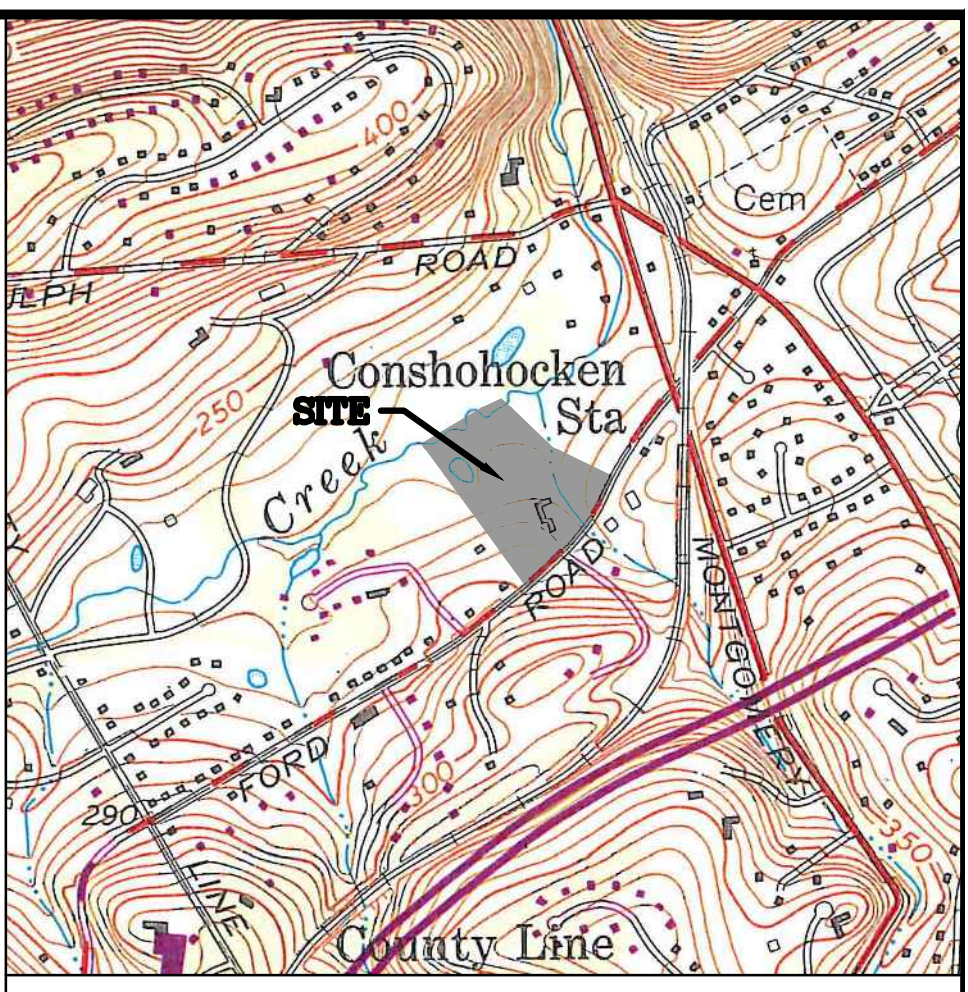


LEGEND	
[Symbol]	EXISTING TRACT BOUNDARY LINE
[Symbol]	EXISTING ADJOINER PROPERTY LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	LEGAL RIGHT-OF-WAY LINE
[Symbol]	REQUIRED RIGHT-OF-WAY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING STREAM & / W.S.E.
[Symbol]	EXISTING FLOOD PLAIN LINE
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING WALL
[Symbol]	EXISTING BRICK PAVING
[Symbol]	EXISTING EDGE OF PAVING
[Symbol]	EXISTING PLANTED AREA
[Symbol]	PROPOSED CURB LINE
[Symbol]	EXISTING IRON PIN
[Symbol]	EXISTING CONCRETE MONUMENT
[Symbol]	PROPOSED IRON PIN
[Symbol]	PROPOSED CONCRETE MONUMENT
[Symbol]	EXISTING SIGN
[Symbol]	DEDICATED OPEN SPACE AREA
[Symbol]	WETLAND AREA



1" = 1000'

PLAN INDEX	
1 OF 15	RECORD PLAN
2 OF 15	EXISTING FEATURES PLAN
3 OF 15	SIGHT DISTANCE PLAN & PROFILE
4 OF 15	GRADING PLAN
5 OF 15	ELDERBROOKE LANE PROFILE
6 OF 15	UTILITY PLAN
7 OF 15	LANDSCAPE PLAN
8 OF 15	LANDSCAPE NOTES & DETAILS
9 OF 15	EROSION & SEDIMENTATION CONTROL PLAN
10 OF 15	EROSION & SEDIMENTATION CONTROL NOTES
11 OF 15	EROSION & SEDIMENTATION CONTROL DETAILS
12 OF 15	CONSTRUCTION DETAILS
13 OF 15	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
14 OF 15	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
15 OF 15	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO IN DUE FORM OF LAW ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING PLAN BY SIGNING SAME, AND THAT HE IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED, AND THAT HE DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT _____ IS THE REGISTERED OWNER OF THE LAND HERIN SUBDIVIDED OR DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER
APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER MERION.

CHAIRPERSON _____ VICE-CHAIRPERSON _____
APPROVED THIS _____ DAY OF _____, 20____, BY THE SUPERVISORS OF UPPER MERION TOWNSHIP.

CHAIRPERSON _____ VICE-CHAIRPERSON _____
REVIEWED THIS _____ DAY OF _____, 20____, BY THE ENGINEER OF UPPER MERION TOWNSHIP.

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

PLAN BOOK NO. _____ PAGE _____

RECORDER

MCPC No. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Montgomery County Planning Commission

ZONING DATA TABLE	
R-1A RURAL RESIDENTIAL DISTRICT	CLUSTER DEVELOPMENT OVERLAY CRITERIA
ZONING REQUIREMENTS	DEVELOPABLE ACREAGE CALCULATION:
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH (AT BUILDING LINE):	175'
MINIMUM FRONT YARD:	50'
MINIMUM SIDE YARD:	20'/50' AGG.
MINIMUM SIDE YARD (ABUTTING A STREET):	50'
MINIMUM SIDE YARD (ACCESSORY USE):	10'
MINIMUM REAR YARD:	40'
MINIMUM REAR YARD (ACCESSORY USE):	10'
MAXIMUM BUILDING HEIGHTS:	
DWELLING:	35'/2.5 STORIES
ACCESSORY:	14'/1 STORY
NON-DWELLING:	35'
MAXIMUM BUILDING COVERAGE:	15%
MAXIMUM IMPERVIOUS COVERAGE:	30%
PROPOSED PARKING AND SETBACK TABULATION	
PROPOSED FRONT YARD:	N/A
PROPOSED REAR YARD:	N/A
PROPOSED DISTANCE BETWEEN BUILDINGS:	N/A
PROPOSED PARKING:	N/A
COMMON PARKING (1/3 SPACE):	N/A
REQUIRED OFF STREET PARKING, LOTS 2-7: 4 BEDROOMS = 3 PARKING SPACES, EACH LOT TO HAVE A 3 CAR GARAGE	

GRAPHIC SCALE
1 inch = 40 ft

GENERAL NOTES:

- THE ULTIMATE RIGHT-OF-WAY OF MATSONFORD ROAD IS BEING OFFERED FOR DEDICATION.
- PROPOSED CONSTRUCTION AND RIGHT-OF-WAY OF ELDERBROOKE LANE IS BEING OFFERED FOR DEDICATION.
- ALL UTILITIES SHALL BE UNDERGROUND.
- A HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND KEEPING IT IN GOOD WORKING ORDER.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PERFORMED BY CZOP/SPECTER, INC. ON 6/21/01.
- VERTICAL DATUM WAS BASED ON SANITARY SEWERS.
- THE SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CZOP/SPECTER, INC. IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. THE ENGINEER RESERVES THE RIGHT TO CORRECT THESE DRAWINGS.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH PENNDOT FORM 408 AND UPPER MERION TOWNSHIP STANDARDS.
- THE STORMWATER MANAGEMENT FACILITY BEING PROPOSED ON THIS SITE WILL BE DEED RESTRICTED. REMOVAL OR ALTERATION OF SAID FACILITY IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN APPROVAL OF UPPER MERION TOWNSHIP.
- A BLANKET EASEMENT THAT RUNS WITH THE LAND WILL BE OFFERED THAT ALLOWS UPPER MERION TOWNSHIP ACCESS TO THE PROPERTY FOR THE PURPOSES OF INSPECTING AND, IF NECESSARY, MAKING REPAIRS TO THE STORMWATER MANAGEMENT FACILITY.
- ALL IRON PINS, AT A MINIMUM, TO BE 5/8" x REBAR, 18" LENGTH.

WAIVERS REQUESTED

§140A-13.B(1)(b) - PARTIAL WAIVER OF THE REQUIREMENT TO REDUCE THE TEN YEAR POST DEVELOPMENT FLOW TO THE TWO YEAR PREDEVELOPED RATE.

§145-14.D - REQUIRING LOT SIDELINES TO BE RADIAL OR PERPENDICULAR TO THE STREET RIGHT-OF-WAY.

§145-20.C(2) - REQUIRING CURB AND SIDEWALK ALONG MATSONFORD ROAD; SIDEWALK ONLY ALONG ELDERBROOKE LANE FRONTAGE OF LOT 1.

§145-39.A - REQUIRING THE DEDICATION OF TWENTY PERCENT OF NET AREAS AS PARKLAND. THE OFFER OF A FEE IN LIEU OF IS BEING REQUESTED.

THE WETLANDS DELINEATION AS SHOWN HEREON REPRESENTS AN ACCURATE DEPICTION OF A FIELD DELINEATION OF THE REGULATED WETLANDS AND/OR WATERCOURSE BOUNDARY PERFORMED IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENTS, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES AND STANDARDS PER PA CODE TITLE 25, CHAPTER 105.

SIGNATURE _____ DATE _____

SURVEYOR CERTIFICATION:
I, Seboh Galestianian, a registered surveyor of the Commonwealth of Pennsylvania, certify that this plan represents a field survey by me or under my supervision, that all property corners are set as shown hereon, that all geometric and geodetic details as shown are correct, and that all lots or tracts have a boundary closure error of 1:10,000 or better.

Seboh Galestianian #SU-051079-E Date _____ (seal)

1 PER TOWNSHIP ENG. LETTER DATED 2/1/2016

USER NOTICE

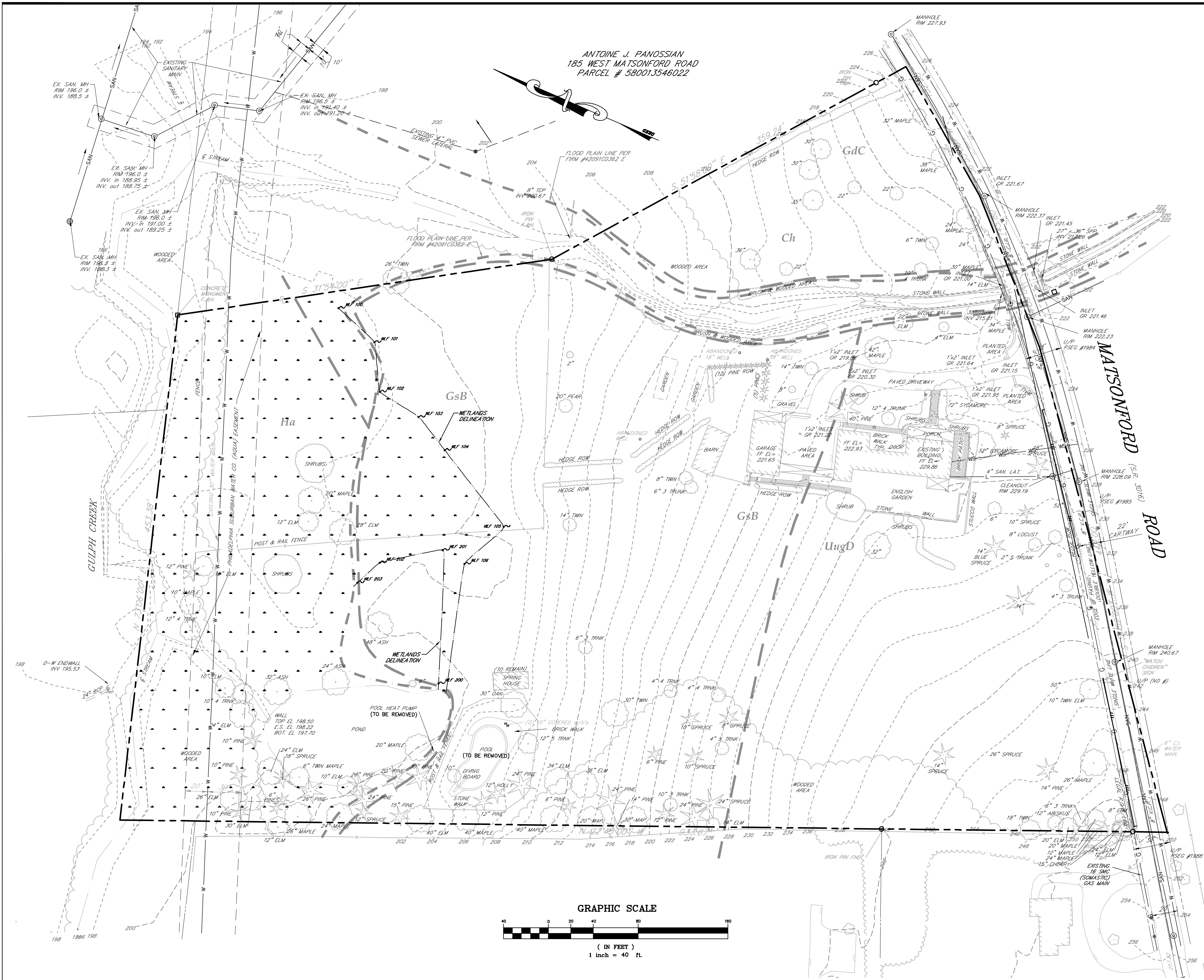
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LOSTY SUBDIVISION

UPPER MERION TWP. MONTGOMERY COUNTY, PA

RECORD PLAN

DRAWN BY RJB	PREPARED FOR JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE 1/7/2016
CHECKED BY		JOB NO. 1697-3
SCALE 1" = 40'	CZOP SPECTER 1000 Madison Ave Suite 220 Norristown, PA 19403 (484)831-5795 www.czopspecter.com	DRAWING FILE 1697-3.dwg
FIELD BOOK N/A	Civil Engineering • Surveyors • Construction Management	SHEET NO. 1 OF 15



LEGEND	
---	EXISTING CONTOUR
- - -	EXISTING INDEX CONTOUR
---	EXISTING STORMWATER MAIN
---	EXISTING SANITARY LINE
---	EXISTING WATER MAIN
---	EXISTING GAS MAIN
---	EXISTING BUILDING
---	EXISTING EDGE OF PAVING
---	PROPOSED EDGE OF PAVING
---	EXISTING CURB LINE
---	PROPERTY LINE
---	LEGAL RIGHT-OF-WAY
---	BUILDING SETBACK LINE
---	EXISTING INLET
---	EXISTING MANHOLE
---	EXISTING VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING LIGHT POST
---	EXISTING MAILBOX
---	EXISTING SIGN
---	EXISTING UTILITY POLE

1	PER TOWNSHIP ENG. LETTER DATED 2/1/2016	R.J.B.	3/30/16
No.	REVISION	BY	DATE

USER NOTICE

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LOSTY SUBDIVISION

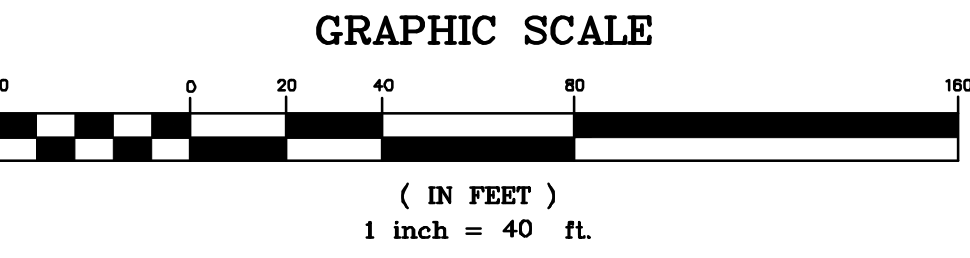
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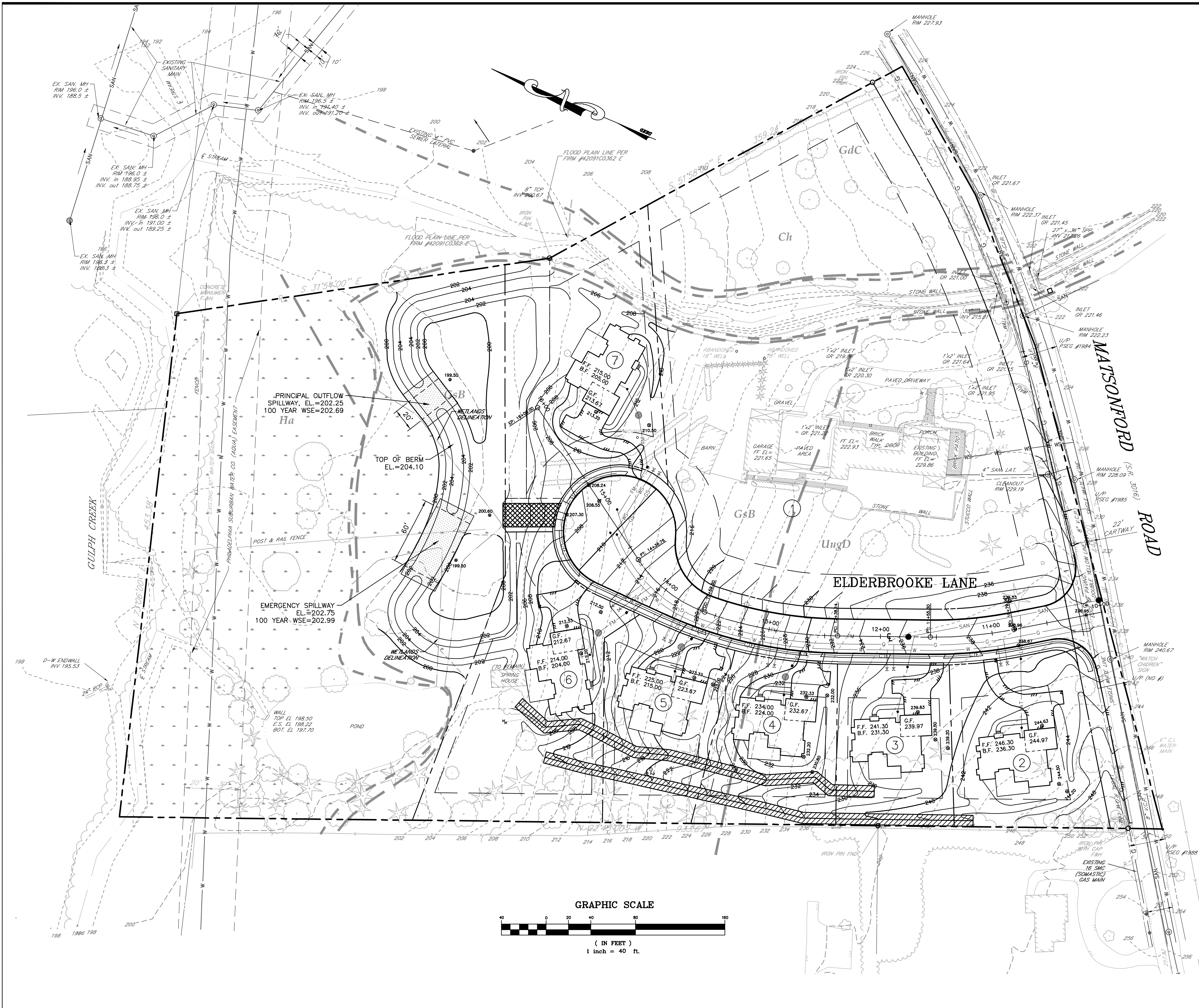
EXISTING FEATURES PLAN

DRAWN BY	RJB	PREPARED FOR	JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE	1/7/2016
CHECKED BY				JOB NO.	1697-3
SCALE	1" = 40'			DRAWING FILE	1697-3.dwg
FIELD BOOK	N/A			SHEET NO.	2 OF 15

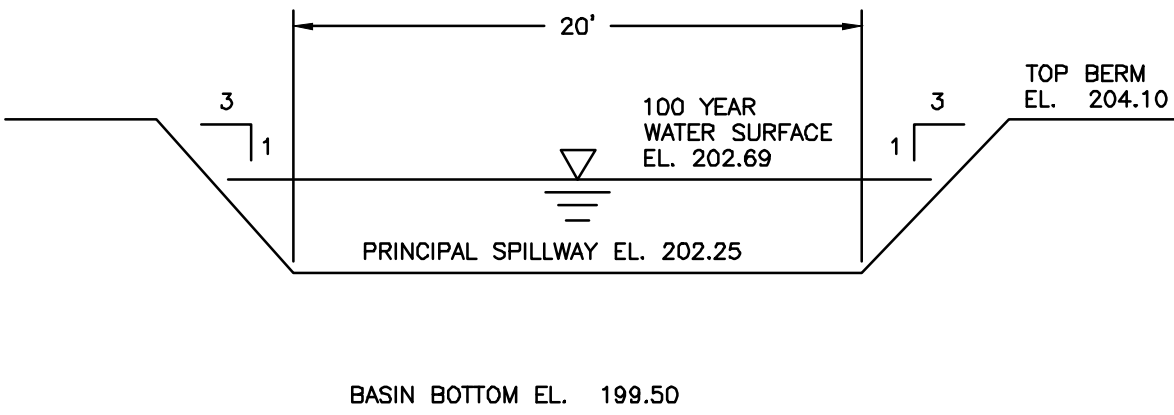


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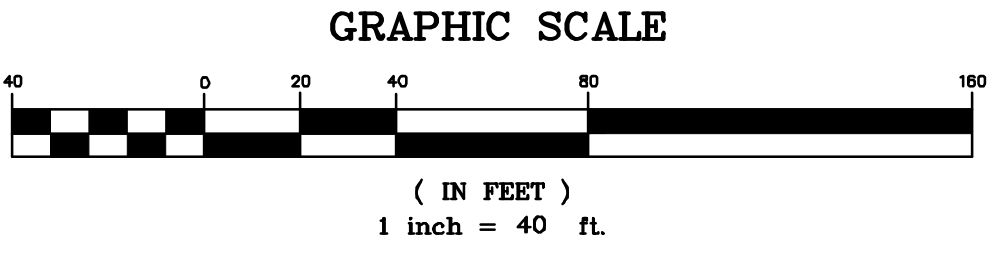


LEGEND	
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	EXISTING STORMWATER MAIN
---	EXISTING SANITARY LINE
---	PROPOSED 8" SANITARY GRAVITY MAIN
---	PROPOSED 2" SANITARY FORCE MAIN
---	PROPOSED 4" SANITARY LATERAL
---	EXISTING WATER MAIN
---	PROPOSED 8" WATER MAIN
---	PR. 2" WATER SERVICE LATERAL & VALVE
---	PR. 6" FIRE SERVICE LATERAL & HYDRANT
---	EXISTING GAS MAIN
---	PROPOSED 4" GAS MAIN
---	PR. 1" GAS SERVICE LATERAL & VALVE
---	PR. CABLE/TELEPHONE/ELECTRIC LINE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	EXISTING EDGE OF PAVING
---	PROPOSED EDGE OF PAVING
---	EXISTING CURB LINE
---	PROPOSED CURB LINE
---	PROPERTY LINE
---	LEGAL RIGHT-OF-WAY
---	ULTIMATE RIGHT-OF-WAY
---	BUILDING SETBACK LINE
---	EXISTING INLET
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING LIGHT POST
---	PROPOSED LIGHT POST
---	EXISTING MAILBOX
---	EXISTING SIGN
---	EXISTING UTILITY POLE

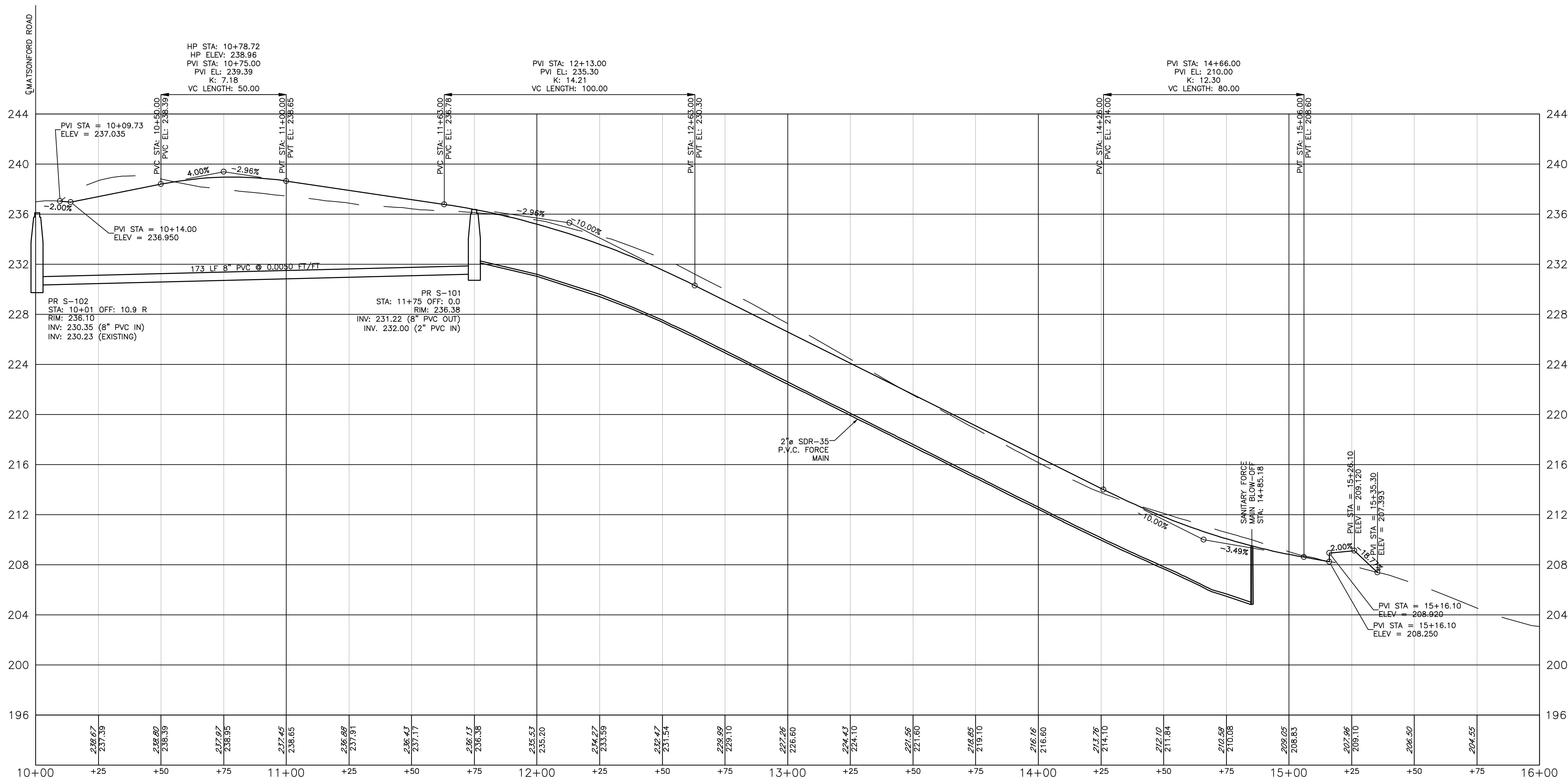


PRINCIPAL OUTFLOW
SPILLWAY DETAIL
NTS

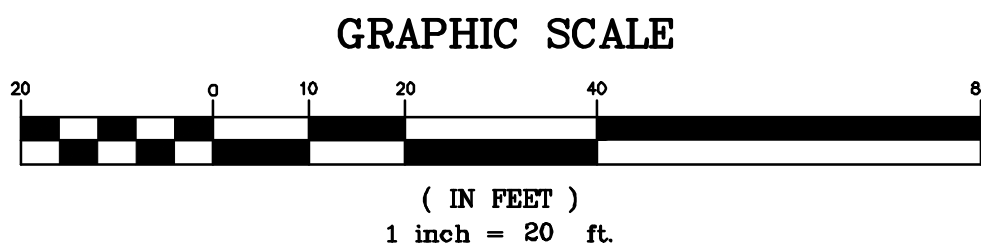
1 PER TOWNSHIP ENG. LETTER DATED 2/1/2016		R.J.B. 3/30/16
No.	REVISION	BY DATE
<p>USER NOTICE</p> <p>ANY USER OF THESE PLANS IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY IN THE EVENT OF DISCREPANCIES BETWEEN THE PLAN, PLAN DETAILS, SHOP DRAWINGS, CONSTRUCTION STANDARDS, AND FIELD CONDITIONS. THE APPLICABLE AGENCY MUST BE CONTACTED AND DISCREPANCIES RESOLVED BEFORE PROPOSED IMPROVEMENTS ARE CONSTRUCTED. THE PREPARER OF THESE PLANS AND ALL REVIEWING AGENCIES ARE NOT LIABLE FOR ANY DISCREPANCIES.</p>		
<h1>LOSTY SUBDIVISION</h1> <p>UPPER MERION TWP. MONTGOMERY COUNTY, PA</p> <h2>GRADING PLAN</h2>		
DRAWN BY RJB	PREPARED FOR JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE 1/7/2016
CHECKED BY		JOB NO. 1697-3
SCALE 1" = 40'	<p>1000 Madison Ave Suite 220 Norristown, PA 19403 (484)831-5795 www.czopspecter.com Civil Engineering • Surveyors • Construction Management</p>	DRAWING FILE 1697-3.dwg
FIELD BOOK N/A		SHEET NO. 4 OF 15



F:\161897-3 Lusty Land Development\DWG\161897-3.dwg, 4/5/2016 8:12:39 PM, User: DWG To PDF, 1:1



ELDERBROOKE LANE PROFILE
PROFILE SCALE: 1"=20' (HORZ.) 1"=4' (VERT.)



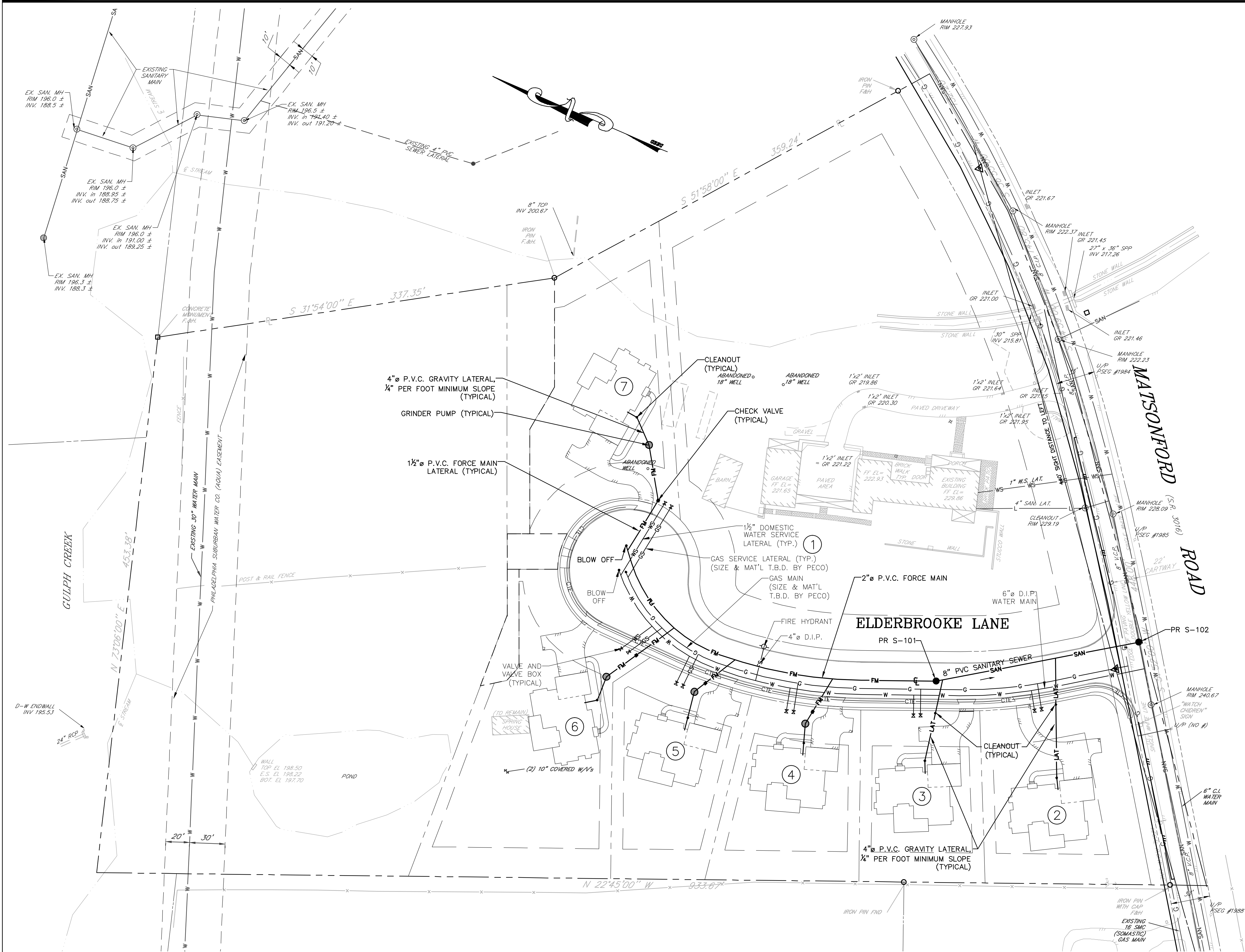
1	PER TOWNSHIP ENG. LETTER DATED 2/1/2016	R.J.B.	3/30/16
No.	REVISION	BY	DATE
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LOSTY SUBDIVISION

UPPER MERION TWP. MONTGOMERY COUNTY, PA

ELDERBROOKE LANE PROFILE

DRAWN BY RJB	PREPARED FOR JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE 1/7/2016
CHECKED BY	 1000 Madison Ave Suite 220 Norristown, PA 19403 (484)831-5795 www.czopspecter.com Civil Engineering • Surveys • Construction Management	JOB NO. 1697-3
SCALE 1"=20'		DRAWING FILE 1697-3.dwg
FIELD BOOK N/A		SHEET NO. 5 OF 15



LEGEND	
	EXISTING STORMWATER MAIN
	EXISTING SANITARY LINE
	PROPOSED 8" SANITARY GRAVITY MAIN
	PROPOSED 2" SANITARY FORCE MAIN
	PROPOSED 4" SANITARY LATERAL
	EXISTING WATER MAIN
	PROPOSED 8" WATER MAIN
	PR. 2" WATER SERVICE LATERAL & VALVE
	PR. 6" FIRE SERVICE LATERAL & HYDRANT
	EXISTING GAS MAIN
	PROPOSED 4" GAS MAIN
	PR. 1" GAS SERVICE LATERAL & VALVE
	PR. CABLE/TELEPHONE/ELECTRIC LINE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING EDGE OF PAVING
	PROPOSED EDGE OF PAVING
	EXISTING CURB LINE
	PROPOSED CURB LINE
	PROPERTY LINE
	LEGAL RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	BUILDING SETBACK LINE
	EXISTING INLET
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POST
	PROPOSED LIGHT POST
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING UTILITY POLE

PENNSYLVANIA ONE CALL SYSTEM, INC.

811

THREE BUSINESS DAYS BEFORE YOU DIG - DRILL - BLAST

PENNSYLVANIA ACT 187 (1985) REQUIRES NOTIFICATION OF CONSTRUCTION ACTIVITIES OF ANY KIND THAT REQUIRE EXCAVATION OF THE EARTH'S SURFACE (INCLUDING, BUT NOT LIMITED TO, DRILLING, DIGGING, OR ANY OTHER MEANS OF PENETRATING THE EARTH'S SURFACE) PRIOR TO THE COMMENCEMENT OF SUCH ACTIVITIES.

CALL BEFORE YOU DIG 1
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
THE SITE SERIAL NUMBER IS
20151662564

PA ONE CALL USERS LIST

COMPANY: AT&T ATLANTA ADDRESS: 2315 SALEM RD F11 CONYERS, GA 30013 CONTACT: NANCY SPENCE EMAIL: nspence@ems.att.com	COMPANY: AQUA PENNSYLVANIA, INC. ADDRESS: 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010 CONTACT: STEVE PIZZI EMAIL: spizzi@aquamerica.com
COMPANY: COMCAST CABLEVISION ADDRESS: 1 APOLLO ROAD PLYMOUTH MEETING, PA 19462 CONTACT: TOM DEMSEY EMAIL:	COMPANY: USIC ADDRESS: 450 SOUTH HENDERSON ROAD KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS EMAIL: nikiasimpkins@usicllc.com
COMPANY: UPPER MERION TOWNSHIP ADDRESS: 175 WEST VALLEY FORGE ROAD KING OF PRUSSIA, PA 19406 CONTACT: TODD LACHENMAYER EMAIL: tlachenmayer@umtownship.org	COMPANY: TREDYFFRIN TOWNSHIP ADDRESS: 1100 DUPORTAL ROAD BERWYN, PA 19312 CONTACT: J DEAN WILKINS EMAIL: dwilkins@tredyffrin.org
COMPANY: UPPER MERION TOWNSHIP MUN. AUTH. ADDRESS: 175 WEST VALLEY FORGE ROAD KING OF PRUSSIA, PA 19406 CONTACT: GARY PICARD EMAIL: gpicard@umtownship.org	COMPANY: VERIZON PENNSYLVANIA, LLC ADDRESS: 15 MONTGOMERY AVENUE, FLOOR 2 PITTSBURGH, PA 15212 CONTACT: DEBORAH BARUM EMAIL: deborah.d.delo@verizon.com
COMPANY: COMCAST ADDRESS: 4400 WAYNE AVENUE PHILADELPHIA, PA 19140 CONTACT: ROBERT HARVEY EMAIL: bob_harvey@cable.comcast.com	

1	PER TOWNSHIP ENG. LETTER DATED 2/1/2016	R.J.B.	3/30/16
No.	REVISION	BY	DATE

USER NOTICE

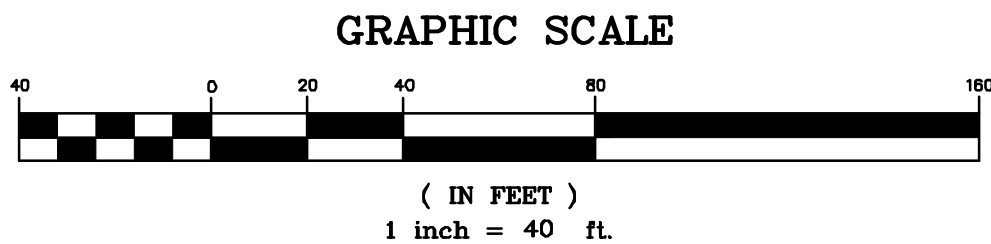
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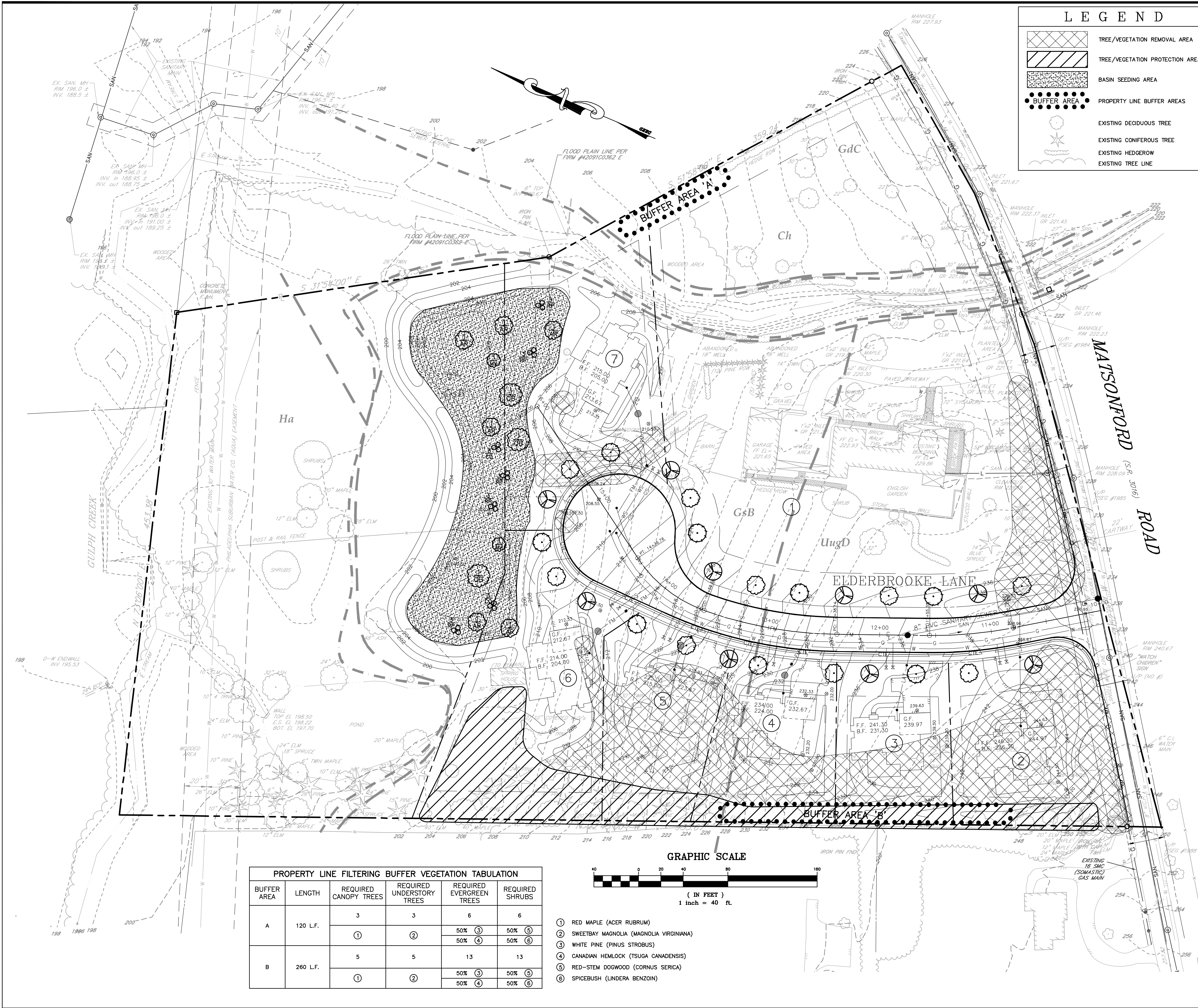
LOSTY SUBDIVISION

UPPER MERION TWP. MONTGOMERY COUNTY, PA

UTILITY PLAN

DRAWN BY RJB	PREPARED FOR JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE 1/7/2016
CHECKED BY		JOB NO. 1697-3
SCALE 1" = 40'	1000 Madison Ave Suite 220 Norristown, PA 19403 (484)831-5795 www.czopspecter.com	DRAWING FILE 1697-3.dwg
FIELD BOOK N/A	Civil Engineering • Surveyors • Construction Management	SHEET NO. 6 OF 15





LEGEND		
	TREE/VEGETATION REMOVAL AREA	
	TREE/VEGETATION PROTECTION AREA	
	BASIN SEEDING AREA	
	PROPERTY LINE BUFFER AREAS	
	EXISTING DECIDUOUS TREE	
	EXISTING CONIFEROUS TREE	
	EXISTING HEDGEROW	
	EXISTING TREE LINE	

TREE REMOVAL TABULATION		
TREES GREATER THAN 12" DIAMETER		
EVERGREEN		
SPECIES	DIAMETER IN INCHES (DBH)	REPLACEMENT TREES REQ'D
SPRUCE	14"	4
SPRUCE	18"	6
SPRUCE	34"	6
PINE	14"	4
DECIDUOUS		
SPECIES	DIAMETER IN INCHES (DBH)	REPLACEMENT TREES REQ'D
MAPLE	26"	6
ELM	12"	4
ELM	24"	6
TOTAL REPLACEMENT TREES REQUIRED		36

TREE PRESERVATION TABULATION		
TREES GREATER THAN 12" DIAMETER		
EVERGREEN		
SPECIES	DIAMETER IN INCHES (DBH)	REPLACEMENT TREES REQ'D
SPRUCE	24"	6
PINE	12"	4
PINE	14"	4
PINE	24"	6
PINE	24"	6
HOLLY	12"	4
DECIDUOUS		
SPECIES	DIAMETER IN INCHES (DBH)	REPLACEMENT TREES REQ'D
OAK	30"	6
MAPLE	12"	4
MAPLE	20"	6
MAPLE	20"	6
MAPLE	24"	6
MAPLE	30"	6
MAPLE	40"	8
MAPLE	40"	8
CHERRY	15"	4
ELM	14"	4
ELM	20"	6
ELM	34"	6
ELM	36"	8
TREE PRESERVATION CREDITS		108

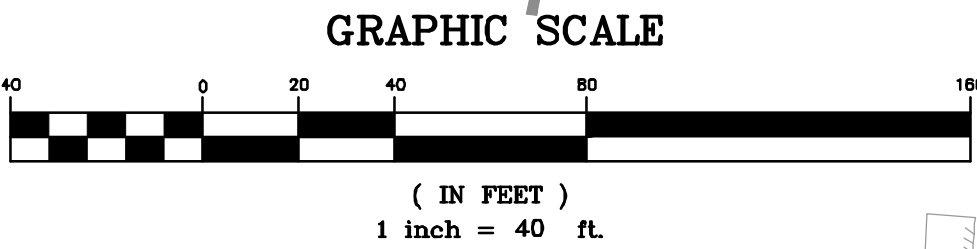
PROPOSED STREET TREE TABULATION				
NUMBER OF STREET TREES REQUIRED: 26				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
	ACER RUBRUM	RED MAPLE	2 1/2" MIN. CAL. (BALL & BAG)	9
	PLANTUS OCCIDENTALIS	SYCAMORE	2 1/2" MIN. CAL. (BALL & BAG)	9
	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" MIN. CAL. (BALL & BAG)	8

PROPOSED INFILTRATION BASIN LANDSCAPE TABULATION					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	ACER RUBRUM	RED MAPLE	6	3 1/2" (MIN)	B&B
	MAGNOLIA VIRGINIA	SWEETBAY MAGNOLIA	2	2 1/2" (MIN)	B&B
	QUERCUS BICOLOR	SWAMP WHITE OAK	3	3 1/2" (MIN)	B&B
	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	2	3' HEIGHT	CONTAINER
	ROSA PALUSTRIS	SWAMP ROSE	9	3' HEIGHT	CONTAINER

SEED MIX (INFILTRATION BASIN)	
RECLAIM WETLANDS MIXTURE	
25% REDTOP	10% SOFT RUSH
25% VIRGINIA WILD RYE	10% LURID SEDGE
15% FOX SEDGE	5% JOE PYE RYE
10% WOOLGRASS	

PROPERTY LINE FILTERING BUFFER VEGETATION TABULATION					
BUFFER AREA	LENGTH	REQUIRED CANOPY TREES	REQUIRED UNDERSTORY TREES	REQUIRED EVERGREEN TREES	REQUIRED SHRUBS
A	120 L.F.	3	3	6	6
		①	②	50% ③	50% ⑤
				50% ④	50% ⑥
B	260 L.F.	5	5	13	13
		①	②	50% ③	50% ⑤
				50% ④	50% ⑥

- ① RED MAPLE (ACER RUBRUM)
- ② SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA)
- ③ WHITE PINE (PINUS STROBUS)
- ④ CANADIAN HEMLOCK (TSUGA CANADENSIS)
- ⑤ RED-STEM DOGWOOD (CORNUS SERICA)
- ⑥ SPICEBUSH (LINDERA BENZOIN)



1

PER TOWNSHIP ENG. LETTER DATED 2/1/2016

R.J.B. 3/30/16

No.

REVISION

BY DATE

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LOSTY SUBDIVISION

UPPER MERION TWP. MONTGOMERY COUNTY, PA

LANDSCAPE PLAN (1 OF 2)

DRAWN BY

RJB

CHECKED BY

JA

SCALE

1" = 40'

FIELD BOOK

N/A

PREPARED FOR

JAMES F. & CAROLYN L. LOSTY

231 MATSONFORD ROAD

RADNOR, PA 19087

1000 Madison Ave

Suite 220

Norristown, PA 19403

(484)831-5795

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DATE

1/7/2016

JOB NO.

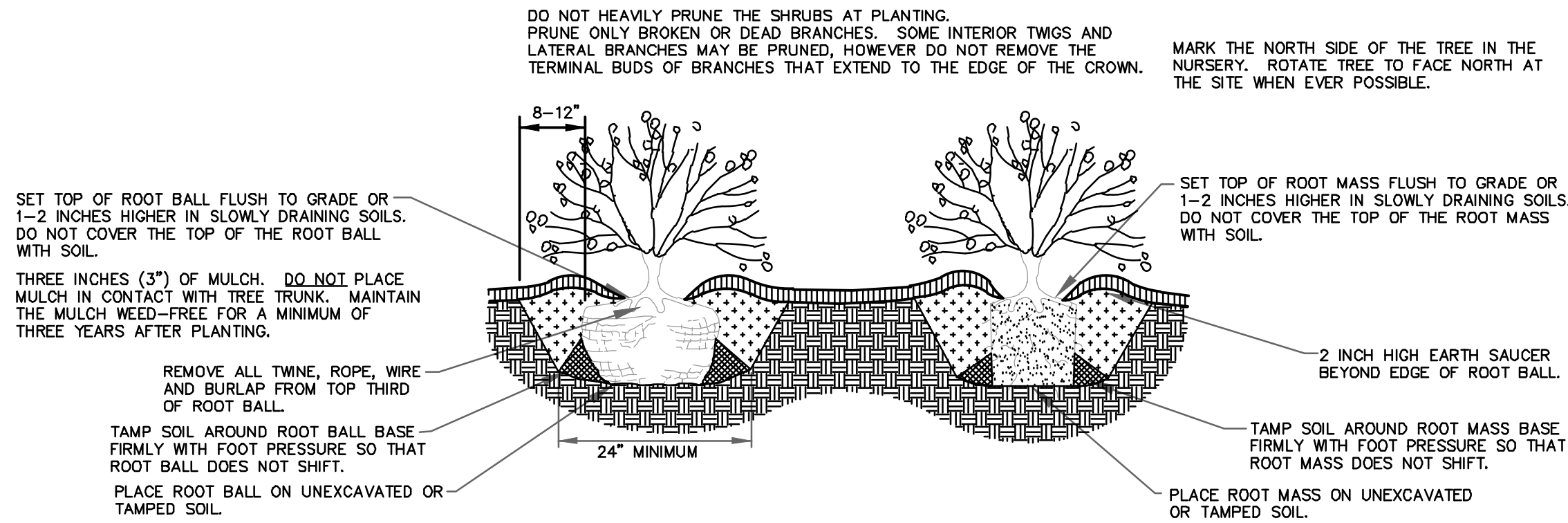
1697-3

DRAWING FILE

1697-3.dwg

SHEET NO.

7 OF 15



BALLED AND BURLAPPED CONTAINER

NOTES:
1. PLANTS WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
2. PLANTS THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS FOR THEIR SPECIES SHALL BE REJECTED.

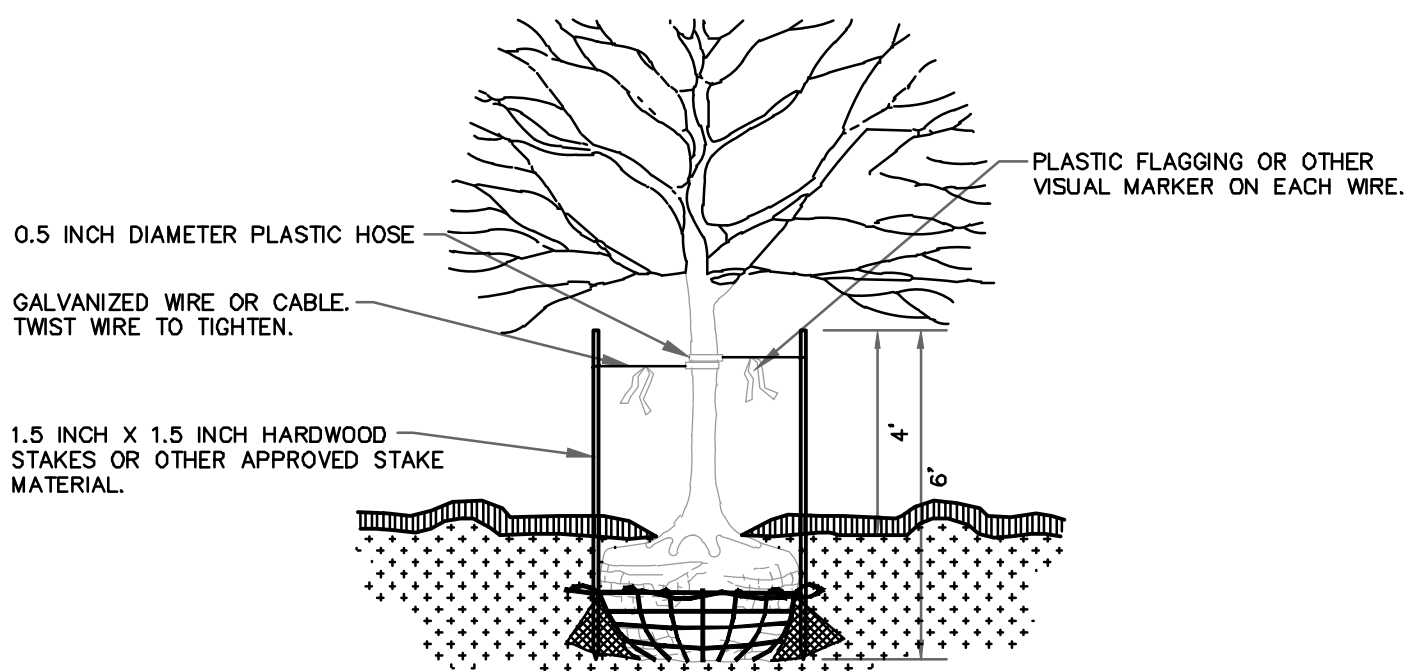
DECIDUOUS & EVERGREEN SHRUB DETAIL

N.T.S.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 2.5 INCH CALIPER - 14 GAUGE
TREES 2.5 INCH TO 3 INCH CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 INCH CALIPER OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.

ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM 0.5 INCH.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON.

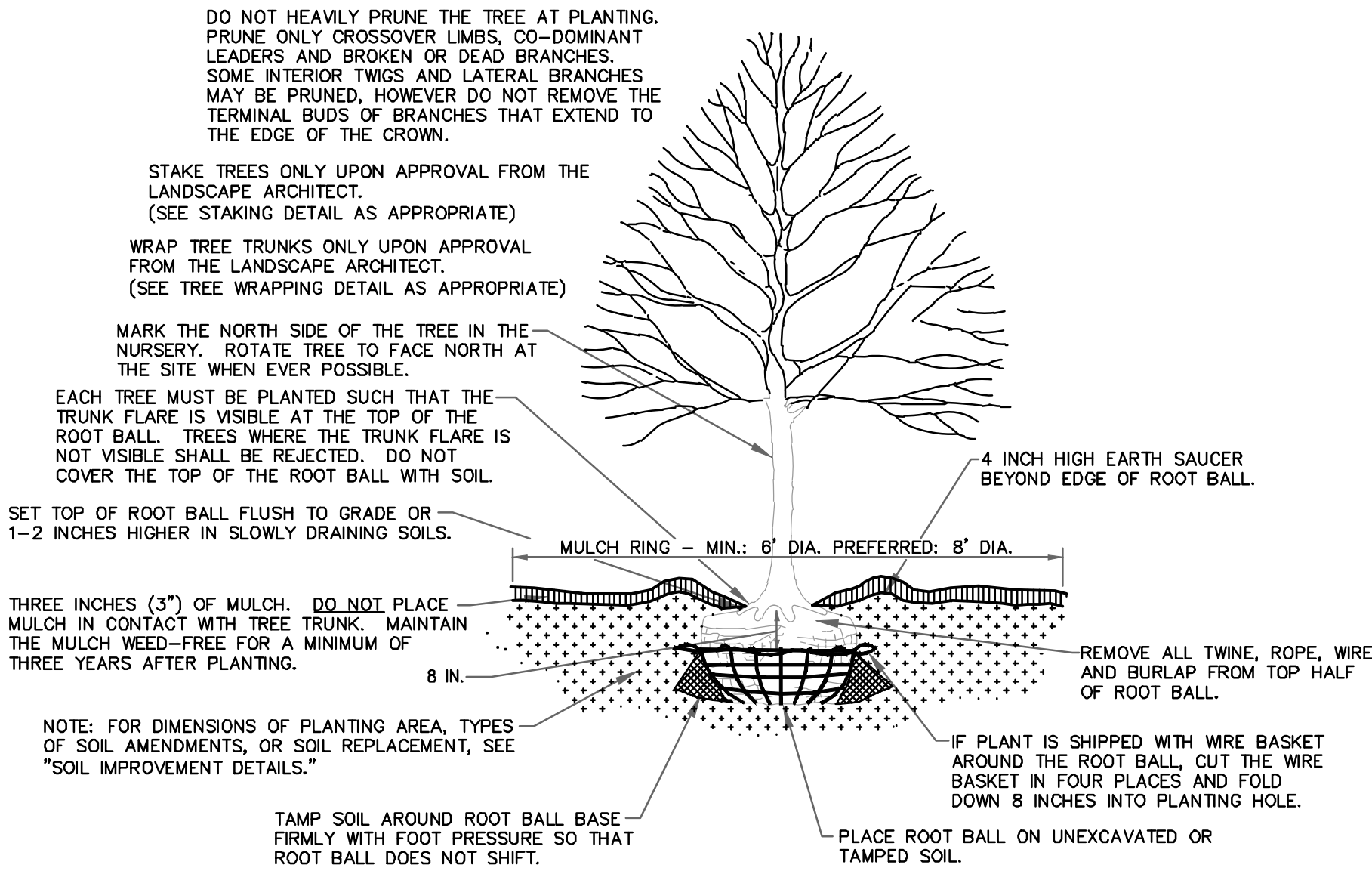
TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.

THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.

- o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOILS. STAKING ADVISABLE.
- o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.
- o TREE LOCATED ON STEEP SLOPES (GREATER THAN 33%). STAKING ADVISABLE.

DECIDUOUS TREE STAKING DETAIL
TREES 3" CALIPER OR LESS

N.T.S.

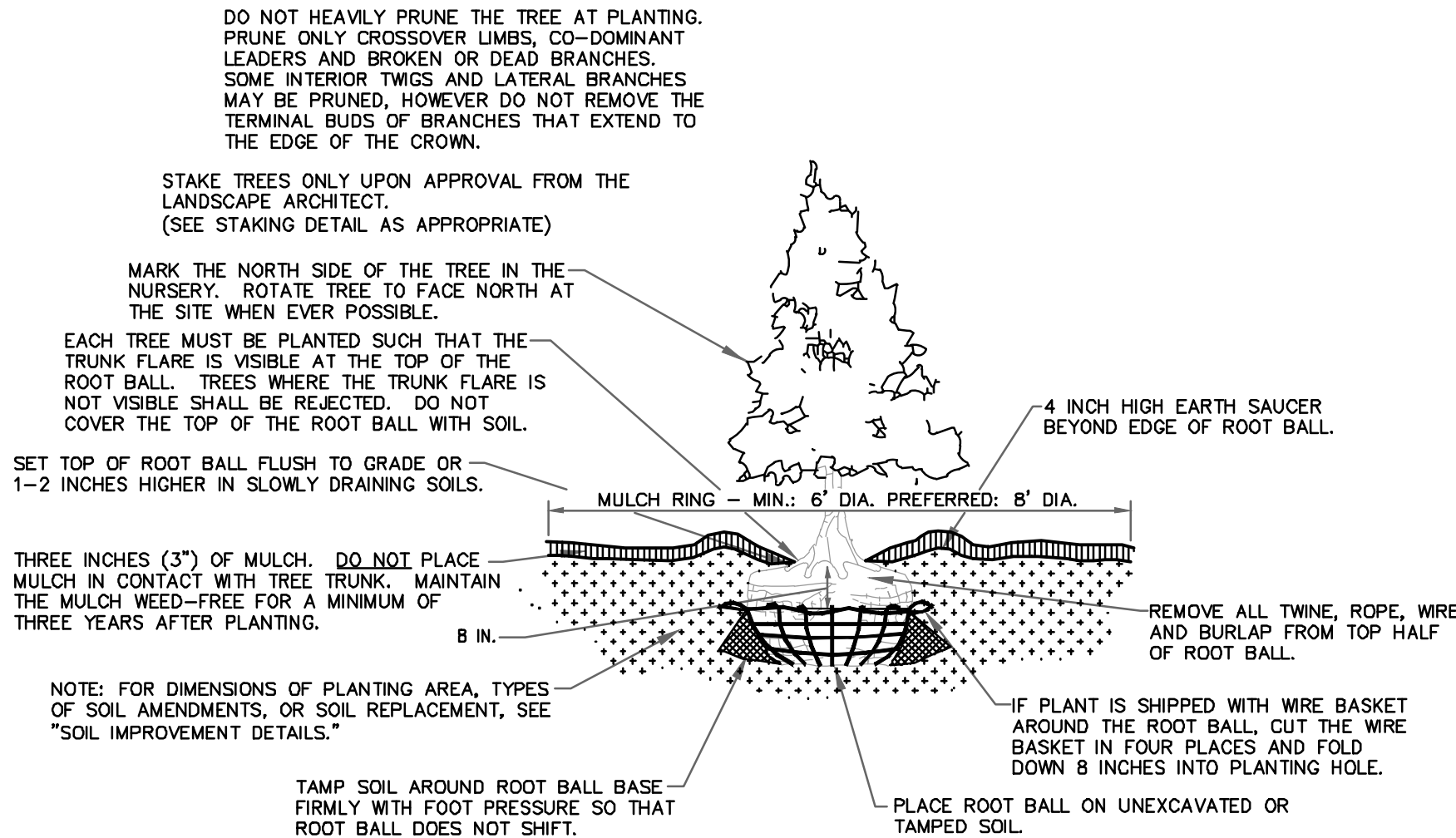


NOTES:
1. TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
2. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.
3. TREES WITH CENTRAL LEADER BROKEN SHALL BE REJECTED.
4. TREES THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS SHALL BE REJECTED.

DECIDUOUS TREE PLANTING DETAIL
IN ALL SOIL TYPES

THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FEET SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

N.T.S.



NOTES:
1. TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
2. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.
3. TREES WITH CENTRAL LEADER BROKEN SHALL BE REJECTED.
4. TREES THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS SHALL BE REJECTED.

EVERGREEN TREE PLANTING DETAIL
IN ALL SOIL TYPES

THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FEET SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

N.T.S.

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS FOR HEALTH, FORM, AND ROOT CONDITIONS AS OUTLINED IN THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS ANSI Z60.1 1996 OR LATER. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; HAVE WELL DEVELOPED BRANCHES; BE DENSELY FOLIATED; HAVE VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
2. ALL PLANT MATERIAL SHALL BE HARDY WITHIN THE USDA HARDINESS ZONE 6. THE PLANT MATERIAL MUST BE OBTAINED FROM LOCAL NURSERIES WITHIN 75 MILES OF THE PROJECT SITE. IF MATERIAL CANNOT BE OBTAINED WITHIN THE 75-MILE RADIUS THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
3. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE PLANTING OR DIGGING.
4. ALL SHADE TREE AND EVERGREEN TREE PLANTINGS SHALL BE LOCATED AT LEAST 10 HORIZONTAL FEET FROM UNDERGROUND UTILITIES WHENEVER POSSIBLE. THE DESIGN ENGINEER MUST BE NOTIFIED IMMEDIATELY IF PLANTINGS ARE PROPOSED TO BE PLANTED NEAR OR OVER UNDERGROUND UTILITIES SO THAT FIELD ADJUSTMENTS CAN BE MADE.
5. SHADE TREES SHALL NOT BE PLANTED UNDER OVERHEAD WIRES. IF THIS FIELD CONDITION EXISTS THE CONTRACTOR SHALL ADVISE THE DESIGN ENGINEER SO THAT FIELD ADJUSTMENTS CAN BE MADE OR APPROPRIATE PLANT MATERIAL CAN BE SUBSTITUTED.
6. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS INDICATED ON THE LANDSCAPING PLAN INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
7. THE CONTRACTOR SHALL REPORT TO THE DESIGN ENGINEER IF ANY SOIL OR DRAINAGE CONDITIONS ARE ENCOUNTERED CONSIDERED DETRIMENTAL TO THE GROWTH AND OR HEALTH OF THE PLANT MATERIAL.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST TWELVE (12) MONTHS FOR TREES AND SHRUBS. AT A MINIMUM THE PLANT MATERIAL SHALL BE GUARANTEED FOR AT LEAST ONE (1) GROWING SEASONS. THE GROWING SEASONS SHALL START MAY 15 AND END OCTOBER 15. REPLACEMENT OF BROKEN, DEAD OR DISEASED PLANT MATERIAL SHALL BE MADE AT THE EARLIEST PLANTABLE TIME WHETHER THE SAME YEAR OR THE FOLLOWING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE PERIOD OF AT LEAST TWELVE (12) MONTHS OR TWO GROWING SEASONS STARTING FROM THE TIME THE PLANT MATERIAL IS REPLACED.
9. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL WHICH INCLUDES BUT NOT LIMITED TO PRUNING, MULCHING, FERTILIZING AND WATERING TO INSURE THE HEALTH OF THE PLANT MATERIAL. FOLLOWING THE GUARANTEE PERIOD THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL.
10. WHEN EVER PRACTICAL THE PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE THE CONTRACTOR SHALL PROTECT THE NURSERY STOCK NOT PLANTED. HOWEVER, PLANTS SHALL NOT REMAIN UNPLANTED MORE THAN THREE (3) DAYS FROM THE PERIOD OF DELIVERY.
11. PLANTING SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH THE ACCEPTED LOCAL HORTICULTURAL INDUSTRY PRACTICE.
12. ALL PLANT MATERIALS SHALL BE PLANTED PER THE DETAILS WHICH INCLUDES TOPSOIL THAT CONTAINS AT LEAST FIFTY (50) PERCENT PARTIALLY DECOMPOSED ORGANIC MATTER AND IS FREE OF SOD, STIFF CLAY, LITTER, STONES, ETC.
13. THE CONTRACTOR SHALL SET ALL PLANTS PLUMB, STRAIGHT AND AT THE CORRECT GRADE. THE PLANT MATERIAL SHALL BE SET SUCH THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. THE PLANT SHALL BE LOCATED IN THE CENTER OF THE PLANTING HOLE OR PIT.
14. TOPSOIL SHALL BE STOCKPILED ON THE SITE. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE MUNICIPALITY. TOPSOIL SHALL BE REPLACED AT A DEPTH OF FOUR (4) INCHES THROUGHOUT THE SITE. THE TOPSOIL SHALL BE FREE OF STONES, CONSTRUCTION DEBRIS AND SOD CHUNKS. THE TOPSOIL SHALL BE SCREENED USING A SCREEN SIZE OF ¾ INCH BY ¾ INCH. THE FINAL GRADING OF THE TOPSOIL SHALL BE RAKED. IF THE TOPSOIL CONTAINS MORE THAN FIFTY (50) PERCENT CLAY THEN PARTIALLY DECOMPOSED ORGANIC MATTER SHALL BE ADDED AT A RATE OF ONE PART TOPSOIL TO ONE PART ORGANIC MATTER.
15. THE CENTRAL LEADER FOR DECIDUOUS AND EVERGREEN TREES SHALL NOT BE CUT OTHERWISE THE PLANT MATERIAL WILL BE CONSIDERED DEAD. THE PLANT MATERIAL WILL THEN BE REPLACED BY THE CONTRACTOR. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH HORTICULTURAL INDUSTRY STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT MATERIAL. PRUNING SHALL BE DONE WITH CLEAN AND SHARP TOOLS. AT NO TIME SHALL THE PRUNING WOUND BE PAINTED WITH PRUNING PAINT. IF CUTS GREATER THAN ONE (1) INCH ARE MADE THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
16. ALL TREE PROTECTION FENCE SHALL BE PLACED FIVE (5) FEET OUTSIDE THE DRIP LINE OF THE EXISTING TREE CANOPY.
17. ALL STREET TREES SHALL BE SETBACK A MINIMUM OF FIVE (5) FEET FROM THE SIDEWALK AND A MAXIMUM OF FIFTEEN (15) FEET FROM THE SIDEWALK. IF NO SIDEWALK IS TO BE INSTALLED THE MEASUREMENTS SHALL BE TAKEN FROM THE ULTIMATE RIGHT-OF-WAY LINE.
18. ALL PLANT MATERIAL SHALL BE CERTIFIED DISEASE AND PEST FREE.
19. TREE STAKING SHALL BE DONE ONLY AT THE DIRECTION OF THE DESIGN ENGINEER OR IF THE SITE CONDITION WARRANTS THE STAKING. THE CONDITIONS THAT MIGHT REQUIRE STAKING WOULD BE STEEP SLOPES AND OR WINDY SITES. TREE WRAP SHALL ONLY BE USED AT THE DIRECTION OF THE DESIGN ENGINEER.
20. NO PLANT MATERIAL OVER TWELVE (12) INCHES IN HEIGHT AT FINAL MATURITY SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO STRUCTURES, SIDEWALKS, CURB LINES OR DRIVEWAYS.

1	PER TOWNSHIP ENG. LETTER DATED 2/1/2016	RJB	3/30/16
No.	REVISION	BY	DATE

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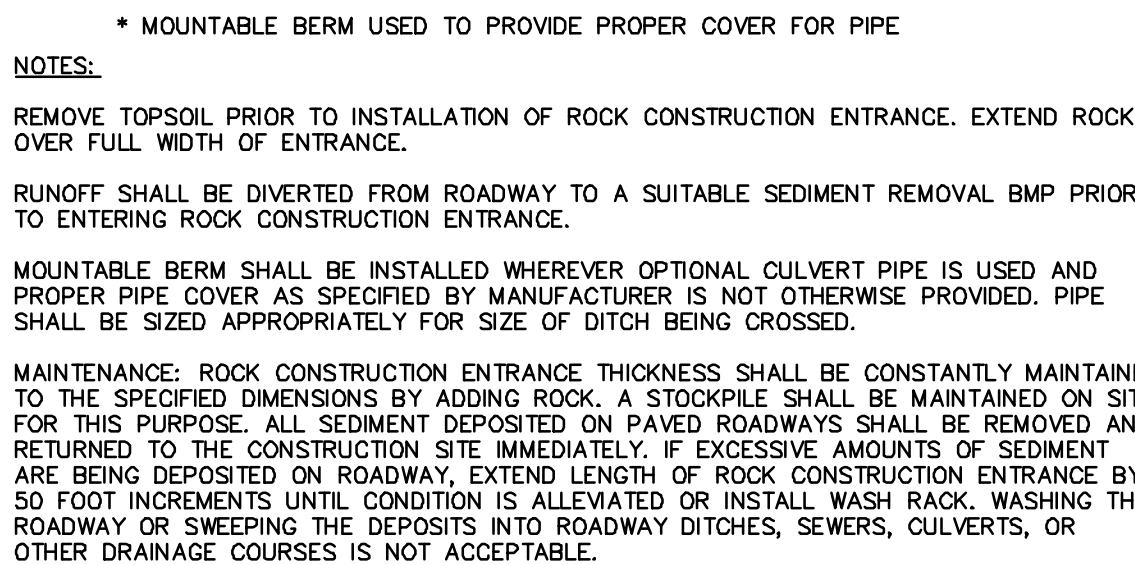
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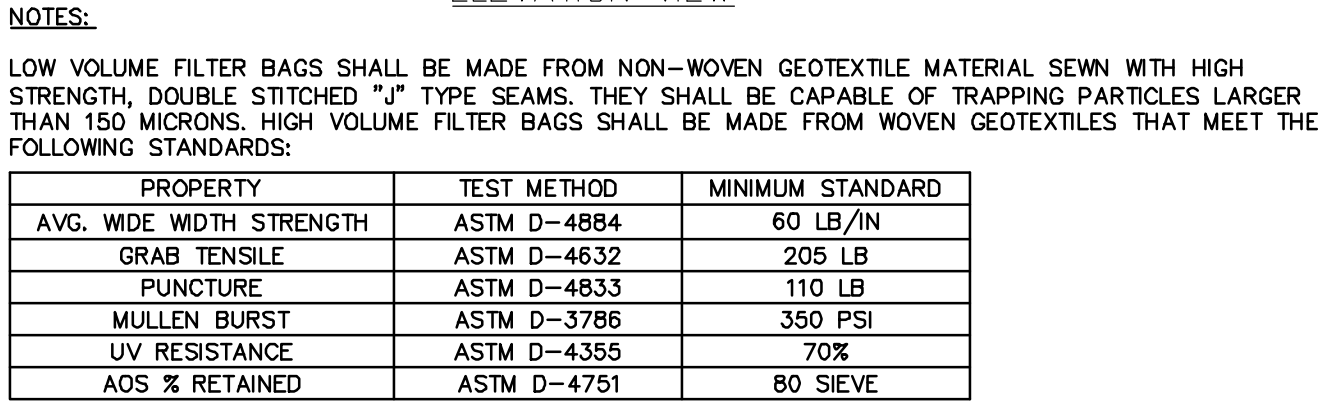
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LANDSCAPE NOTES & DETAILS

DRAWN BY	PREPARED FOR	DATE
RJB	JAMES F. & CAROLYN L. LOSTY	1/7/2016
CHECKED BY	231 MATSONFORD ROAD	JOB NO.
	RADNOR, PA 19087	1697-3
SCALE	1000 Madison Ave	DRAWING FILE
1" = 40'	Suite 220	1697-3.dwg
FIELD BOOK	Norristown, PA 19403	SHEET NO.
N/A	(484)831-5795	8 OF 15
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NOT TO SCALE



NOT TO SCALE



TRAP NO.	Z1 (FT)	Z2 (FT)	H (FT)	h (FT)	EMBANK. TOP ELEV. ETE (FT)	SPILLWAY CREST ELEV. SCE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	SPILLWAY WIDTH SW (FT)
1	3	3	4	1	204.0	202.0	201.0	200.0	24

EMBANKMENT SEDIMENT TRAP



NOT TO SCALE



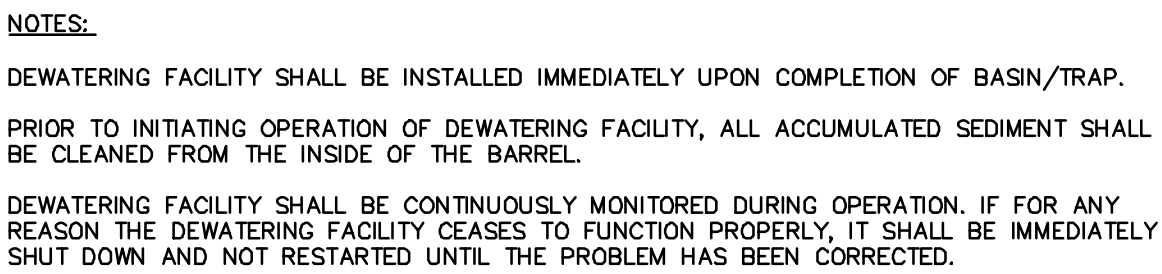
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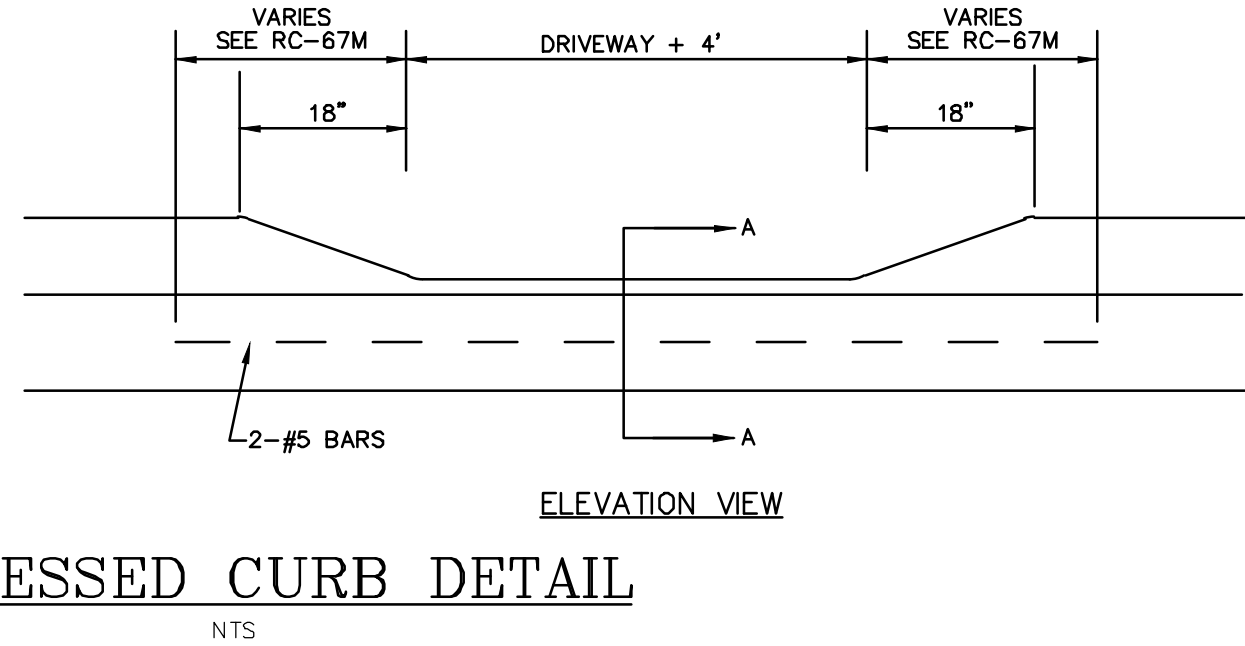
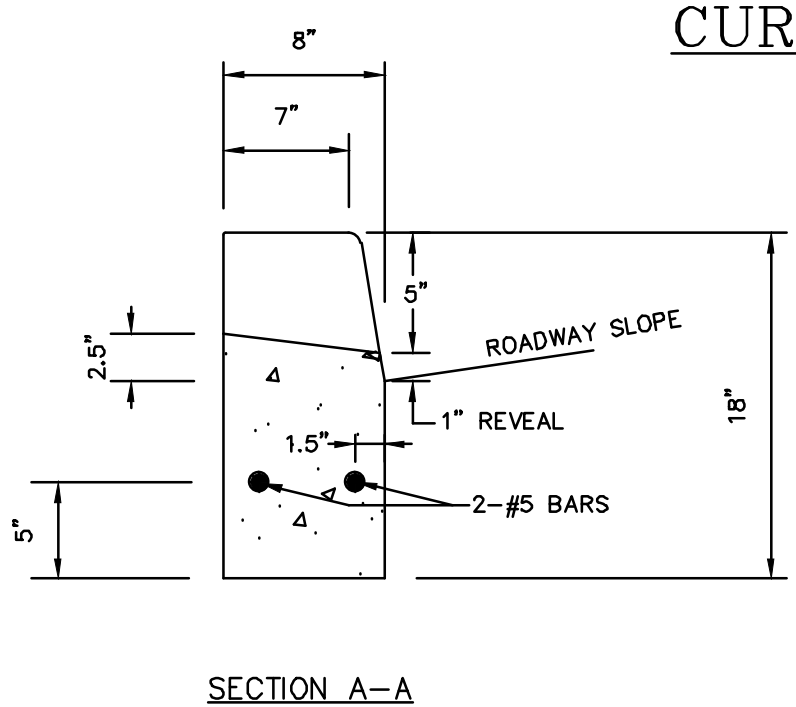
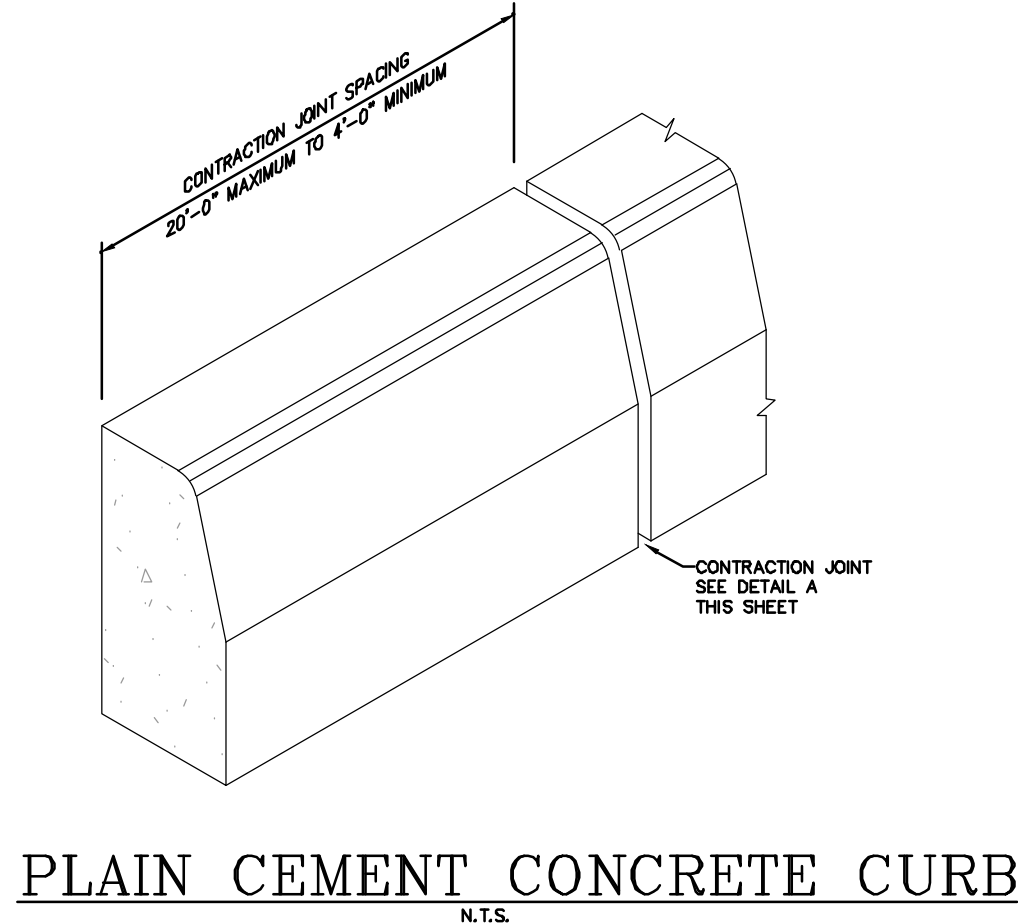
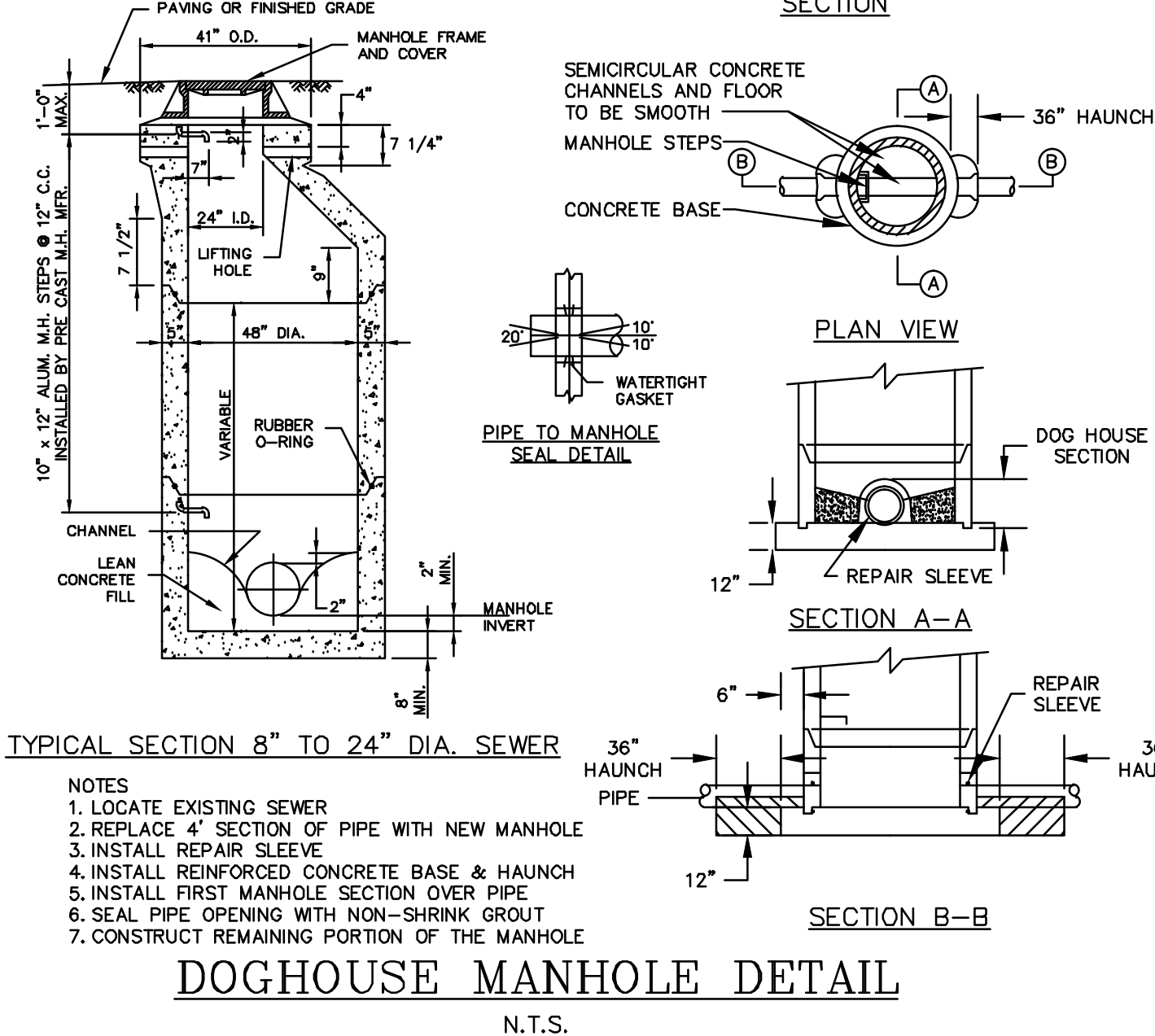
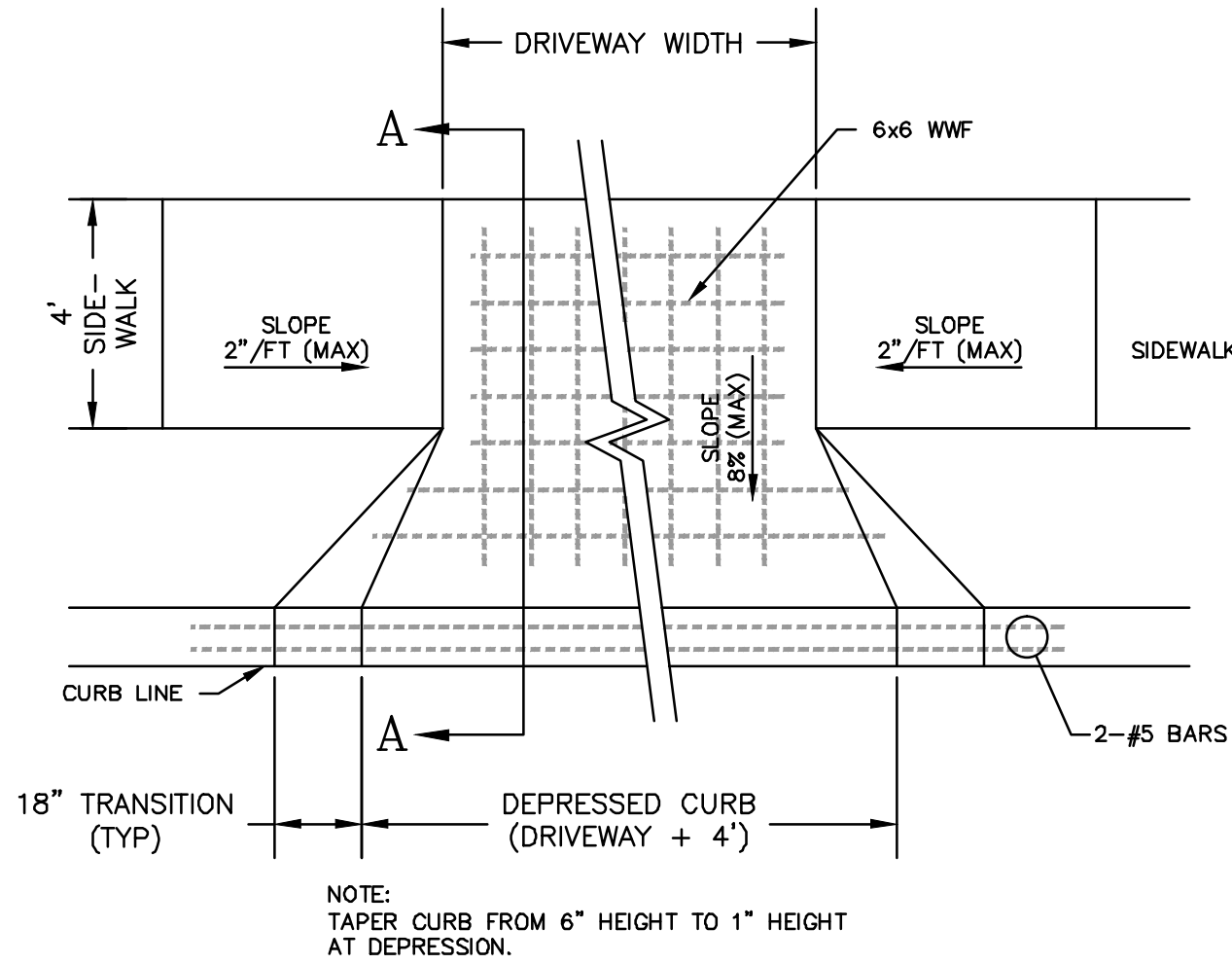
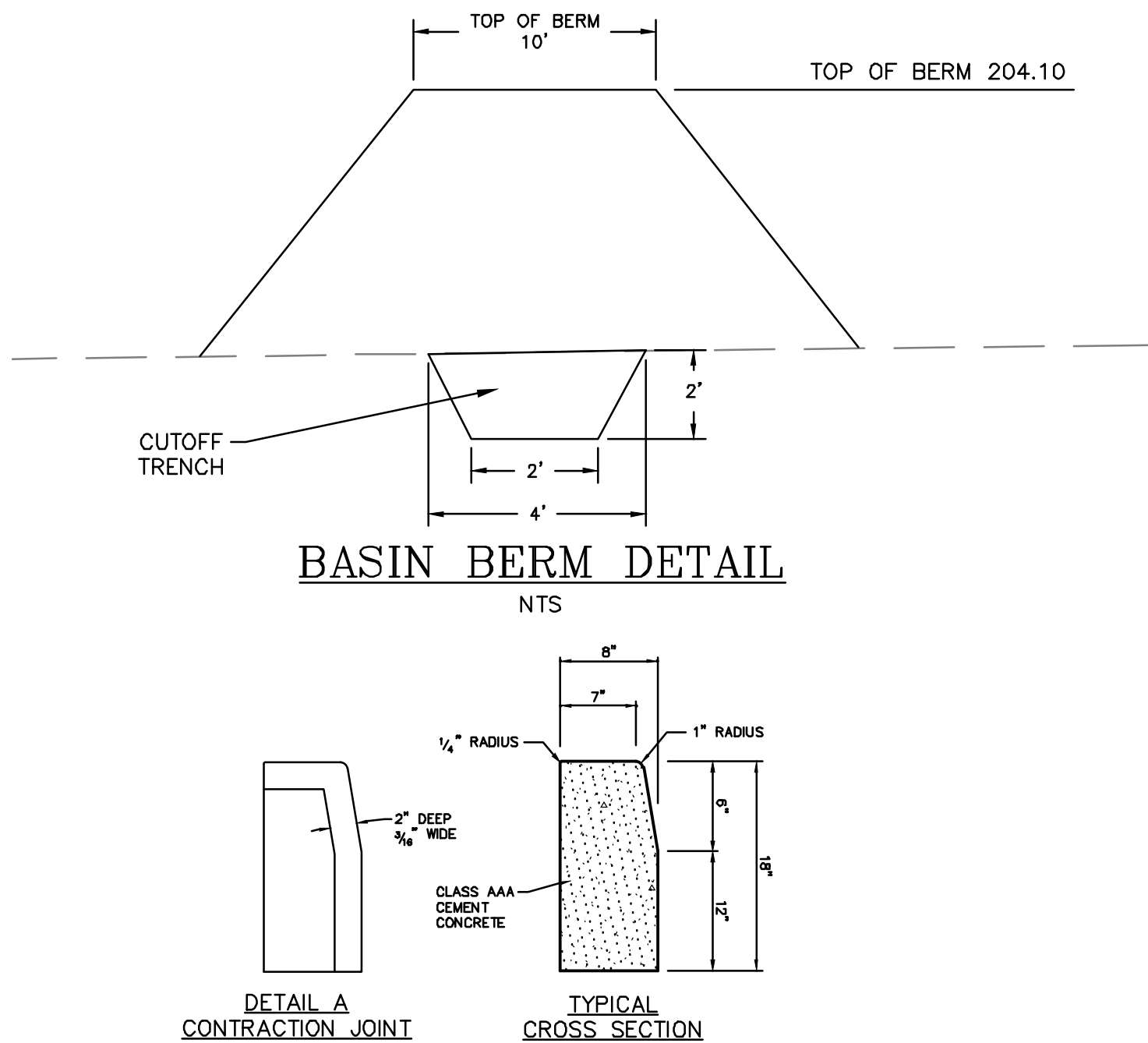
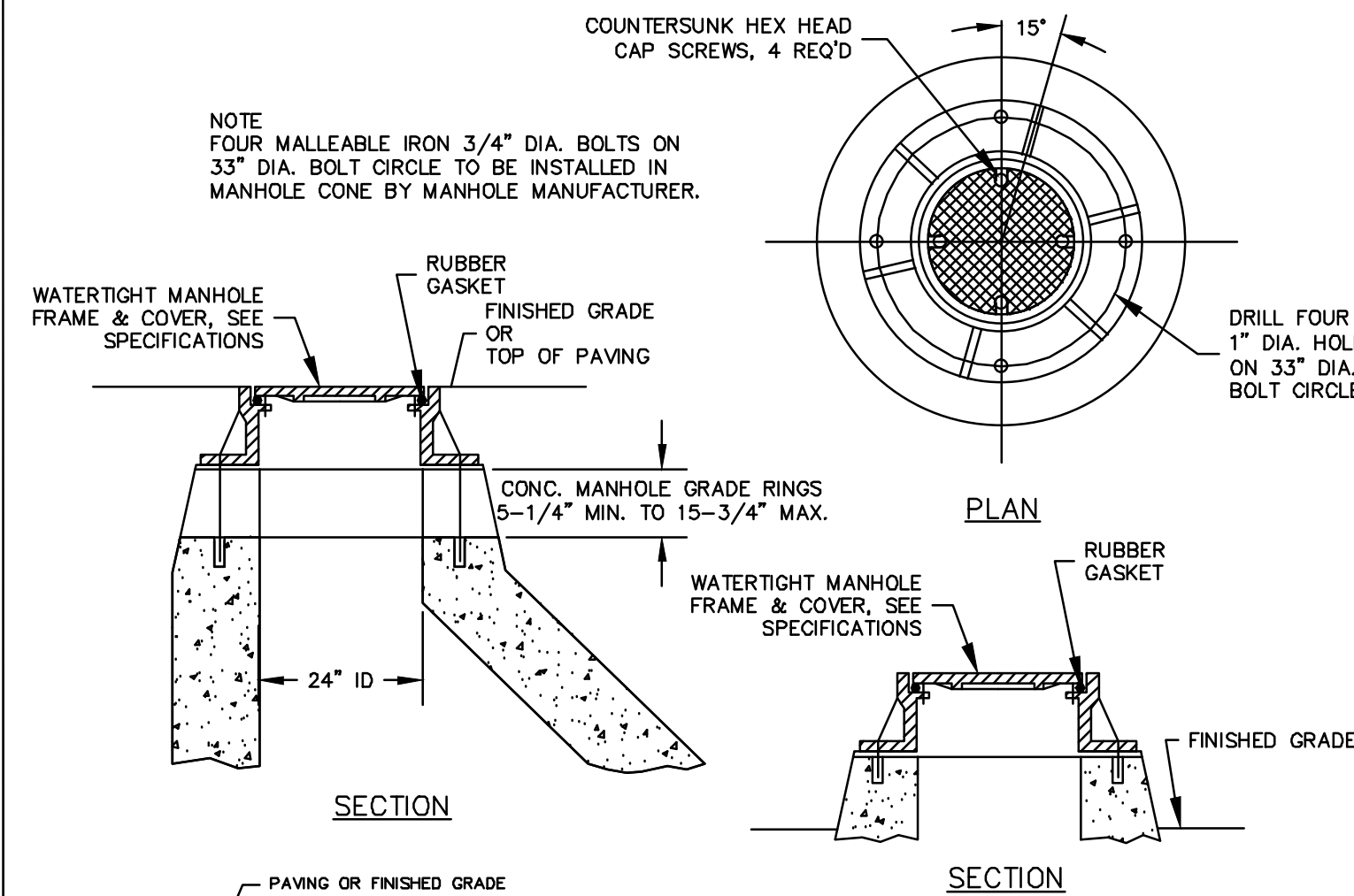
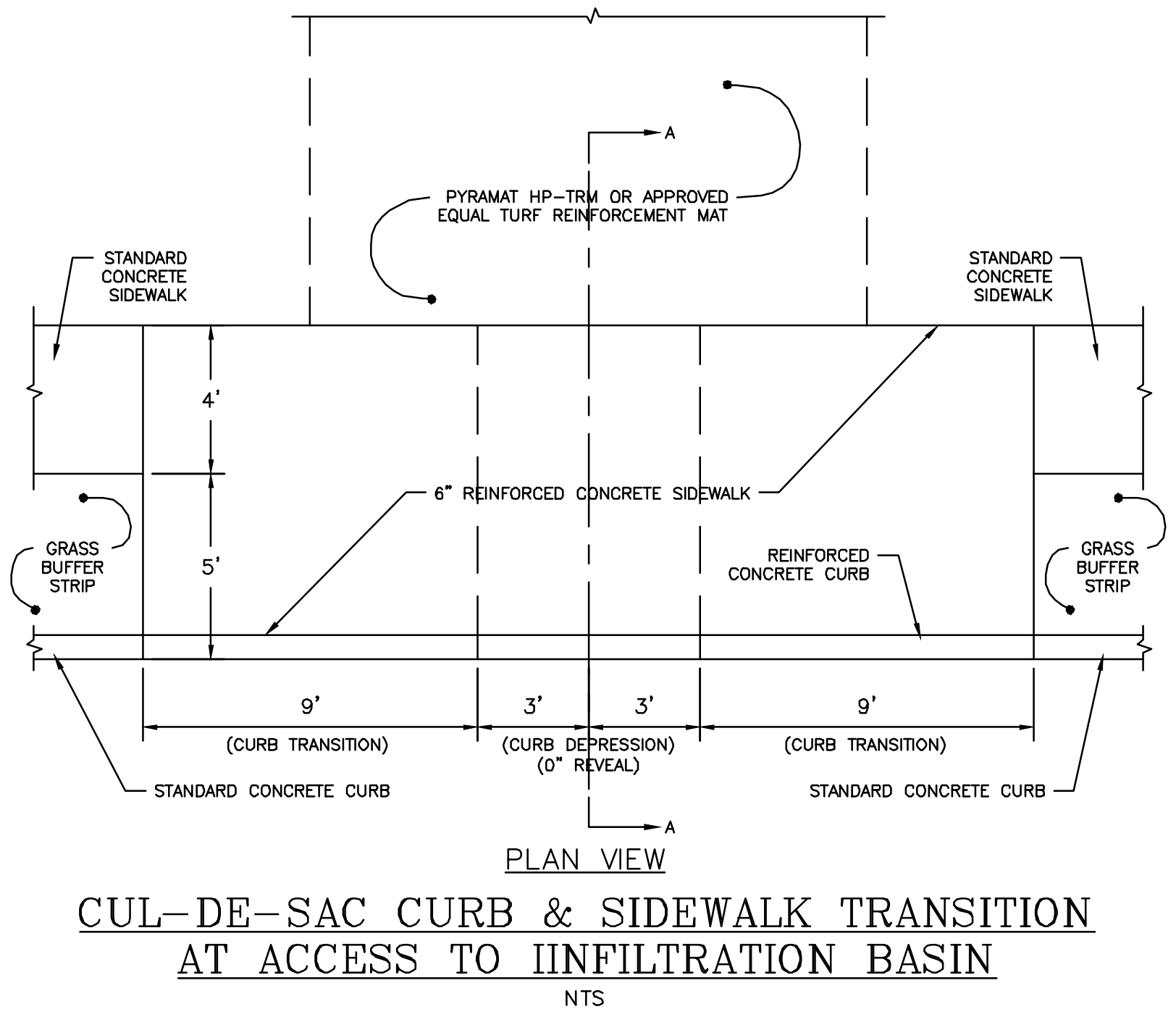
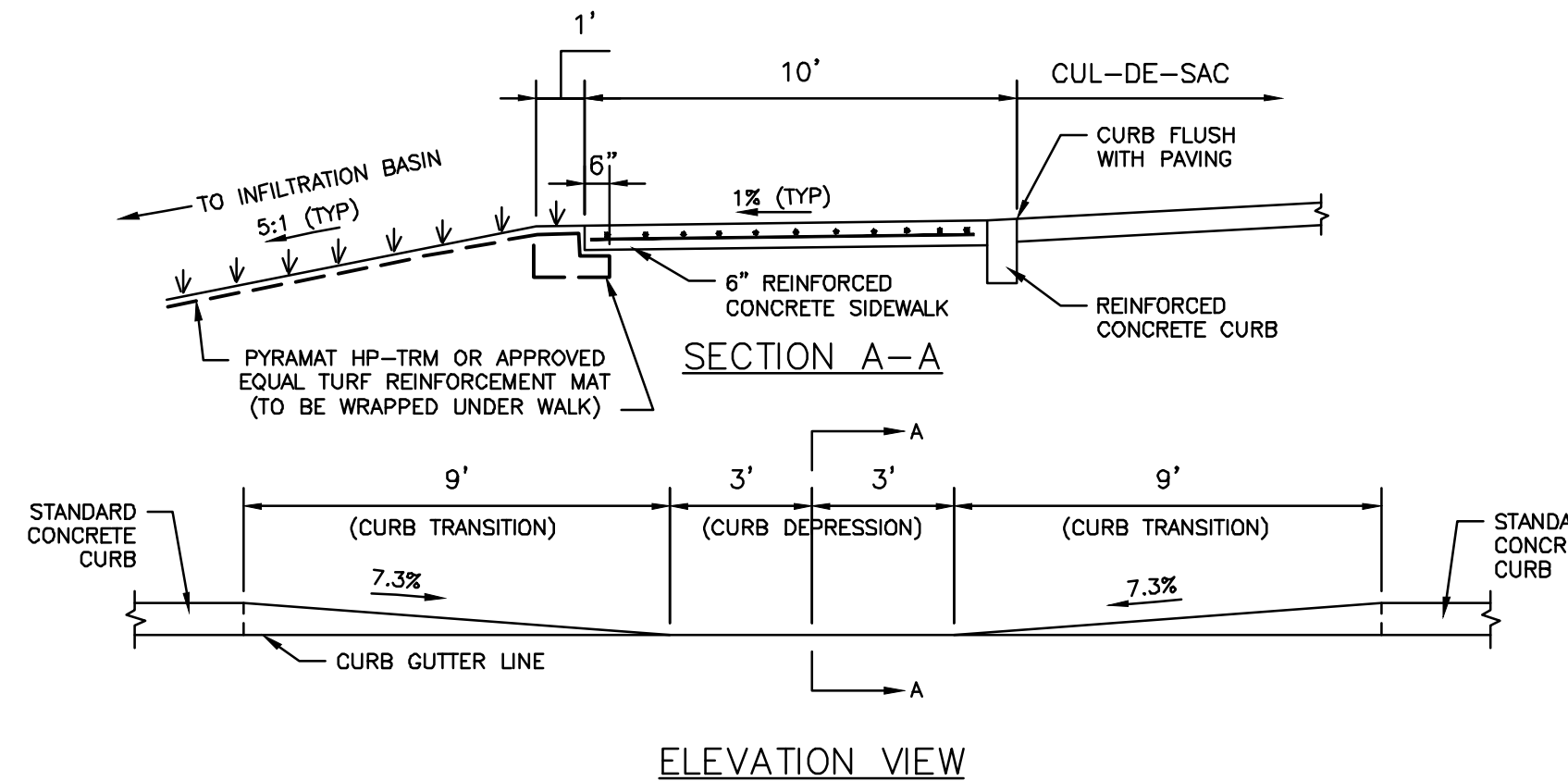
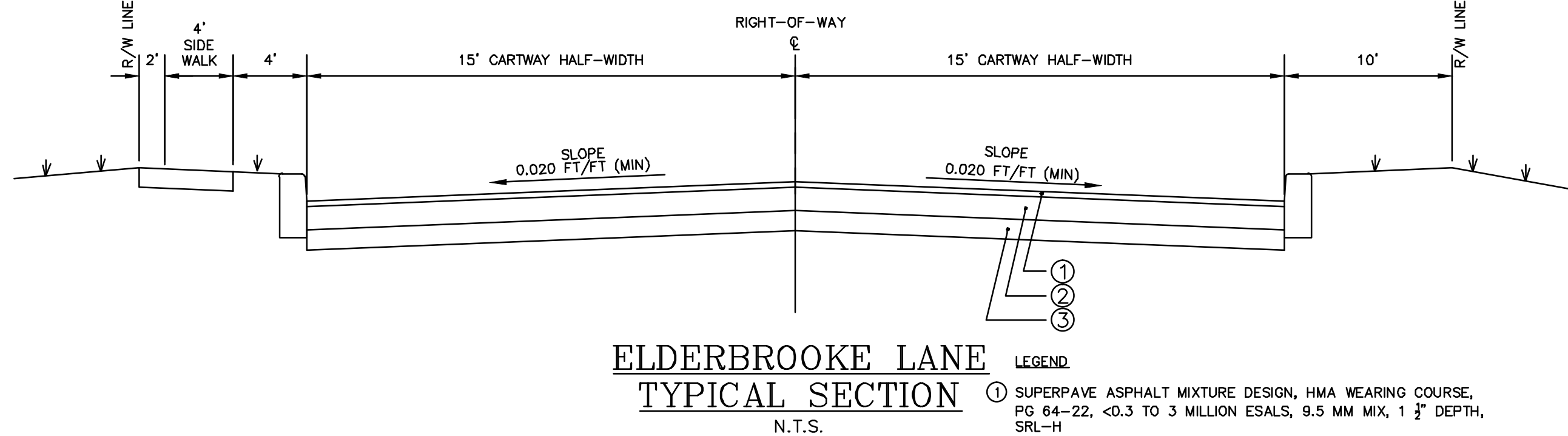
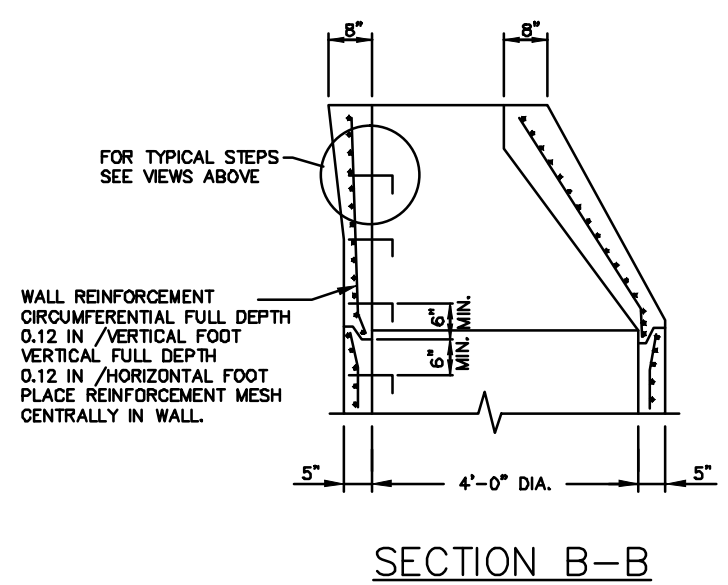
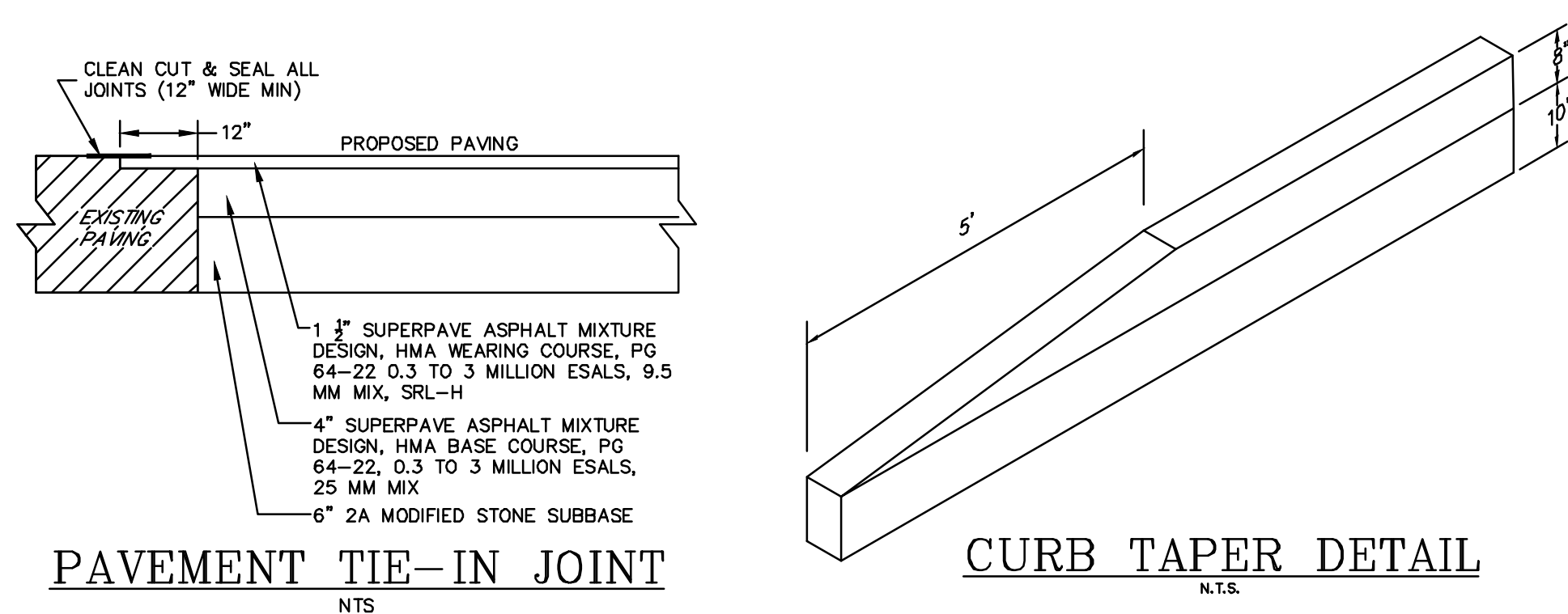
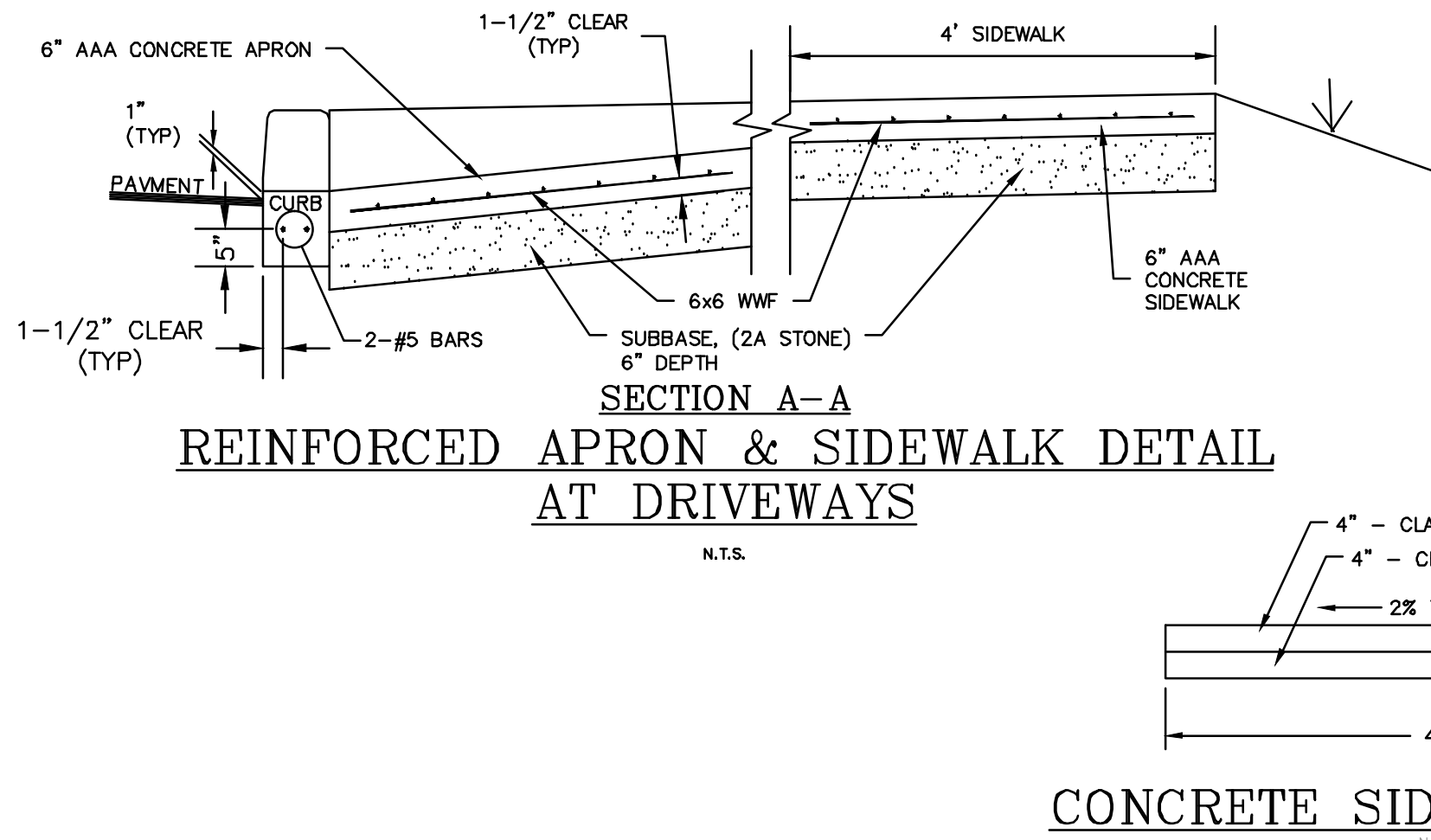
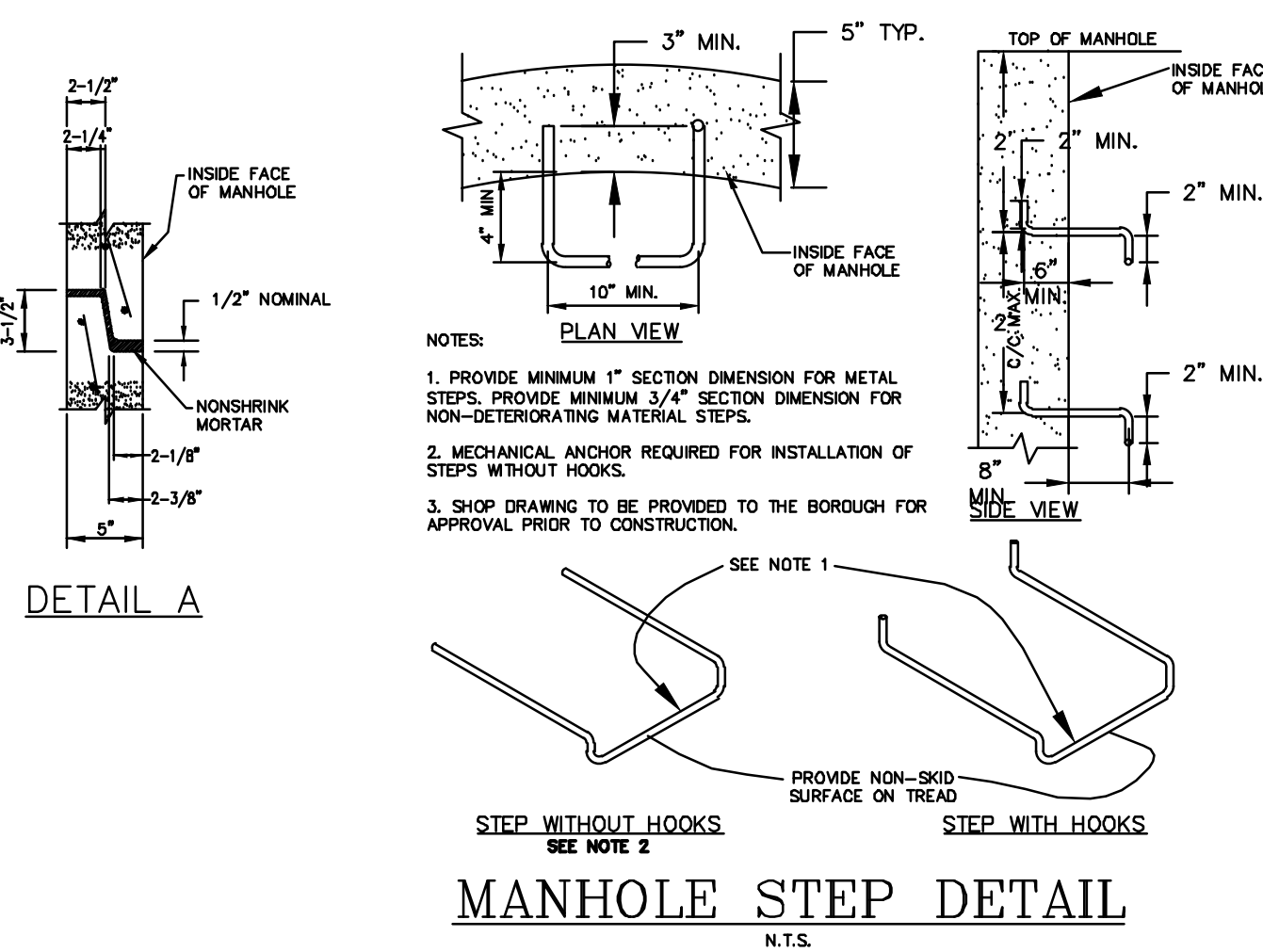
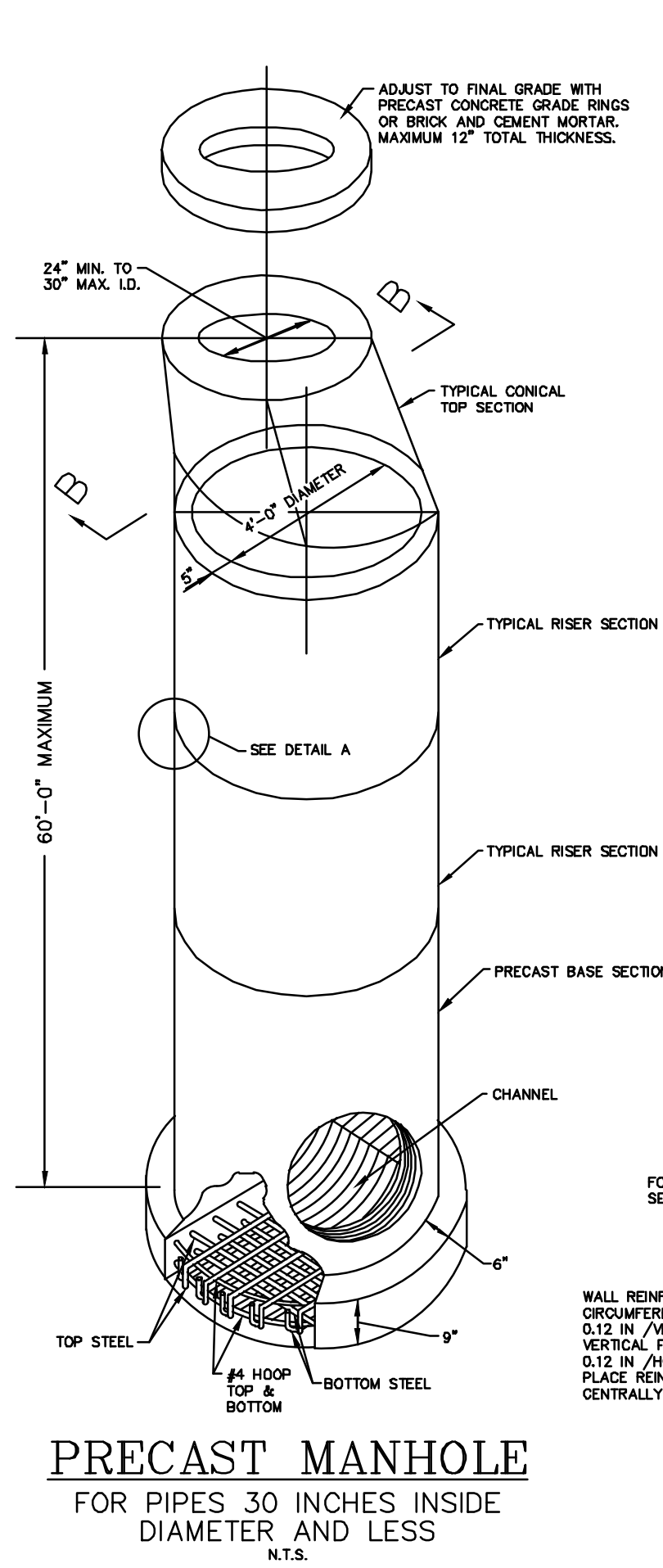


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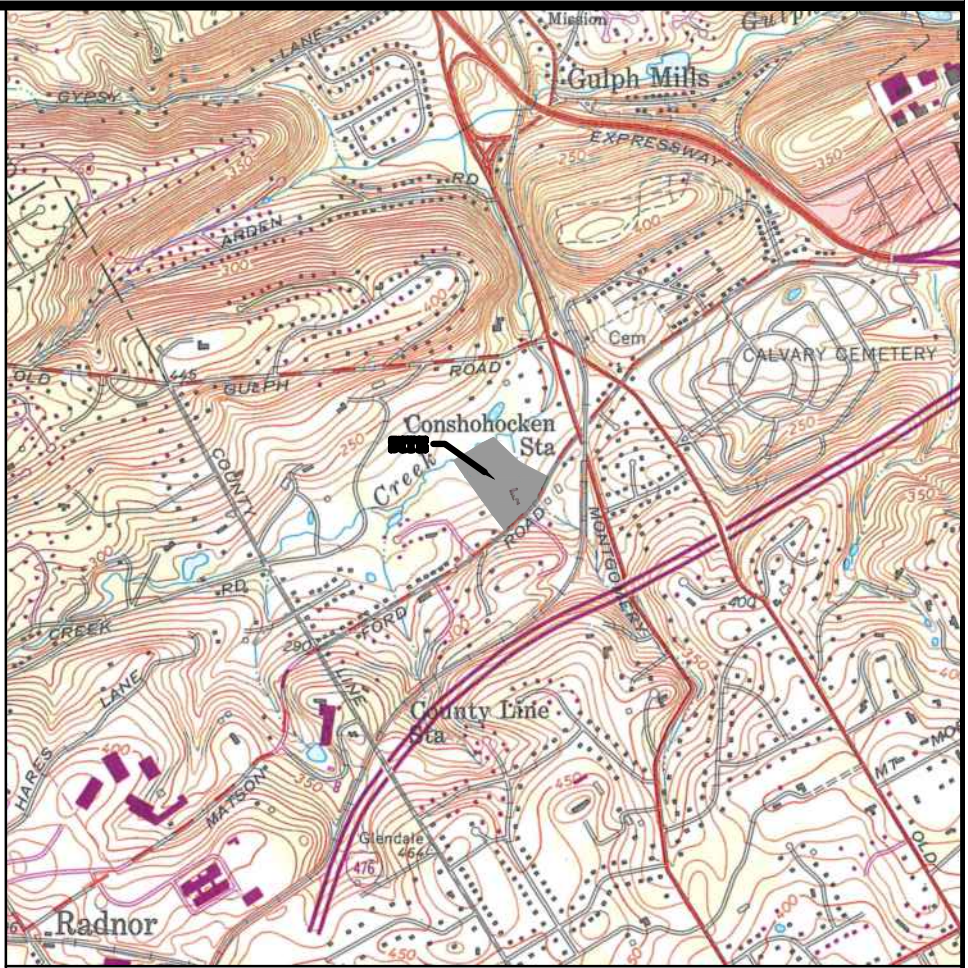
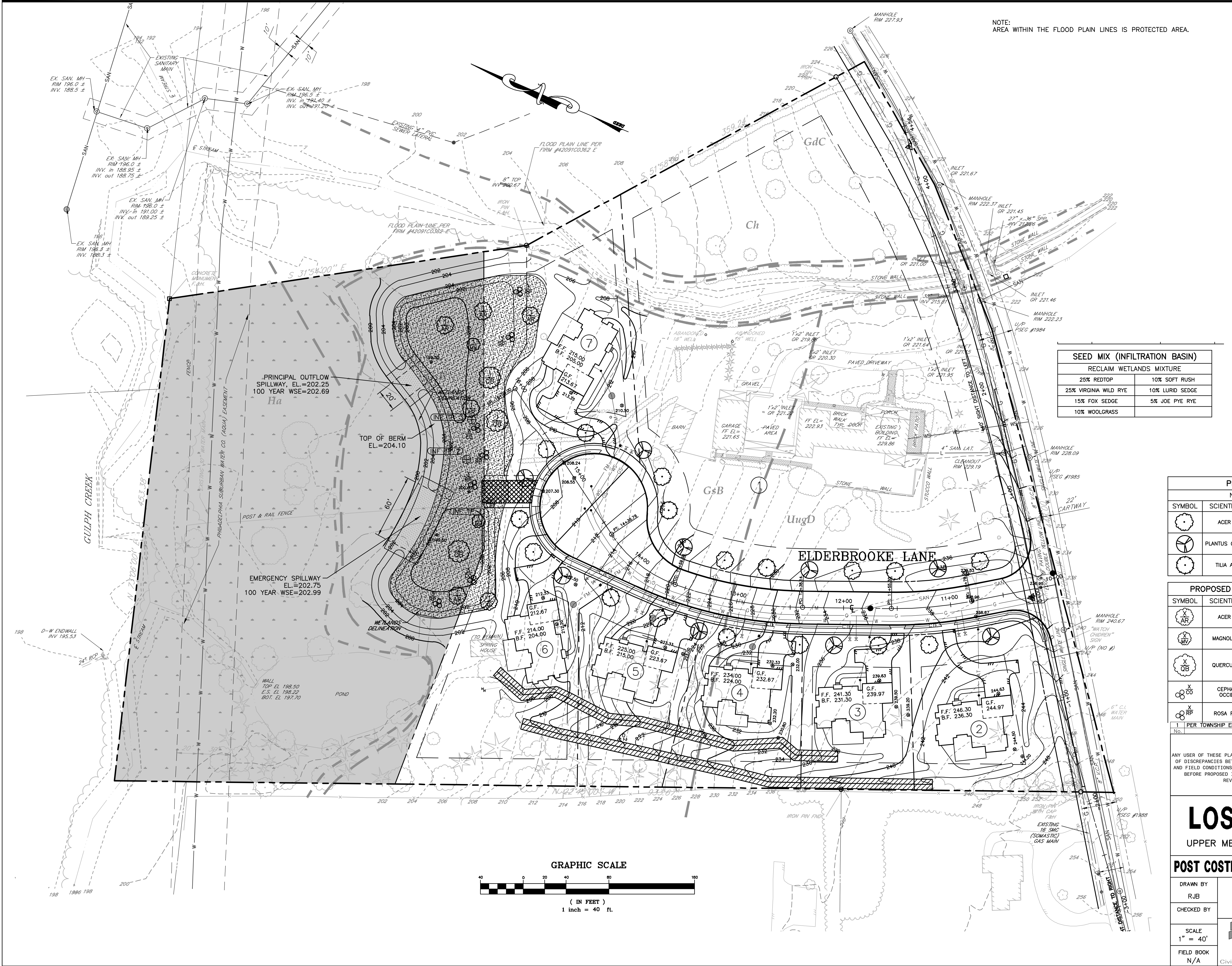


SEDIMENT BASIN OR SEDIMENT TRAP

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1 PER TOWNSHIP ENG. LETTER DATED 2/1/2016		R.J.B.	3/30/16
No.	REVISION	BY	DATE
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LOSTY SUBDIVISION			
UPPER MERION TWP. MONTGOMERY COUNTY, PA			
CONSTRUCTION DETAILS			
DRAWN BY	PREPARED FOR		DATE
RJB	JAMES F. & CAROLYN L. LOSTY		1/7/2016
CHECKED BY	231 MATSONFORD ROAD		JOB NO.
	RADNOR, PA 19087		1697-3
SCALE	1" = 40'		DRAWING FILE
FIELD BOOK	N/A		1697-3.dwg
CZOP SPECTER			SHEET NO.
Civil Engineering • Surveyors • Construction Management			12 OF 15



LOCATION MAP

1" = 2000'

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- EXISTING STORMWATER MAIN
- EXISTING INLET
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING EDGE OF PAVING
- PROPOSED EDGE OF PAVING
- EXISTING CURB LINE
- PROPOSED CURB LINE
- PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- BUILDING SETBACK LINE
- BASIN SEEDING AREA
- DEDICATED OPEN SPACE AREA
- INFILTRATION TEST PIT LOCATION

PROPOSED STREET TREE TABULATION

NUMBER OF STREET TREES REQUIRED: 26

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
	ACER RUBRUM	RED MAPLE	2 1/2" MIN. CAL. (BALL & BAG)	9
	PLANTUS OCCIDENTALIS	SYCAMORE	2 1/2" MIN. CAL. (BALL & BAG)	9
	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" MIN. CAL. (BALL & BAG)	8

PROPOSED INFILTRATION BASIN LANDSCAPE TABULATION

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	ACER RUBRUM	RED MAPLE	6	3 1/2" (MIN)	B&B
	MAGNOLIA VIRGINIA	SWEETBAY MAGNOLIA	2	2 1/2" (MIN)	B&B
	QUERCUS BICOLOR	SWAMP WHITE OAK	3	3 1/2" (MIN)	B&B
	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	2	3' HEIGHT	CONTAINER
	ROSA PALUSTRIS	SWAMP ROSE	9	3' HEIGHT	CONTAINER

1 PER TOWNSHIP ENG. LETTER DATED 2/1/2016 R.J.B. 3/30/16
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LOSTY SUBDIVISION

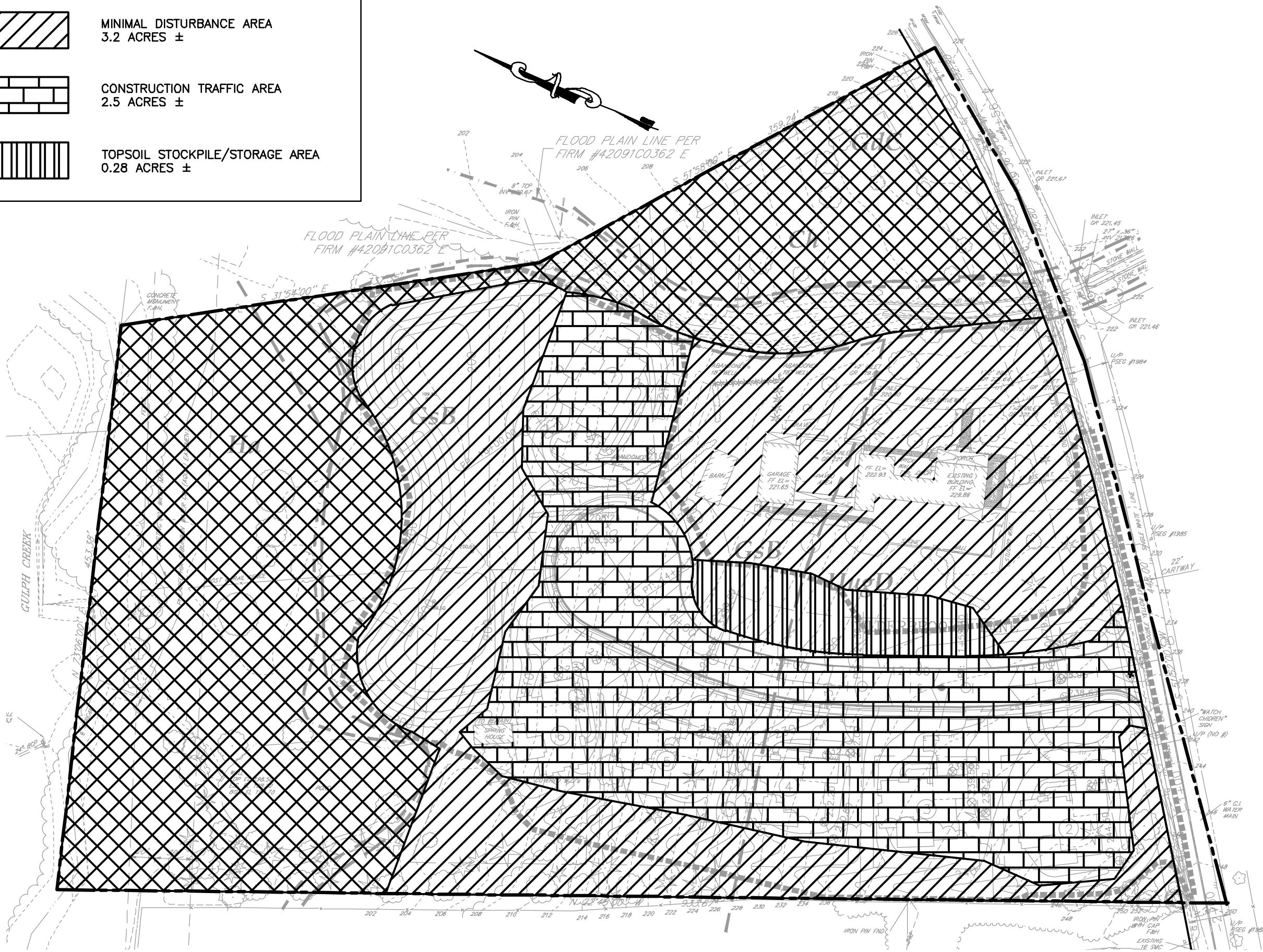
UPPER MERION TWP. MONTGOMERY COUNTY, PA

POST COSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWN BY RJB	PREPARED FOR JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE 1/7/2016
CHECKED BY		JOB NO. 1697-3
SCALE 1" = 40'	1000 Madison Ave Suite 220 Norristown, PA 19403 (484)831-5795 www.czopspecter.com	DRAWING FILE 1697-3.dwg
FIELD BOOK N/A	CZOP SPECTER Civil Engineering • Surveyors • Construction Management	SHEET NO. 13 OF 15

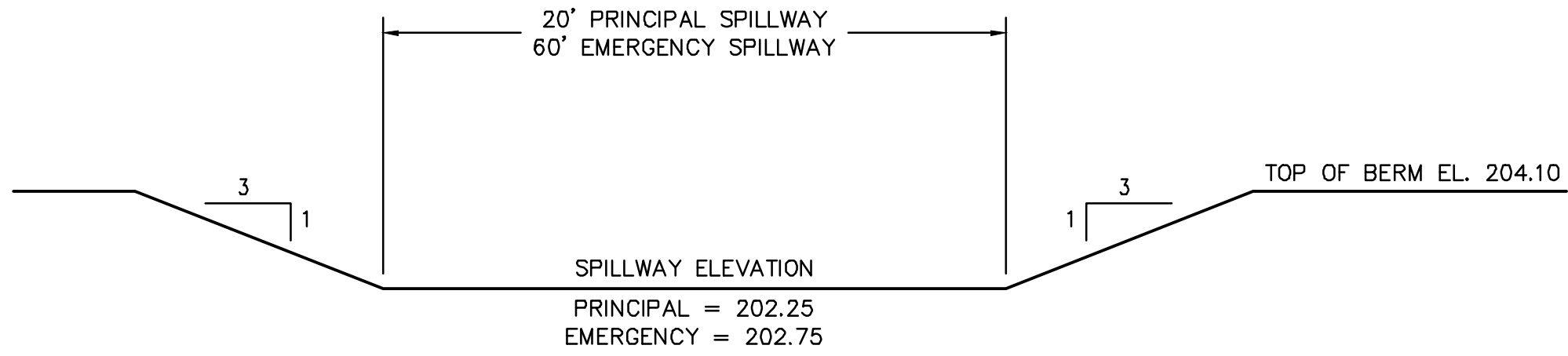
L E G E N D

- PROTECTED AREA
3.8 ACRES ±
- MINIMAL DISTURBANCE AREA
3.2 ACRES ±
- CONSTRUCTION TRAFFIC AREA
2.5 ACRES ±
- TOPSOIL STOCKPILE/STORAGE AREA
0.28 ACRES ±



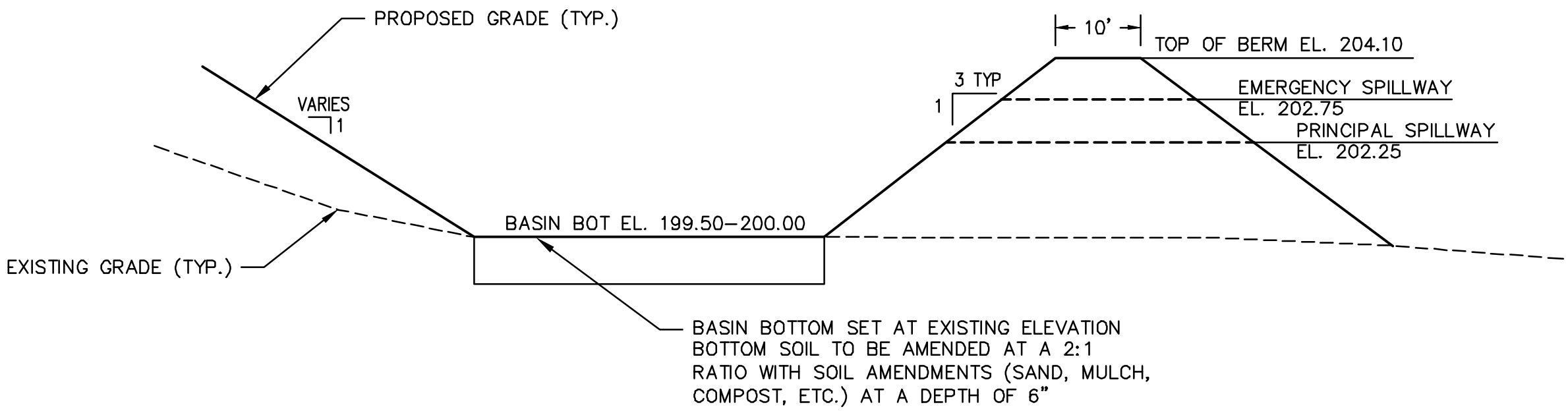
SOIL MANAGEMENT PLAN

1" = 80'



SPILLWAY DETAIL

NTS



BASIN DETAIL

NTS

1	PER TOWNSHIP ENG. LETTER DATED 2/1/2016	RJB	3/30/16
No.	REVISION	BY	DATE

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ANY USER OF THESE PLANS IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY IN THE EVENT OF DISCREPANCIES BETWEEN THE PLAN, PLAN DETAILS, SHOP DRAWINGS, CONSTRUCTION STANDARDS, AND FIELD CONDITIONS. THE APPLICABLE AGENCY MUST BE CONTACTED AND DISCREPANCIES RESOLVED BEFORE PROPOSED IMPROVEMENTS ARE CONSTRUCTED. THE PREPARER OF THESE PLANS AND ALL REVIEWING AGENCIES ARE NOT LIABLE FOR ANY DISCREPANCIES.

LOSTY SUBDIVISION

UPPER MERION TWP. MONTGOMERY COUNTY, PA

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWN BY RJB	PREPARED FOR JAMES F. & CAROLYN L. LOSTY 231 MATSONFORD ROAD RADNOR, PA 19087	DATE 1/7/2016
CHECKED BY	1000 Madison Ave Suite 220 Norristown, PA 19403 (484)831-5795 www.czopspecter.com	JOB NO. 1697-3
SCALE 1" = 40'	CZOP SPECTER Civil Engineering • Surveyors • Construction Management	DRAWING FILE 1697-3.dwg
FIELD BOOK N/A		SHEET NO. 14 OF 15

