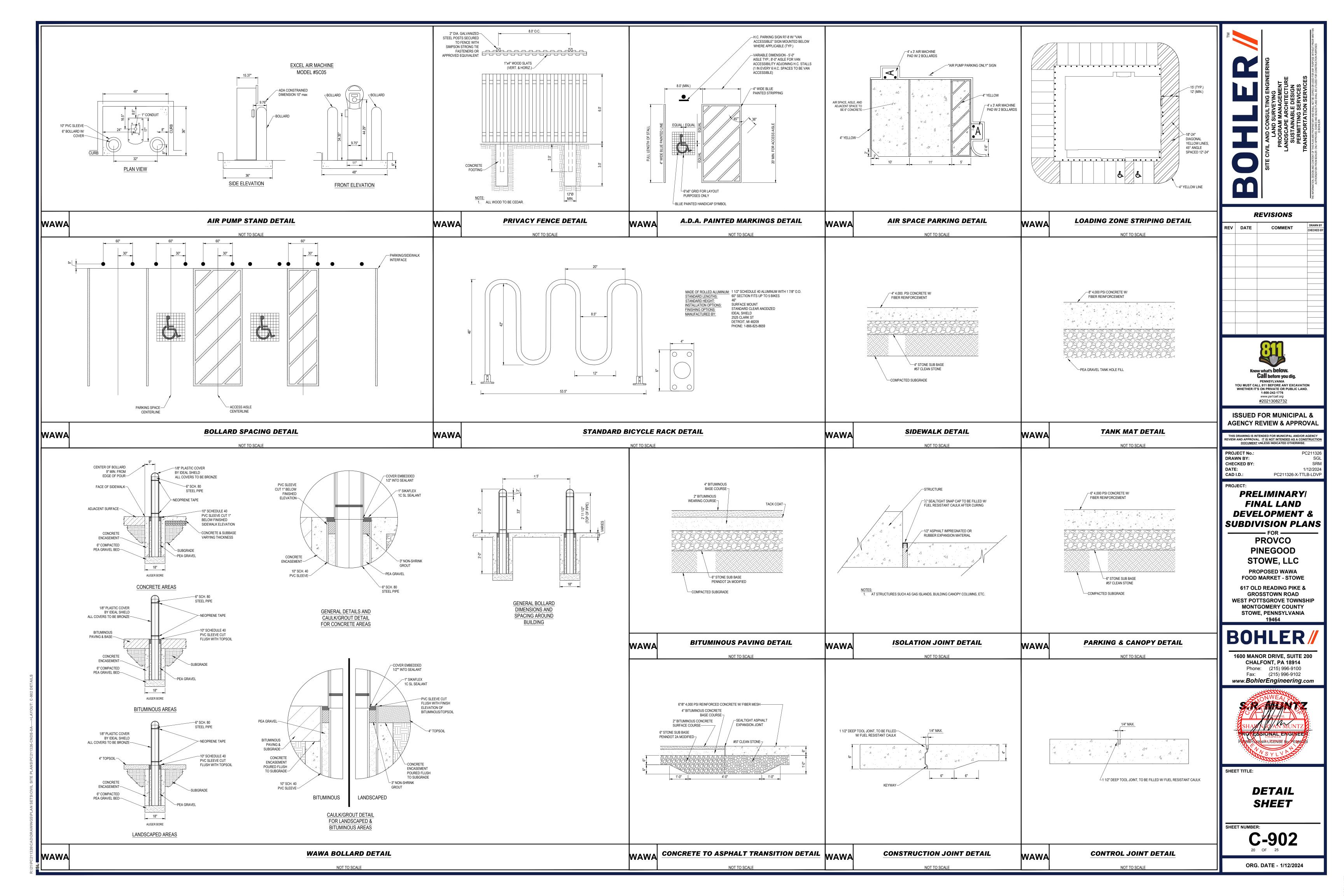


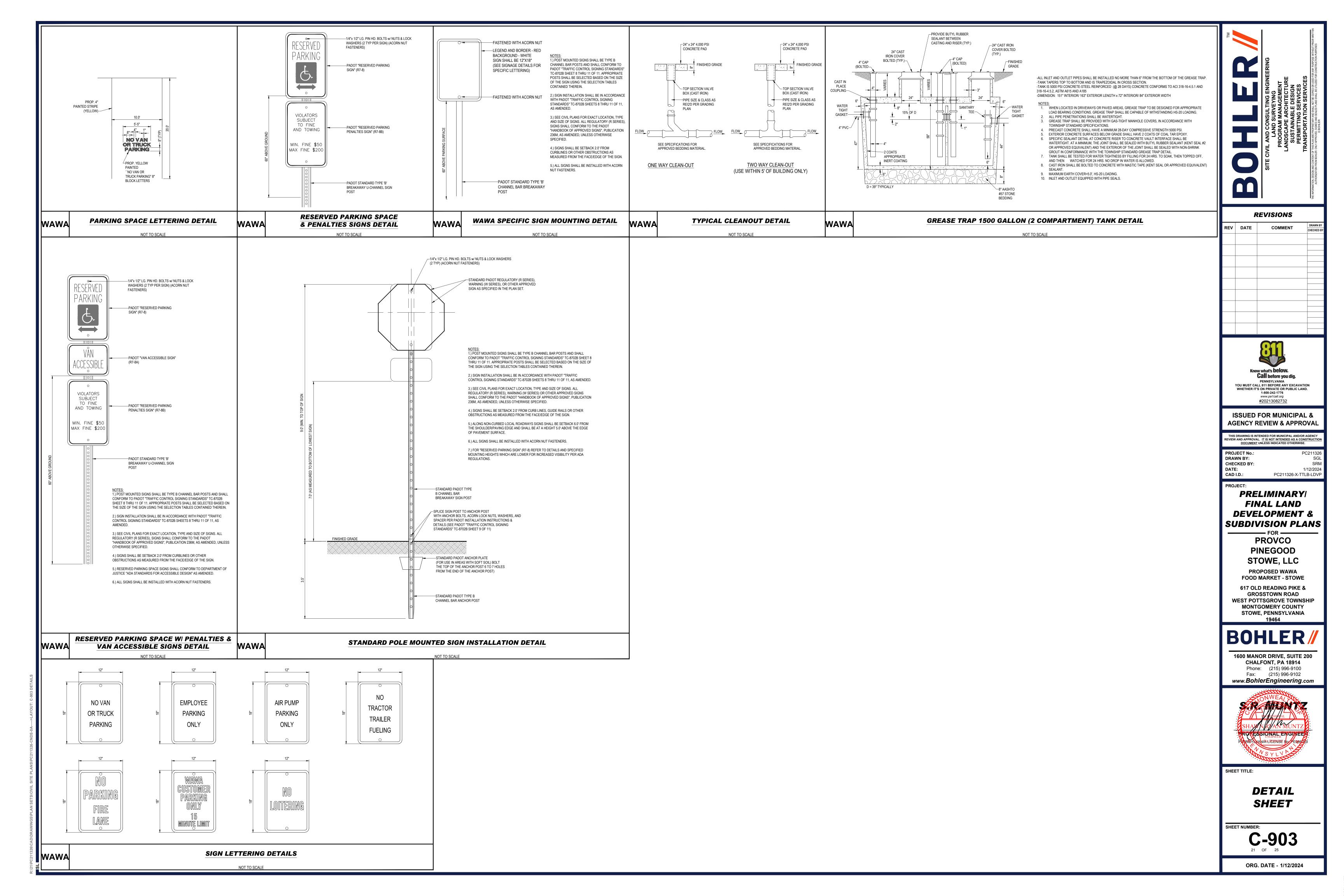
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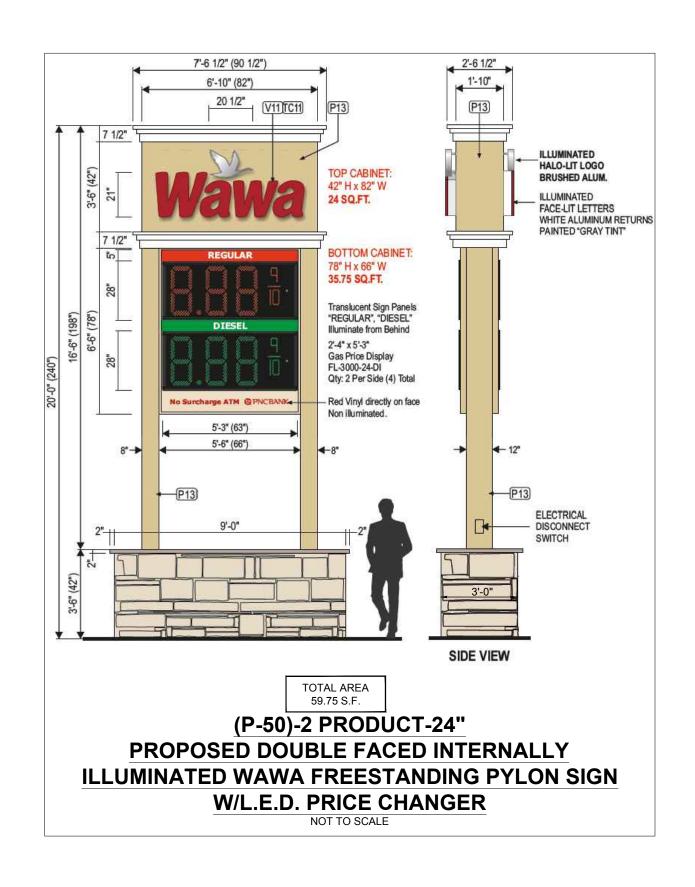
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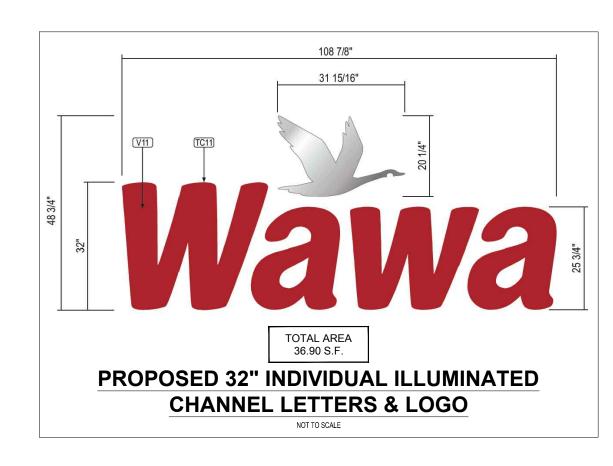
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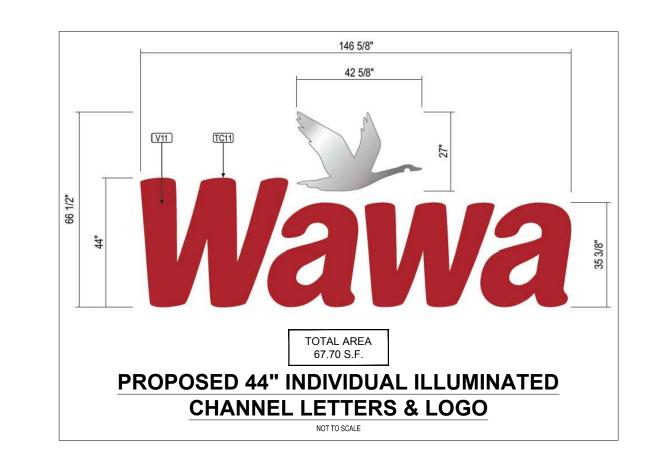
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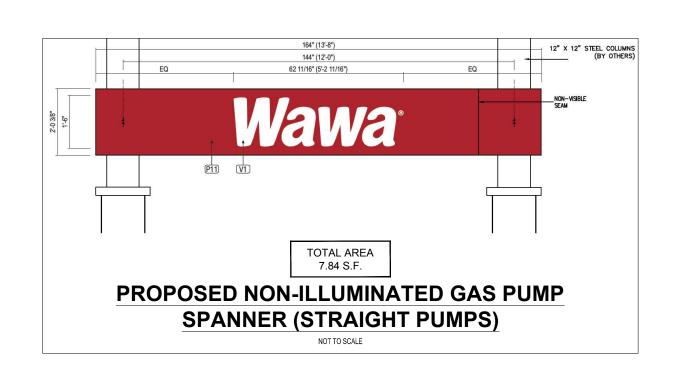


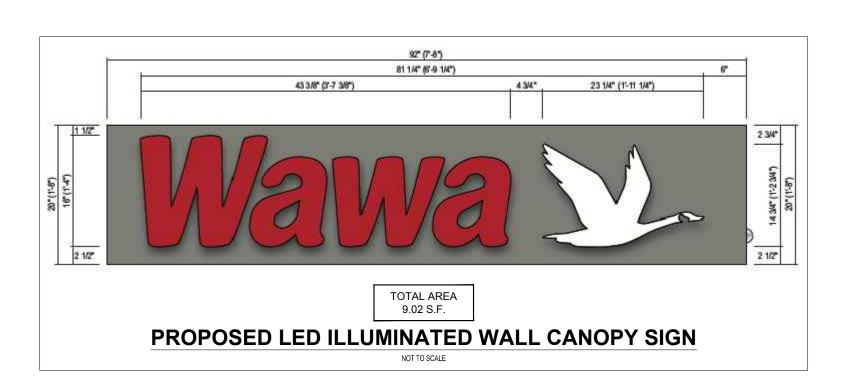














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PROVCO
PINEGOOD
STOWE, LLC

PROPOSED WAWA FOOD MARKET - STOWE

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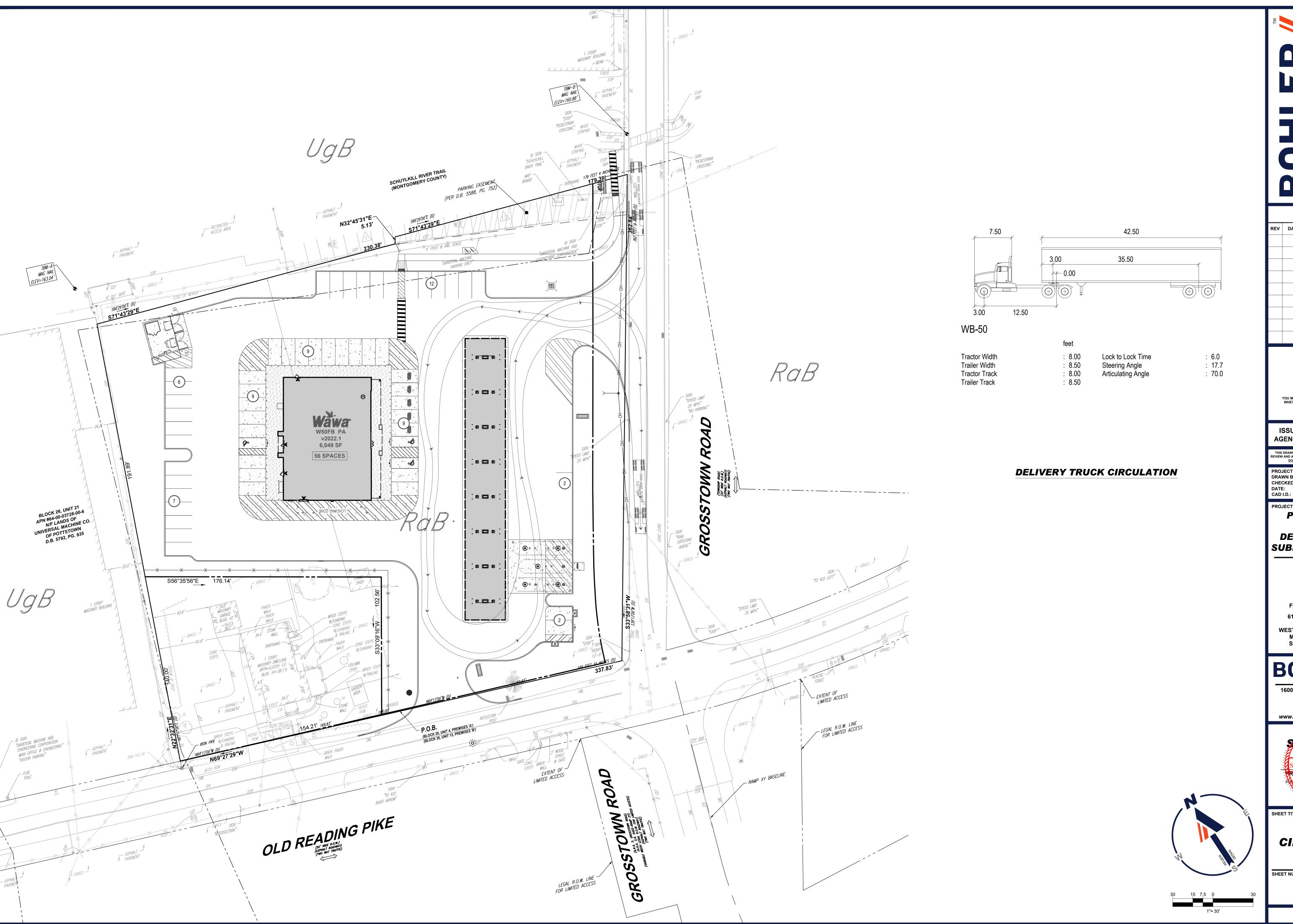


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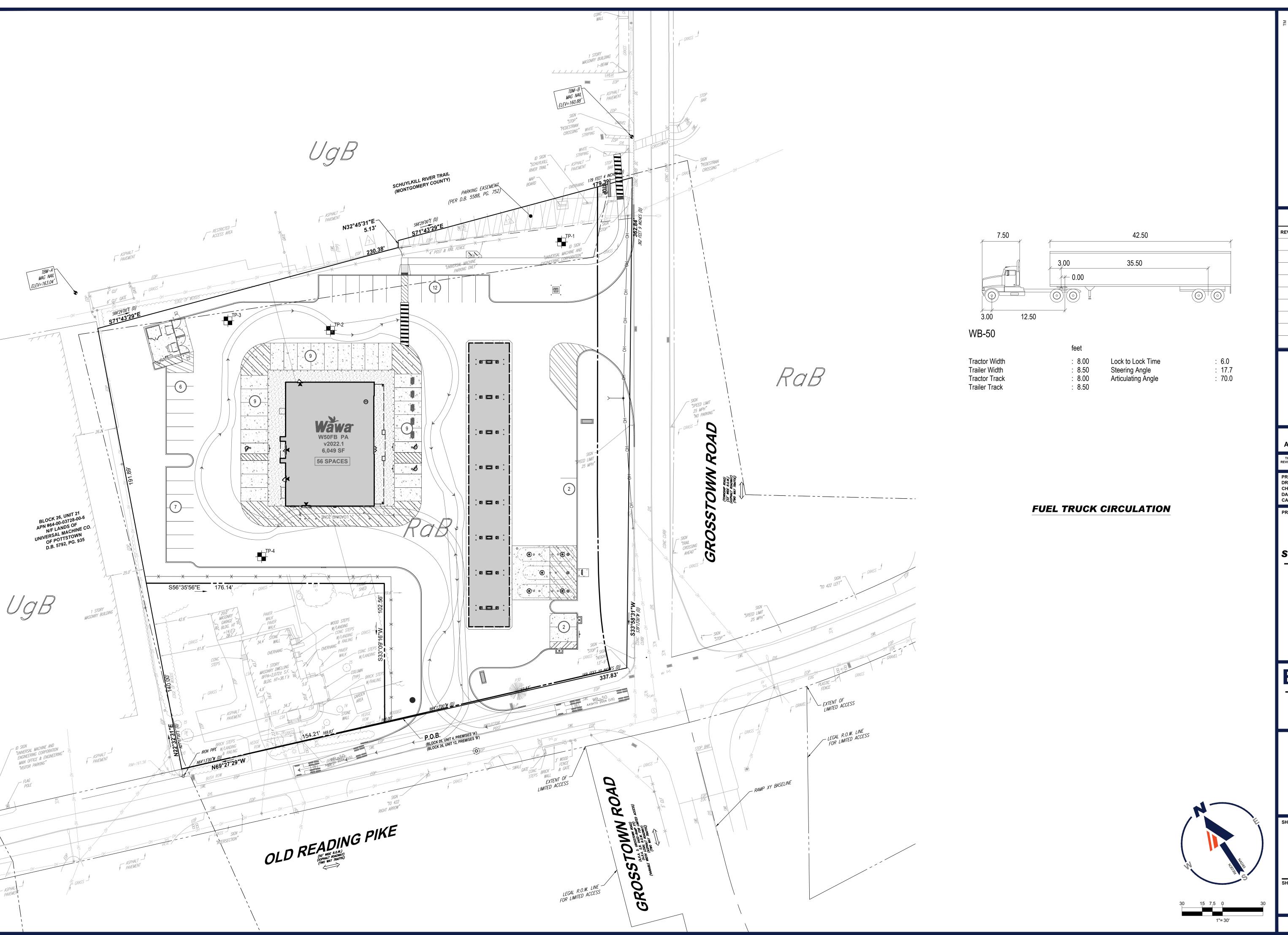
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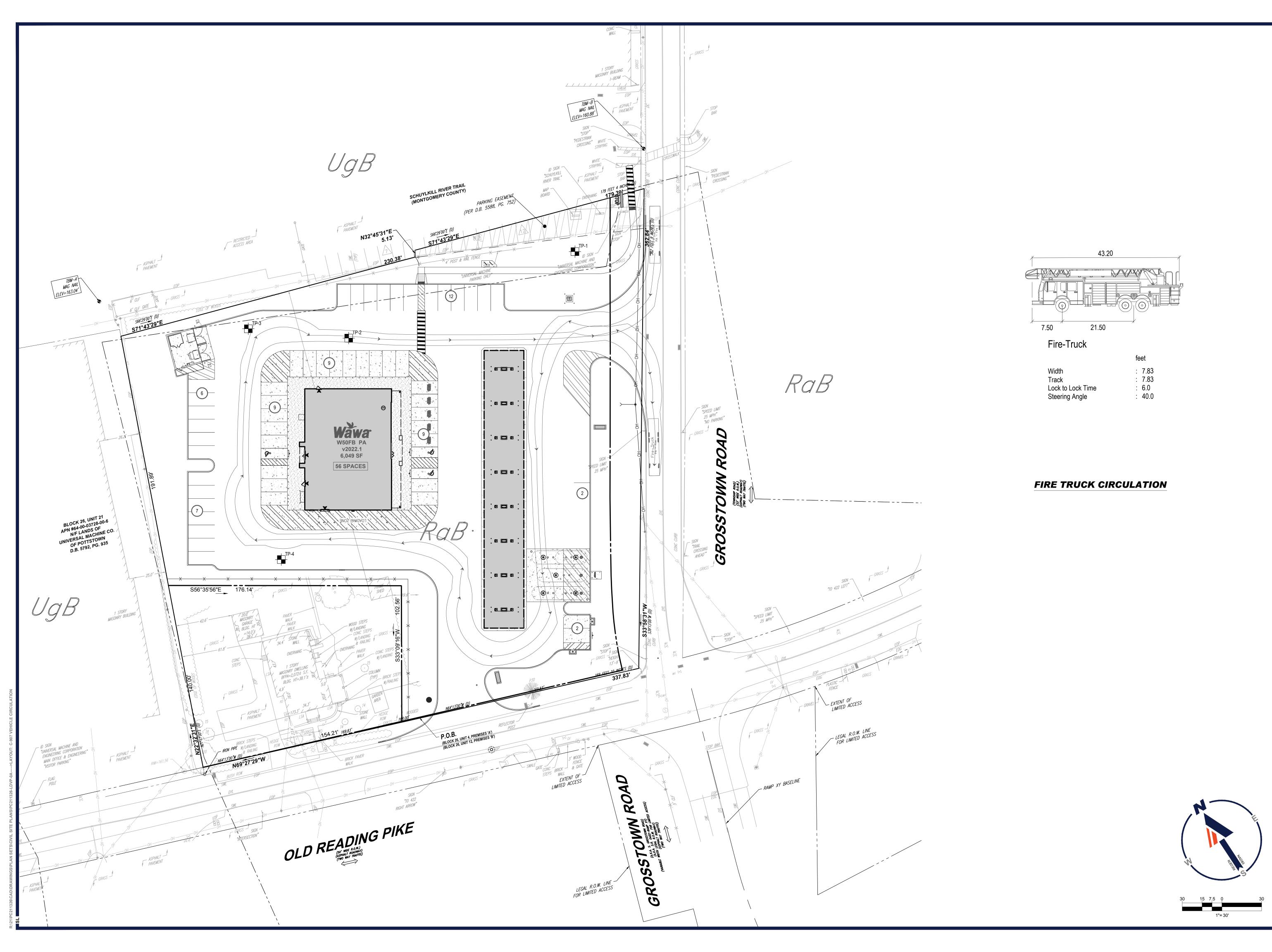
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