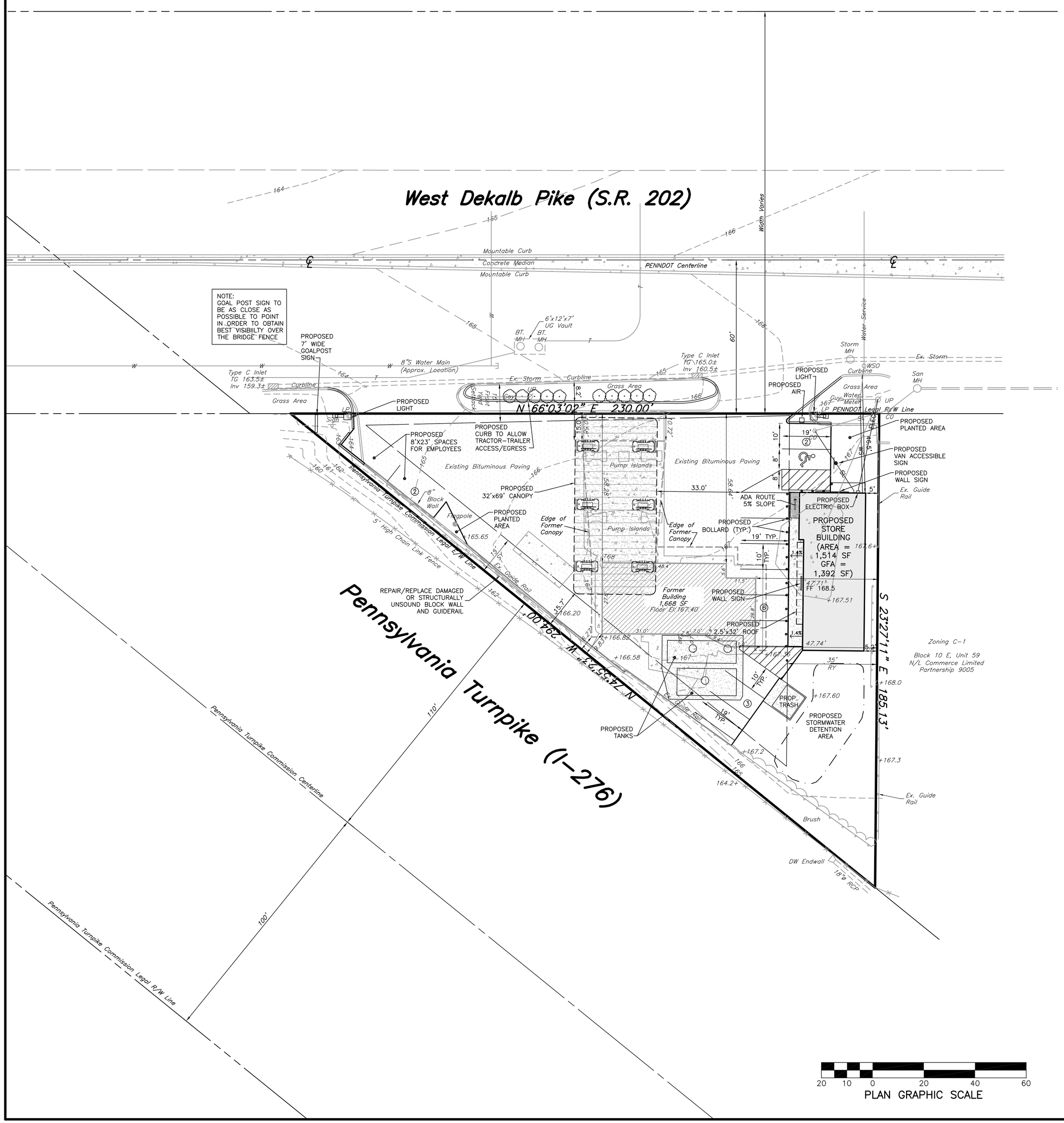


OWNER'S CERTIFICATION OF INTENT

Know All Men by These Presents, That _____ _____ being landowners in Upper Merion Township, Commonwealth of Pennsylvania, for their successors and assigns, do hereby adopt this as their plan of their property situate in the Township of Upper Merion, County of Montgomery, and Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the said individuals have caused the signature below to be affixed by their hand this _____ day of _____, A.D. ____.

_____

_____

ATTEST:

_____

Commonwealth of Pennsylvania:
County of Montgomery:

On the _____ day of _____, _____, before me the subscriber a Notary Public of the Commonwealth of Pennsylvania personally appeared _____, who acknowledged this plan to be the official plan and property shown thereon situated in the Township of Upper Merion, County of Montgomery, Commonwealth of Pennsylvania and desired that this plan be recorded according to law.

WITNESS MY HAND AND NOTARIAL SEAL this _____day of _____, ____.

_____
Notary Public (SEAL)

My Commission Expires _____.

APPROVAL OF THE UPPER MERION TOWNSHIP PLANNING COMMISSION

This Land Development Plan was approved by the Upper Merion Township Planning Commission on this _____ day of _____, ____.

ATTEST:

_____ _____
Secretary Chairman

APPROVAL OF THE UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

This Land Development Plan was approved by resolution of the Upper Merion Township Board of Supervisors this _____ day of _____, ____.

_____
Chairman

ATTEST:

_____

_____

_____

_____

_____ _____
Township Secretary

REVIEW BY THE UPPER MERION TOWNSHIP ENGINEER

This Land Development Plan was reviewed by the Upper Merion Township Engineer on the _____ day of _____, _____.

_____
Engineer

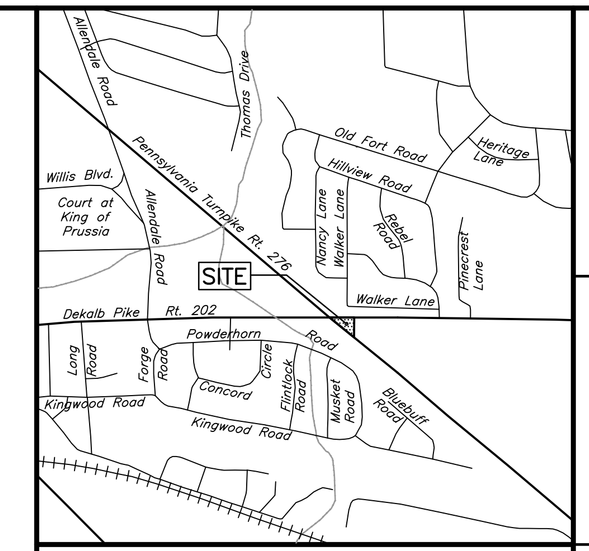
CERTIFICATION FOR RECORDING

This Land Development Plan was recorded in the office of Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, this _____ day of _____, _____.

By:_____
Recorder of Deeds

LEGEND

- EXIST. BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. ADJACENT OWNER
- 320 EX. CONTOUR 5'-INTERVAL
- 319 EX. CONTOUR 1'-INTERVAL
- EX. SOILS
- BUILDING SETBACK LINE
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVING/DRIVE
- PROP. CURB
- FORMER BUILDING
- EXISTING CONCRETE TO BE REMOVED
- PROP. BUILDING
- PROP. CANOPY/AWNING
- PROP. BITUMINOUS PAVING
- PROP. CONCRETE



LOCATION MAP / SCALE:1"=1000'

NORTH ARROW

GENERAL NOTES:

1. OWNER:
   SR & ZR ESTATE LLC
   21 PRIMROSE LANE
   HUNTINGDON VALLEY, PA 19006

2. PROPERTY INFORMATION:
   TAX PARCEL NO. 58-00-06343-00-7
   TAX BLOCK 10E UNIT 59
   DEED BOOK 6081 PAGE 2153
   SITE ADDRESS:
   455 W. DEKALB PIKE
   KING OF PRUSSIA, PA 19406

   SITE AREA TO ULTIMATE R.O.W = 21,289 SF (0.4887 ACRES)

3. BOUNDARY AND TOPOGRAPHY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND AN AS-BUILT PLAN OF SURVEY & TOPOGRAPHY, 455 WEST DEKALB PIKE, MADE FOR SR & ZR ESTATE, LLC, PREPARED BY EASTERN/CHADROW ASSOCIATES, INC. AND DATED JUNE 28, 2018. DATUM IS USGS. THE EASTERN/CHADROW ASSOCIATES PLAN REFERENCES THE FOLLOWING DOCUMENTATION:
   TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE No.DBS-45800 DATED FEBRUARY 14, 2018.
   PLANS PROVIDED BY PENNSYLVANIA DEPARTMENT OF TRANSPORTATION RECORDS RETENTION UNIT, KING OF PRUSSIA, PA, IN JUNE 2018.
   PLANS PROVIDED BY PENNSYLVANIA TURNPIKE COMMISSION, HARRISBURG, PA IN JUNE 2018.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING DATA: GC – GENERAL COMMERCIAL DISTRICT

CATEGORY	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH	80 FT	230 FT	230 FT
MINIMUM FRONT YARD (FROM CURB)	15 FT	58.3 FT	31.0 FT
MAXIMUM FRONT YARD (FROM CURB)	25 FT	58.3 FT	31.0 FT
MINIMUM SIDE YARD	15 FT	9.8 FT	5.0 FT
MINIMUM REAR YARD	35 FT	47.7 FT	54.1 FT
MAX. BUILDING HEIGHT	50 FT	< 50 FT	< 50 FT
MAX. BUILDING COVERAGE	50 %	7.8 %	7.1 %
MAX. IMPERVIOUS SURFACE COVERAGE	80 %	89.1 %	74.8 %
RESIDENTIAL BUFFER	35 FT	N/A	N/A

6. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 13, SEPTEMBER 19, 2018. ALL SOILS ON SITE ARE CLASSIFIED AS: UgB – URBAN LAND – 0 TO 8 PERCENT SLOPES.

7. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANELS 42091C0334G AND 42091C0353G PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2016.

8. THE ZONING HEARING BOARD GRANTED VARIANCES, SUBJECT TO CONDITIONS, FROM THE FOLLOWING SECTIONS OF THE UPPER MERION TOWNSHIP ZONING ORDINANCE OF 1942, AS AMENDED, TO PERMIT CONSTRUCTION OF A 1,514 SQUARE FOOT CONVENIENCE STORE WITH 6 FUEL PUMPS AND A FUEL CANOPY:
   1) FROM SECTION 165-106.A TABLE CD.2, DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS TO PERMIT A 31 FOOT FRONT YARD SETBACK FROM THE CURB WHERE A MAXIMUM 25-FOOT SETBACK IS REQUIRED;
   2) FROM SECTION 165-106.A TABLE CD.2, DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS TO PERMIT A SIDE YARD SETBACK OF 5 FEET WHERE A MINIMUM SIDE YARD SETBACK OF 15 FEET IS REQUIRED;
   3) FROM SECTION 165-106.A TABLE CD.2, DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS, NOTE 1, TO PERMIT NO VERGE, SIDEWALK, OR PLANTING AREA ALONG THE DEKALB PIKE STREET FRONTAGE WHERE A 4-FOOT WIDE VERGE, 6-FOOT WIDE SIDEWALK, AND 5-FOOT WIDE PLANTING AREA ARE REQUIRED.
   4) FROM SECTION 165-108.B REQUIREMENTS FOR PEDESTRIANWAYS TO PERMIT NO VERGE OR PUBLIC, MULTIPURPOSE PATH ALONG THE DEKALB PIKE FRONTAGE WHERE A 4-FOOT WIDE VERGE AND A 6-FOOT WIDE PUBLIC, MULTIPURPOSE PATH ARE REQUIRED.
   5) FROM SECTION 165-165.B(6) SIGNS IN RIGHTS-OF-WAY TO PERMIT A FREESTANDING SIGN TO ABUT A STREET RIGHT-OF-WAY LINE WHERE A 2-FOOT SETBACK FROM THE STREET RIGHT-OF-WAY LINE IS REQUIRED.
   6) FROM SECTION 165-168.A(1) BUSINESS SIGNS TO PERMIT A TOTAL SIGN AREA OF 204.9 SQUARE FEET WHERE A MAXIMUM SIGN AREA OF 200 SQUARE FEET IS PERMITTED.
   7) FROM SECTION 165-168.A(2) BUSINESS SIGNS TO LOCATE A 13.25 SQUARE FOOT "FOOD MART" SIGN ON A SECOND BUILDING ELEVATION FACING DEKALB PIKE.
   8) FROM SECTION 165-168.K(1) TO PERMIT A FREE STANDING SIGN HEIGHT OF 28 FEET WHERE A MAXIMUM HEIGHT OF 15 FEET IS PERMITTED.
   9) FROM SECTION 165-168.K(3)(a) TO PERMIT A FREESTANDING SIGN AREA OF 90.62 SQUARE FEET ON A SITE OF LESS THAN 1 ACRE WHERE THE MAXIMUM SIGN AREA FOR A FREESTANDING SIGN OF 20 SQUARE FEET IS PERMITTED.
   10) FROM SECTION 165-191.B(1)(d) TO PERMIT 13 TOTAL PARKING SPACES WHERE 18 TOTAL PARKING SPACES ARE REQUIRED.

   THE GRANT OF VARIANCES IS CONDITIONED AS FOLLOWS:
   1) THERE SHALL BE NO SEATS OR SEATING AREAS FOR PATRONS.
   2) THERE SHALL BE NO COOK-TO-ORDER FOOD PREPARATION DONE ON THE PROPERTY.
   3) THE ONLY DIGITAL SIGNAGE PERMITTED ON THE PROPERTY SHALL BE ON THE FREESTANDING SIGN AT THE WESTERN CORNER OF THE PROPERTY FOR THE DISPLAY OF PRICES FOR 2 TYPES OF FUEL.
   4) THERE SHALL BE NO "SNAP-FRAME" OR OTHER SIGNS.

9. THE FOLLOWING WAIVERS ARE BEING SOUGHT FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

   SLDO 145-27.A.13,14 AND 145-29.18,21 (PARTIAL WAIVER) THAT INFORMATION (OTHER THAN THAT SHOWN) WITHIN 200 FEET NOT BE REQUIRED TO BE SHOWN UNLESS DEEMED RELEVANT BY THE TOWNSHIP ENGINEER.
   SLDO 145-12, 145-20.C.2 THAT CONCRETE SIDEWALK NOT BE REQUIRED ALONG DEKALB PIKE, TO MATCH THE ZONING RELIEF GRANTED FOR SIDEWALK. NO DESIGNATED PEDESTRIAN ACCESS IS PROVIDED ACROSS THE ADJACENT TURNPIKE OVERPASS BRIDGE. THEREFORE, FROM A PEDESTRIAN SAFETY PERSPECTIVE, IT IS DESIRABLE TO NOT PROVIDE SIDEWALK THAT WILL DIRECT PEDESTRIANS ACROSS THE SITE ENTRY/EXIT DRIVEWAYS AND ONTO THE TURNPIKE OVERPASS BRIDGE.

10. COVERAGE TABULATION:

EXISTING IMPERVIOUS COVERAGE:	
EXISTING BUILDING	1,668 SF
EXISTING CONCRETE	3,506 SF
EXISTING ASPHALT	13,803 SF
TOTAL EXISTING	18,977 SF
PROPOSED IMPERVIOUS COVERAGE:	
PROPOSED BUILDING	1,514 SF
PROPOSED CANOPY/AWNING	2,416 SF
PROPOSED CONCRETE	1,147 SF
PROPOSED ASPHALT	10,849 SF
TOTAL PROPOSED	15,926 SF
NET DECREASE	3,051 SF = 16.1%

11. STORMWATER MANAGEMENT:

   PER SCECO SECTION 140B-15 IMPERVIOUS COVER SHALL BE REDUCED BY 20% FOR REDEVELOPMENT SITES. A 16.1% (3,051 SF) REDUCTION IN IMPERVIOUS COVER IS PROPOSED, THEREFORE STORMWATER MANAGEMENT IS REQUIRED FOR THE RUNOFF FROM AN ADDITIONAL 3.9% (745 SF) OF IMPERVIOUS AREA. STORMWATER MANAGEMENT IS PROPOSED TO MANAGE RUNOFF FROM 745 SF OF IMPERVIOUS SURFACE.

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

No.	Date	Description	By

Project Number	CAD File Name	File Number	Drafter/Engineer
H2500	BASE.DWG	---	EMC/NTR

Township	County	Date	Scale
UPPER MERION	MONTGOMERY	01-08-19	1"=20'

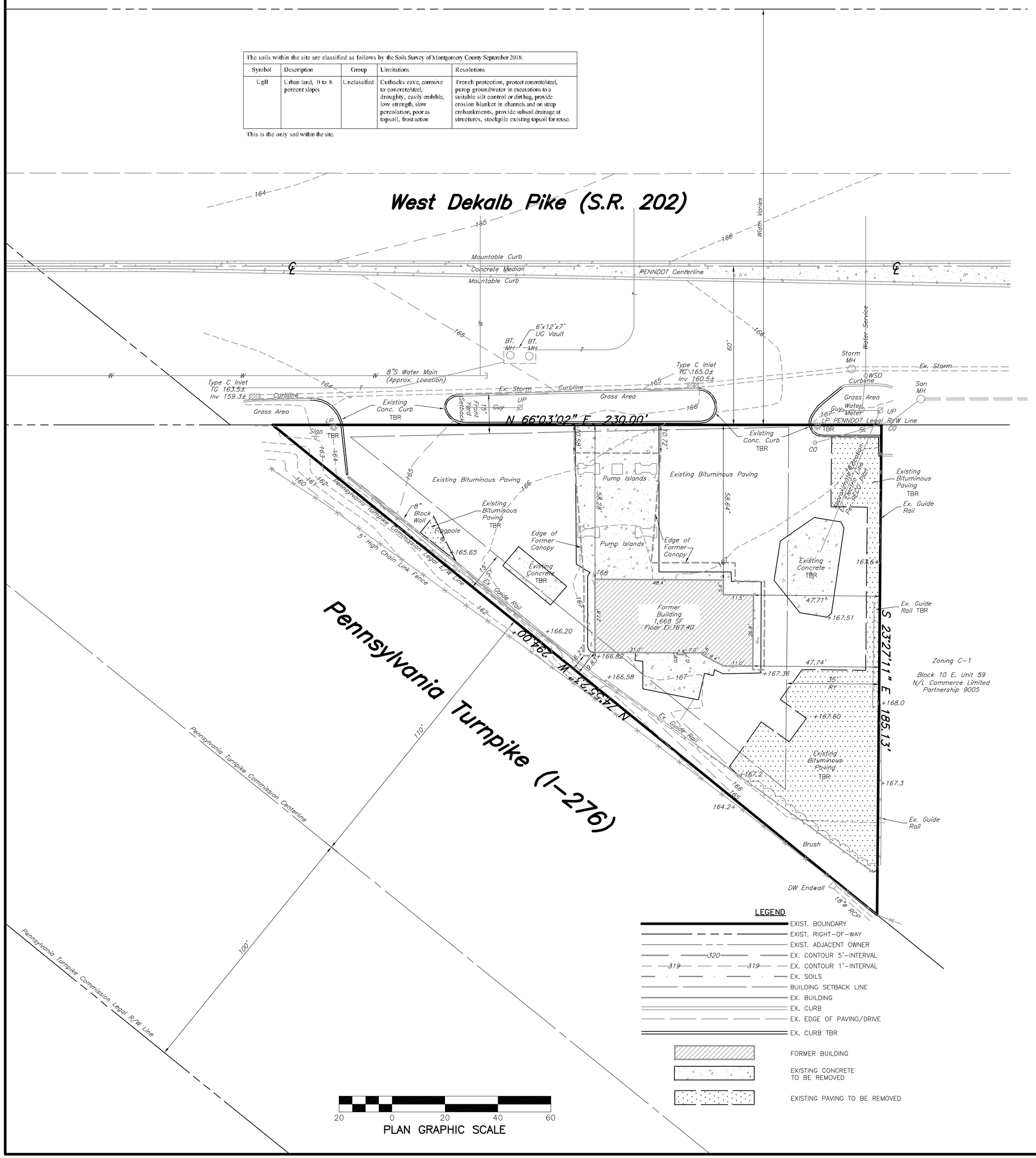
Sheet Number 1 of 4

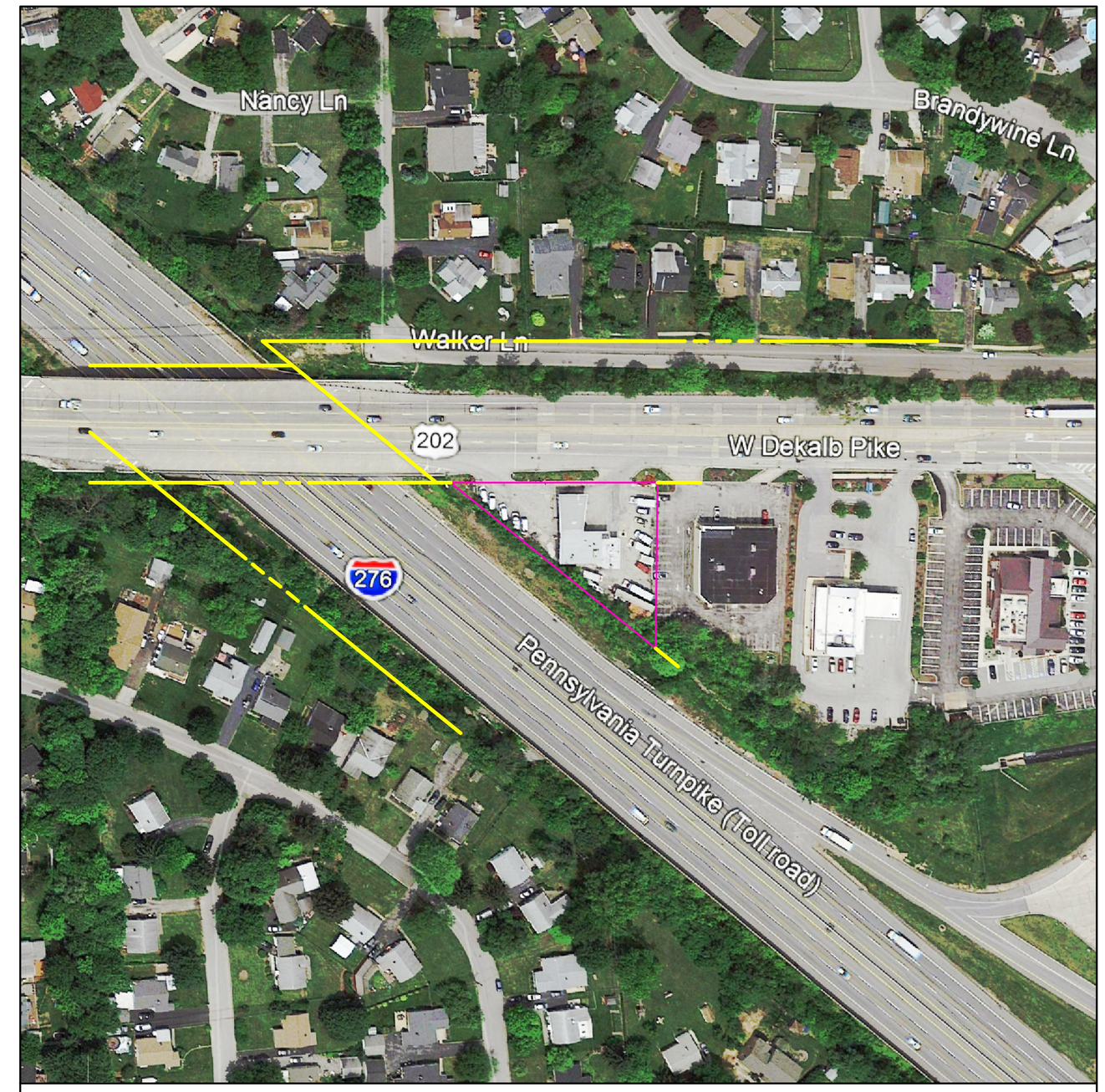
LAND DEVELOPMENT PLAN
PREPARED FOR
455 W. DEKALB PIKE

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

The soils within the site are classified as follows by the Soils Survey of Montgomery County September 2018:				
Symbol	Description	Group	Limitations	Resolutions
UgB	Urban land, 0 to 8 percent slopes	Unclassified	Cutbacks cave, corrosive to concrete/steel, droughty, easily erodible, low strength, slow percolation, poor as topsoil, frost action	Trench protection, protect concrete/steel, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, provide subsoil drainage at structures, stockpile existing topsoil for reuse.

This is the only soil within the site.





AERIAL PHOTOGRAPH DETAIL/SCALE: 1"=100'

100 C 0 100 200 300

DETAIL GRAPHIC SCALE

NORTH ARROW

No.	Date	Description	By

Project Number	H2500
CAD File Name	BASE.DWG
File Number	---
Drafter/Engineer	EMC/NTR
Township	UPPER MERION
County	MONTGOMERY
Date	01-08-19
Scale	1"=20'
Sheet Number	2 of 4

EXISTING FEATURES & DEMOLITION PLAN

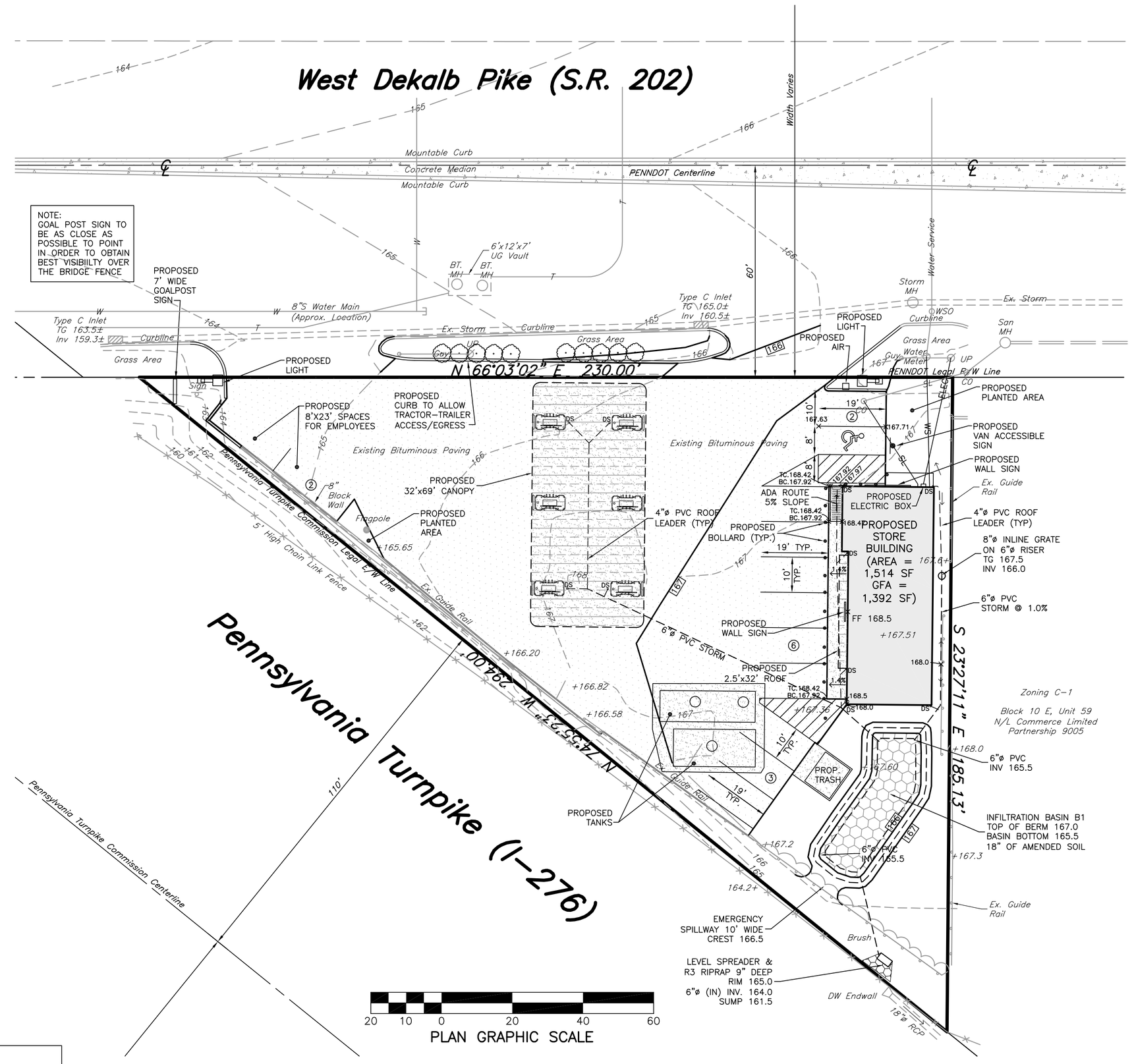
PREPARED FOR

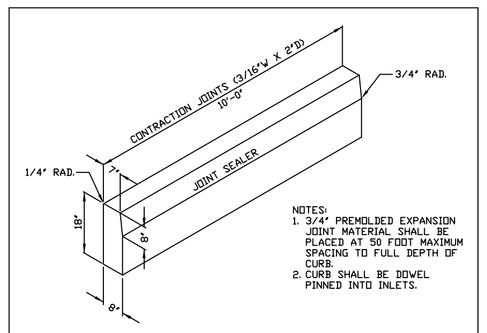
455 W. DEKALB PIKE

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

LEGEND

- EXIST. BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. ADJACENT OWNER
- EX. CONTOUR 5'-INTERVAL (320)
- EX. CONTOUR 1'-INTERVAL (319)
- EX. SOILS
- BUILDING SETBACK LINE
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVING/DRIVE
- PROP. CURB
- PROP. CONTOURS (320)
- PROP. STORM PIPE
- PROP. BUILDING
- PROP. CANOPY/AWNING
- PROP. BITUMINOUS PAVING
- PROP. CONCRETE
- PROP. INFILTRATION BASIN

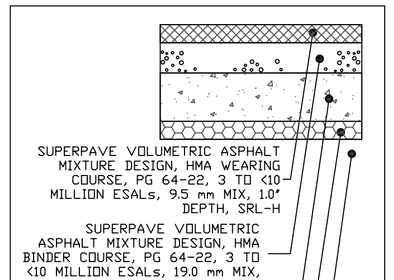




NOTES:
1. 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 50 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB.
2. CURB SHALL BE DOWEL PINNED INTO INLETS.

PLAIN CEMENT CONCRETE CURB

TO BE INSTALLED ALONG EXISTING ROADS (NOT TO SCALE)



SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 3 TO <10 MILLION ESALs, 9.5 mm MIX, 1.0" DEPTH, SRL-H

SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 3 TO <10 MILLION ESALs, 19.0 mm MIX, 2.0" DEPTH

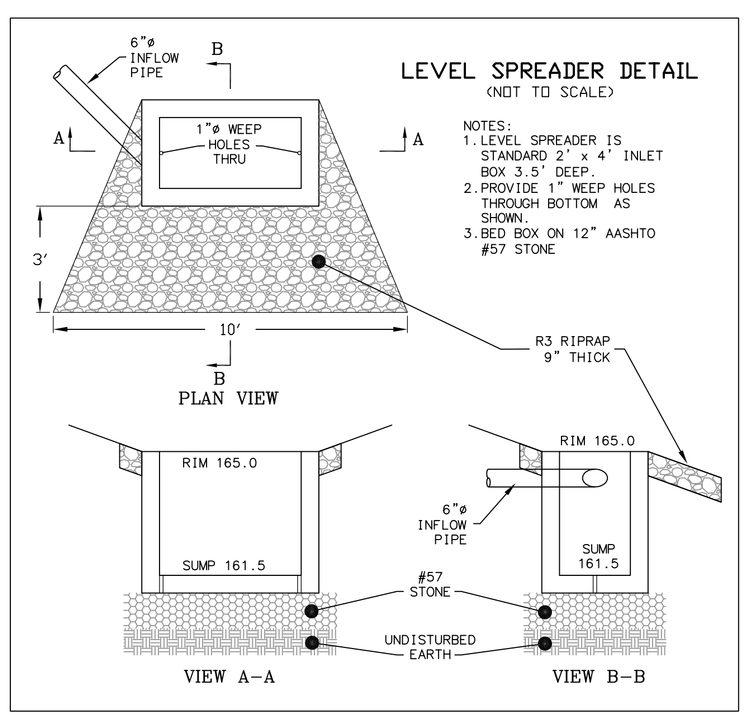
SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 3 TO <10 MILLION ESALs, 25.0 mm MIX, 5.0" DEPTH

2A STONE SUBBASE COURSE 2" DEPTH

PREPARED SUBGRADE

BITUMINOUS PAVING DETAIL

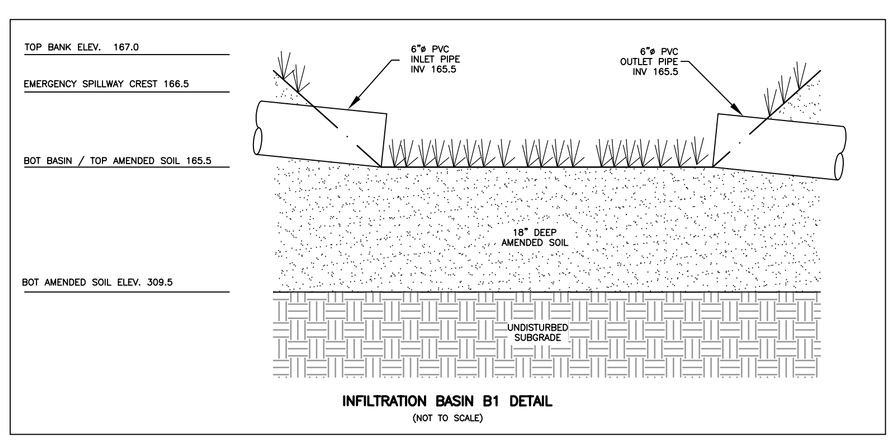
NOT TO SCALE



LEVEL SPREADER DETAIL

(NOT TO SCALE)

NOTES:
1. LEVEL SPREADER IS STANDARD 2' x 4' INLET BOX 3.5' DEEP.
2. PROVIDE 1" WEEP HOLES THROUGH BOTTOM AS SHOWN.
3. BED BOX ON 12" AASHTO #57 STONE



INFILTRATION BASIN B1 DETAIL

(NOT TO SCALE)

INFILTRATION BASIN CONSTRUCTION NOTES (BASIN B1):

EXCAVATION OF THE INFILTRATION BASIN SHALL BE DONE FROM THE SIDE AND NEVER FROM THE BOTTOM OF THE STRUCTURE. THIS IS NECESSARY TO AVOID COMPACTION OF THE SOILS.

THE CONTRACTOR SHALL PLACE THE AMENDED SOIL IN A MANNER THAT DOES NOT CAUSE COMPACTION OF THE SOIL MIX.

SPECIFICATION FOR AMENDED SOIL:
PLANTING SOIL SHALL BE A LOAM SOIL CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS SHOULD BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. A TYPICAL ORGANIC AMENDED SOIL IS A COMBINATION OF 20-30% ORGANIC MATERIAL (COMPOST), AND 70-80% SOIL FROM THE SITE (PREFERABLY TOPSOIL) AND WILL HAVE A MAXIMUM 10% CLAY CONTENT.

THE INSIDE OF THE INFILTRATION BASIN SHALL BE PLANTED WITH WET TOLERANT GRASS SEED MIX, ERNST SEEDS ERNMX-126 OR EQUAL.

CONSTRUCTION NOTES:

1. THE PROPOSED BUILDING WILL BE SERVICED BY A CONNECTION TO THE SANITARY SEWERAGE COLLECTION SYSTEM OF UPPER MERION TOWNSHIP. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR THE SANITARY SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF UPPER MERION TONNSHIP.
2. THE PROPOSED BUILDING WILL BE SERVICED BY THE PUBLIC WATER SYSTEM OF AQUA PENNSYLVANIA. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR ANY WATER SYSTEM CONSTRUCTION OR MODIFICATIONS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AQUA PENNSYLVANIA.
3. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 287 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK. NO TEST HOLES WERE DUG TO DETERMINE EXACT UTILITY LOCATIONS.
4. ALL STORMWATER PIPING TO BE SMOOTH-BORE HIGH DENSITY CORRUGATED POLYETHYLENE, AASHTO M-294-94, OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED. ALL JOINTS TO BE BELL AND SPIGOT TYPE WITH AN O-RING RUBBER GASKET MEETING ASTM F477, OR APPROVED EQUIVALENT, PLACED ON THE SPIGOT END. ALL OUTLET PIPES THROUGH DETENTION BASINS ARE TO BE REINFORCED CONCRETE PIPES WITH WATERTIGHT O-RING JOINTS. PIPES AT EACH DRIVEWAY ACCESS WITHIN THE RIGHTS-OF-WAY TO BE REINFORCED CONCRETE PIPE.
5. PROPOSED SANITARY SEWERS SHALL BE POLYVINYLCHLORIDE (P.V.C.), S.D.R. 35.
6. CONSTRUCTION SPECIFICATIONS:
   - A) EARTHWORK/CLEARING/GRUBBING: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 200. REMOVE ALL DEBRIS TO A SUITABLE WASTE LOCATION.

     TOPSOIL: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 802. ALL EXCESS TOPSOIL IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES AND NOT REMOVED FROM THE SITE.

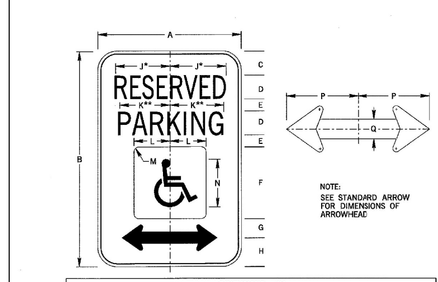
     SODDING/MULCHING/SEEDING: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 804, 805, AND 809.
   - B) STORM SEWER; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 600.
   - C) CONCRETE CURB; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 630.
   - D) BITUMINOUS PAVING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 401, 420. KEY CUT & MATCH AT JUNCTIONS BETWEEN EXISTING AND PROPOSED PAVING.

R7-8
RESERVED PARKING SIGN

The Reserved Parking Sign (R7-8) is authorized to mark the location of a parking space which is reserved for handicapped persons or severely disabled veterans.

When used the R7-8 sign should generally be installed at the front of each reserved parking stall; except in the case of parallel parking, it should be installed at intervals not exceeding 100' along the side of the stalls. When installed at the front of the parking stalls, the single or double headed arrow may be deleted from the R7-8 sign and the message may be spaced accordingly.

The Reserved Parking Penalties Sign (R7-8F) shall be posted in conjunction with the R7-8 sign. When used, the R7-8F sign shall be placed below the R7-8 sign.



NOTE: SEE STANDARD ARROW FOR DIMENSIONS OF ARROWHEAD

DIMENSIONS - IN

SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	MAR-GIN	BOR-DER	BLANK STD.
12" x 18"	2	2C	1	6	1.6	2.4	4.5	4.3	3	0.4	4	3.6	0.8	0.4	0.4	B5-1218

* REDUCE SPACING 50%
** REDUCE SPACING 33%

COLOR:
LEGEND, ARROW AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND AND SYMBOL: WHITE (REFLECTORIZED)
SYMBOL BACKGROUND: BLUE (REFLECTORIZED)

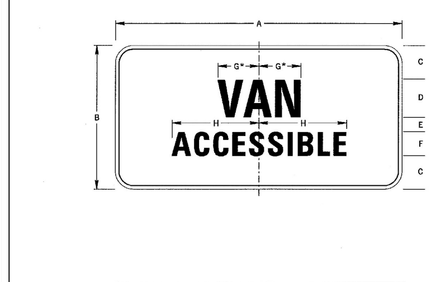
APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R7-8A

R7-8P
VAN ACCESSIBLE SIGN

The Van Accessible Sign (R7-8P) may be used as a supplemental sign to indicate that a parking space signed with the Reserved Parking Sign (R7-8) is of sufficient size for use by the disabled to accommodate vans displaying a handicapped or severely disabled veteran registration plate or placard.

One in every eight reserved parking spaces for the disabled, but not less than one, shall be designated with the R7-8P sign. When used, the R7-8P sign shall be placed immediately below the Reserved Parking Sign (R7-8).



DIMENSIONS - IN

SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
12" x 6"	1.4	1.60	0.6	1D	2.1	4	0.4	0.4	B5-1206

* INCREASE SPACING 50%

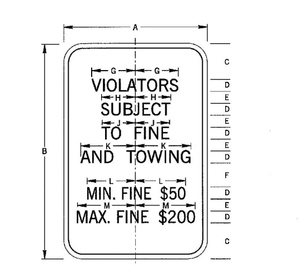
COLOR:
LEGEND AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R7-8VA

R7-8F
RESERVED PARKING PENALTIES SIGN

The Reserved Parking Penalties Sign (R7-8F) shall be installed with the Reserved Parking Sign (R7-8). When used, the R7-8F sign shall be placed below the R7-8 Sign. In order to improve visibility of signs installed at the front of reserved stalls, a substandard height to the bottom of the sign of approximately 3'-8" above the parking stall elevation may be used.



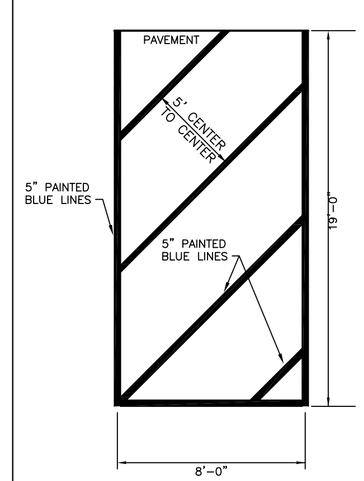
DIMENSIONS - IN

SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	MAR-GIN	BOR-DER	BLANK STD.
12" x 18"	3	1C	1	2	3	2.4	2.3	3.6	4	4.6	0.4	0.4	B5-1218

COLOR:
LEGEND AND BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

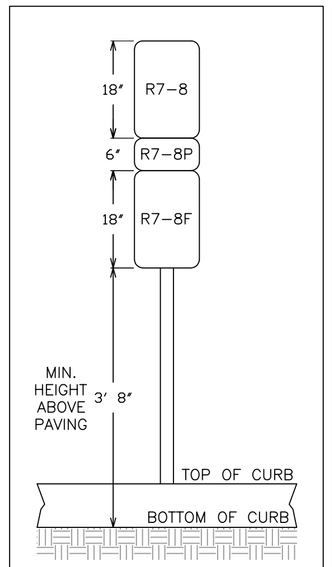
APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R7-8FVA



STRIPING DETAIL FOR VAN ACCESSIBLE LOADING SPACE

(5' STRIP FOR STANDARD ACCESSIBLE SPACE) (NOT TO SCALE)



ACCESSIBLE PARKING SIGN MOUNTING DETAIL

(NTS)

NORTH ARROW

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

www.paonecall.org
SERIAL No. 20182883087

No.	Date	Description	By

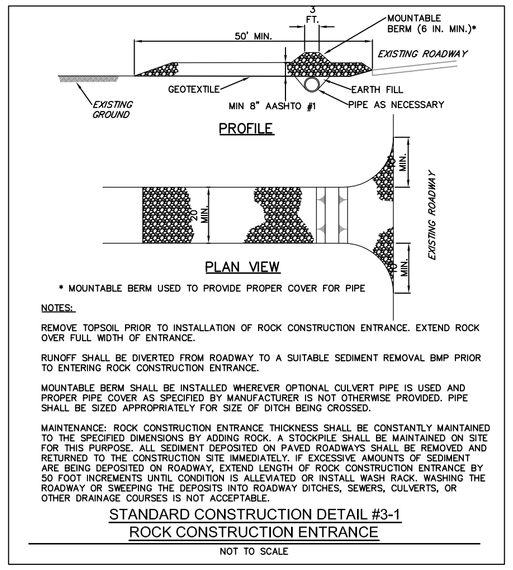
Project Number	H2500
CAD File Name	BASE.DWG
File Number	---
Drafter/Engineer	EMC/NTR
Township	UPPER MERION
County	MONTGOMERY
Date	01-08-19
Scale	1"=20'
Sheet Number	3 of 4

CONSTRUCTION IMPROVEMENT PLAN

PREPARED FOR

455 W. DEKALB PIKE

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238



NOTES:

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

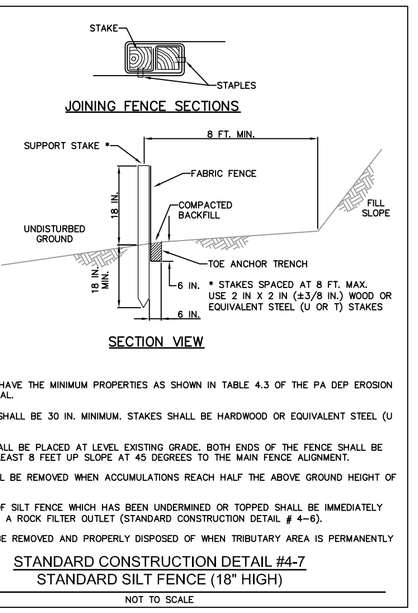
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

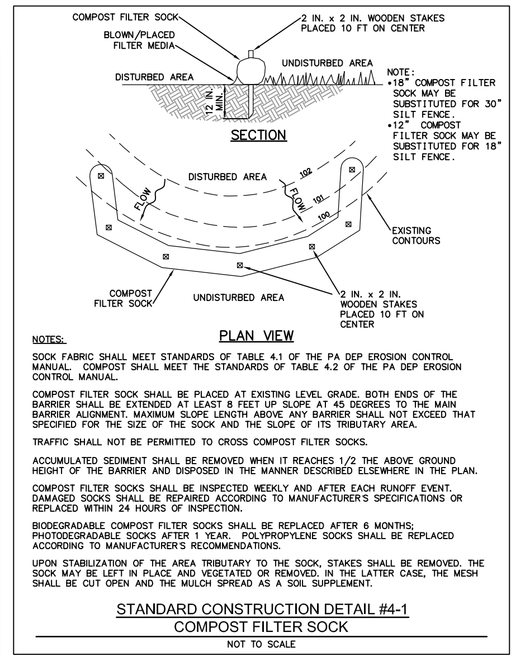
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TORNED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



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 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 OF IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

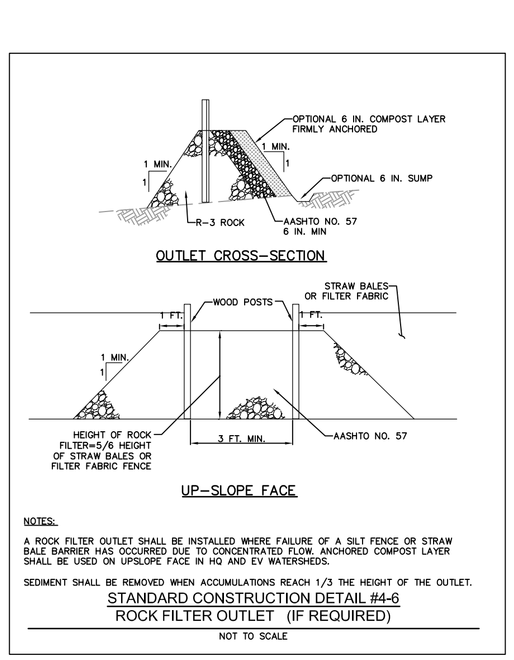
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED OR REPLACED TO MANUFACTURER'S SPECIFICATIONS OR INSTALLED WITHIN 24 HOURS OF INSPECTION.

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 #4-1
COMPOST FILTER SOCK

NOT TO SCALE



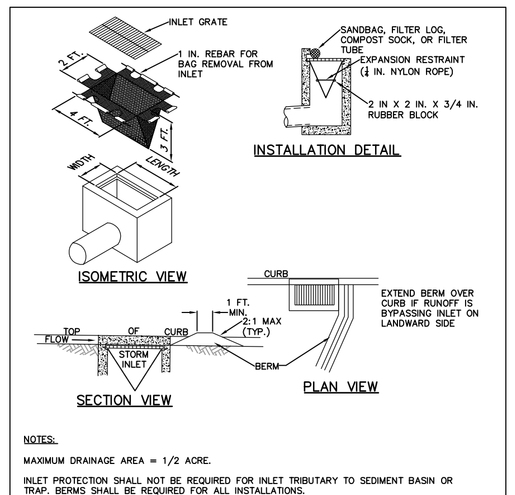
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET (IF REQUIRED)

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

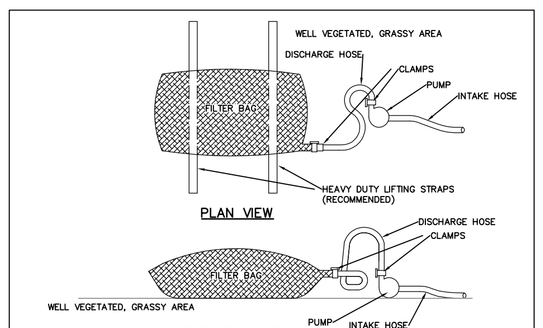
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

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

NOT TO SCALE



NOTES:

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

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

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY 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%. ON SLOPES EXCEEDING 5%, ADDITIONAL SUPPORT OF A NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

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

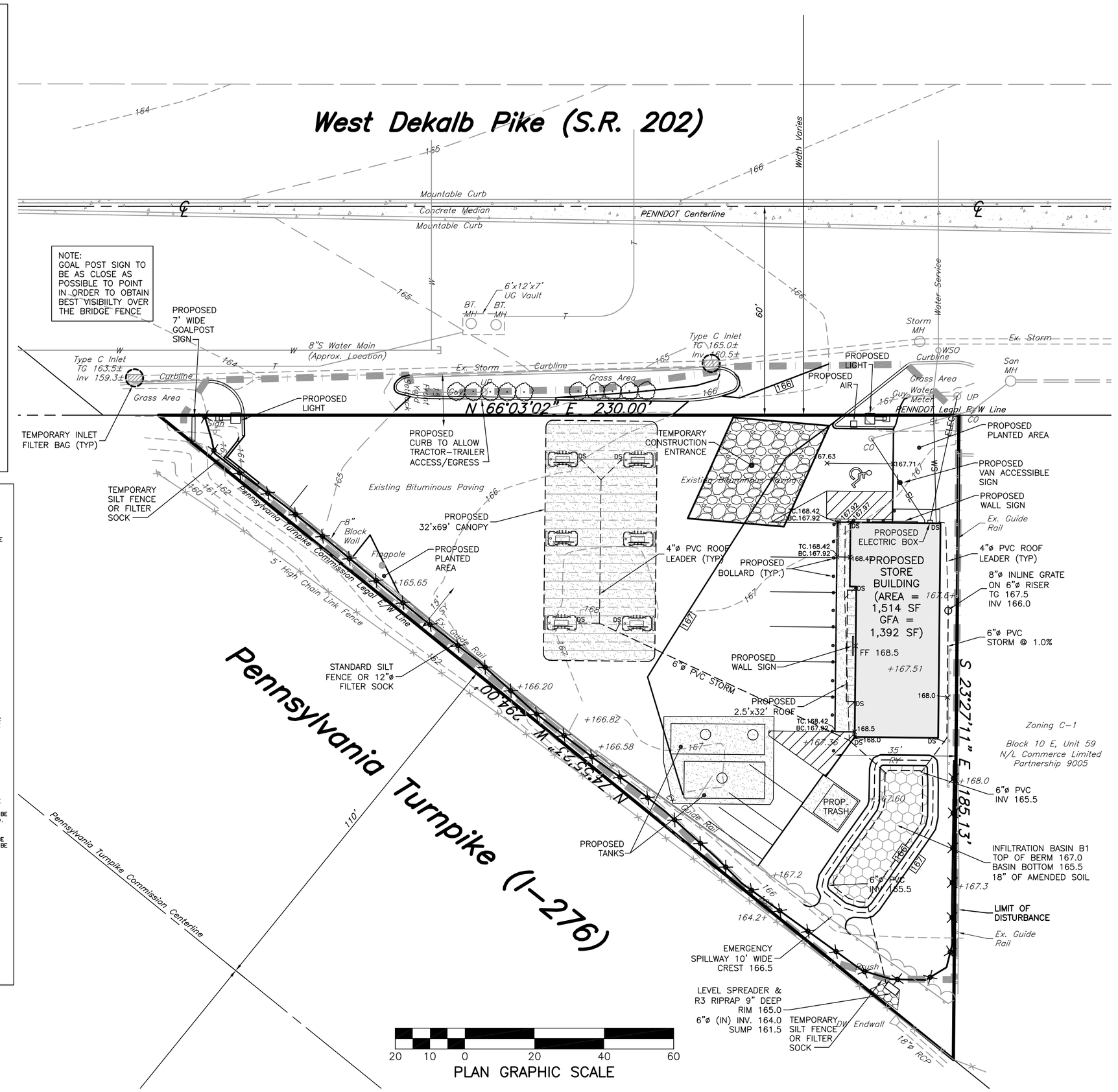
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



GENERAL EROSION AND SEDIMENT CONTROL NOTES

DISTURBANCE AREA IS 0.5 ACRES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE 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 MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. PROPERLY DOCUMENTED CLEAN FILL MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. 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.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

SEEDING AND MULCHING INFORMATION

1. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY PHASE/STAGE OF AN ACTIVITY, THE SITE SHALL IMMEDIATELY BE SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
2. CHANNELS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
3. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. 4. TEMPORARY SEEDING AND MULCHING
   A. SITE PREPARATION: APPLY 1 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 150 LB./ACRE OF 10-10-10 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
   B. SEEDING AND MULCHING: APPLY 1 LB./1000 SF OF ANNUAL RYE GRASS AND 3 TON/ACRE OF HAY OR STRAW MULCH. ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/ACRE.
6. PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS.
   A. AFTER INSTALLATION OF SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
   B. APPLY 3 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 930 LB./ACRE OF 10-20-20 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
   C. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
   D. APPLY SEED UNIFORMLY AT THE RATE OF 5 LB./1,000 SF: 60% FINE LEAF FESCUE/30% PERENNIAL RYE/10% ANNUAL RYE.
   E. COVER GRASS SEED WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
   F. APPLY STRAW MULCH AT A RATE OF 3.0 TON/ACRE. ANCHOR MECHANICALLY BY DISKING LIGHTLY, COVERING WITH LIGHT COVER OF TOPSOIL OR WITH ASPHALTIC OR HYDRAULIC BASED TACK.
   G. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE.
   H. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB 408 SECTIONS 804 AND 805 AND APPROVED BY THE ENGINEER.
7. EROSION CONTROL BLANKET:
   TEMPORARY FULL COVERAGE WITH AMERICAN GREEN S75BN OR APPROVED EQUIVALENT.
   PEMANENT BLANKET – NORTH AMERICAN GREEN P300 OR APPROVED EQUIVALENT.
   ALL EROSION CONTROL BLANKET TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

CONSTRUCTION SEQUENCE:

1. INSTALL STONE CONSTRUCTION ENTRANCE FOR TIRE CLEANING AT THE ACCESS-EXIT POINT FROM THE EARTH DISTURBANCE AREA AS SHOWN ON THE EROSION CONTROL PLAN. ALL CONSTRUCTION VEHICLES SHALL USE THIS ENTRANCE TO ENTER AND EXIT THE EARTH DISTURBANCE AREAS.
2. INSTALL FABRIC SILT FENCE OR FILTER SOCK AS SHOWN ON PLAN. INSTALL FILTER BAGS IN EXISTING CURB INLETS AS SHOWN.
3. COMPLETE DEMOLITION WORK AS SHOWN. CLEAR AND GRUB THOSE AREAS NECESSARY FOR SITE CONSTRUCTION.
4. STRIP TO