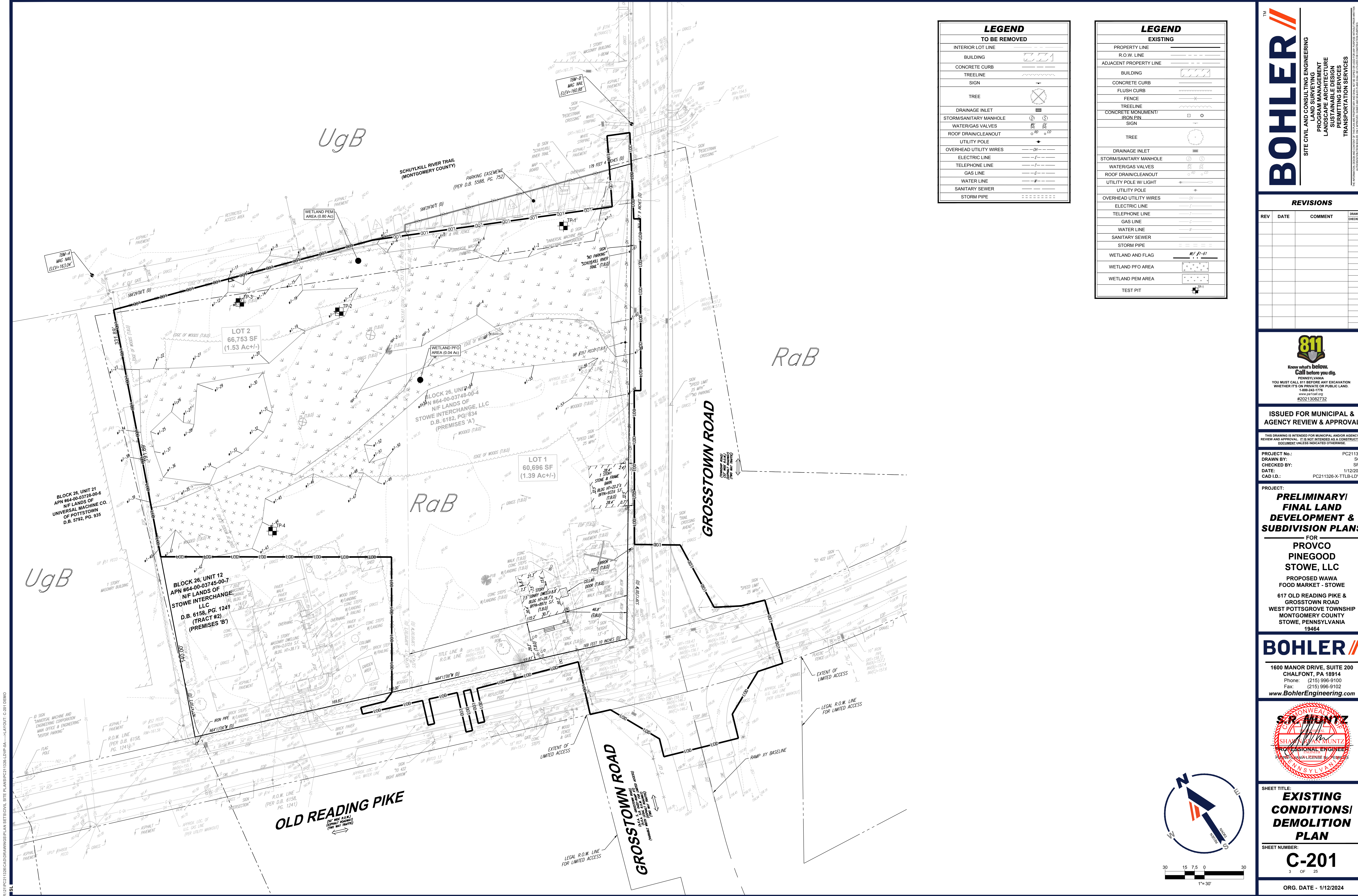


ORG. DATE - 1/12/2024



LEGEND	
TO BE REMOVED	
INTERIOR LOT LINE	---
BUILDING	
CONCRETE CURB	---
TREELINE	---
SIGN	---
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	---
ELECTRIC LINE	---
TELEPHONE LINE	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER	---
STORM PIPE	---

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
BUILDING	
CONCRETE CURB	---
FLUSH CURB	---
FENCE	---
TREELINE	---
CONCRETE MONUMENT/IRON PIN	
SIGN	---
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	---
ELECTRIC LINE	---
TELEPHONE LINE	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER	---
STORM PIPE	---
WETLAND AND FLAG	
WETLAND PFO AREA	
WETLAND PEM AREA	
TEST PIT	

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PROJECT NO.:	PC211326
DRAWN BY:	SGL
CHECKED BY:	SRM
DATE:	1/12/2024
CAD ID:	PC211326-X-TTLB-LDVP

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT & SUBDIVISION PLANS
FOR
PROVCO PINEGOOD STOWE, LLC
PROPOSED WAWA FOOD MARKET - STOWE
617 OLD READING PIKE & GROSSTOWN ROAD
WEST POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY
STOWE, PENNSYLVANIA
19464

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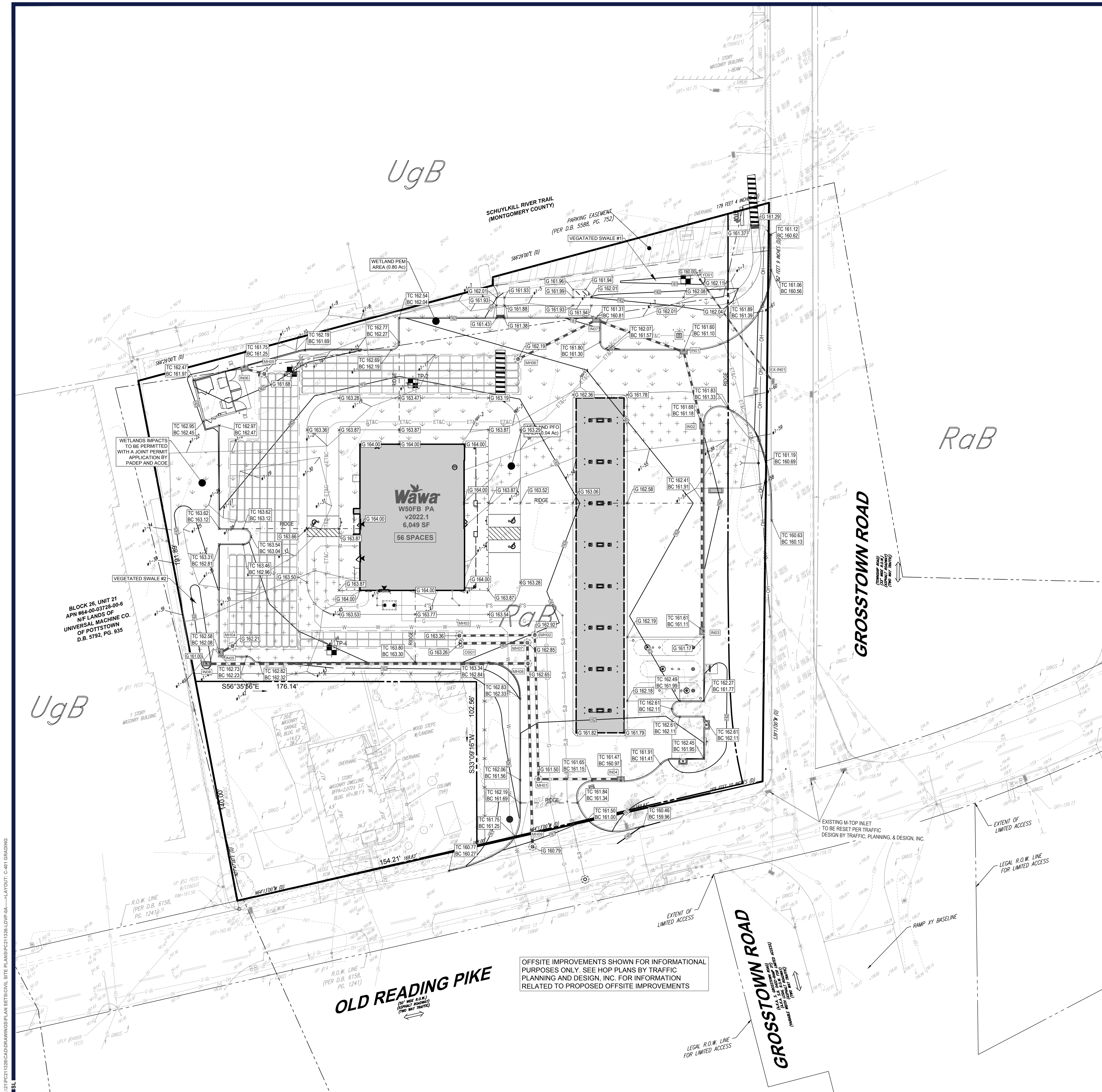
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

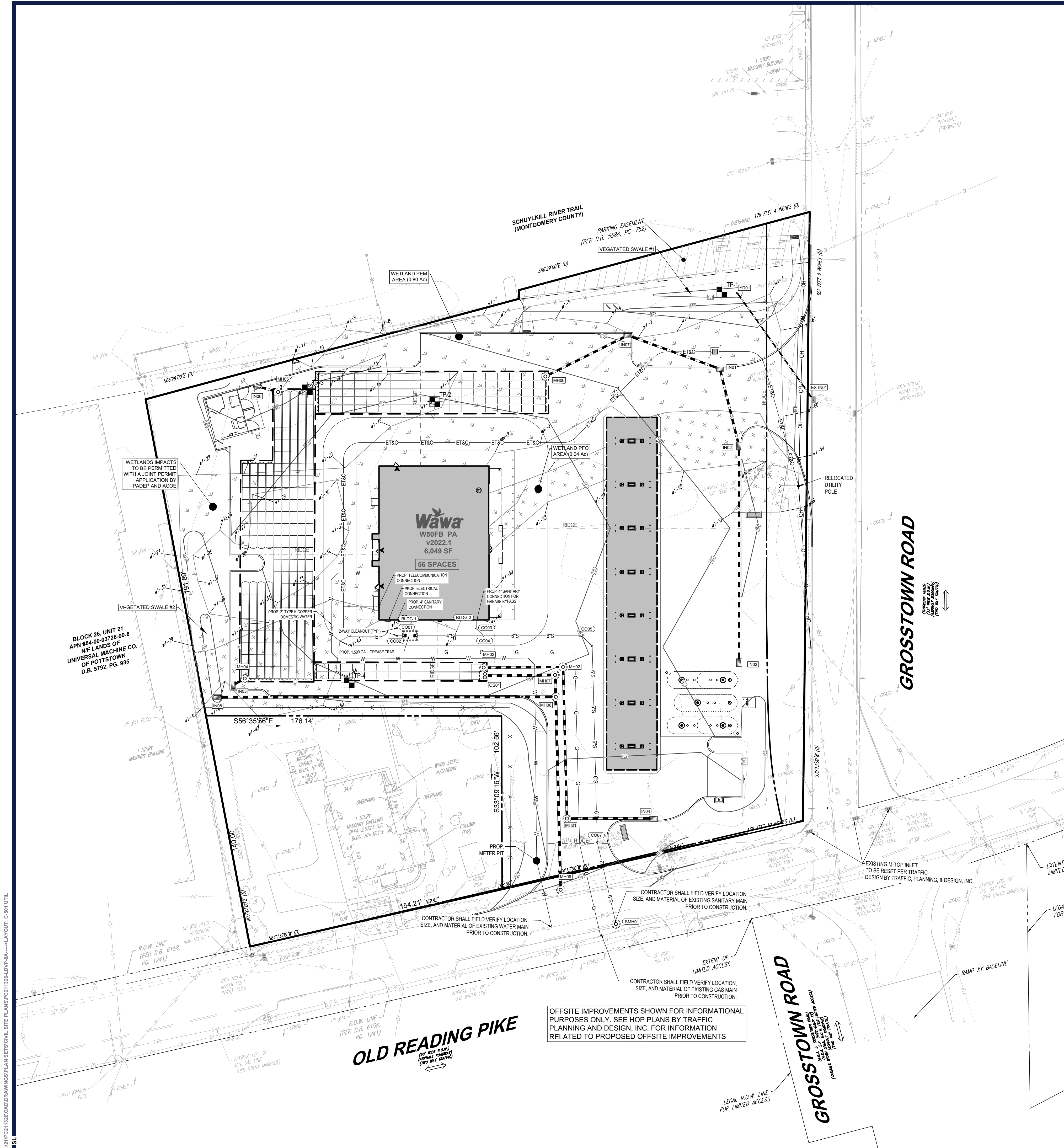


SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201
3 OF 25

ORG. DATE - 1/12/2024







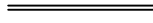














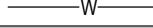
STORM STRUCTURE SCHEDULE			
NAME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS
EX-IN01	TYPE M INLET	160.18'	INV IN = 157.30' (8" HDPE)
IN01	TYPE C INLET	161.11'	INV IN = 156.91' (15" HDPE) INV OUT = 156.74' (15" HDPE)
IN02	TYPE C INLET	161.20'	INV IN = 157.32' (15" HDPE) INV OUT = 157.15' (15" HDPE)
IN03	TYPE C INLET	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	163.28'	INV OUT = 156.00' (18" HDPE)
YD01	YARD DRAIN	160.00'	INV OUT = 157.69' (8" HDPE)

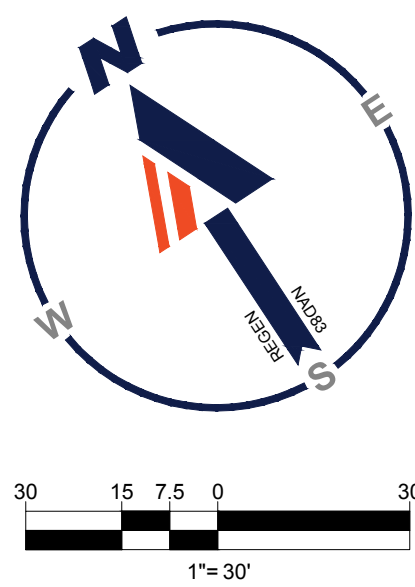
<i>STORM SEWER PIPE SCHEDULE</i>					
FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)
IN01	IN07	15"	HDPE	58	0.50%
IN02	IN01	15"	HDPE	47	0.51%
IN03	IN02	15"	HDPE	129	0.50%
IN04	MH01	15"	HDPE	52	0.50%
IN05	MH04	15"	HDPE	8	0.61%
IN06	MH05	15"	HDPE	13	0.55%
IN07	MH06	15"	HDPE	55	0.51%
IN08	MH08	18"	HDPE	202	0.50%
MH01	MH02	15"	HDPE	90	0.50%
MH02	MH03	15"	HDPE	47	0.51%
MH07	MH08	18"	HDPE	13	0.54%
MH08	MH09	18"	HDPE	115	0.56%
OS01	MH07	18"	HDPE	43	0.52%
YD01	EX-IN01	8"	HDPE	79	0.50%

SANITARY STRUCTURE SCHEDULE			
NAME	TYPE	RIM ELEV. (FT.)	INVERT
BLDG 1	4 INCH CYLINDRICAL STRUCTURE	165.35	INV OUT = 164.06
BLDG 2	4 INCH CYLINDRICAL STRUCTURE	165.35	INV OUT = 164.06
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	TO	SIZE (IN.)	TYPE	So SLOPE (%)	L LENGTH (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
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

LEGEND	
EXISTING	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREELINE	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
WETLAND AND FLAG	REF. P-1
WETLAND PFO AREA	
WETLAND PEM AREA	
TEST PIT	P-1

<h1 style="text-align: center;">LEGEND</h1> <h2 style="text-align: center;">PROPOSED</h2>	
PROPERTY LINE	— — — — —
R.O.W. LINE	=====
EASEMENT LINE	— — — — —
SETBACK LINE	=====
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FENCE	— X — X — X —
TREELINE	
ACCESSIBLE SYMBOL	
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	
ENDWALL	
RIPRAP	
CLEANOUT	
FIRE HYDRANT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	— OH —
ELECTRIC LINE	— E —
TELEPHONE LINE	— T —
GAS LINE	— G —
WATER LINE	— W —
SANITARY SEWER	— S —
STORM PIPE	



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DRAWN BY:	SGL
CHECKED BY:	SRM
DATE:	1/12/2024
CAD I.D.:	PC211326-X-TTLB-LDVP

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

**FOR
PROVCO
PINEGOOD
STOWE, LLC**

**PROPOSED WAWA
FOOD MARKET - STOWE**

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

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SHEET TITLE:

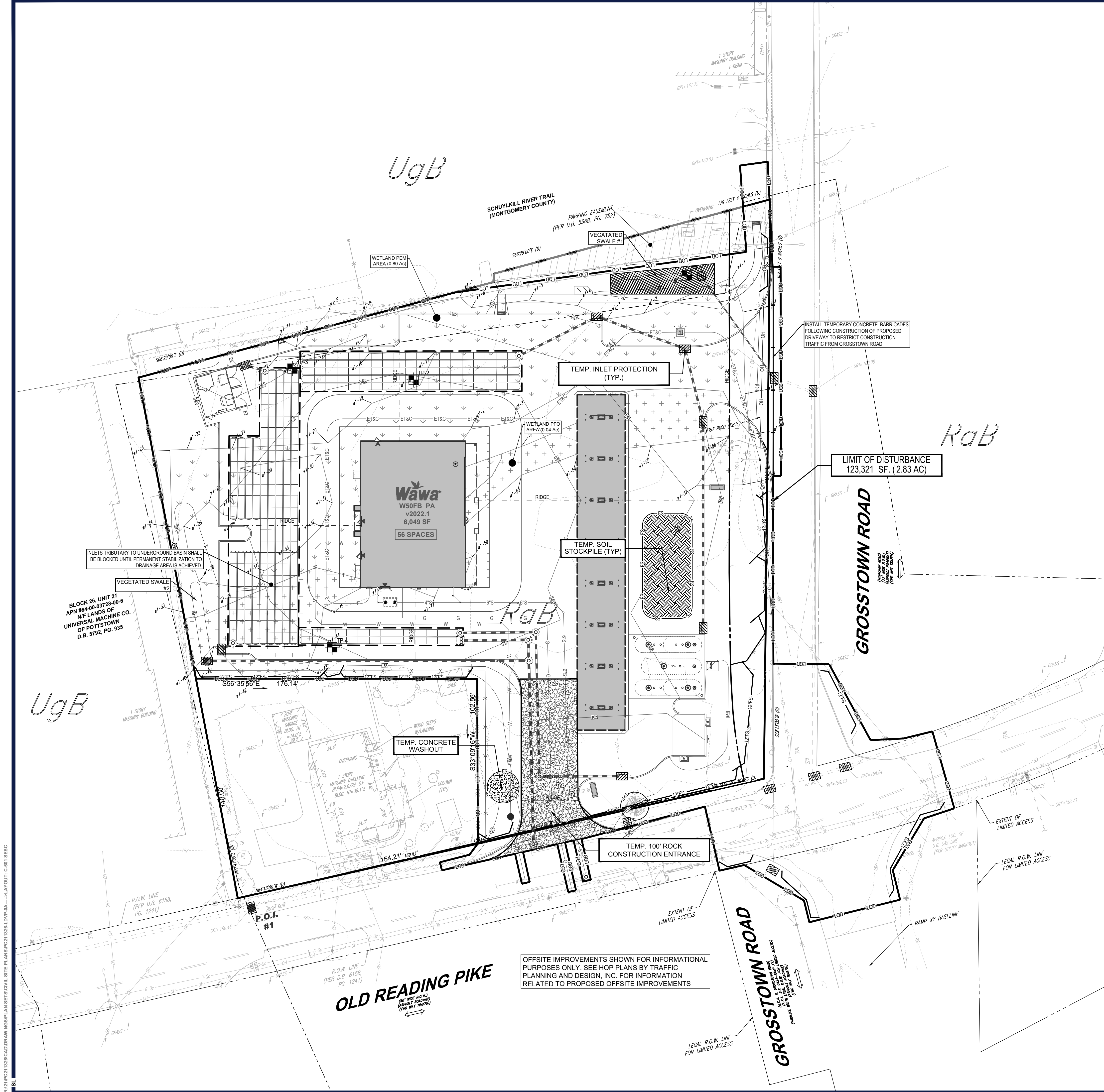
UTILITY PLAN

SHEET NUMBER: _____

C-501

7 OF 23

ORG. DATE - 1/12/2024



LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
BUILDING	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
WETLAND AND FLAG	[Symbol]
WETLAND PFO AREA	[Symbol]
WETLAND PEM AREA	[Symbol]
TEST PIT	[Symbol]

LEGEND	
PROPOSED	
PROPERTY LINE	---
SETBACK LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CROSSWALK	[Symbol]
SIDEWALK	[Symbol]
RAMP	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
ENDWALL	[Symbol]
RIPRAP	[Symbol]

LEGEND	
PROPOSED	
LIMIT OF DISTURBANCE	[Symbol]
PROJECT SITE BOUNDARY	[Symbol]
COMPOST FILTER SOCK	[Symbol]
TREE PROTECTION FENCE	[Symbol]
BARRICADE	[Symbol]
INLET PROTECTION	[Symbol]
CONCRETE WASHOUT	[Symbol]
TEMPORARY STOCKPILE	[Symbol]
ROCK CONSTRUCTION ENTRANCE	[Symbol]
NAGSC150	[Symbol]

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FOR
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S.R. MINTZ

SHAUN MINTZ

PROFESSIONAL ENGINEER

PENNSYLVANIA

SHEET TITLE:
**SOIL EROSION
& SEDIMENT
POLLUTION
CONTROL PLAN**

SHEET NUMBER:
C-601
8 OF 25
ORG. DATE - 1/12/2024

STANDARD E&S PLAN NOTES

THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ALLOWED TO LEAVE IN PLACE WITHOUT FIRST BEING PROPERLY FILTERED.

ANY SEDIMENT THAT IS TRACKED DOWN THE ROAD MUST BE CLEARED OFF BEFORE THE END OF THE DAY.

DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY.

ALL EXPOSED AREAS SHALL BE PROTECTED FROM OFF-SITE UNDERGROUND UTILITY DAMAGE BY THE INSTALLATION OF PROTECTIVE BARRIERS AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE OR CRUSHED BRICKS MAY BE USED TO PROTECT AREAS THAT ARE NOT TO BE RE-SEED OR MULCHED.

AREAS THAT FAIL TO GERMINATE MUST BE RE-SEED 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 WATERWAYS AND IN SENSITIZED FLOOD 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 MEASURES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL WORK MUST BE COMPLETED IMMEDIATELY.

PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY EAP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, 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 SLOPE, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND APPROVED BY THE COUNTY CONSERVATION DISTRICT.

THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO THE PERMITTED EROSION AND SEDIMENT CONTROL PLAN.

ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULLED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR IS REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR IS REQUIRED TO ADDITION STABILIZATION MEASURES BE NECESSARY, IN ACCORDANCE WITH THE NPDES AND SWPPP REQUIREMENTS FOR THE PROJECT.

A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAIN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT OF THE PROJECT. GRADING SHALL BE DONE TO PREVENT EROSION, TO PREVENT THE FORMATION OF POLES, TO PREVENT THE FORMATION OF A SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES. GRADING SHALL BE CONDUCTED TO PREVENT THE FORMATION OF FILLING OPERATIONS.

B. INSTALLATION REQUIREMENTS

B.1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETATIVE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR WHICH MAY BE A HAZARD TO THE PUBLIC OR WHICH MAY BE DETRIMENTAL TO THE PROJECT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.

B.2. THE MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.

B.3. FILLS SHALL BE COMPLETED AND READY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLOPING, EROSION OR EXCESS SATURATION.

B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.

B.5. (SEE I.D.)

A. LIMIT AVERAGE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED DAILY. THE DISTANCE SHALL BE LIMITED TO 100 FEET.

B. LIMIT DAILY TRENCHEXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUS 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 TRENCH.

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

D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TYPICAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED, SEEDING AND MULCHING.

E. WORK CREWS AND EQUIPMENT FOR TRENCHEXCAVATION, PIPE PLACEMENT, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND WILL NOT REQUIRE LUNCH OR OVERNIGHT ACCOMMODATIONS AND SITE RESTRICTIONS WILL BE ENFORCED.

F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

A.1. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
A.2. FIBERMULCH IS NEARLY IDENTICAL TO STABILIZATION. IN ADDITION, STABILIZATION WITH
FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
A.3. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
A.4. BRIDGE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
A.5. PROTECTIVE MATERIALS TO BE USED:
A.6. UNROTTED SMALL-GRAIN UNCHIPPED STRAW OR HAY AT 30 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1)
A.7. LAND UNIFORM AND FREE OF LIQUID AND SOLID DEPOSITS.
A.8. BRIDGE PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE
PRODUCT MANUFACTURER'S SPECIFICATIONS.
A.9. HYDROMULCH. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH
PRODUCTS ARE APPLIED IMMEDIATELY AFTER HAY OR STRAW MULCH TO MINIMIZE EROSION BY WIND OR WATER. PRODUCTS TO
BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS.

B.2. ALL AREAS TO BE PERMANENTLY SEEDS SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.

B.3. SEEDING 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.

A. STANDARD FOR PERMANENT STABILIZATION

A.1. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER

A.1.1. SITE PREPARATION

A.1.1.a. GRASS AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

A.1.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7.0 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.

A.1.1.c. IMMEDIATELY PRIOR TO TOSPLD DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3.5 INCHES TO PROVIDE A GOOD BOND WITH THE TOSPLD.

A.2. APPLYING TOSPLD

A.2.a. TOSPLD SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.

A.2.b. SEEDBED SHOULD BE PREPARED TO BE RE-SEEDING AND/OR SITE IN AREAS NOT COVERED BY MISPERVIOUS SURFACES. NO REMOVAL OF TOSPLD IS ALLOWED UNLESS APPROVED BY THE WEST POTTSBORO TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6.8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING RICH SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.

A.3. SEEDBED PREPARATION

A.3.a. A SOIL TEST SHALL BE CONDUCTED TO QUANTITATIVELY DETERMINE NECESSARY SOIL AMENDMENTS.

A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.

A.3.c. SOIL MODIFICATIONS:

A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.

A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.

A.3.c.3. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS OBTAINED.

A.3.d. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, LIMBS, LIMBS OF TREES, PILES OF LOGS, AND OTHER UNSUITABLE MATERIAL.

A.3.e. SEEDING SHOULD BE DONE IMMEDIATELY AFTER THE SOIL IS PREPARED. IF IT IS NECESSARY TO COMPACT THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

A.3.f. SEE SEEDING SPECIFICATIONS

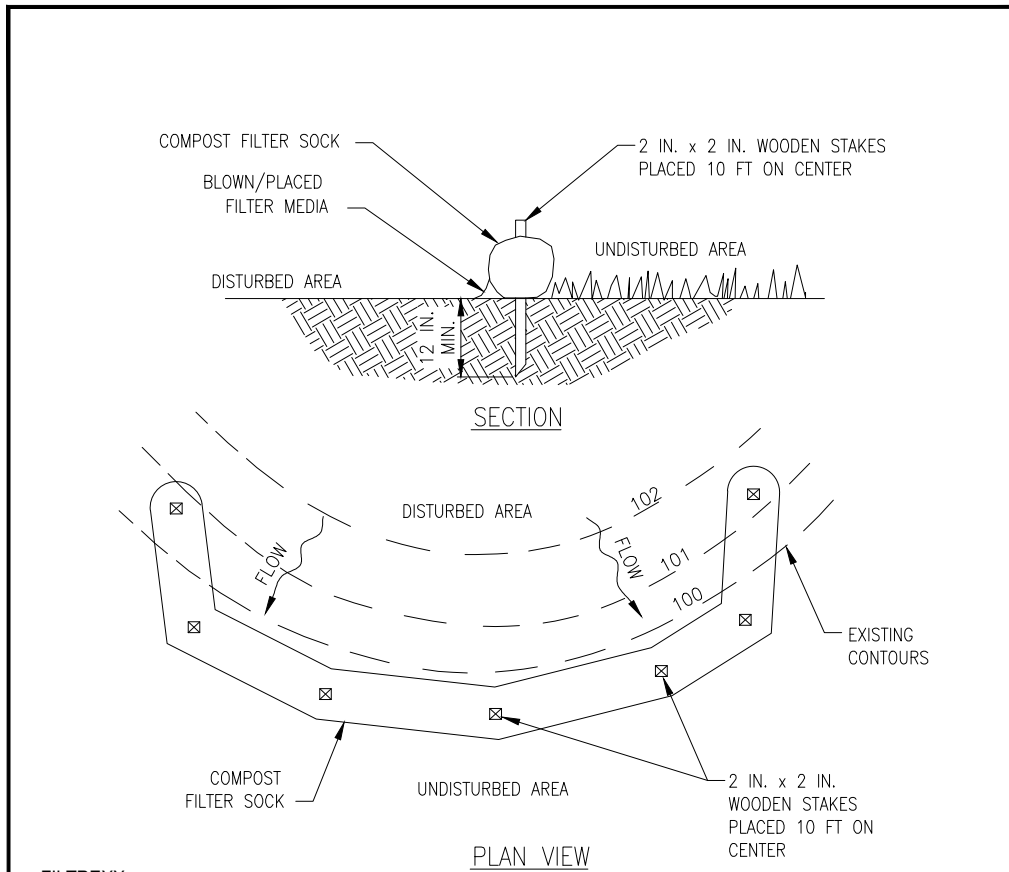
A.3.g. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (E.G. HYDROMULCHING) AS OUTLINED IN ITEM N.V. HEREIN.

B.1.A CULTIVATED SOIL IS PREFERRED OVER NATIVE OR PASTURE SOIL. SPECIFY "CERTIFIED SOIL" OR OTHER HIGH QUALITY CULTIVATED SOIL.
B.1.B THE SOIL SHOULD BE FREE OF WEEDS AND PLANTS THAT COULD INTERFERE WITH THE GROWTH OF THE PLANTING STOCK.
B.1.C SOIL SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 58 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROUND).
B.2 A STRIP 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 SUEVA ENDS WILL NOT BE ACCEPTABLE.
B.3 A SOIL OF KENTUCKY 31 TALL FEETURE WITH BLUEGRASS, OR A SIMILAR BLEND IS PREFERRED FOR PERMANENT USE. DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS AFTER ORDERING.
B.4 SOIL MUST BE FRESH UNTOUCHED SOIL. IT SHOULD BE USED TO COVER THE ENTIRE SURFACE OF THE STRIP.
B.5 PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM VIA ABOVE).
B.6 SOIL PLACEMENT
C.1 SOIL STRIPS SHOULD BE LAID ONE EACH CONTOUR, NEVER UP AND DOWN THE SLOPE STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UPWARD ON STEEP SLOPES. THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOIL, DURING PERIOD OF HIGH TEMPERATURE. IMMEDIATELY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
C.2 SOIL STRIPS MUST BE PLACED SUCH THAT THERE ARE NO JOINTS THAT ARE STAGGERED.
C.3 ROLL OR TAMP SOIL IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOIL. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOID, WHICH WOULD CAUSE DRYING OF THE ROOTS.
C.4 SOIL STRIPS MUST BE PLACED SUCH THAT THERE ARE NO JOINTS THAT ARE STAGGERED.
C.5 SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SOIL, BUT A CAPPING STRIP OF HEAVY JUTE OR POLYESTER NETTING SHALL BE USED TO PROTECT THE SOIL FROM EROSION.
C.6 UNDERCUTTING OF SOIL. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOIL IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
D.1 SOIL INSPECTION
D.2 SOIL INSPECTION: INSPECT THE FIRST GROWING SEASON, THE SECOND YEAR. SOIL SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

- 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 ALL TIMES AT THE 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 NOTIFY THE LOCAL CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) PREPARE. THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL BE NOTIFIED AT 1-800-253-1776 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 THE 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 OBJECTABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE PREVIOUS STAGE OF THE PROJECT HAS BEEN COMPLETED. EACH STAGE OR PHASE HAS BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- 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.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE LOCATIONS SHALL BE ESTABLISHED IN SUCH A MANNER AS TO PREVENT EROSION AND SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION. STOCKPILES SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE LOCATIONS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- 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. STOCKPILES SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE LOCATIONS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- 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 2601.121 ESE, 27.1, AND 287.1 ESE. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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.
- 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.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, UNDER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM SITE EXCEPT THROUGH EXISTING STABILIZED ACCESS POINTS & APPROVED ROCK CONSTRUCTION ENTRANCES SHOWN ON PLAN.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS AND REPAIRS TO COMPLETE THE FINISH MANAGEMENT OF EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EROSION CONTROL, INCLUDING CLEAN UP, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RETENING MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 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.
- 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 SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED IN THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARPED 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 EXCEED A MINIMUM OF 2 INCHES OF TOPSOIL.
- 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 THE PROPERTY OWNER'S REQUIREMENTS.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, ROCKS, OR OTHER FOREIGN OR OBJECTABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 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 EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL AREAS OF EXPOSED SOIL. DURING THE NEXT SIX 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 TEMPORARY STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UPMULCH, PERCENTUAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIANGULAR TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 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.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT EROSION AND SEDIMENT BMPs. TEMPORARY EROSION AND SEDIMENT BMPs SHALL BE REMOVED OR CONVERTED TO PERMANENT EROSION AND SEDIMENT BMPs IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- 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.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO MAINTAIN DURING THE CONSTRUCTION PERIOD SHALL BE CONSIDERED A VIOLATION OF THE E&S PLAN. VIOLATIONS SHALL BE PENALIZED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR CIVIL PENALTIES OF UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

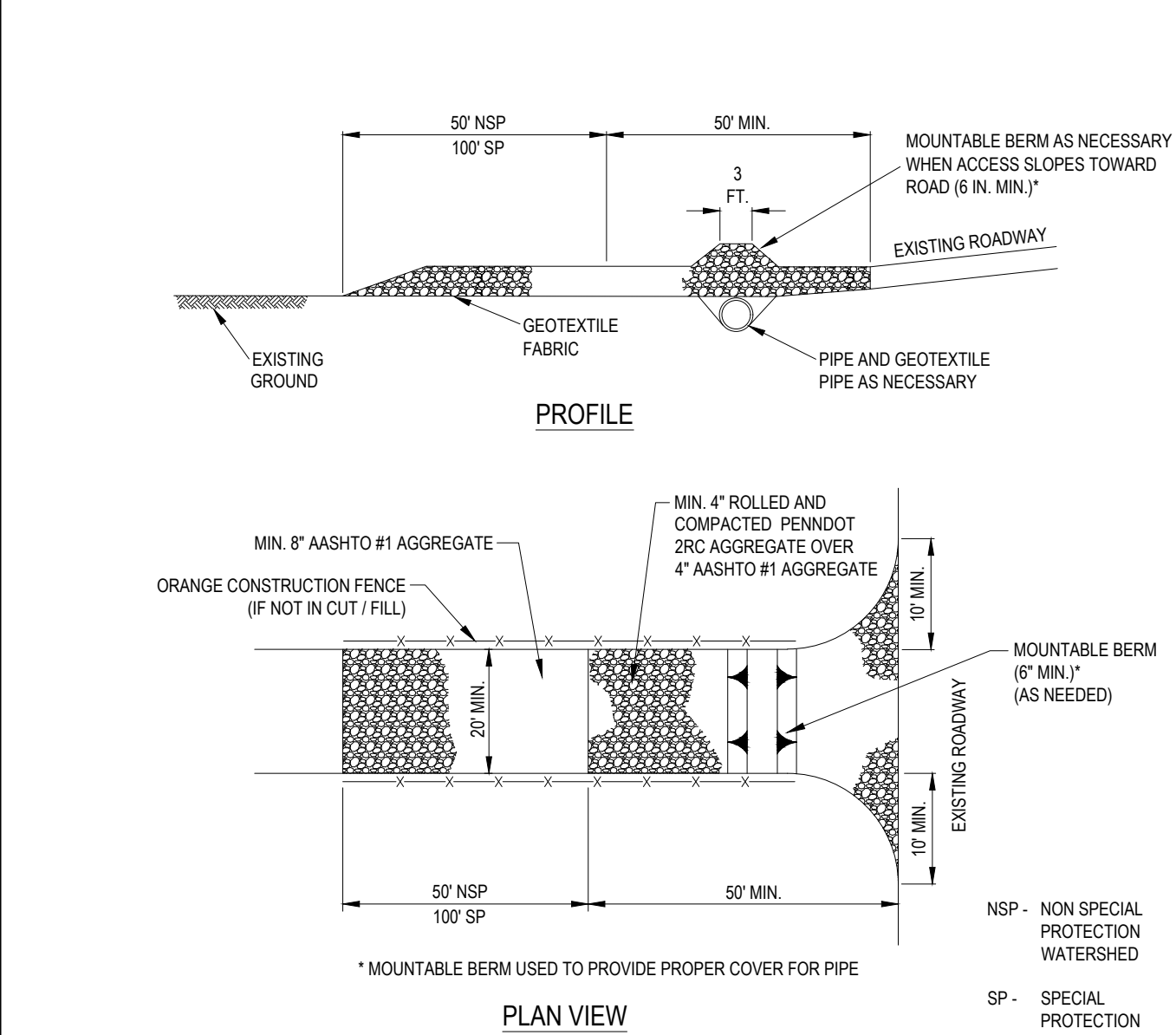
THE FOLLOWING NOTES SHOULD BE ADDED TO PLAN DRAWINGS AS APPLICABLE

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 MATRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER REPLACEMENT OF PROTECTIVE LININGS.
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 PROPERTY.
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.



- C. SOCK WATERING SHALL MEET THE REQUIREMENTS OF PADEP/PROFESSOR MANUAL TABLE 4.17.
- D. COMPOST FIBER Socks SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED ON EACH SIDE (8 FEET UP SLOPE AT 45°) TO AVOID ANY INSTALLMENT (PADEP/PROFESSOR MANUAL TABLE 4.17).
- E. Socks SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURERS SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- F. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS. PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- G. MAINTENANCE OF THE SOCKS NECESSARY 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.

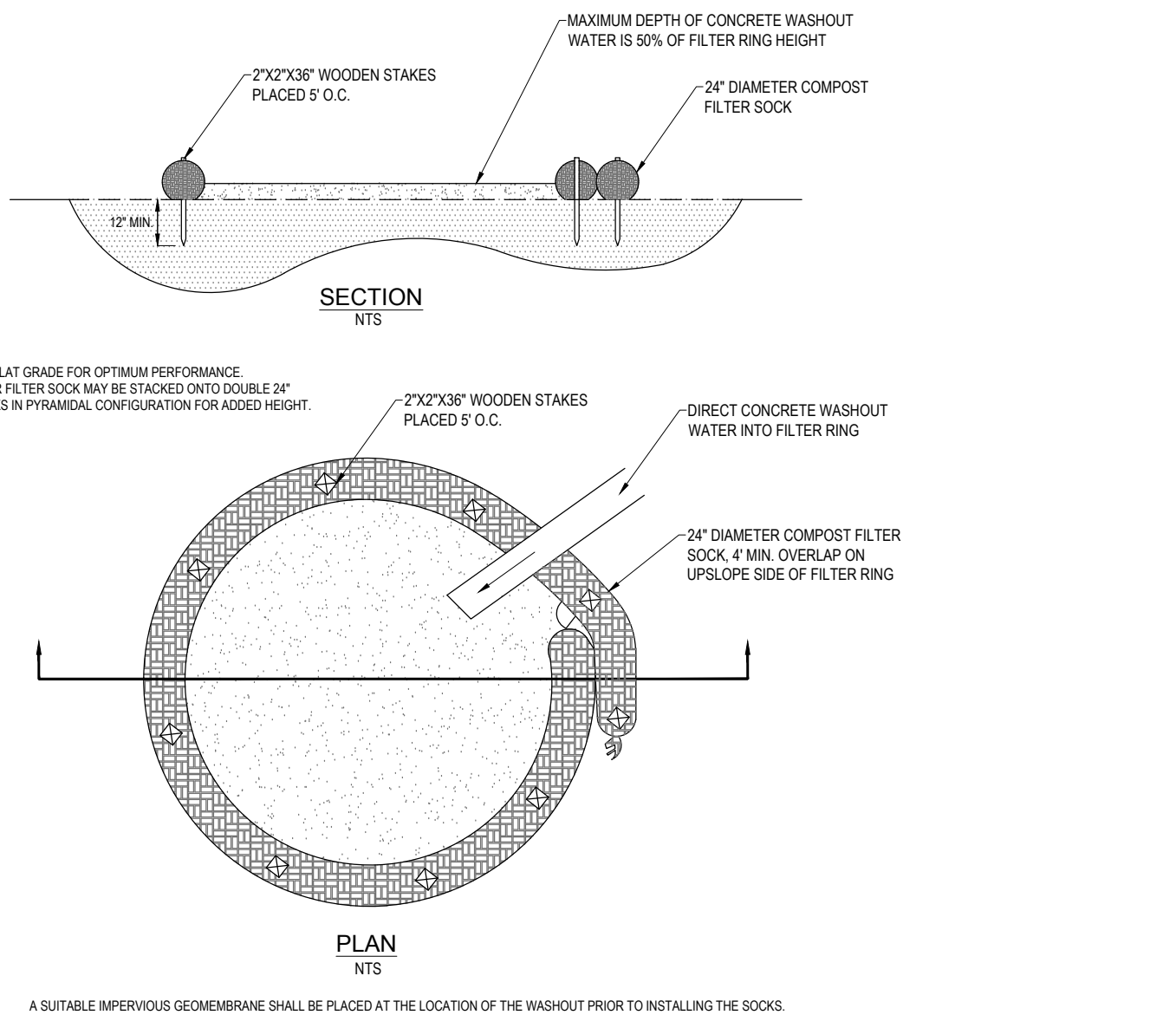
NOT TO SCALE



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

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

NOT TO SCALE



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.

THEY SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEDRAG ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS.

THE FIT SHOULD BE UNED WITH PLASTIC SHEETING OF AT LEAST 15 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

NOT TO SCALE

X-13



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CHECKED BY: SRM
DATE: 1/12/2024
CAD I.D.: PC211326-X-TTLB-LDVP

PROJECT:

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

— FOR —

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PINEGOOD
STOWE, LLC**
PROPOSED WAWA
FOOD MARKET - STOWE

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SHEET TITLE

SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES & DETAILS

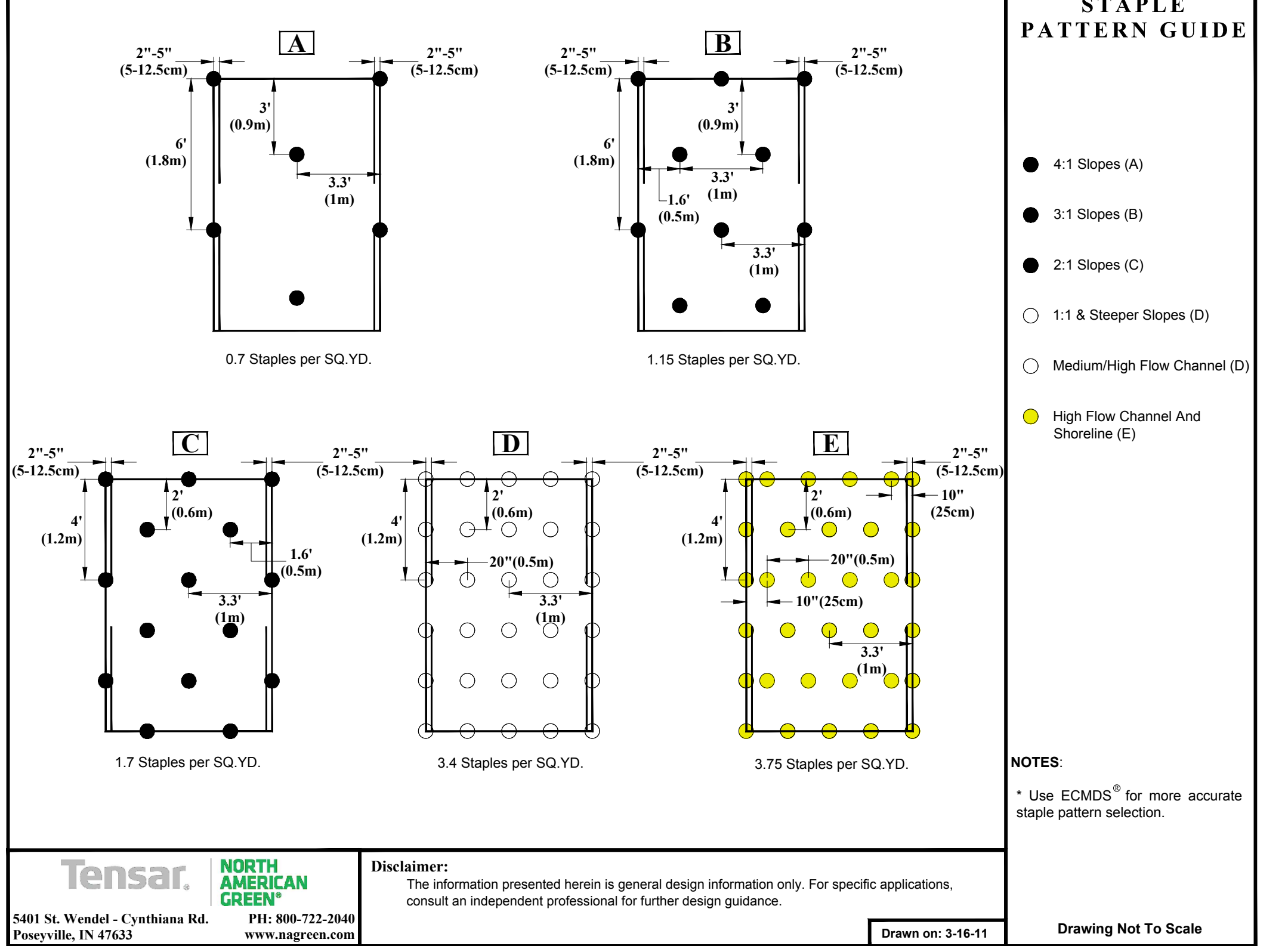
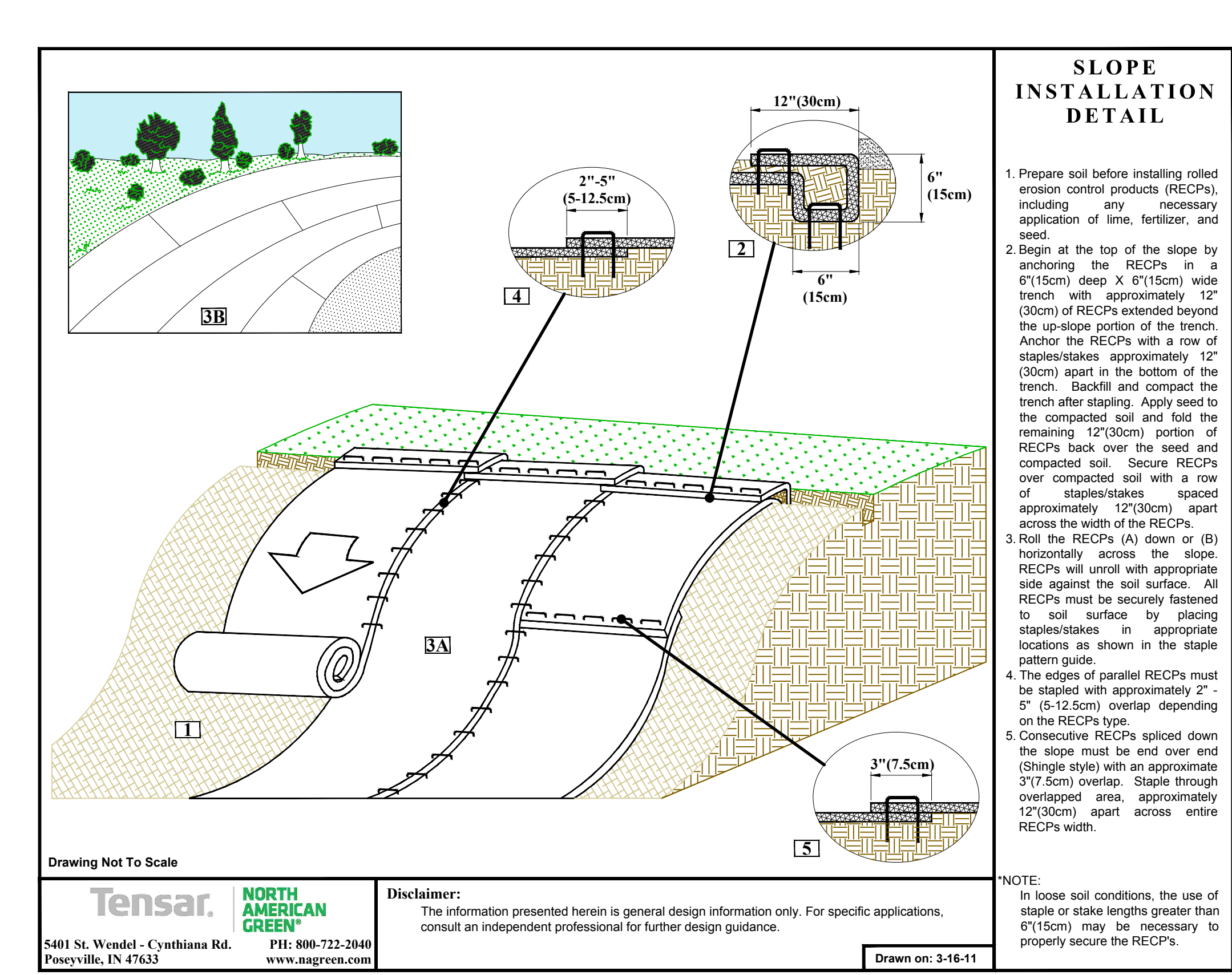
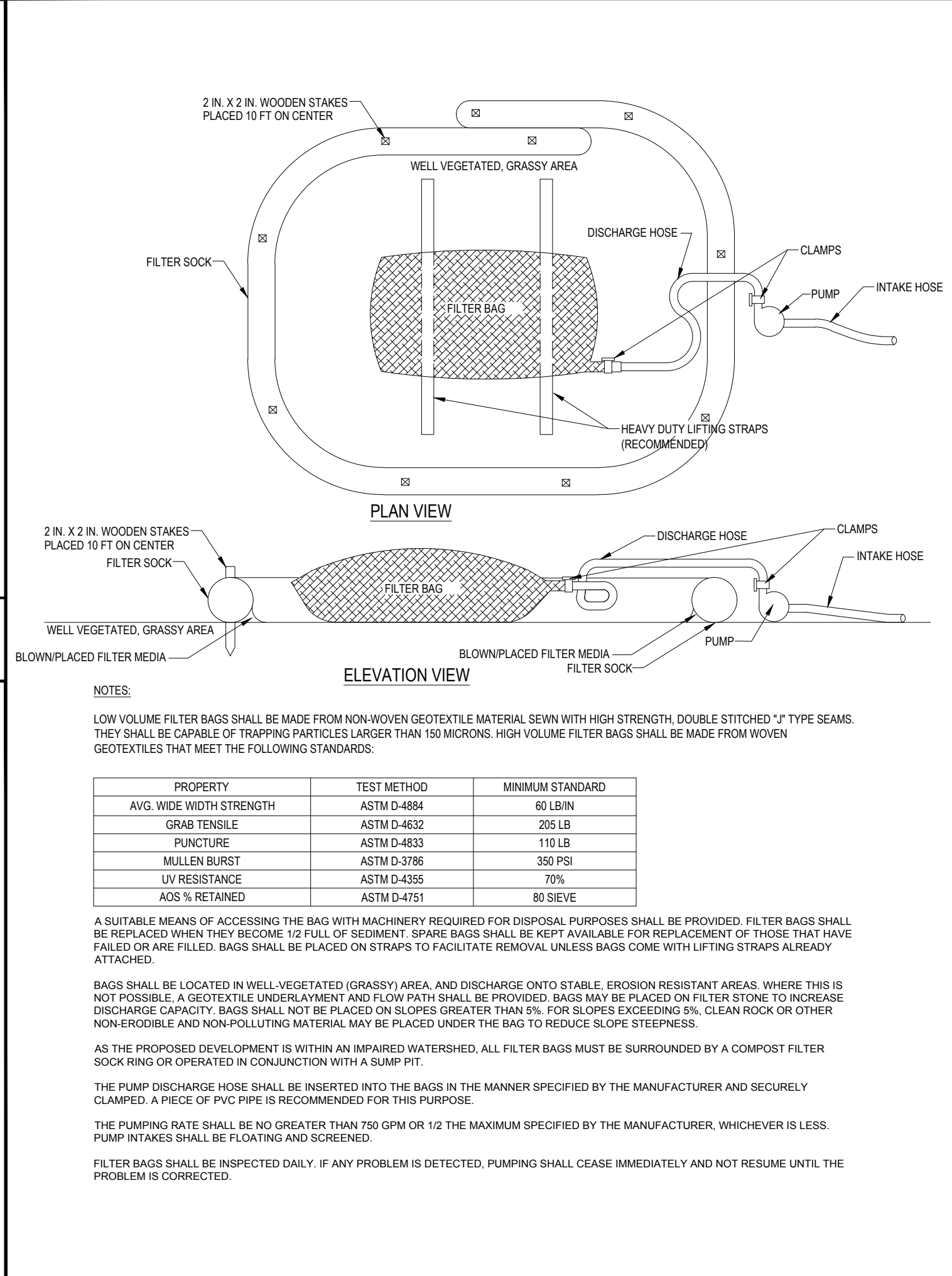
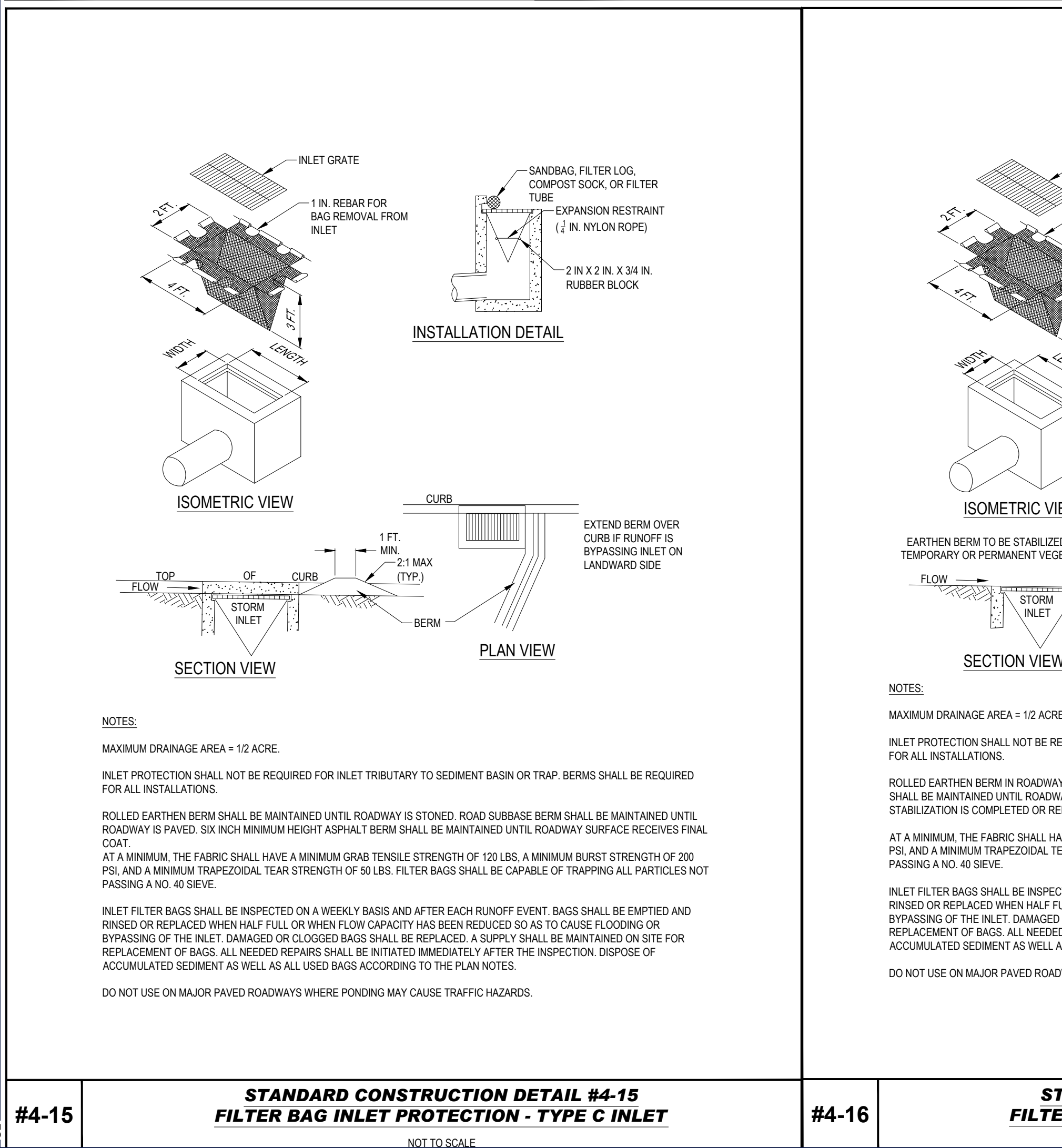
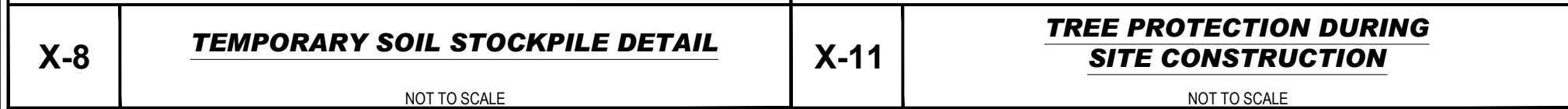
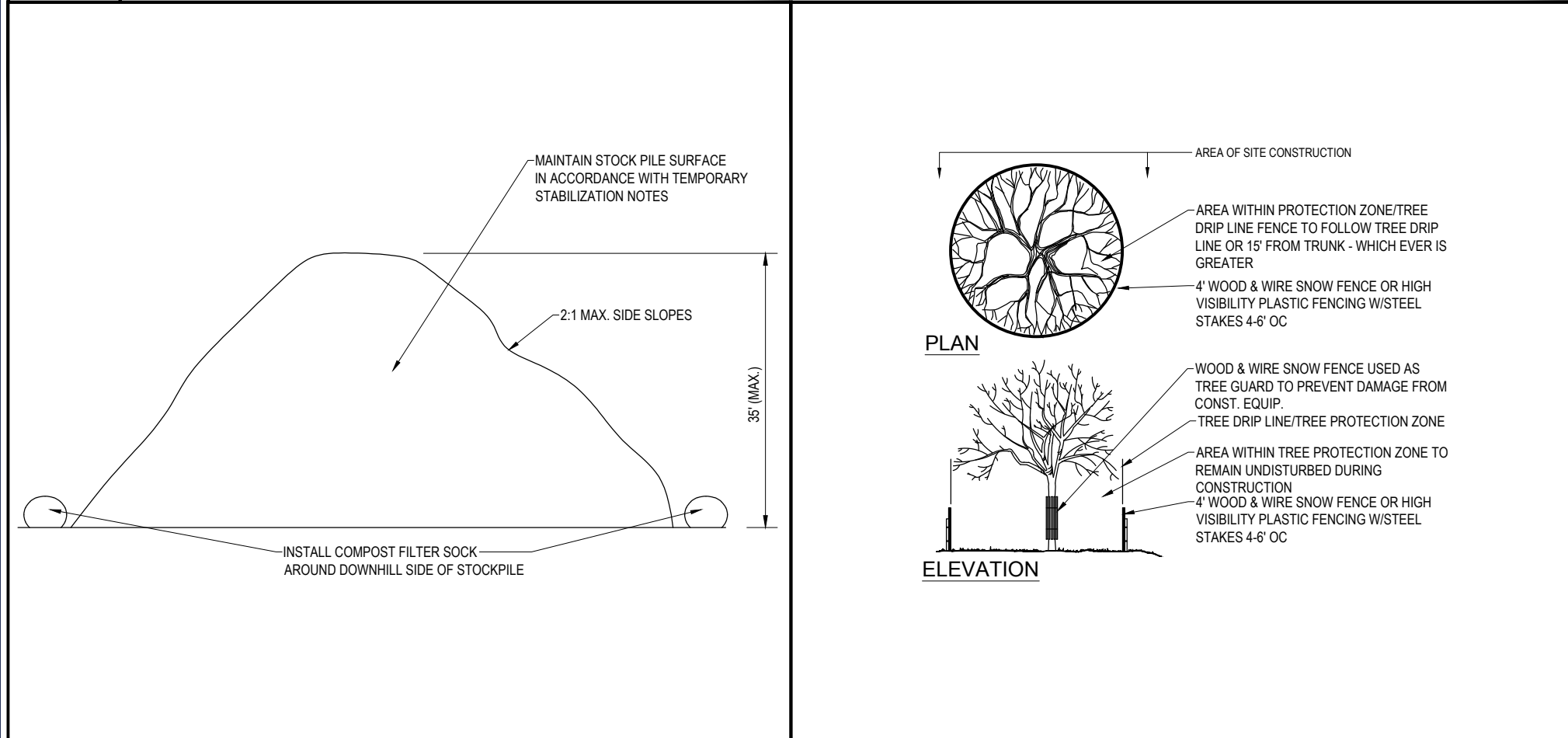
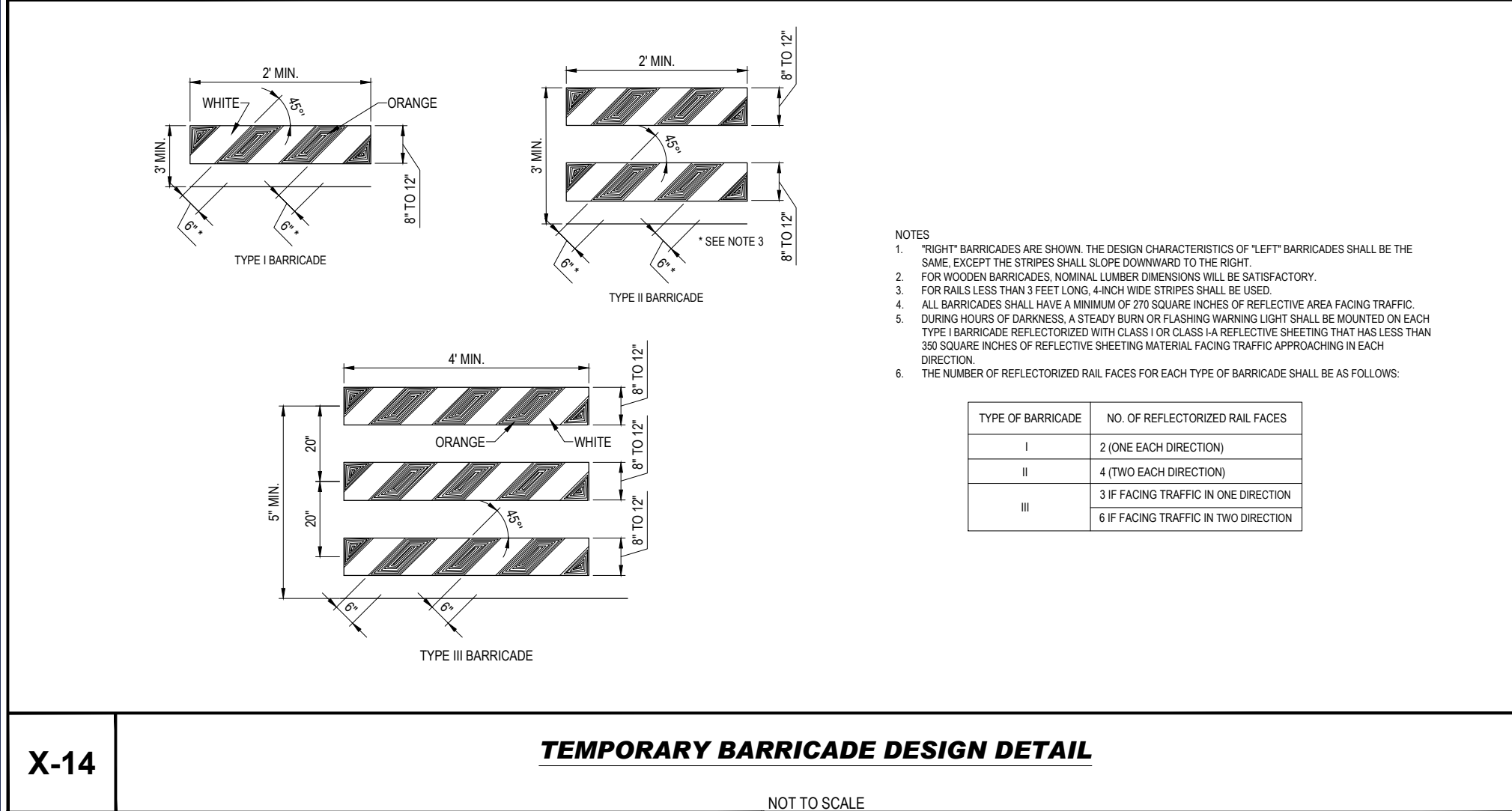
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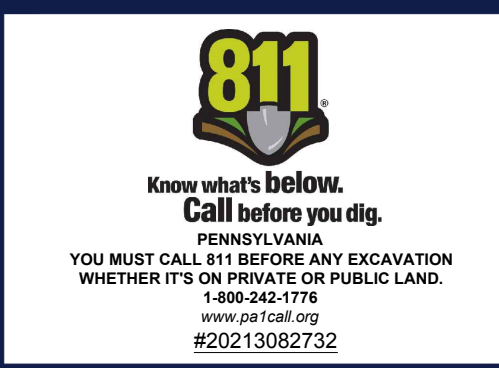
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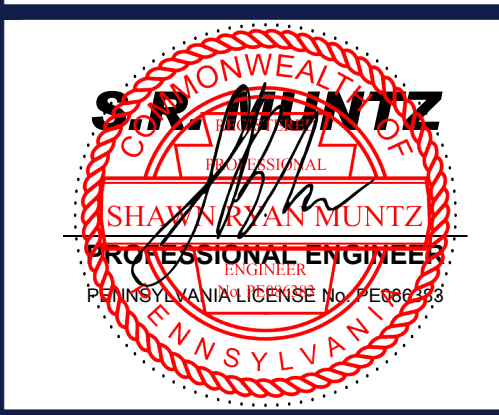
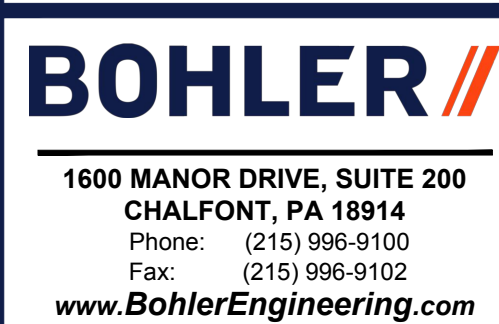


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PROJECT No.: PC211326
DRAWN BY: SGL
CHECKED BY: SRM
DATE: 1/12/2024
CAD ID: PC211326-X-TITLE-LDVP

PROJECT: PRELIMINARY/ FINAL LAND DEVELOPMENT & SUBDIVISION PLANS FOR PROVCO PINEGOOD STOWE, LLC PROPOSED WAWA FOOD MARKET - STOWE 617 OLD READING PIKE & GROSSTOWN ROAD WEST POTTSVILLE TOWNSHIP MONTGOMERY COUNTY STOWE, PENNSYLVANIA 19464



SHEET TITLE: SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES & DETAILS
SHEET NUMBER: C-604
11 OF 25
ORG. DATE - 1/12/2024

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. THE NOT WILL BE REQUIRED TO BE SUBMITTED TO THE COUNTY CONSERVATION DISTRICT. THE NOT WILL DISCLOSE A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs.

§102.8(f)(10)

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

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

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, DREGGED 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 ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE). (THE TERM "USE ASPHALT" DOES NOT INCLUDE MILD 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 MUST QUALIFY AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS NO CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE ABOVE THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B OF THE DEPARTMENT'S PROJECT "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, SANDBOX MAPS, ENVIRONMENTAL ASSESSMENTS, AND ENVIRONMENTAL ASSESSMENTS. ENVIRONMENTAL ASSESSMENTS OR 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 PROJECT "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.

§102.8(f)(11)

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

- TRASH (CANS, BOTTLES, ETC.)
- YARD WASTE (LEAVES, GRASS CLIPPINGS, ETC.)
- DEBRIS COLLECTED IN INLETS
- SEDIMENT CAPTURED IN ANY PCSMP 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.

§102.4(b)(5)(vii)

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

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

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE 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. IMMEDIATE UPON DISCOVERING UNDESIRABLE CONDITIONS POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR UNDESIRABLE EROSION AND/OR SEDIMENT POLLUTION.

2. STAKE OUT LIMIT OF DISTURBANCE.
3. 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 EXISTING INLET #1 TO YARD DRAIN #1 AND PROPOSED VEGETATED SWALE #1 AND STABILIZE. INSTALL BYPASS CONVEYANCE FROM PROPOSED MANHOLE #5 TO INLET #2 AND PROPOSED VEGETATED SWALE #2 AND STABILIZE.
5. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON COMPLETION 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 NEAREST FEASIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE IMMEDIATELY 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 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 DESIGNER IS REQUIRED TO PREPARE THE SUBSURFACE DETENTION BASIN DESIGN. THE SUBSURFACE DETENTION BASIN 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, DISTCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND EROSION RESISTANT WITHIN 12 MONTHS OF THE TIME WHEN THE DISTURBANCE OCCURRED. ALL AREAS MUST 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 ESTABLISHED OR DISTURBANCE CONTROL FACILITIES HAVE BEEN INSTALLED. 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 EARTHWORKING 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 PERIOD OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
- 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 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 MATERIALS OR WASTE AT THIS SITE.
15. DEMOLITION.
16. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

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

§102.4(b)(5)(v)

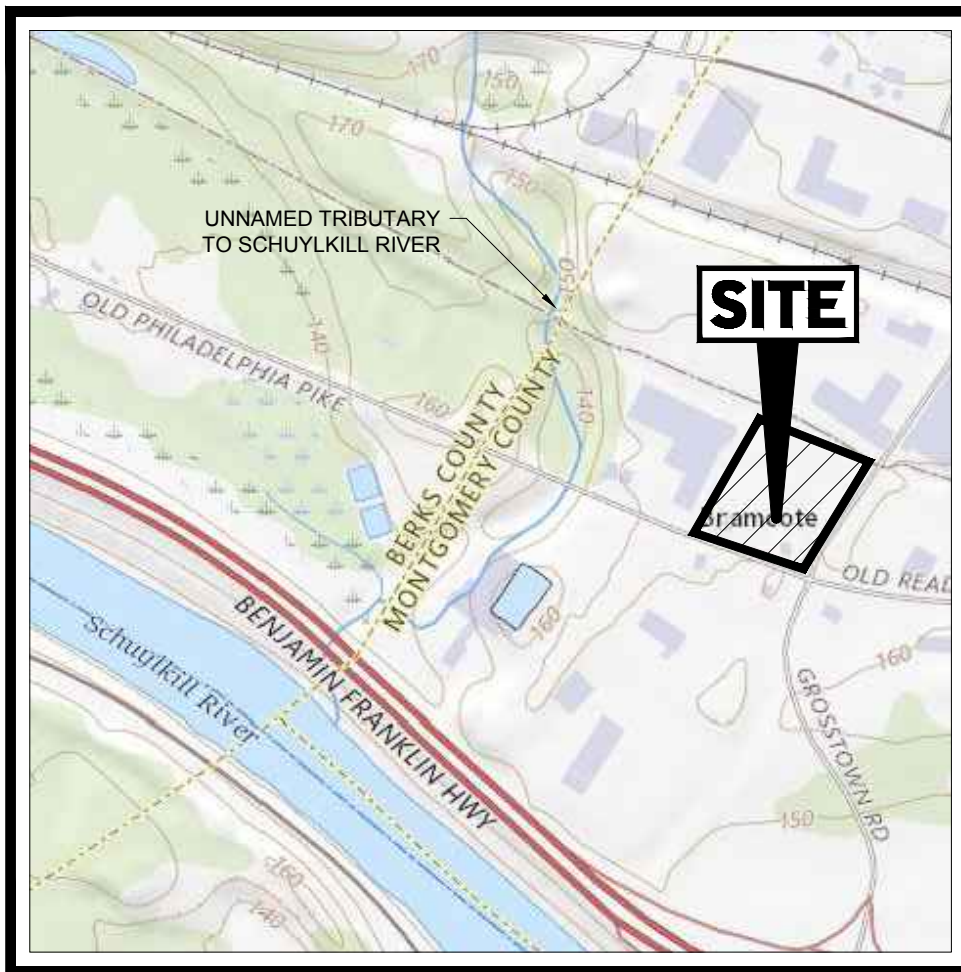
THE SUBJECT SITE DRAINS TO UNAMED TRIBUTARY TO SCHUYLKILL RIVER , WHICH HAS A MF-WWF (WARM WATER FISHES) CHAPTER 93 CLASSIFICATION.

§102.8(f)(5)

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.

§102.4(b)(5)(xii)

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



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



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

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

STRUCTURAL ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE FIRM HAS A COMMITMENT TO THE ENVIRONMENT AND TO THE WELL-BEING OF ITS EMPLOYEES AND THE COMMUNITY. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND FEMALE OWNERSHIP AND CONTROL.

[illegible]

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PROJECT No.: PC2113
DRAWN BY: S
CHECKED BY: SF
DATE: 1/12/20
CAD I.D.: PC211326-X-TTLB-LD

PROJECT:

**FOR
PROVCO
PINEGOOD
STOWE, LLC**

**PROPOSED WAWA
FOOD MARKET - STOWE**

**617 OLD READING PIKE &
GROSSTOWN ROAD
WEST POTTSBORO 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

SHEET NUMBER

C-606

13 OF 25

ORG. DATE - 1/12/2024

A1	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGO
LAB	6	20"6" AFG	SINGLE	12019	1.030	B3-U0-G2	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-S25-57K
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-4M-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-S25-57K
D1	10	9"0" AFF	SINGLE	1970	1.020	B2-U0-G2	24	240	CREE, INC.	KRRR-2L-83-12-X-X-KR67-SGCG-FF
S1	2	9"0" AFF	SINGLE	2659	1.000	B0-U4-G2	20	40	FOCSS LIGHTING	FCWS7170-XXX-35K-2500-CR85-XX-D
S2	2	8"0" AFF	SINGLE	2542	1.000	B0-U4-G2	20	40	FOCSS LIGHTING	FCWS7168-XXX-35K-2500-CR85-XX-D
W1	6	15"0" AFF	SINGLE	2659	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	1857	1.030	B0-U0-G1	25	125	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K

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

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
1304 KEMPER MEADOW DR.
FOREST PARK, GA 05240
PH 404-744-7000
DWG. NO. RL-2007-51
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. ILLUMINATION LEVELS GOVERNED BY THE NOTED MANUFACTURER, ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL LOADS, LAMP TYPES, LAMP LIFE, SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIOUS 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-CANDELS (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 AND OIL-CLIPPING. ACCORDING TO MANUFACTURER RECOMMENDATIONS, FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE ABOVE DESIGN. RED LEONARD ASSOCIATES, MECHANICAL ENGINEERS AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE DEVICES MAY INCLUDE, BUT ARE NOT LIMITED TO, PHOTO EYE LOGIC REGULATORS. THE 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 EXISTING UTILITIES OR RECORDS TO THE ARCHITECT'S ATTENTION OR PROFESSIONAL OF RECORDS ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
9. 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 APPURTENANCES. THE CONTRACTOR IS REQUIRED TO THE LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

ZONING

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)

431.2. 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 SHIELDED AND RECESSED TO PREVENT LIGHT FROM SPILLING OVER TO PREVENT EXPOSED BULKWALLS 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 LOTS AND TO PREVENT THE LIGHTING FROM SPILLING ONTO THE EYES OF PASSING MOTORISTS. (COMPLIES)

431.3. E.3. LIGHTS OF LIGHTS, IN MINIMUMS SPOTLIGHT OR OTHER LIGHT SOURCE THAT IS WITHIN 20 FEET OF A STREET OR SHALL HAVE A HEIGHT EXCEEDING 25 FEET ABOVE THE AVERAGE SURROUNDED GROUND LEVEL. THIS LIMITATION SHALL NOT APPLY TO LIGHTS NEEDED FOR AIR SAFETY OR NIGHT LIGHTS USED SPECIFICALLY TO ILLUMINATE AN ARCHITECTURAL FEATURE OF A BUILDING. (COMPLIES)



REVISIONS

[illegible]

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
DATE:	1/12/2024
CAD I.D.:	PC211326-X-TTLB-LDVP

FOR
**PROVCO
 PINGOOD
 STOWE, LLC**
 PROPOSED WAWA
 FOOD MARKET - STOWE
 617 OLD READING PIKE &
 GROSSTOWN ROAD
 WEST POTTSBORO TOWNSHIP
 MONTGOMERY COUNTY
 STOWE, PENNSYLVANIA
 19464

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SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:
C-701

ORG. DATE - 1/12/2024

\\21PC211326\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PC211326-LLGT-0A---->LAYOUT: C-701 LIGHT

COMPLIANCE CHART				
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE	
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 THAT 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 2008). 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 POTTSVILLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.	TOTAL LOT AREA: 99,256 ± SF REQUIRED: 99,256 / 3,000 = 33.1 OR 33 TREES PROVIDED: 2 AREA, 2 AREAS, 8 CCA, 2 GTK, 3 OV, 2 CC, 8 CF, 7 PSK (34 TREES) (SOME TREES ACCOUNTED FOR IN THIS REQUIREMENT ALSO COUNTING TOWARDS OTHER REQUIREMENTS BELOW)	COMPLIES	
\$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.	COMPLIES	
\$ALDO, #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 EXTERNAL STREET BOUNDARIES OF THE SITE PROPOSED FOR SUBDIVISION OR LAND DEVELOPMENT, UNLESS OTHERWISE SPECIFIED IN THE ZONING ORDINANCE. 2.C.2 (3) THE BUFFER AREA SHALL BE A CONTINUOUS PERVIOUS PLANTING AREA CONSISTING OF TALL CANOPY TREES, SMALL UNDERSTORY TREES, AND PLANTINGS ON GRASS OR GROUNDCOVER. NO PAVING SHALL BE PERMITTED WITHIN THE BUFFER AREAS EXCEPT FOR DRIVEWAY CROSSINGS AND/OR WALKWAYS.	LENGTH ALONG NORTH PROPERTY LINES: 386 ± LF REQUIRED: 10' WIDTH PROVIDED: 3.8' WIDTH LENGTH ALONG WEST PROPERTY LINES: 471 ± LF REQUIRED: 10' WIDTH PROVIDED: 11.5' WIDTH LENGTH ALONG SOUTH PROPERTY LINE: 171 ± LF REQUIRED: 10' WIDTH PROVIDED: 17.1' WIDTH LENGTH ALONG EAST PROPERTY LINE: 358 ± LF REQUIRED: 10' WIDTH PROVIDED: 15' WIDTH	WAIVER COMPLIES COMPLIES COMPLIES	
	FIGURE 4.19 - BUFFERING REQUIREMENTS	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	COMPLIES	
	FIGURE 4.20 - BUFFER COMPONENTS (PER 100')	PROVIDED: A 6' HIGH OPAQUE FENCE HAS BEEN PROVIDED ADJ TO LIMITED FEASIBLE PLANTING AREA.		
	SOFTENING - 1 CANOPY TREE, 1 UNDERSTORY TREE, 2 EVERGREEN TREES FILTERING - 2 CANOPY TREES, 2 UNDERSTORY TREES, 5 EVERGREEN TREES, 5 SHRUBS LIMITED AREA (AT DISCRETION OF TOWNSHIP) - 0' OPAQUE FENCE	TOTAL LENGTH ALONG PROPERTY LINES ADJACENT 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)	COMPLIES	
	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 DUMPSITER.	COMPLIES	
	3.B.1 (1) TREES SHALL BE PLANTED AT A RATE OF AT LEAST ONE TREE PER 40 LINEAR FEET OF FRONTAGE OR TRACTION THEREOF. TREES SHALL BE DISTRIBUTED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.	LENGTH ALONG GROSS FRONTAGE 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 (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 129 / 40 = 3.2 OR 3 TREES PROVIDED: 3 ARGO (3 TREES)	COMPLIES COMPLIES	
	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 LINES, 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.	COMPLIES	
	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 GTK (2 SHADE TREES)	WAIVER FOR LOCATION	

[illegible]

PROJECT No.: PG2113

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PROJECT:

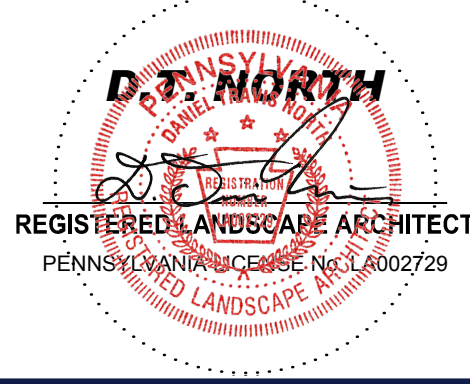
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**PROVCO
PINEGOOD
STOWE, LLC**

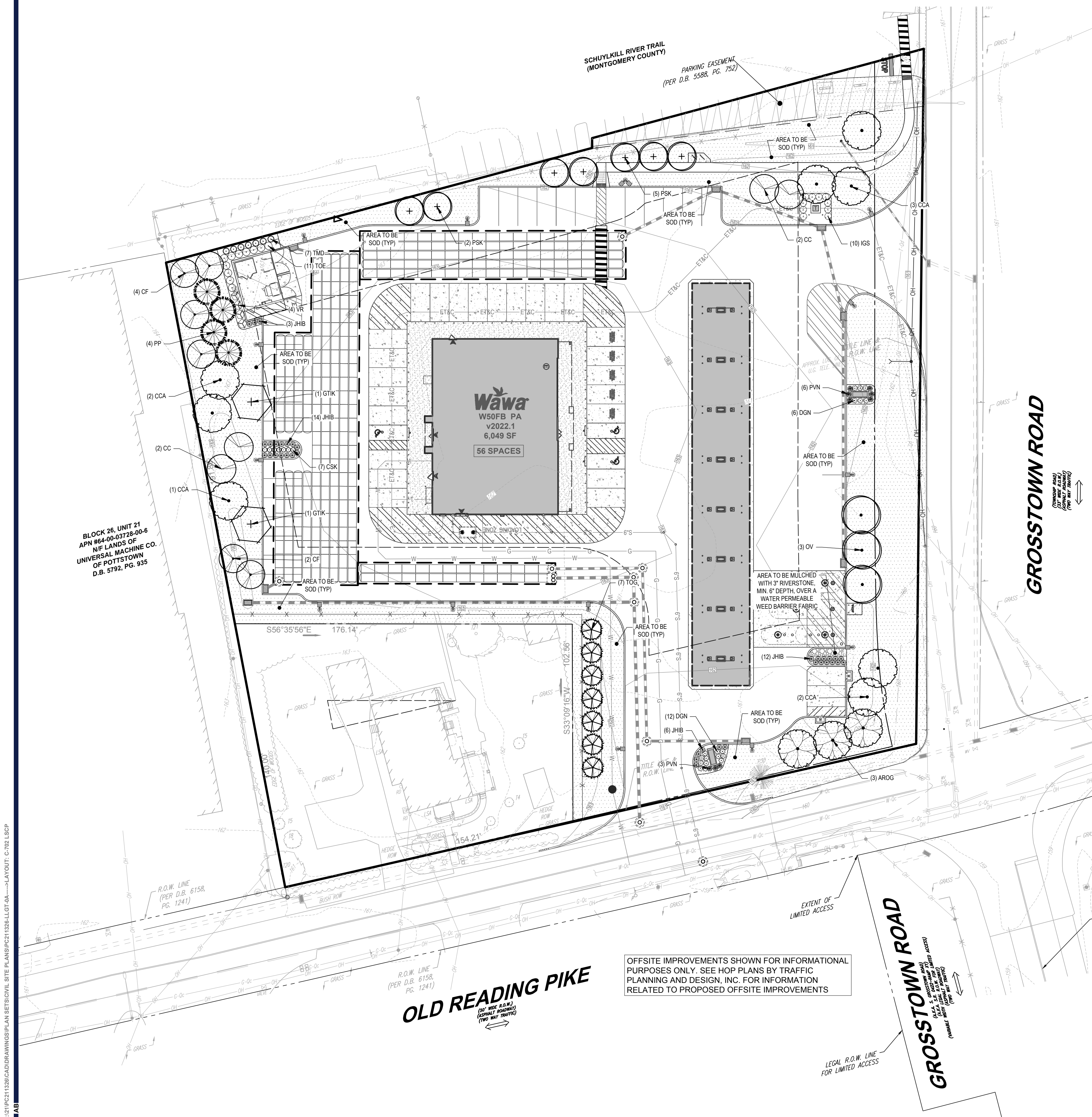
**PROPOSED WAWA
FOOD MARKET - STOWE**

**617 OLD READING PIKE &
GROSSTOWN ROAD
WEST POTTSBORO TOWNSHIP
MONTGOMERY COUNTY
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ORG. DATE - 1/12/2024



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AB

IRRIGATION SYSTEMS SPECIFICATIONS:

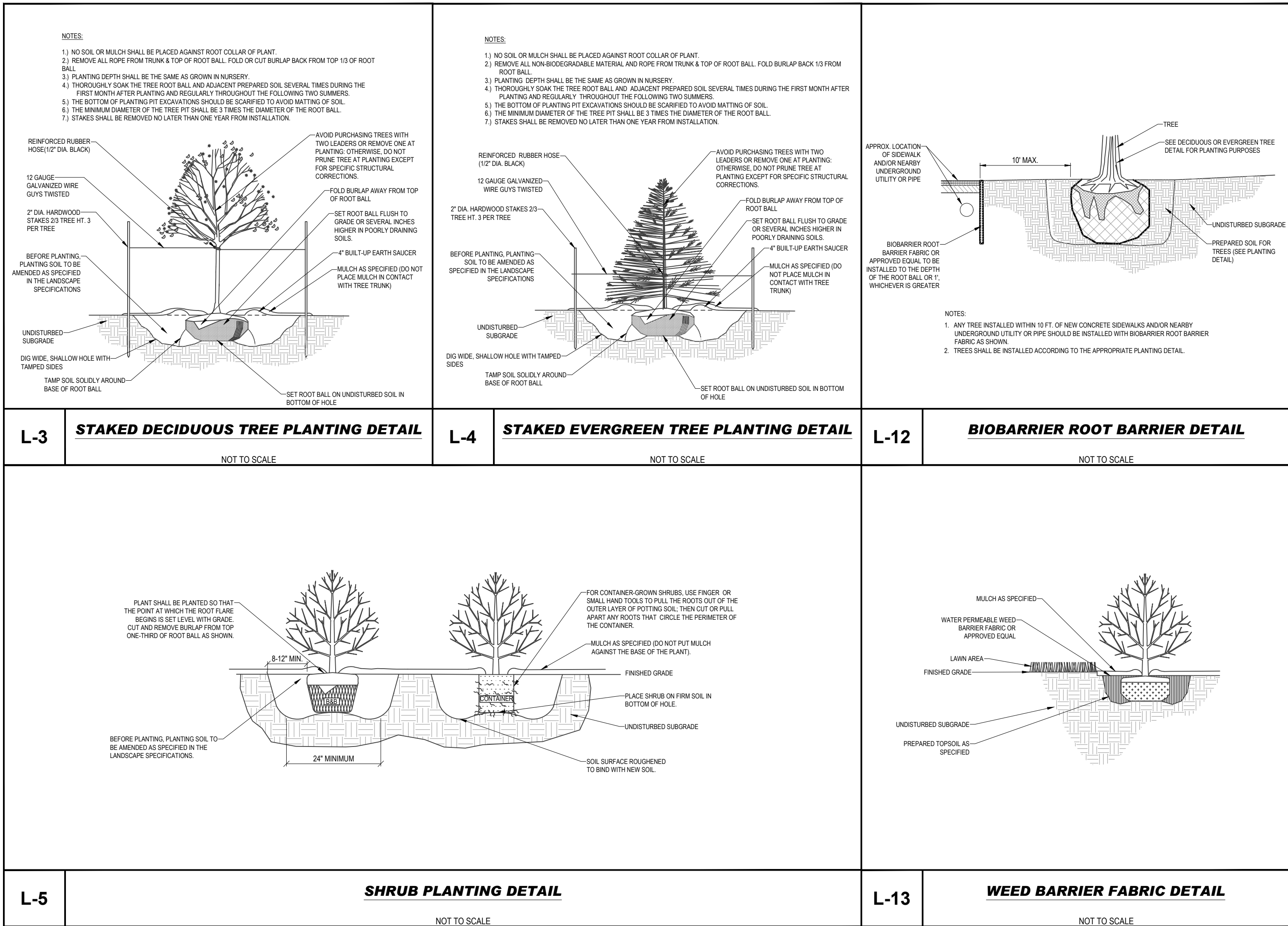
1. ALL IRRIGATION SUPPLY, LATERAL, WATER LINES AND SPRINKLER HEADS ARE TO BE LOCATED A MINIMUM OF 3" BEHIND CURB LINE.
2. MINIMUM BURIAL DEPTH FOR ALL SUPPLY AND LATERALS IS 18".
3. ALL LANDSCAPE AREA ADJACENT TO BUILDINGS AND PARKING AREAS AROUND BUILDINGS ARE TO BE IRRIGATED BY DRIP SYSTEMS.
4. LAWN AREAS OUTSIDE OF PERIMETER SIDEWALKS ARE TO BE DESIGN AND CONTROLLER PROGRAMED 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 DIAPLINE, 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 ALLOWED.
9. IRRIGATION SYSTEMS ARE TO BE WARRANTED BY INSTALLING CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY. IRRIGATION CONTRACTOR IS TO PROVIDE ALL MAINTENANCE, ADJUSTMENT, PROGRAMING 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).

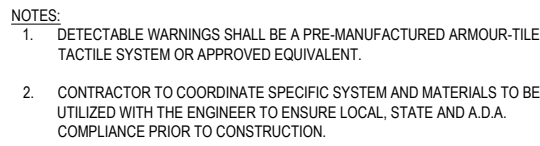
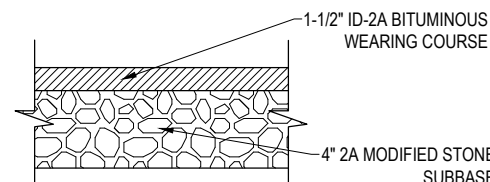
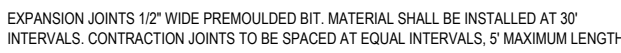
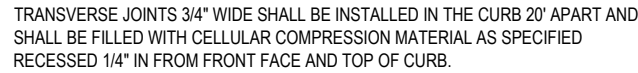
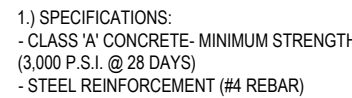
SUPPLEMENTAL LANDSCAPE NOTES:

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOO AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, 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 CLEAN 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 (SURFLIN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURERS INSTRUCTIONS.
7. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEVINT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIERS WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS AT PLANT LOCATIONS. BARRIER SHOULD BE CUT IN AN "X" PATTERN 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 24" FROM THE CURB.
9. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VICIOUSOUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
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 GUYING.
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-AND-HIGH-GAYTON 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.
12. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS ON PLANTS PRESENT ON ROOT BALL.
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 1". LANDSCAPE ISLANDS ADJACENT TO DESIGNATED AREA AT FUEL STACKS SHALL BE MULCHED WITH 1" 3" SWEET STONE MULCH AND SET BACK WITH AN ALUMINUM ALUMINUM ALUMINUM PERMANOLUX OR APPROVED EQUAL. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
14. SEEDING PREPARATION
A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 200 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10/20/10 OR EQUIVALENT. IN ADDITION, 100 POUNDS 4-12 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
B. WORK LINE AND FERTILIZER INTO THE SOIL AS PRACTICE. 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 CONTOR, CONTINUE FLAKE 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. INSECT SEEDING: 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 SHEETS)
E. IN AREAS DESIGNATED AS ROCK, FRESH SOIL IS TO BE INSTALLED ON MINIMUM 4" TOPSOIL. AREAS TO BE SOODED ARE TO BE PREPARED AS NOTED ABOVE FOR SEEDING AREAS.
F. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FLAING. PLANTS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED 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 COMPLETION.

LANDSCAPE SPECIFICATIONS:

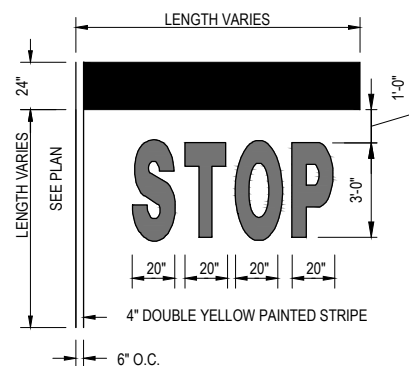
1. SCOPE OF WORK
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
A. GENERAL: ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
B. TOPSOIL: NATURAL, FRIABLE, LOAMY SILT SOIL, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, AIR RANGE BETWEEN 4.5:1. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
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 SOODED IN ACCORDANCE WITH THE PERMANENT ESTABLISHMENT METHODS INDICATED WITHIN THE SOIL, EROSION AND SEDIMENT CONTROL NOTES.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOIL SHALL BE STRONGLY ROOTED, WEED AND DEBRIS FREE WITH A UNIFORM THICKNESS. SOIL INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOIL 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.
3. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BONDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN.
III. PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
4. 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 ABRASSION OF THE BARK, SINK SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED.
V. PLANTS SHALL 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 FOUR INCHES (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GRADE EXCEEDS FOUR INCHES (4") CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
5. GENERAL WORK PROCEDURES
A. CONTRACTOR TO FULFILL WORKMANSHIP INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTORS EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
C. SITE PREPARATIONS
I. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DIG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
II. 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 INSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS.
III. PLANTS SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DROEG.
D. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
E. TREE PROTECTION
I. 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.
F. A FORTY EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH DENSITY YLS-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
G. 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 COMPLETED.
H. NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
I. FINISHED GRADING
A. UNLESS 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 SITE.
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 CHANGES OF SURFACE AS SERVED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
E. TOPSOIL
I. CONTRACTOR SHALL PROVIDE A FOUR INCH (4") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL 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.
II. 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.
F. 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 SECTION ABOVE.
G. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF FOUR INCHES (4"). ALL DEBRIS DISPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS QUANTITIES BASED ON A 1000 SQUARE FOOT AREA - FOR NO PURPOSES ONLY (SEE SPECIFICATION A-1).
I. 20 POUNDS SOD POWER OR APPROVED EQUAL, SOIL CONDITIONER/FERTILIZER
II. 20 POUNDS NITRO FOME (COURSE) OR A BLUE CHIP OR APPROVED NITROGEN FERTILIZER
H. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
6. PLANTING
A. AS FAR AS 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 HEADED 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 ACCEPTABLE LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS A MUDDY OR FROZEN CONDITION.
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
D. ALL PLANTING CONTAINERS, BASKETS AND NON-DEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FORCED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS:
I. PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1. PLANTS: MARCH 15 TO DECEMBER 15
2. LAWN AND SEED MIXES: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITYS DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED IF IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
ACER RUBRUM PLATANUS X ACERIFOLIA
BETULA VARIETES PRUNUS VARIETES
CARPINUS VARIETES PRUNUS VARIETES
CORYLUS VARIETES PRUNUS VARIETES
KOLEBUFERA QUERCUS VARIETES
LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA
LIRIODENDRON TILIA PERSEA
H. PLANTING PITS SHALL BE DIG WITH LEVEL OR CROWN BOTTOMS WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COM MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GALLONS WATER PER PLANTING TALLIES (OR APPROVED EQUAL) AS FOLLOWS:
A1) TABLETS PER 1 GALLON PLANT
B1) 2 TABLETS PER 1 GALLON PLANT
C1) 4 TABLETS PER 1 GALLON PLANT
D1) LARGER PLANTS 2 TABLETS PER 1/2 CALIPER OF TRUNK
I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FRAE BEGINS, IS SET AT GRAUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALLWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
L. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE SEEDING WITH A PRE-EMERGENCE HERBICIDE, AS PER MANUFACTURERS RECOMMENDATION.
M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
P. TRANSPLANT (VINEL REQUED)
A. ALL TRANSPLANTS SHALL BE DIG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEADED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
C. PLANTS SHALL NOT BE DIG FOR TRANSPLANTING BETWEEN APRIL, 10 AND JUNE 30.
D. UPON REPLANTING, SHORTER SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
F. TRANSPLANTS OF TREES AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN 100% TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITYS TREE REPLACEMENT GUIDELINES.
G. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
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Z. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.





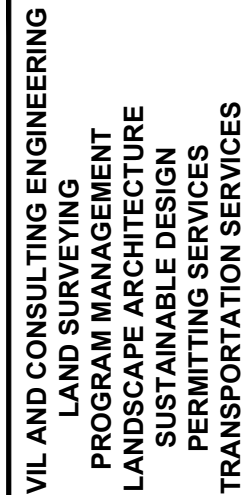
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DRAWN BY:	SGL
CHECKED BY:	SRM
DATE:	1/12/2024
CAD I.D.:	PC211326-X-TTLB-LDVP

PROJECT:

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FOR

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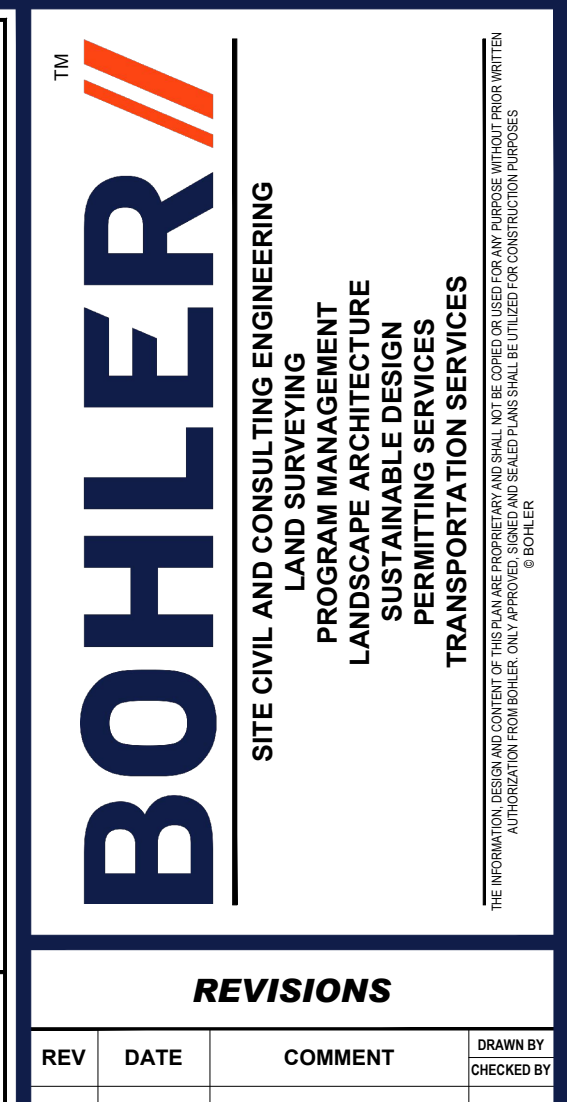
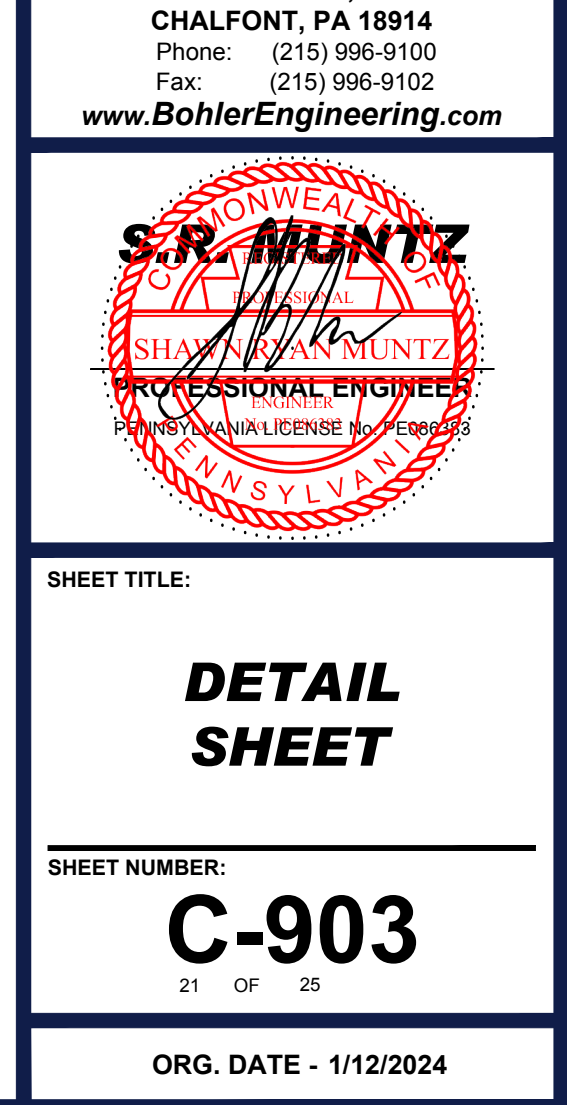
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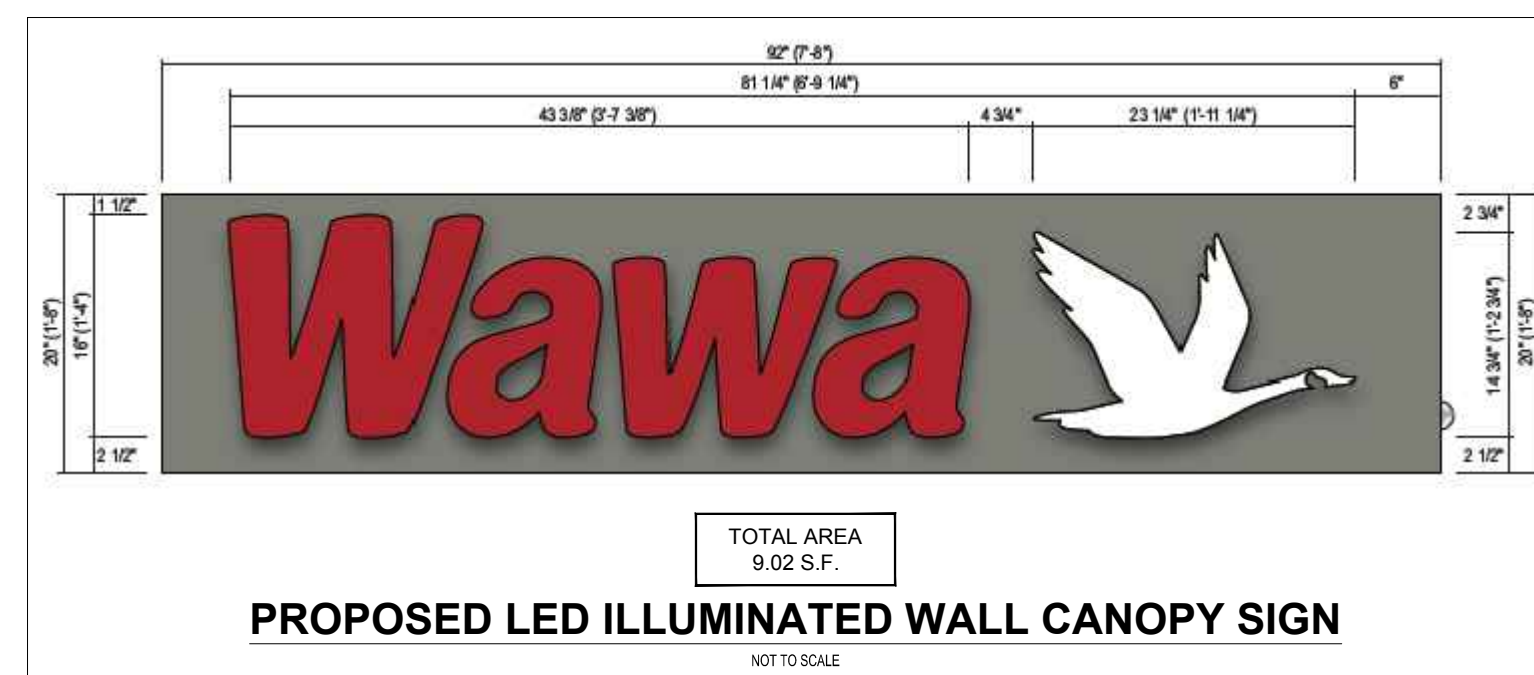
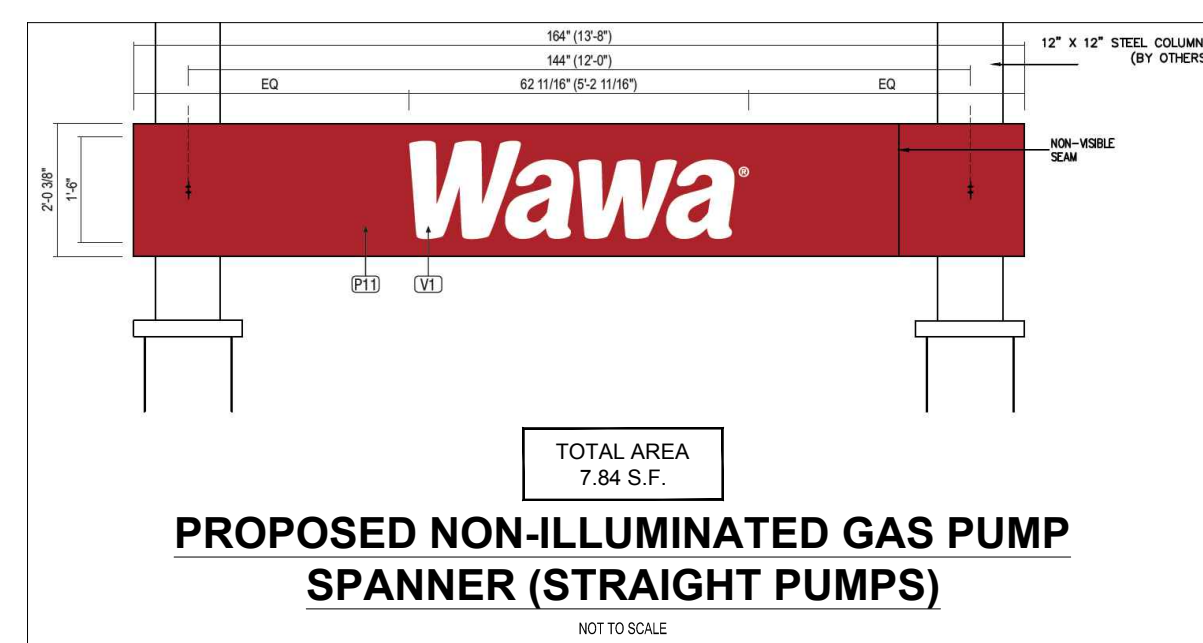
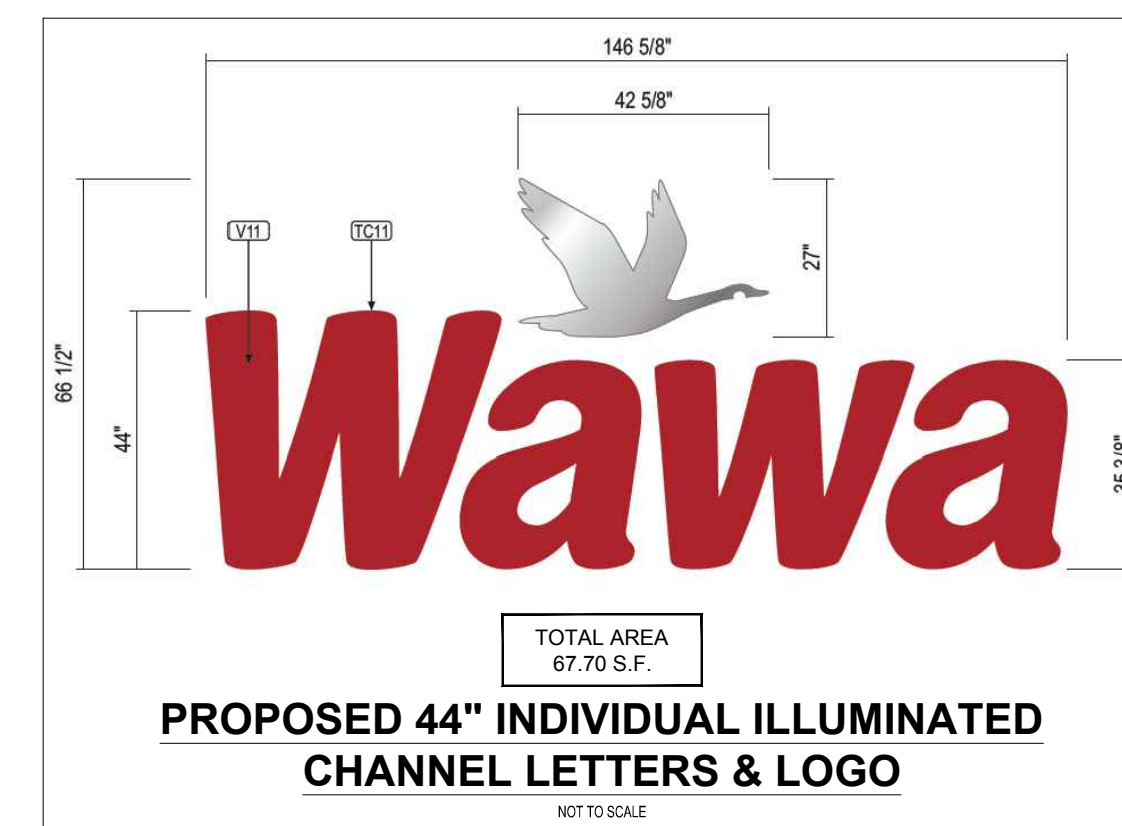
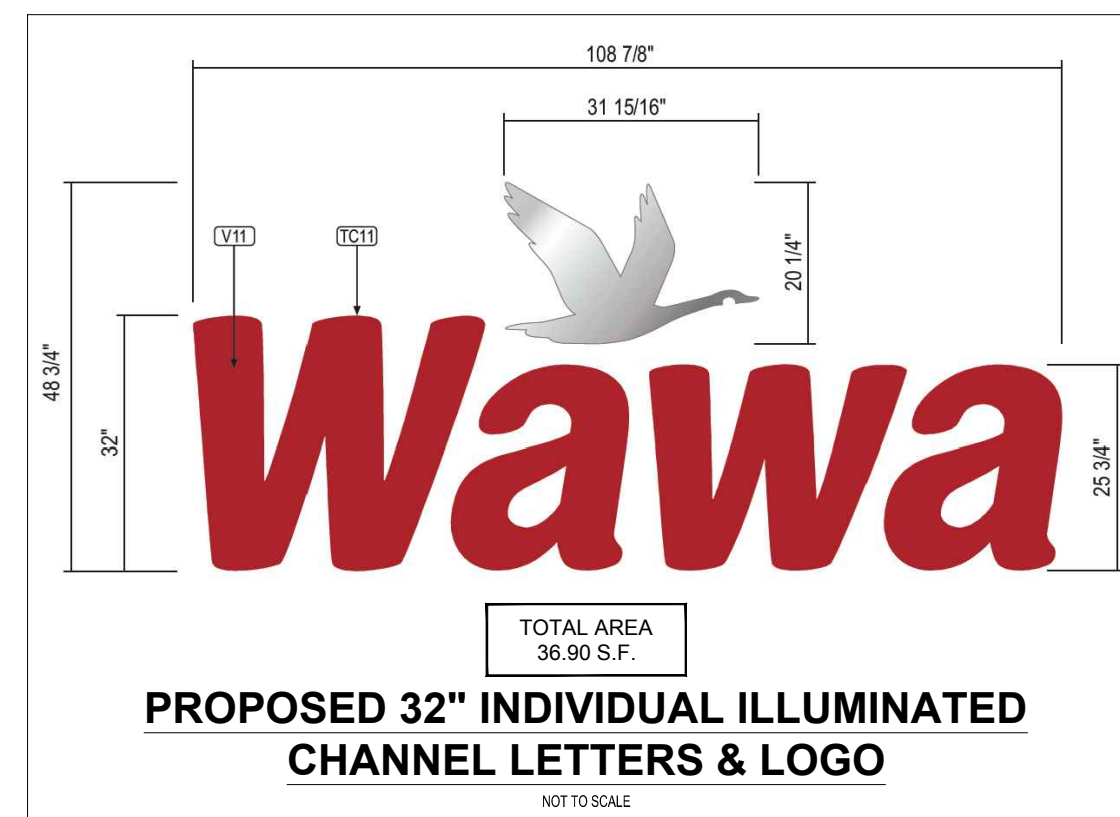
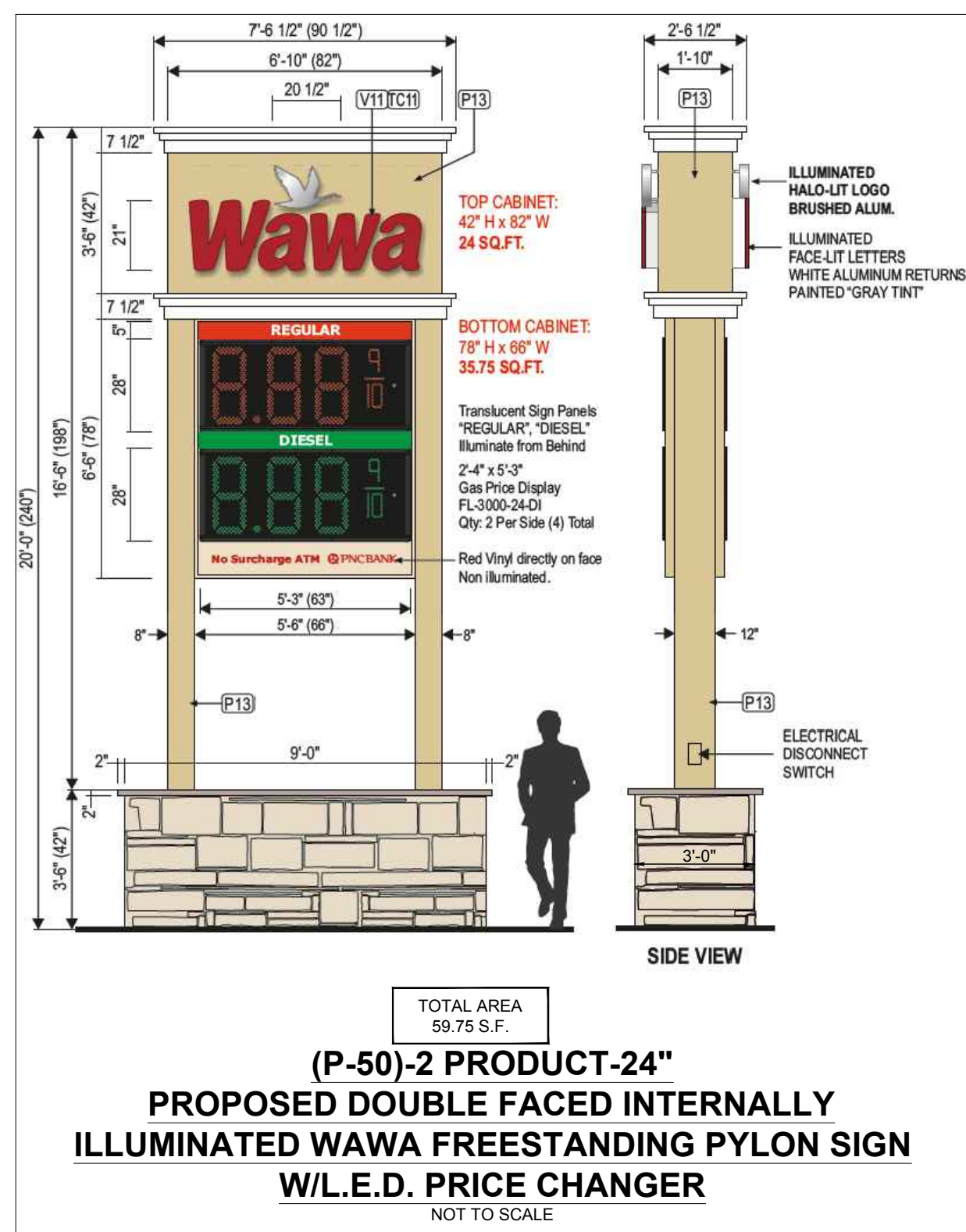
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19 OF 25

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DRAWN BY:	S
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DATE:	1/12/20
CAD I.D.:	PC211326-X-TTLB-LD

PROJECT:
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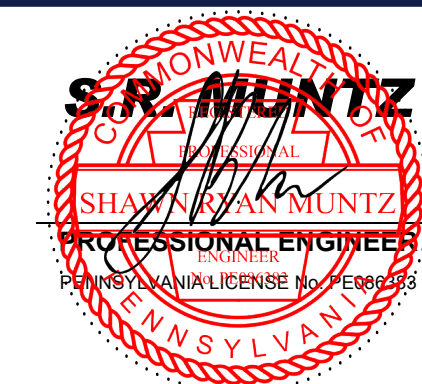
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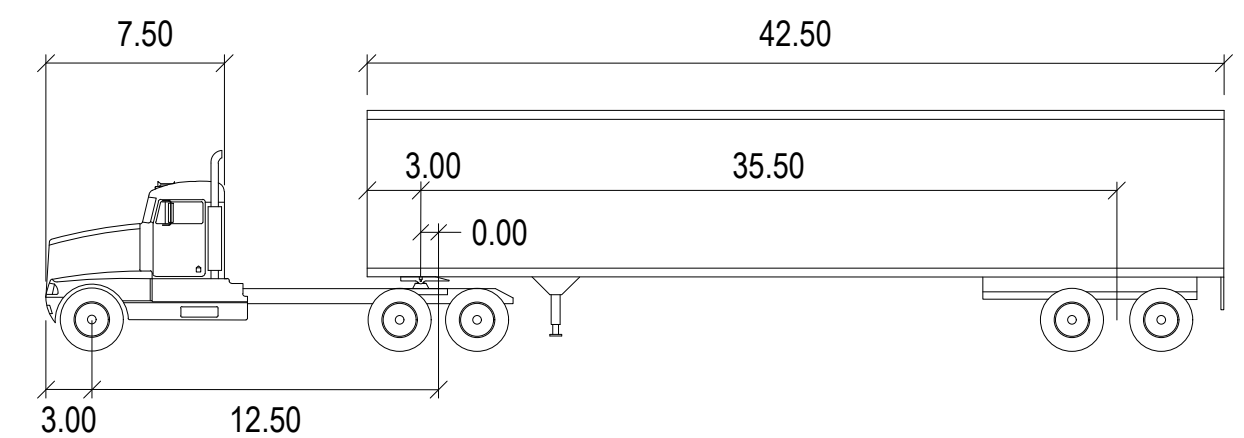
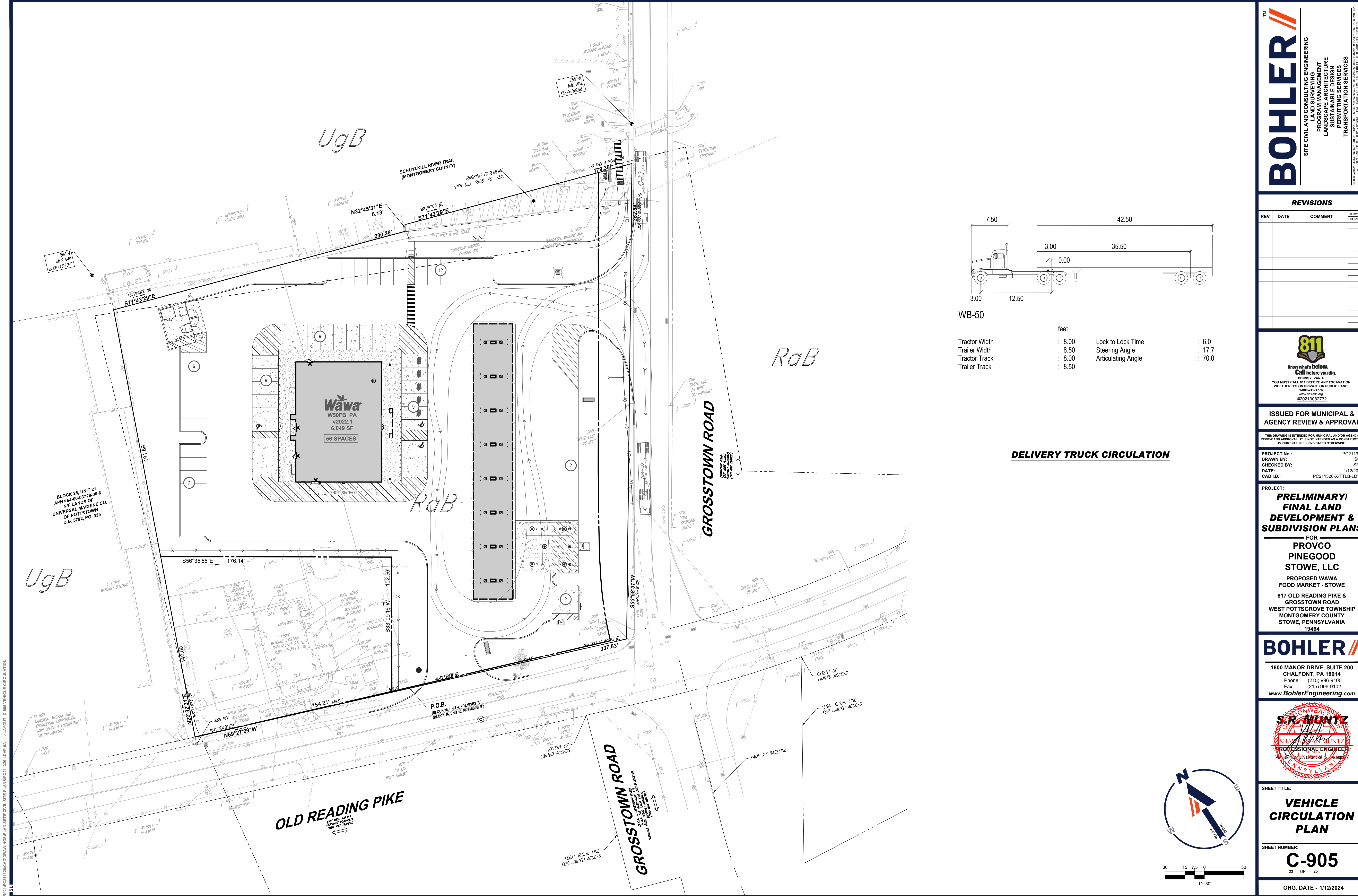
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DETAIL SHEET

SHEET NUMBER: _____

C-904
22 OF 25

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WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

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DATE:	1/12/2024
CAD ID:	PC211326-X-TTLB-LDVP

PROJECT:
**PRELIMINARY/
FINAL LAND
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SUBDIVISION PLANS**
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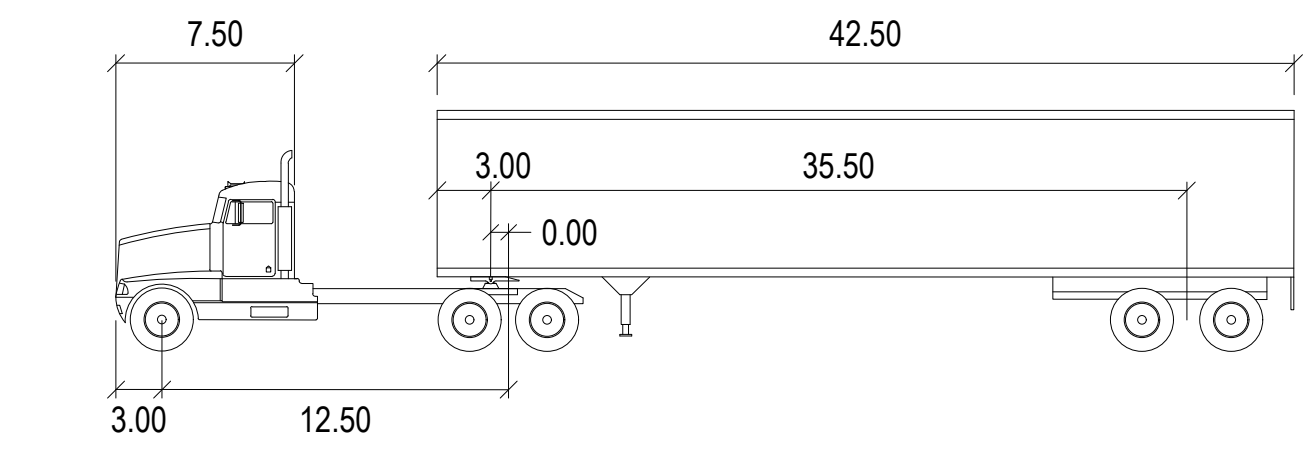
S.R. MINTZ

PROFESSIONAL ENGINEER
PENNSYLVANIA
LICENSE # 0000000000

VEHICLE CIRCULATION PLAN

SHEET NUMBER:
C-905
23 OF 25

ORG. DATE - 1/12/2024



Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

