


REVISIONS			
REV	DATE	COMMENT	BY
1	10/10/16	PER CLIENT COMMENTS	DM
2	10/12/16	PER CLIENT COMMENTS	JW
3	10/31/16	PER SELLER'S COMMENTS	DM

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN
STAGE - STOP CALL

 **PA1**
SYSTEM, INC.

1-800-242-1776

POCS SERIAL NUMBER
20130731155

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: PP160559
DRAWN BY: JPW/DM
CHECKED BY: CB
DATE: 2016-09-26
SCALE: 1"=30'
CAD I.D.: PP160559BASE-3

PROJECT:

PRELIMINARY/FINAL
LAND DEVELOPMENT
PLANS

_____ FOR _____

THE HANOVER
COMPANY
HANOVER
KING OF PRUSSIA

625 S. GODDARD BLVD.
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA



BOHLER
ENGINEERING

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19102

Phone: (267) 402-3400
Fax: (267) 402-3401

www.BohlerEngineering.com

C. BROWN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317

SHEET TITLE:

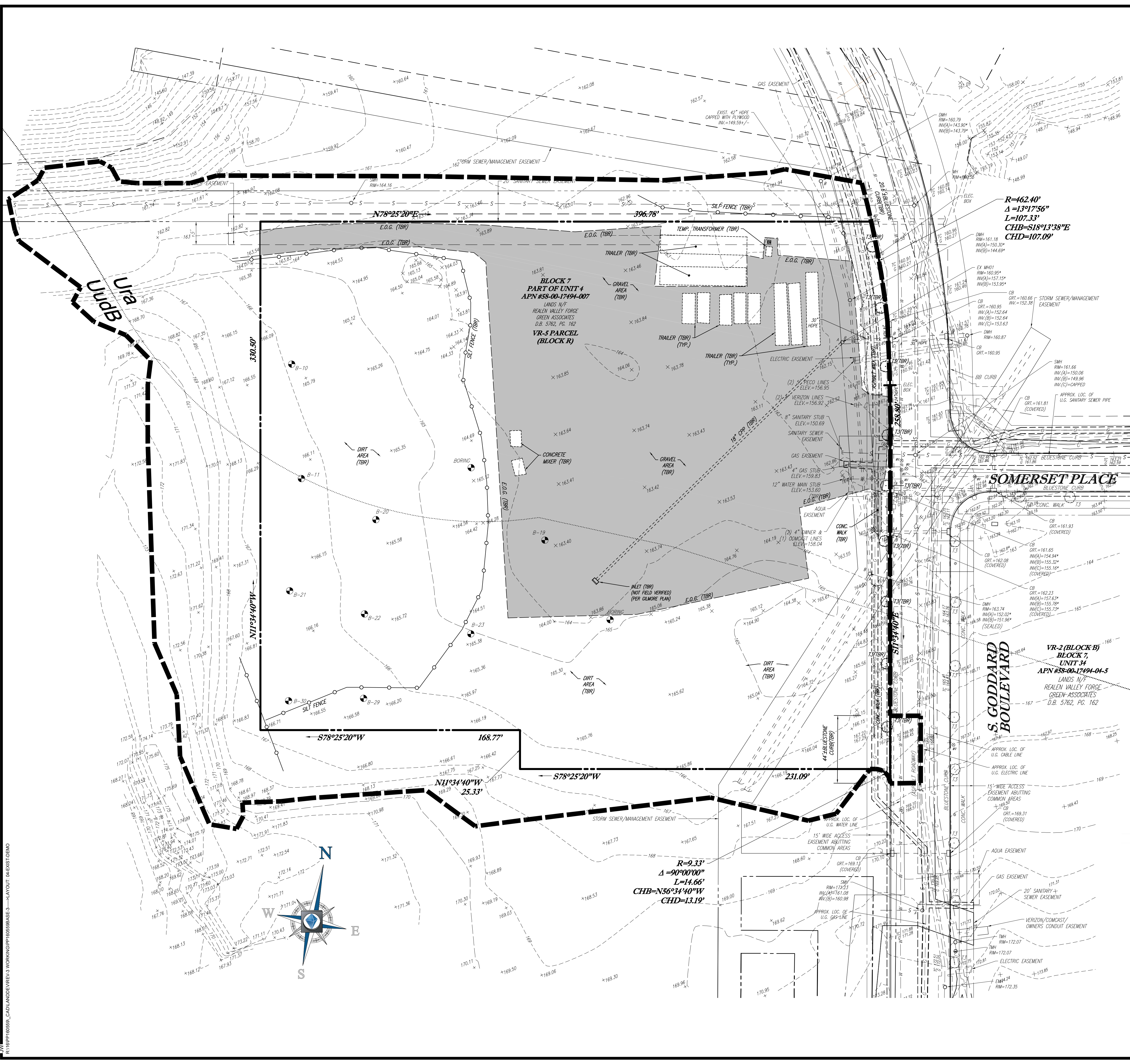
SITE PLAN
(RECORD PLAN 2 OF 3)

SHEET NUMBER: _____

2
OF 12

REVISION 3

21-161PBP160550, CADU ANDDEMAREV.3 WORKING/PP160550BASE.3-----AYOUIIT-02-SITE



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1778) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20130731155

UTILITY COMPANY
AQUA PENNSYLVANIA, INC.
COMCAST CABLEVISION
FRONTIER COMMUNICATIONS
UPPER MERION COLLECTION SYSTEM
UPPER MERION TOWNSHIP
LEVEL 3
PECO
VERIZON
ZAYO BANDWIDTH
AT & T
MCI
RCN CABLE(FORMERLY C-TECH)
SUNOCO PIPELINE

PHONE NUMBER
610-525-1400
215-961-3800
1-800-901-7396
610-275-1534
610-265-2600
720-888-0165
215-566-3220
(215) 657-9260
1-800-390-6064
800-222-0400
800-888-0800
484-661-6020
215-669-3232

SOIL DESCRIPTIONS
Soil Description
Udub - URBAN LAND-UDORTHENTS, LIMESTONE COMPLEX, 0 TO 8 PERCENT SLOPES
Ura - URBAN LAND, OCCASIONALLY FLOODED

HYDROLOGIC SOIL GROUP
D
D

REVISIONS				
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FOR
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625 S. GODDARD BLVD.
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C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE075317

EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NUMBER:
4
OF 12
REVISION 3

DRAWING LEGEND

--- PROPERTY BOUNDARY	EXIST. HYDRANT
--- RIGHT OF WAY LINE	EXIST. WATER VALVE
--- EXIST. EASEMENT	EXIST. VALVE
--- EXIST. CONCRETE CURB	EXIST. STREET LIGHT
-G- G- EXIST. GAS LINE	EXIST. MANHOLE
-W- W- EXIST. WATER LINE	EXIST. INLET
-C- C- EXIST. TELEPHONE LINE	EXIST. TREE
-E- E- EXIST. ELECTRIC LINE	EXIST. SIGN
-S- S- EXIST. SANITARY SEWER PIPING	EXIST. SPOT ELEVATION
--- EXIST. STORM SEWER PIPING	EXIST. TOP OF CURB ELEVATION
--- LIMIT OF DISTURBANCE	EXIST. BOTTOM OF CURB ELEVATION
--- EXIST. CONTOUR	TEST BORING
--- SOIL TYPE LINE	INVA=150.30' INVB=144.69'
UdB SOIL TYPE LABEL	* DENOTES NOT FIELD VERIFIED AND BASED ON PLANS BY OTHERS

UdB

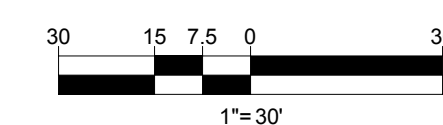
30 15 7.5 0 30
1"=30'

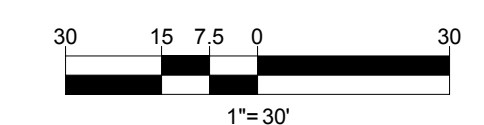


STRUCTURE	RIMGRATE	INVERT(S) IN	INVERT OUT
EX MH01	-	-	154.15
FE501	161.70	-	158.98
IN01	163.33	156.40	156.20
IN02	164.21	156.23	159.03
IN03	164.62	-	160.15
IN04	165.50	-	157.70
IN05	160.30	149.85	149.85
IN06	161.85	150.58/150.58	153.36
IN07	161.65	-	151.36
IN08	161.90	153.74/153.44	153.24
IN09	161.50	155.34	154.81
IN10	163.50	156.82	156.62
IN11	163.80	158.06/156.86	155.86
MH W-4	-	-	149.52
MH01	163.75	155.83	155.63
MH02	164.96	158.38/157.38	157.18
MH03	165.30	153.29	151.28
MH04	165.30	156.94/156.94	156.74
MH05	-	-	153.17
MH-OTHERS	-	-	155.86
RD01	166.00	-	153.44
RD02	166.00	-	151.11
RD03	166.00	-	157.76
YD01	163.00	-	160.50

RUN	LENGTH (LF)	SLOPE (%)	SIZE (IN)	MATERIAL
FES01 - I11	12	1.00	30	CORRUGATED HDPE
IN01 - MH01	37	1.00	30	CORRUGATED HDPE
IN02 - MH02	95	1.00	30	CORRUGATED HDPE
IN03 - IN02	12	1.00	18	CORRUGATED HDPE
IN04 - MH02	32	1.00	30	CORRUGATED HDPE
IN05 - MH V-4	13	1.00	24	CORRUGATED HDPE
IN06 - IN05	11	1.00	24	CORRUGATED HDPE
IN07 - IN06	80	1.00	12	CORRUGATED HDPE
IN08 - MH05	5	1.40	30	CORRUGATED HDPE
IN09 - IN08	137	1.00	30	CORRUGATED HDPE
IN10 - IN09	108	1.00	30	CORRUGATED HDPE
IN11 - IN10	184	1.00	30	CORRUGATED HDPE
MH01 - EX MH01	148	1.00	30	CORRUGATED HDPE
MH02 - IN01	78	1.00	30	CORRUGATED HDPE
MH03 - IN06	12	1.00	18	CORRUGATED HDPE
MH04 - IN08	100	3.00	18	CORRUGATED HDPE
RD01 - MH03	16	1.00	18	CORRUGATED HDPE
RD02 - MH04	17	1.00	18	CORRUGATED HDPE
RD03 - MH04	12	1.00	18	CORRUGATED HDPE
YD01 - IN11	32	2.00	8	CORRUGATED HDPE

	PROPERTY BOUNDARY		EXIST. HYDRANT
	RIGHT OF WAY LINE		EXIST. WATER VALVE
	EXIST. CONCRETE CURB		EXIST. VALVE
	PROP. CONCRETE CURB		EXIST. STREET LIGHT
	PROP. CONCRETE CURB BY OTHERS		EXIST. MANHOLE
	EXIST. CONTOUR		EXIST. INLET
	PROP. CONTOUR		EXIST. SIGN
	EXIST. STORM SEWER PIPING		EXIST. TREE
	PROP. STORM SEWER PIPING		PROP. INLET
	EXIST. SPOT ELEVATION		PROP. YARD DRAIN
	EXIST. TOP OF CURB ELEVATION		PROP. ROOF DRAIN
123.65	EXIST. BOTTOM OF CURB ELEVATION		PROP. MANHOLE
10' 123.65	PROP. SPOT ELEVATION		PROP. CLEANOUT
6' 123.65			
122.95			
TC 220.70 BC 220.20	PROP. TOP/BOTTOM OF THE CURB ELEVATIONS		* DENOTES NOT FIELD VERIFIED AND BASED ON PLANS BY OTHERS






RUN	LENGTH (LF)	SLOPE (%)	SIZE (IN)	MATERIAL
FES01 - IN11	32	1.00	30	CORRUGATED HDPE
IN01 - MH01	37	1.00	30	CORRUGATED HDPE
IN02 - MH02	85	1.00	18	CORRUGATED HDPE
IN03 - IN02	92	1.00	18	CORRUGATED HDPE
IN04 - MH02	32	1.00	30	CORRUGATED HDPE
IN05 - MH1W44	13	1.00	24	CORRUGATED HDPE
IN06 - IN05	51	1.00	24	CORRUGATED HDPE
IN07 - IN06	100	1.00	12	CORRUGATED HDPE
IN08 - MH05	5	1.40	30	CORRUGATED HDPE
IN09 - IN08	137	1.00	30	CORRUGATED HDPE
IN10 - IN09	128	1.00	30	CORRUGATED HDPE
IN11 - IN10	184	1.00	30	CORRUGATED HDPE
MH01 - EX MH01	148	1.00	30	CORRUGATED HDPE
MH02 - EX MH02	78	1.00	30	CORRUGATED HDPE
MH03 - IN06	72	1.00	18	CORRUGATED HDPE
MH04 - IN08	100	3.00	18	CORRUGATED HDPE
RD01 - MH03	16	1.00	18	CORRUGATED HDPE
RD02 - MH04	17	1.00	18	CORRUGATED HDPE
RD03 - MH04	82	1.00	18	CORRUGATED HDPE
YD01 - IN11	32	2.00	8	CORRUGATED HDPE

[illegible]

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SHEET TITLE:	
UTILITY PLAN	
SHEET NUMBER:	
6	
OF 12	
REVISION 3	

[illegible]

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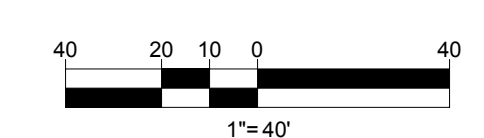
PROFESSIONAL ENGINEER
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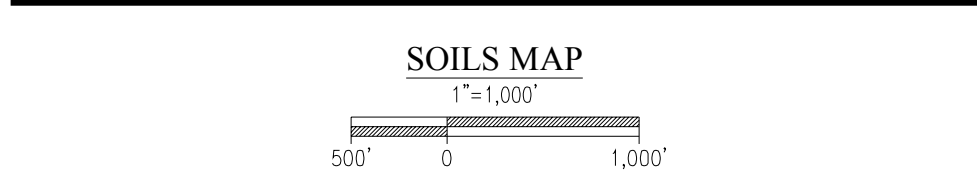
SHEET TITLE:
**SOIL EROSION &
SEDIMENT
POLLUTION
CONTROL PLAN**

SHEET NUMBER:
7
OF 12

REVISION 3

**THIS PLAN IS FOR SOIL EROSION
& SEDIMENT POLLUTION
CONTROL PURPOSES ONLY**





1. SHOULD GROUNDWATER BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATIONS, WATER SHALL BE PUMPED FROM TRENCH INTO FILTER BAG.
2. DUE TO GRADING LIMITATIONS OF SOILS DURING WINTER MONTHS, THE CONTRACTOR SHALL NOT GRADE THESE SOILS DURING FROSTING OR ICING CONDITIONS.
3. SHOULD BEDROCK BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATION, ROCK SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
4. SOIL TEST SHOULD BE PERFORMED TO DETERMINE SOIL SUITABILITY FOR TOPSOIL. IF SOIL IS DETERMINED TO BE UNSUITABLE THEN TOPSOIL SHALL BE IMPORTED AND DISTRIBUTED THROUGHOUT THE SITE AS REQUIRED.
5. THE SUBJECT SITE DRAINS TO TROUT CREEK, WHICH HAS A WWF-WF, CHARTER 93 CLASSIFICATION

SEEDING DATES:

- 1. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
- IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO OBTAIN ACCEPTANCE.
- IN ORDER TO STABILIZE THE SITE AND PREVENT THE NEXT GROWING SEASON.

2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANTS, ITEMS ARE IN THE FORM OF POUNDS PER ACRE (Lb/A) OR PURE LINE (SEED ACRYL%). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY PER ACRE ON THE SEED MIXTURE PURITY RATING (SEE ITEM #B BELOW).

3. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RECLAIMED WITHIN TWELVE (12) MONTHS MUST BE SEED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:

- ANNUAL RYE (40 POUNDS / ACRE PL5)
- OR SPRING OATS (96 POUNDS / ACRE PL3)
- OR WINTER RYE (168 POUNDS / ACRE PL5)

(REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TAB

TALL FESCUE (64 POUNDS / ACRE PLS)
OR FINE FESCUE (35 POUNDS / ACRE PLS)
OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS)
OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)

(REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION,
TABLE 11.4, SEED MIX #2)

- A. PERMANENTLY STABILIZED SOIL OF PERMANENT OR LONG-TERM SETTLEMENT SHALL BE CATERED TO PERMANENTLY STABILIZED SOIL. UNLESS OTHERWISE SPECIFIED, SEEDING SHALL NOT BE USED MORE THAN ONE YEAR FROM THE LABEL DATE.
- B. DETERMINE THE PERCENT LIVE PLANT SEED (PERCENT PLS) OF A LABELED SEED. MULTIPLY BY THE PERCENT PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ($\text{PLS} \times \% \text{GERM} / 100$) = THE ACTUAL PLS.
- C. DETERMINE THE ACTUAL SEED RATE. SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE REQUIREMENTS AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE SEED IS 64 PERCENT PLS, THE SEED IS RATED AT .55# PLS, DIVIDE .64 BY 0.55 TO GET 102.9% PLS. THIS IS THE AMOUNT OF THAT SEED REQUIRED.
- D. APPLICATION OF SEED - SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUT MINIMUM QUALITY PROTECTION (SEE RECENT EDITION).
- E. SEED SHALL BE APPLIED TO ALL EXPOSED, UNPROTECTED TOPSOIL.
- F. SEEDS MUST BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED IN PRACTICE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
 - 1. DRILL
 - 2. BROADCAST SEEDING (TWO DIRECTIONS)
 - 3. HYDROSEEDING (TWO DIRECTIONS)
- G. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERCENT COVER OF ACHIEVED VEGETATION IS OBTAINED.
 - 1. TEMPORARY STABILIZATION WITH STRAW
 - a. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 ACRES (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
 - b. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKLER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURERS' SPECIFICATIONS.
 - 2. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MULCHES (WHERE SEED IS)
 - a. MATING/BANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT PLAN, OR WITHIN 50 FEET OF STREAMS, DROUGHTS OR RETAINERS. THE PRODUCT SHALL BE IN PLACE ON TOP OF THE SEED IN ACCORDANCE WITH THE PRODUCT'S INSTALLATION INSTRUCTIONS.
 - b. AREAS WITH MATING/BANKETS SHALL NOT BE TRACKED (CANNIKED) AFTER INSTALLATION.
 - c. MATING/BANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS PROPERLY. IT HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.
- H. ONCE SEED HAS BEEN SET, THERE SHALL BE NO DISRUPTION OF SEED OR CONSTRUCTION SHALL BE AVOIDED.
- I. VEGETATION SET APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A WEEK. NECESSARY IRRIGATION (A MINIMUM OF 75% COVER).

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

B. NO SEDIMENT OR SEDIMENT LOOSE MATERIAL MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY CONTAINED.

C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.

D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN OPENED MUST BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF VEGETATION.

E. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGH THE PERIODS, MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PARENT SUBSTRATES IS CONSIDERED ACCEPTABLE PROTECTION.

F. AREAS THAT FAIL TO GENERATE VEGETATION MUST BE RE-SEEDING OR MULCHED.

G. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEEDS AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF EXPOSED FLOOD, STORM, OR DRAINAGE DITCHES.

H. 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 RAINFALL EVENT ON A WEEKLY BASIS AND REPAIRS TO EROSION CONTROL MEASURES MUST BE MADE IMMEDIATELY TO CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY.

I. ADVANCE, PRIOR TO SITE STABILIZATION ANY EROSION PROBLEMS WHICH REQUIRE ADDITIONAL CONTROLS. IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.

J. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE CITY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SLOP, BORROW AREA, AND WORK AREA NOT INCLUDED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.

K. CONTRACTOR SHALL NOTIFY THE CITY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS TO BE REMOVED FROM THE SITE.

L. STANDARD FOR DISPOSAL OF MATERIALS 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 AND HAVE AN EROSION AND SEDIMENT CONTROL PLAN. THE DESTINATION LOCATION FOR DISPOSAL OF MATERIALS IS REVEREND CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION, ADDITIONAL MEASURES REQUIRED TO AVOID 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.

M. THE CONTRACTOR SHALL SHOW THE CITY CONSERVATION DISTRICT THE NEAREST DISPOSAL LOCATION FOR MATERIALS TO BE REMOVED FROM THE SITE.

N. NECESSARY, IN ACCORDANCE WITH THE NEPES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

A. DETERMINATION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEYING AND LAYOUT.

1. PROVISIONS SHALL BE MADE TO SAFELY CONDUIT SURFACE WATER TO STORM DRAINS OR SATISFAE WATER COURSES AND TO PREVENT EROSION FROM DRAINING CUT FACES AND FILL SLOPES.

2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.

B. INSTALLATION REQUIREMENTS

1. BRUSH, BRUSH, RUBBER, DROPS, STUMPS AND VEGETATIVE MATERIAL WHICH WILL INTERFERE WITH THE GRADING OPERATION AND/OR BE ATTACHED PLANNED SURFACE OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.

2. FILL MATERIALS TO BE FREE OF BRUSH, RUBBER, LIMBS, LOGS, VEGETATIVE MATERIAL AND STUMPS IN AMOUNTS THAT WILL BE OBSTACLES TO CONSTRUCTING OR FINISHING FILL.

3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.

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

C. (SEE D. 1)

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO ONE DAY EVERY TWO TO THREE TIMES THE LENGTH OF PLUG INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B. LIMIT DAILY TRENCHESS TO THE LENGTH OF PLUG INSTALLATION. PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY, DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PLUG.
- C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR TREATMENT OF SEWAGE (SEWAGE TREATMENT PLANT, SEE DETAIL) BEFORE PLUG PLACEMENT AND BACKFILLING BEGINS.
- D. ON THE DAY FOLLOWING PLUG PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FOLLOW CONTOURS AND APPROPRIATE TRAFFIC EROSION AND SEDIMENT POLLUTION CONTROL MEASURES FACILITY WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- E. WORK CREWS AND EQUIPMENT FOR TRENCHESS, PLACEMENT OF PLUG, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

A. STANDARD FOR TEMPORARY STABILIZATION WITH FIERMULCH

MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING. IN ADDITION, STABILIZATION WITH MULCH SHALL BE USED DURING NON-EROSION PERIODS.

1. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.

2. CARE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.

3. PROTECT MATERIALS TO BE USED:

- A. UNWEIGHTED SMALL-GRAIN OR CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNWEIGHTED AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.**
- B. HYPERMULCHER. 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 IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.**

B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED

1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RESTORED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.

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

3. SEEDING PREPARATION FOR TEMPORARY STABILIZATION:

- A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.**
- B. APPLY AGRI-CULTURAL LIME AT A RATE OF 1-1 TON PER ACRE.**
- C. WORK 10-10-10 FERTILIZER AT A RATE OF 50 POUNDS PER ACRE.**
- D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4" (4" INCHES).**

C. SEEDING: SEE SEEDING SPECIFICATIONS

3. THIS SEQUENCE OF CONSTRUCTION REFERS TO THE "ON-SITE" LIMIT OF DISTURBANCE. FOR EROSION AND SEDIMENT POLLUTION CONTROLS RELATING TO "OFF-SITE" CONSTRUCTION FOR S. GORDAAR BOULEVARD THE CONTRACTOR MUST REFER TO THE PLANS PREPARED BY GILMORE & ASSOCIATES, INC.
4. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
5. AT LEAST SEVEN (7) DAYS BEFORE COMMENCEMENT OF ANY EARTH DISTURGING ACTIVITIES, THE OPERATOR SHALL WRITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LAND OWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARED, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
6. ALL STRUCTURES ASSOCIATED WITH CONSTRUCTION OF SEDIMENT AND EROSION CONTROL MEASURES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTH MOVING/DISTURBANCE.
7. INSTALL CONSTRUCTION ENTRANCE OFF GUTHRIE ROAD.
8. INSTALL SILT FENCE ON DOWNHILL SIDE OF EARTH MOVING AREAS AS INDICATED ON THE PLANS. PERIMETER SILT FENCE ALSO TO BE INSTALLED AT THIS TIME.
9. CLEAR AND GRUB WITHIN LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS.
10. PERFORM DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE EXISTING CONDITIONS/DEMOLITION PLAN.
11. INITIATE THE NECESSARY EARTHWORK TO REACH GRADES INDICATED ON THE PLANS. THIS WORK SHALL INCLUDE ROUGH GRADING OF THE PROPOSED BUILDING PAD.
12. BEGIN CONSTRUCTION OF BUILDING.
13. CONTINUE CONSTRUCTION OF UTILITIES AND INSTALL SITE LIGHTING FOUNDATIONS AND LIGHT STANDARDS.
14. INSTALL PROPOSED CURBING.
15. INSTALL STONE BASE COURSE, BINDER COURSE, AND WEARING COURSE FOR THE PARKING COURT, DRIVEWAYS TO PARKING GARAGE, AND LOADING AREA.
16. REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS CUT MATERIAL FROM THE SITE IN A LAWFUL MANNER.
17. INLET PROTECTION AND SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE ADEQUATELY STABILIZED.
18. FINAL GRADE LANDSCAPING AREAS, PLANT TREES AND SHRUBS, AND SPREAD TOPSOIL AS SHOWN ON THE LANDSCAPE PLAN.
19. UPRON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MCO, REMOVE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCING AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STABILIZED IMMEDIATELY.
20. INSTALL SITE SIGNAGE AND STRIPING.
21. DEMOLISHURE.

SELECTION FOR SEEDING & SOIL PREPARATION FOR PERMANENT VEGETATIVE COVER

1. SITE PREPARATION

1. A. SLOPES ARE NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
2. B. SUPERSED, 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. A DEPTH OF 4 INCHES.
3. C. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE TOPSOIL SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.

2. APPLYING TOPSOIL

1. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.

2. ALL DISTURBED TOPSOIL, ON-SITE & TO BE REDEPOSITED ON-SITE IN AREAS NOT COVERED BY PREVIOUS TOPSOILS. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 4-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING 10%+ SULFUR SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.

3. SEEDING PREPARATION

1. A. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.
2. B. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
3. C. SOIL MODIFICATIONS:
 1. APPLY 10-10-40 BARETED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 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.
4. D. TOPSOIL AND FERTILIZER SHOULD BE APPLIED AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
5. 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, PILES OF COMPOST, CLOS, LUMPS OR OTHER UNDESIRABLE MATERIAL.
6. F. INSPECT SEEDBED JUST BEFORE SEEDING, IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

4. SEEDING: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM VA. ABOVE)

B. STANDARD FOR PERMANENT ESTABLISHED WITH SOD

1. METHODS AND MATERIALS
 1. A. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
 2. B. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE GRASSES, WEEDY GRASSES.
 3. C. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8" INCH, PLUS OR MINUS 1/4" AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
 4. D. SOD SHOULD BE MOISTURE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER OF THE STRIP. BROKEN PADS OR TOPS AND UNIFORM ENDS WILL NOT BE ACCEPTABLE.
 5. E. SOD SHOULD BE MOISTURE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER OF THE STRIP. BROKEN PADS OR TOPS AND UNIFORM ENDS WILL NOT BE ACCEPTABLE.
 6. F. ONLY MOST, FRESH UNWEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
2. SEED PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM VA. ABOVE)
3. SOD PLACEMENT
 1. A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE TOP OF THE SLOPE AND WORKING DOWN. SOD SHOULD BE LAPPED OR JOINTED TOGETHER TO FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY BRIGATE THE SOD IMMEDIATELY PRIOR TO LAYING THE SOD.
 2. B. PLACE SOD STRIPS WITH SNAKE ENE JOINTS THAT ARE STAGGERED. OPEN SPACES MUST BE ELIMINATED.
 3. C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOD CONTACT OF ROOT MAT AND SOIL SURFACE. SOD NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY TO PREVENT TO PREVENT SOD FROM WOULD GRASS FROM THE JOINTS.
 4. D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, REE STAPLES OR A BIODEGRADABLE FASTER.
 5. E. WATER CATCH BASINS SHOULD BE DESIGNED FROM TROWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF PEAVE CUT 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-CARRING CHANNELS AND OTHER CRITICAL AREAS.
 6. F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL TO A DEPTH OF 3-4 INCHES. WATERING OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
4. FOLLOW UP INSPECTION: AFTER SOD IS PLACED, SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

- 1) ALL APPROVED 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 (SAMPLED, SIGNED AND DATED BY THE REVIEWING AGENCY) SHALL 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 THESE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 2) AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- 3) AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA C&D CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 4) ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- 5) AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 6) CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- 7) AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN DRAWINGS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- 8) 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.
- 9) 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. C.S. 2601.1, 2711.1, AND 2871.1 ETC. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 10) 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.
- 11) 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 TO BE ANALYTICAL TESTING.
- 12) ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- 13) VEHICLES AND EQUIPMENT TRAFFIC SHALL BE COORDINATED WITH REALM VALLEY FORGE GREENEYS ASSOCIATES.
- 14) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESURFACING, 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.
- 15) 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.
- 16) 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, SHOWN, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 17) ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 18) AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOLS - 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.
- 19) ALL FILLS SHALL BE CONSIDERED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILLS INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 20) ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 21) FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 22) FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 23) FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 24) SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 25) ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING 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.
- 26) IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS, DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- 27) PERMANENT STABILIZATION IS DEFINED AS A MINIMUM ANNUAL, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION, CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) 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.
- 32) FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LOUSEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RECTIFY FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$100.00 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$250.00 IN MEDIUM CRIMINAL PENALTIES FOR EACH VIOLATION.

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT:

PRELIMINARY/FINAL
LAND DEVELOPMENT
PLANS

FOR

625 S. GODDARD BLVD.
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA



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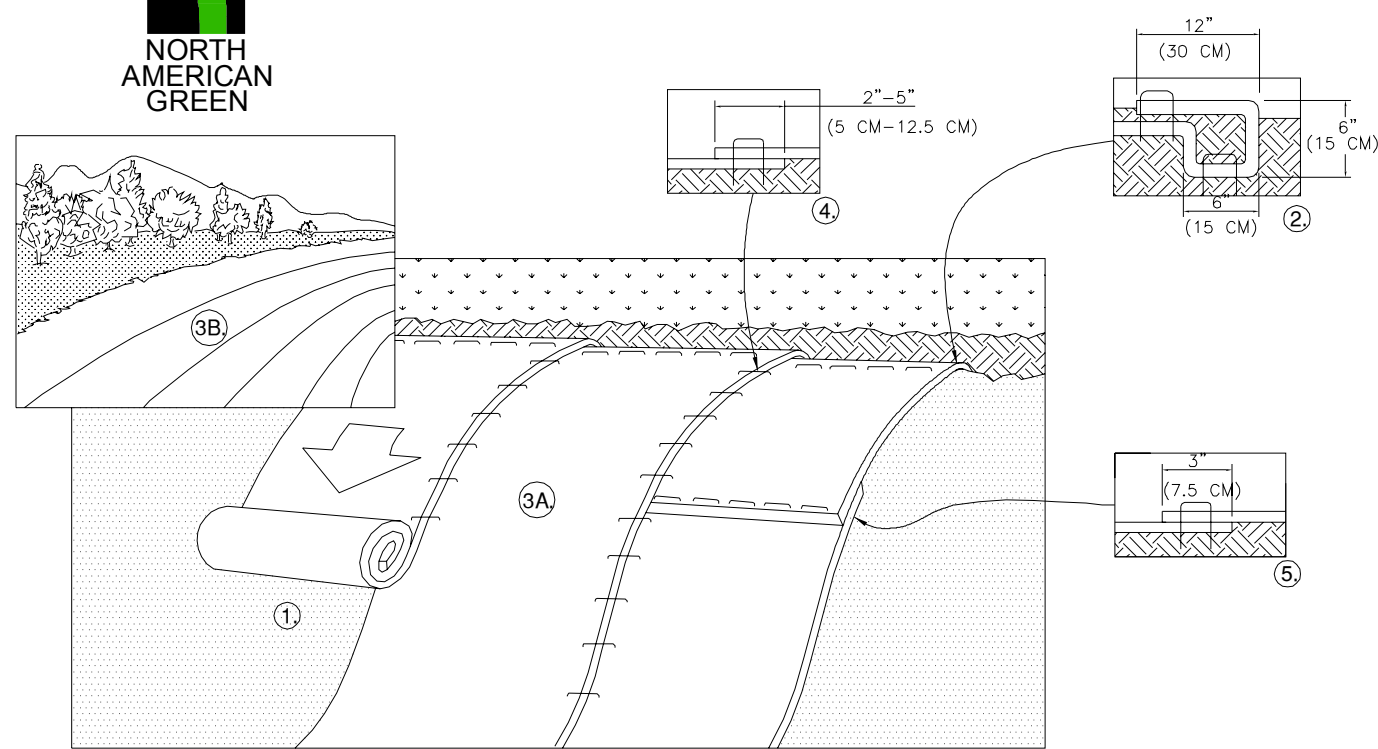
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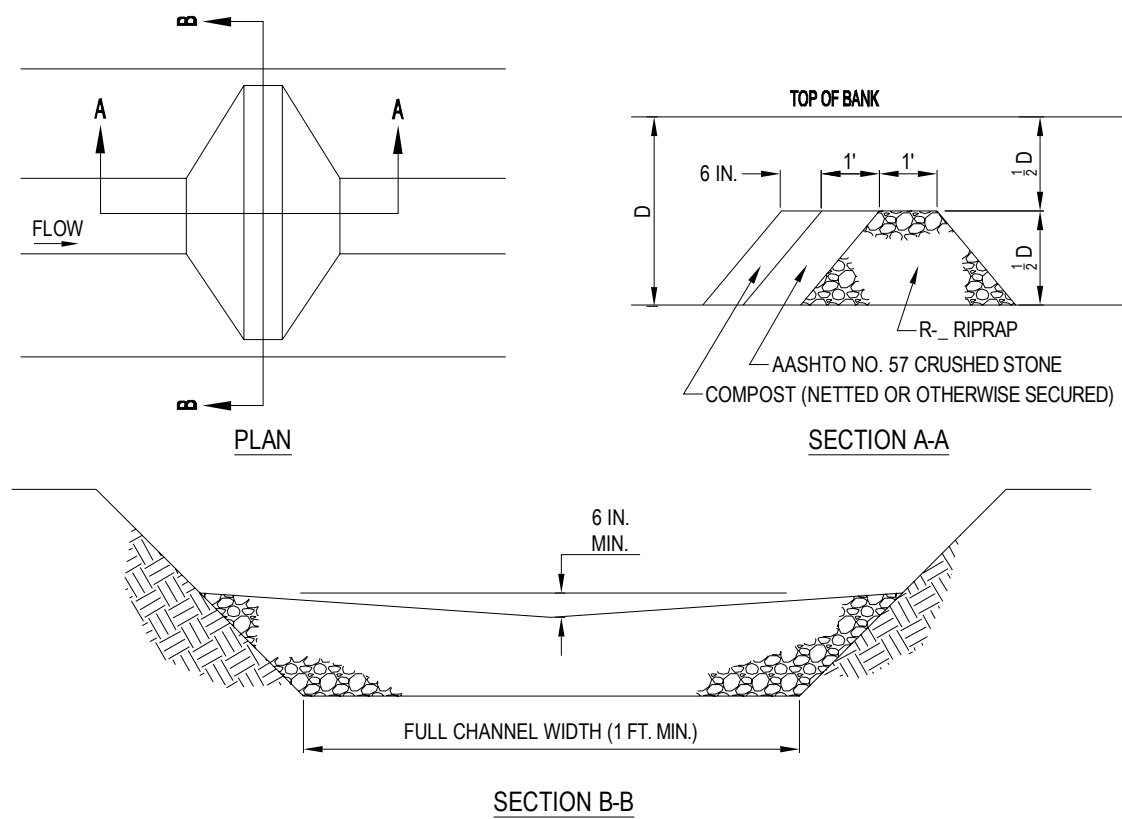
<h1>C. BROWN</h1>	
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<p>PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PE075317</p>	
<hr/>	
<p>SHEET TITLE:</p>	
<p>SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES</p>	
<hr/>	
<p>SHEET NUMBER:</p>	
<p>8</p>	
<p>OF 12</p>	
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<p>REVISION 3</p>	



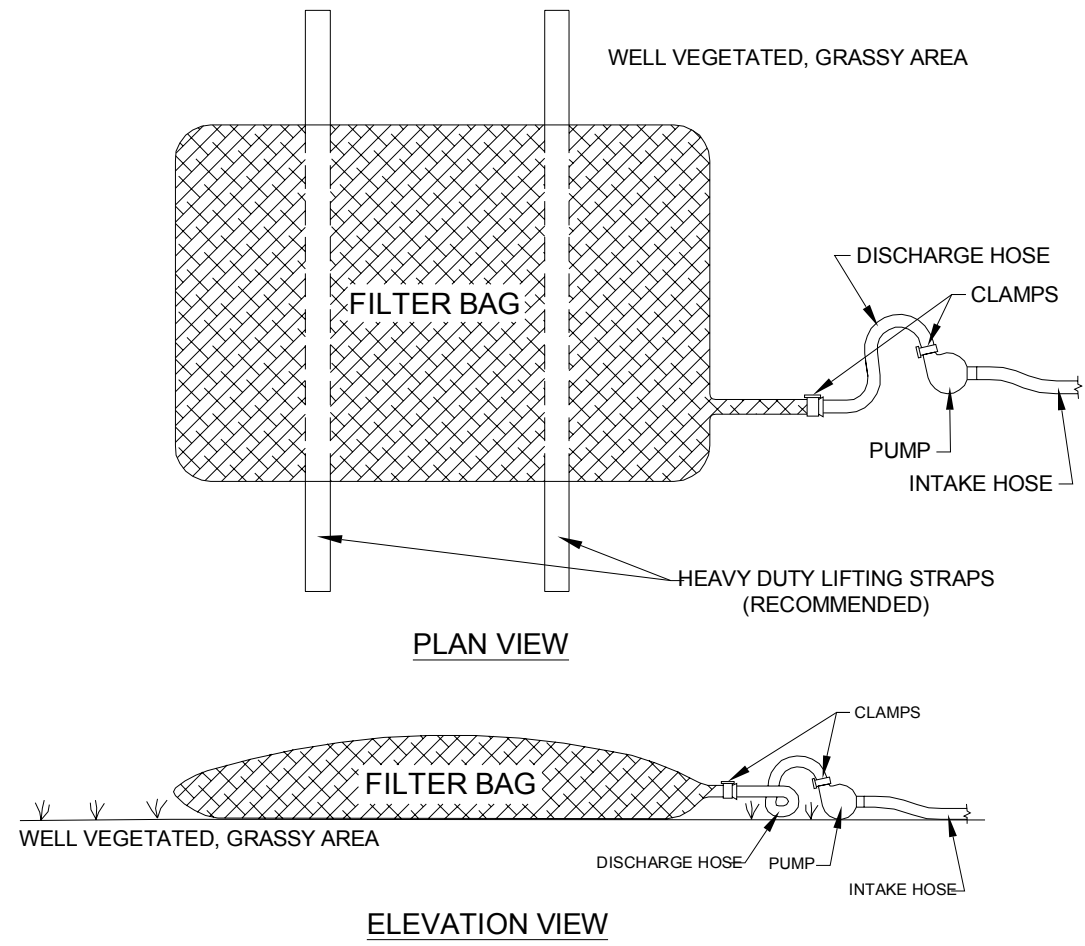
SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 2" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.
- NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.



STANDARD CONSTRUCTION DETAIL #3-16 Pumped Water Filter Bag



NOTES:

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

Property	Test Method	Minimum Standard
Avg. Wide Width Strength	ASTM D-4884	60 lb/ft
Grab Tensile	ASTM D-4632	205 lb
Puncture	ASTM D-4633	1100
Mullen Burst	ASTM D-3786	350psi
UV Resistance	ASTM D-4355	70%
ROS % Retained	ASTM D-4763	80% Some

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

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

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

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

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

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

ROCK FILTER NO.	LOCATION	D (FT)	RIPRAP SIZE (R.)
88	1234567890	88	8

FOR D > 3 FT. - USER 4
FOR D > 2 FT. TO D < 3 FT. - USER 3
NOT APPLICABLE FOR D < 2 FT.

NOTES:

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTERS.

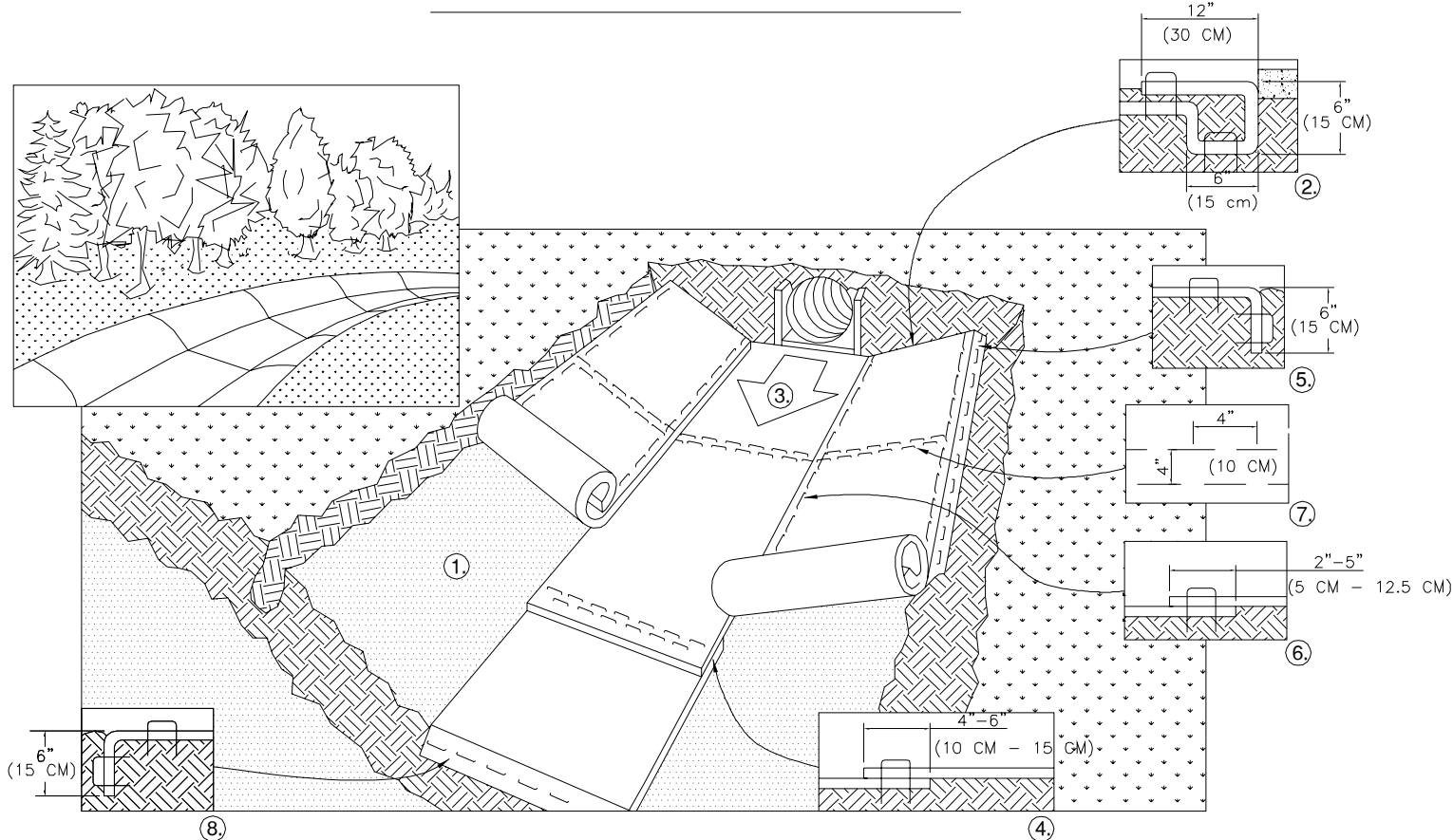
IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

STANDARD CONSTRUCTION DETAIL #4-14 ROCK FILTER

NOT TO SCALE



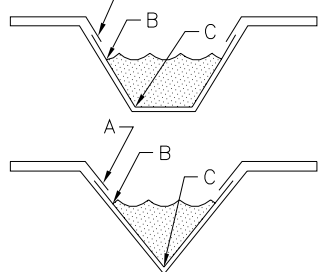
CHANNEL INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDENT ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:

- * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

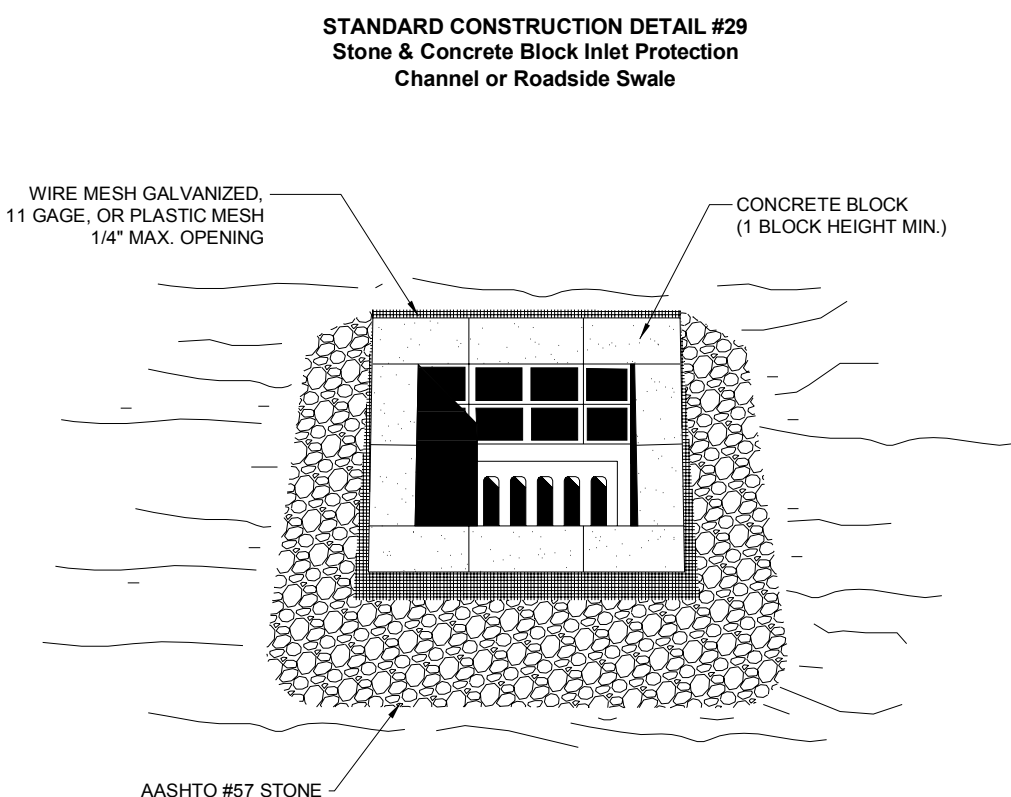


CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

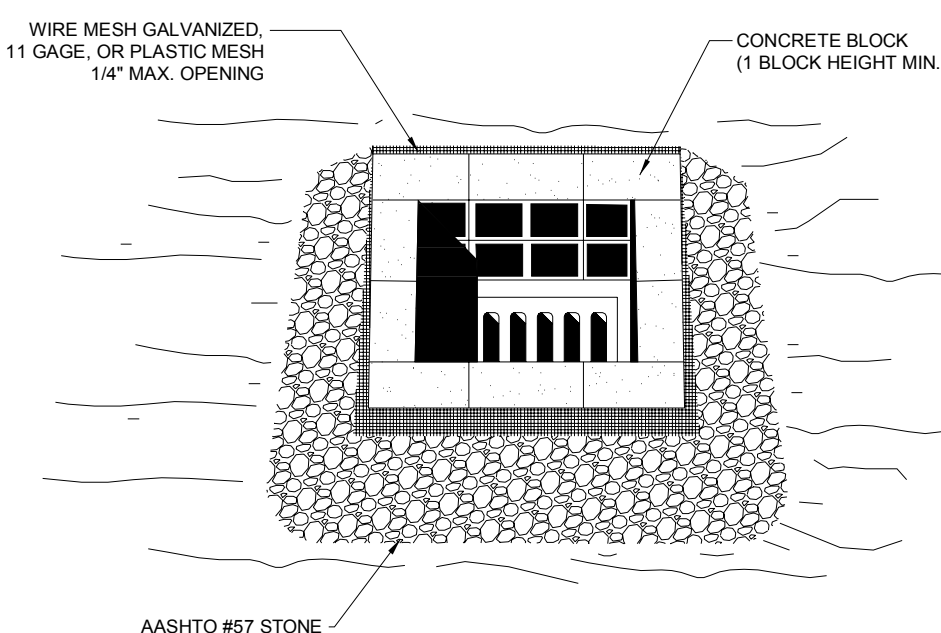
NOTE:

- * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

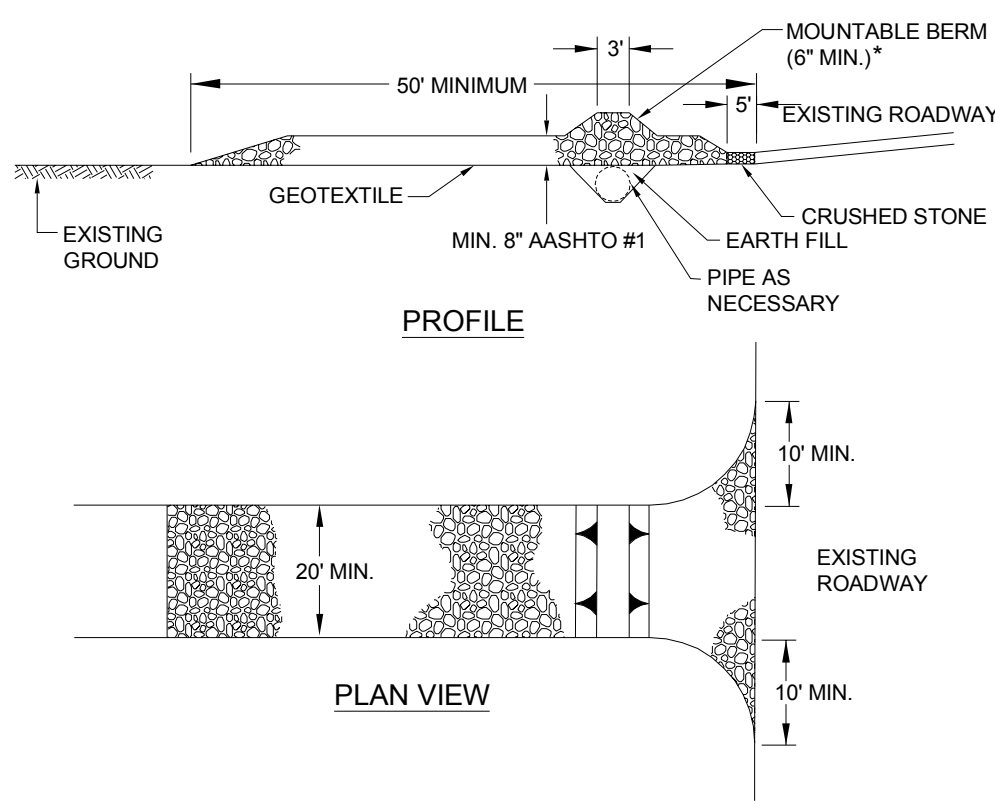
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



STANDARD CONSTRUCTION DETAIL #29 Stone & Concrete Block Inlet Protection Channel or Roadside Swale



STANDARD CONSTRUCTION DETAIL #3-3 Rock Construction Entrance



* MOUNTAIN BERM USED TO PROVIDE PROPER COVER OVER PIPE

NOTES:

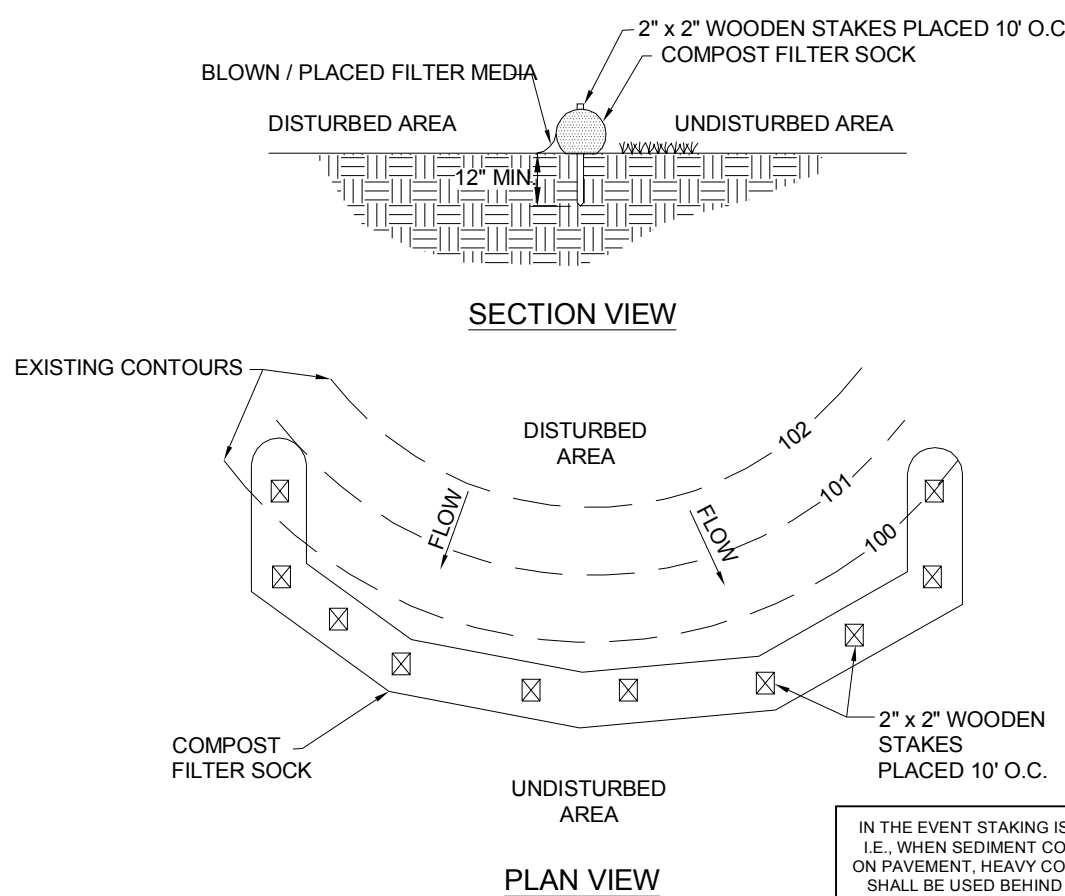
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

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

MOUNTAIN 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, EXCEED 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 #4-1 Compost Filter Sock



NOTES:

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

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

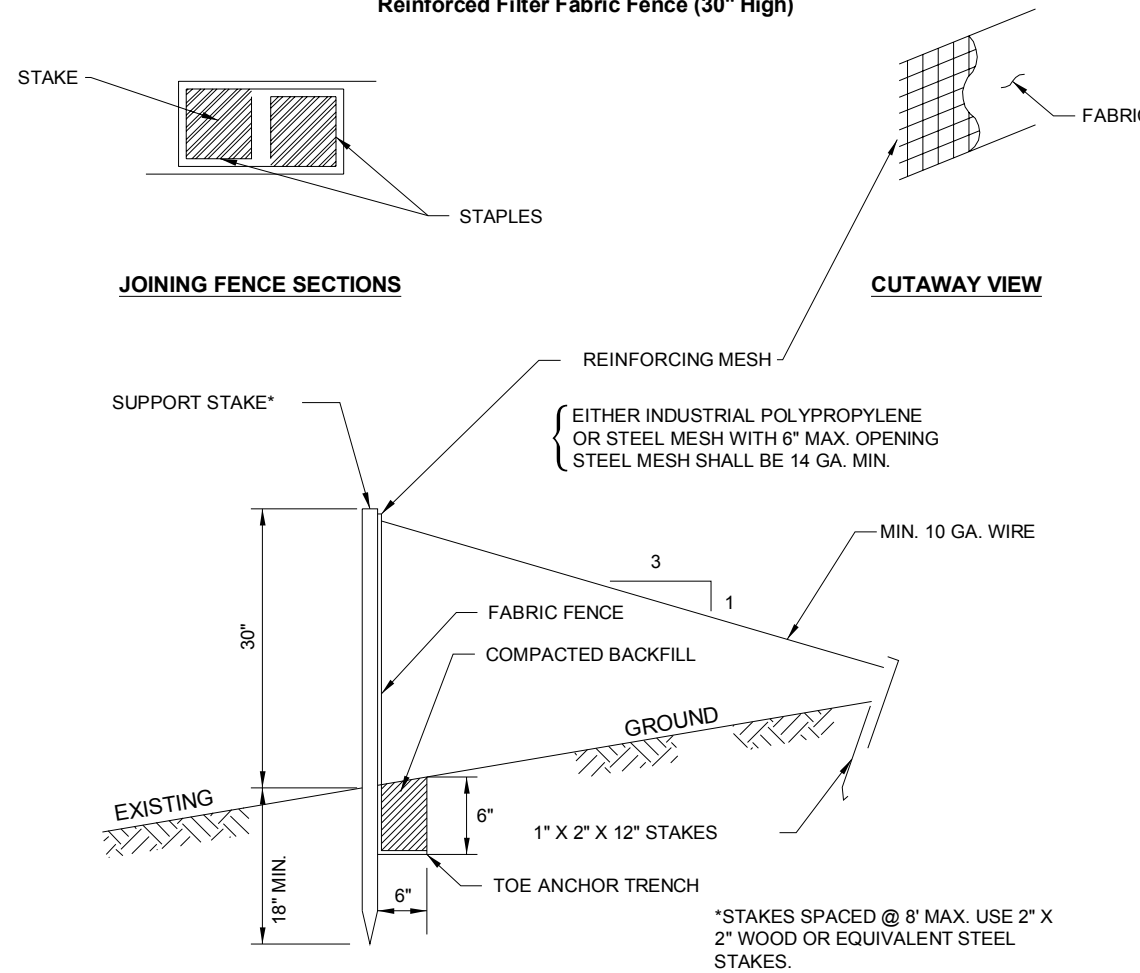
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 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 #20 Reinforced Filter Fabric Fence (30" High)



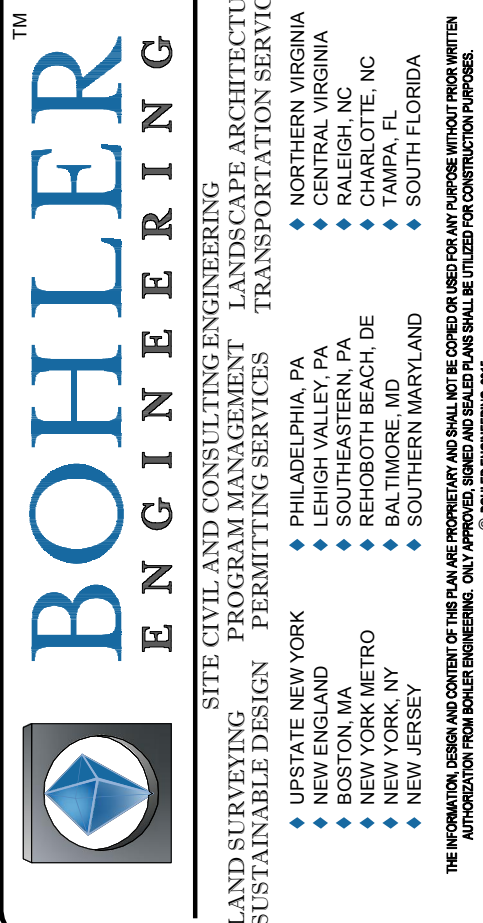
NOTE: SHOW ALL DETAILS AND CONSTRUCTION DIMENSIONS ON PLAN DRAWINGS.

Filter Fabric Fence must be installed at existing level grade. Both ends of each fence section must be extended at least 5 feet upslope at 45 degrees to the main fence alignment.

Sediment must be removed where accumulations reach 1/2 the above ground height of the fence.

Any fence section which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

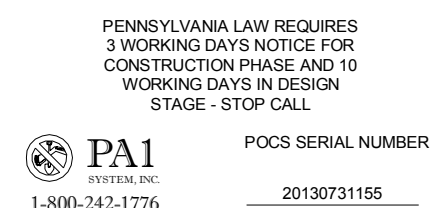
**THIS PLAN IS FOR SOIL EROSION
& SEDIMENT POLLUTION
CONTROL PURPOSES ONLY**



REVISIONS

REV	DATE	COMMENT	BY
1	10/10/16	PER CLIENT COMMENTS	DM
2	10/12/16	PER CLIENT COMMENTS	JW
3	10/31/16	PER SELLER'S COMMENTS	DM

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NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PP160559
DRAWN BY: JPW/DM
CHECKED BY: CB
DATE: 2016-09-28
SCALE: AS NOTED
CAD I.D.: PP160559DETAILS-3

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

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COMPANY
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KING OF PRUSSIA

625 S. GODDARD BLVD.
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA



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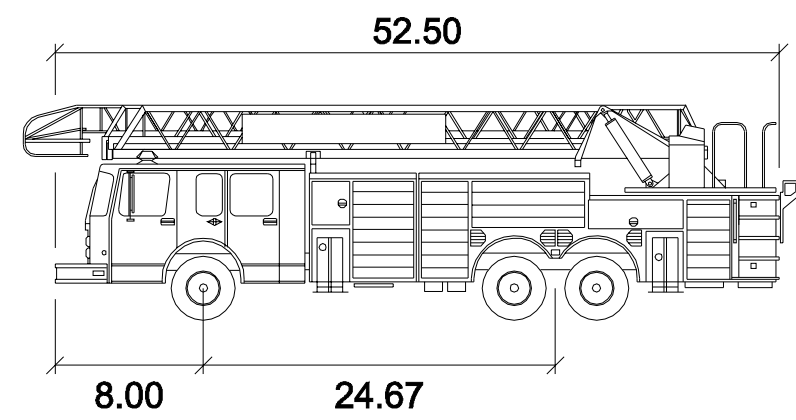
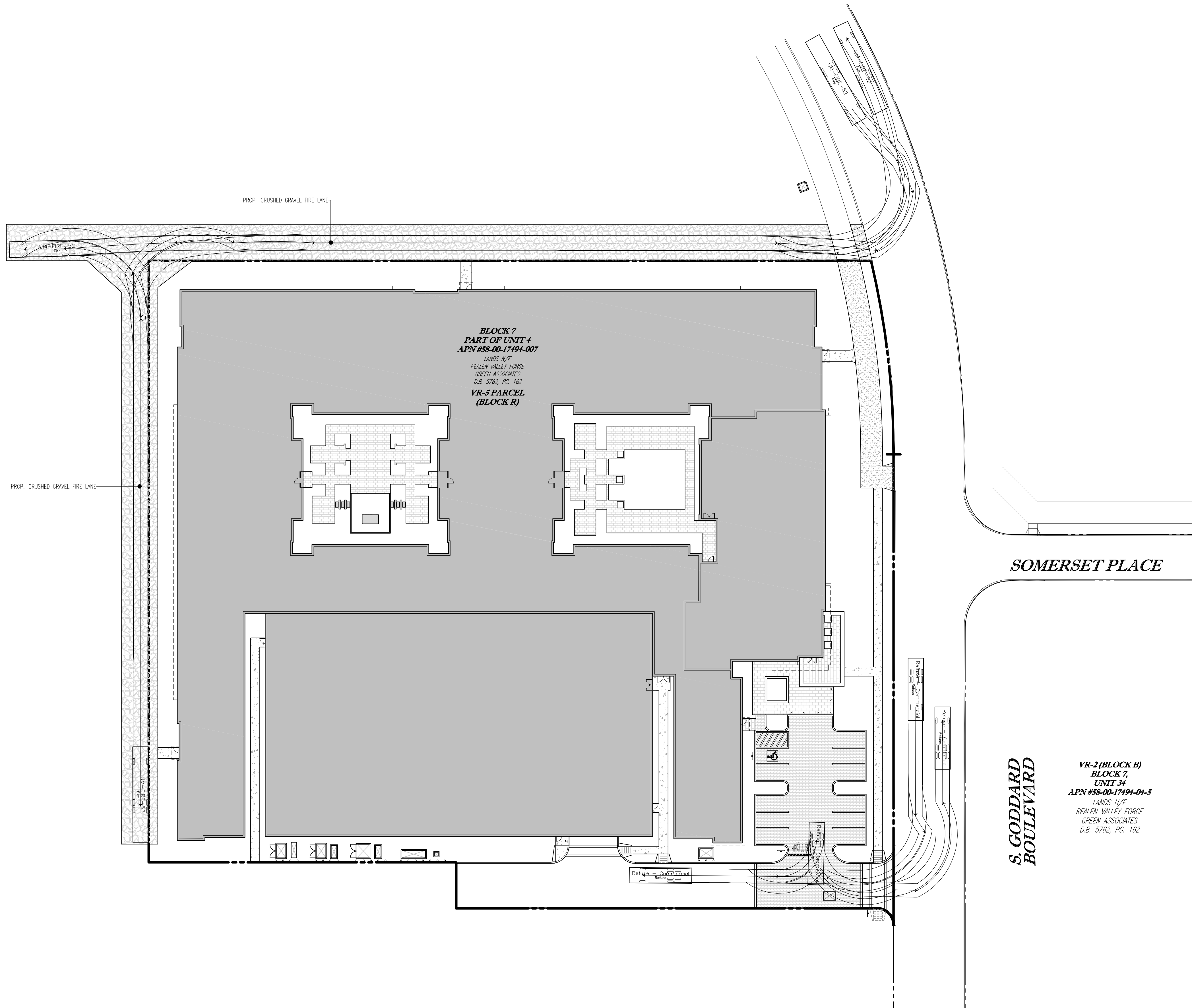
SHEET TITLE: SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

SHEET NUMBER:

9

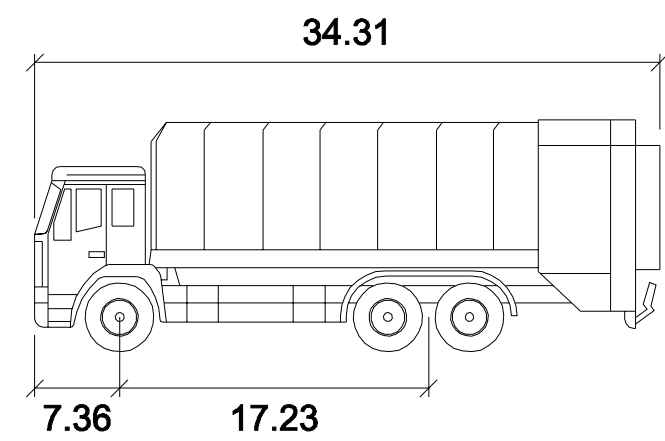
OF 12

REVISION 3



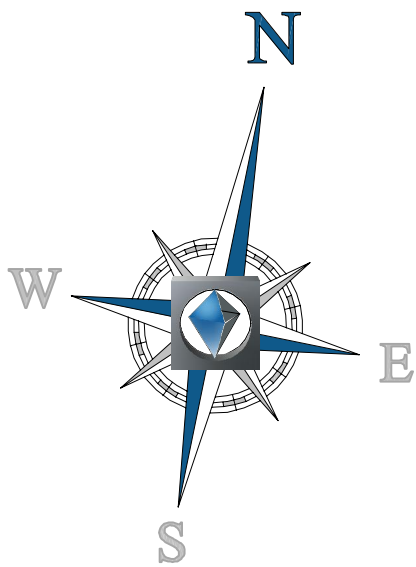
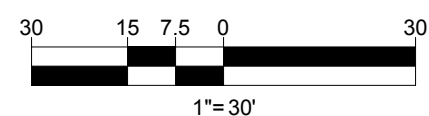
UM-FIRE-52 feet


Width	: 8.70
Track	: 8.10
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Refuse - Commercial feet

Width	: 8.50
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0




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1	10/10/16	PER CLIENT COMMENTS	DM	
2	10/12/16	PER CLIENT COMMENTS	JW	
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1-800-242-1776 20130731155

**NOT APPROVED FOR
CONSTRUCTION**

PROJECT No.: PP160559
DRAWN BY: JPW/DM
CHECKED BY: CB
DATE: 2016-09-26
SCALE: 1"=30'
CAD I.D.: PP160559BASE-3

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

**THE HANOVER
COMPANY**

HANOVER
KING OF PRUSSIA

625 S. GODDARD BLVD.
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA

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SHEET TITLE:
**VEHICLE
CIRCULATION
PLAN**

SHEET NUMBER:
12
OF 12

REVISION 3