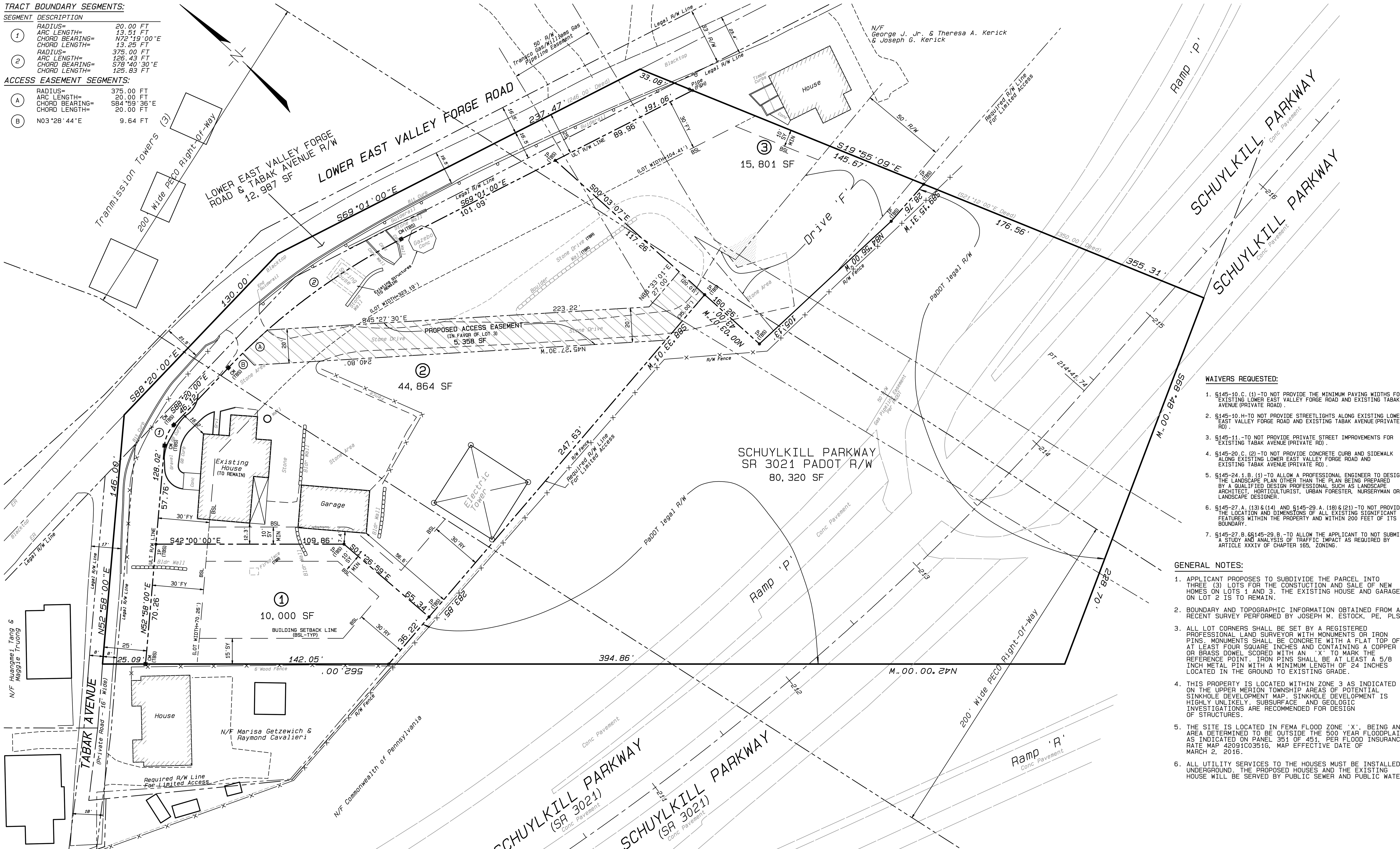
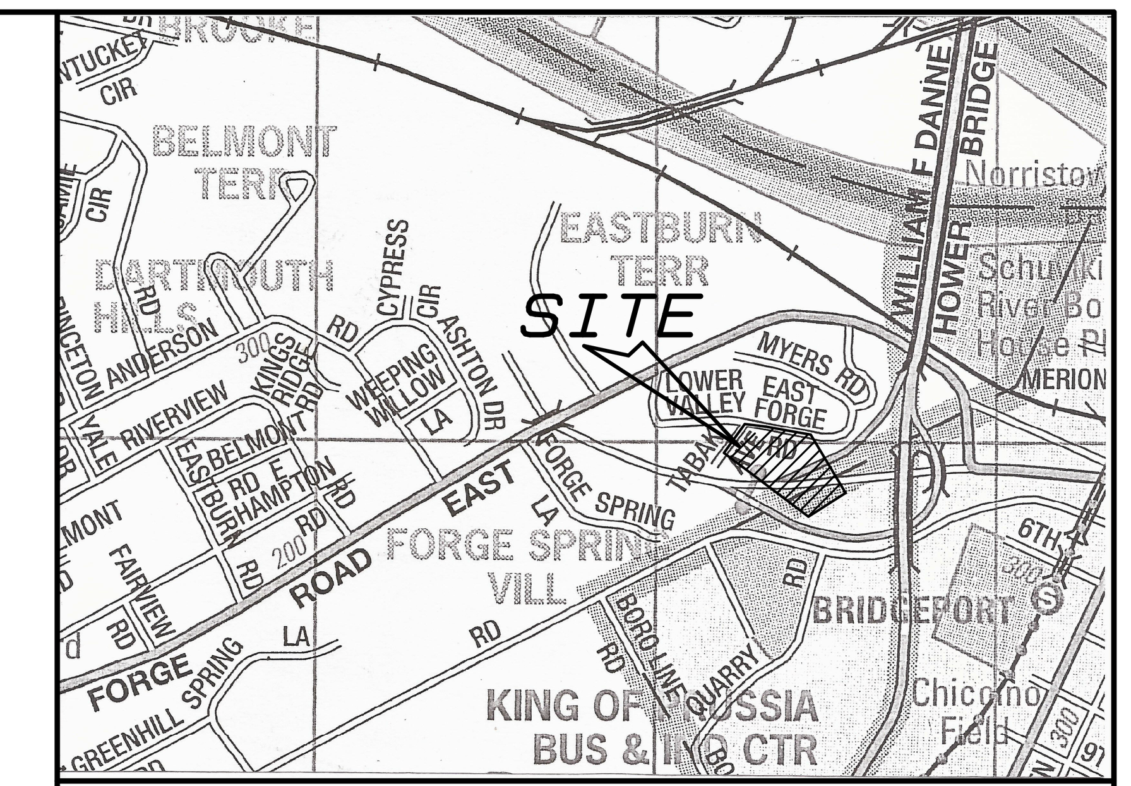




LOCATION MAP
SCALE : 1" = 1000'
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20699686

OWNER'S CERTIFICATE

I, RICHARD SCHILDT, PRESIDENT OF 106 DEKALB, INC., A PENNSYLVANIA CORPORATION, OWNER OF THE PROPERTY INVOLVED ON THE ACCOMPANYING PLAN, BEING DULY SWORN ACCORDING TO LAW, STATE THAT THE CORPORATION IS THE OWNER OF SAID LANDS, IS IN PEACEFUL POSSESSION OF IT, AND THAT THERE BEING NO SUITS PENDING AFFECTING THE TITLE OF SAME, ACKNOWLEDGE AND ENDORSE THE PLAN, AND PROPOSE THAT SAME BE RECORDED AS SUCH.

106 DEKALB, INC.

BY: RICHARD SCHILDT, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE____DAY OF________________20____, BEFORE ME THE UNDERSIGNED SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED RICHARD SCHILDT, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF 106 DEKALB, INC., AND THAT HE AS SUCH PRESIDENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT. IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

APPROVED BY THE BOARD OF UPPER MERION TOWNSHIP SUPERVISORS THIS ________ DAY OF ______________, 20_____.

CHAIRMAN'S SIGNATURE DATE

SECRETARY'S SIGNATURE DATE

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER MERION TOWNSHIP ON THIS ______ DAY OF ______________, 20_____.

TOWNSHIP ENGINEER DATE

SURVEYOR'S CERTIFICATION

THIS IS TO 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.

JOSEPH M. ESTOCK, PE, PLS DATE
PE-037320-E
SU-048525-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOSEPH M. ESTOCK — LAND SURVEYOR — 48525-E

RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN NORRISTOWN, PA, IN PLAN BOOK NO. _____, PAGE NO. ______ ON THE ____ DAY OF ______________, 20____.

TRACT AREAS:

GROSS TRACT AREA=	163,972 SF (3.7643 AC)
LE VALLEY FORGE RD/TABAK AVE ULTIMATE R/W AREA=	12,987 SF (0.2981 AC)
SCHUYKILL PARKWAY SR 3021 R/W AREA=	80,320 SF (1.8439 AC)
NET LOT AREA=	70,665 SF (1.6223 AC)

WAIVERS REQUESTED:

1. §145-10.C.(1)-TO NOT PROVIDE THE MINIMUM PAVING WIDTHS FOR EXISTING LOWER EAST VALLEY FORGE ROAD AND EXISTING TABAK AVENUE (PRIVATE ROAD).
2. §145-10.H-TO NOT PROVIDE STREETLIGHTS ALONG EXISTING LOWER EAST VALLEY FORGE ROAD AND EXISTING TABAK AVENUE (PRIVATE RD).
3. §145-11.-TO NOT PROVIDE PRIVATE STREET IMPROVEMENTS FOR EXISTING TABAK AVENUE (PRIVATE RD).
4. §145-20.C.(2)-TO NOT PROVIDE CONCRETE CURB AND SIDEWALK ALONG EXISTING LOWER EAST VALLEY FORGE ROAD AND EXISTING TABAK AVENUE (PRIVATE RD).
5. §145-24.1.B.(1)-TO ALLOW A PROFESSIONAL ENGINEER TO DESIGN THE LANDSCAPE PLAN OTHER THAN THE PLAN BEING PREPARED BY A QUALIFIED DESIGN PROFESSIONAL SUCH AS LANDSCAPE ARCHITECT, HORTICULTURIST, URBAN FORESTER, NURSERYMAN OR LANDSCAPE DESIGNER.
6. §145-27.A.(13)&(14) AND §145-29.A.(18)&(21)-TO NOT PROVIDE THE LOCATION AND DIMENSIONS OF ALL EXISTING SIGNIFICANT FEATURES WITHIN THE PROPERTY AND WITHIN 200 FEET OF ITS BOUNDARY.
7. §145-27.B.&§145-29.B.-TO ALLOW THE APPLICANT TO NOT SUBMIT A STUDY AND ANALYSIS OF TRAFFIC IMPACT AS REQUIRED BY ARTICLE XXXIV OF CHAPTER 165, ZONING.

GENERAL NOTES:

1. APPLICANT PROPOSES TO SUBDIVIDE THE PARCEL INTO THREE (3) LOTS FOR THE CONSTUCTION AND SALE OF NEW HOMES ON LOTS 1 AND 3. THE EXISTING HOUSE AND GARAGE ON LOT 2 IS TO REMAIN.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A RECENT SURVEY PERFORMED BY JOSEPH M. ESTOCK, PE, PLS.
3. ALL LOT CORNERS SHALL BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR WITH MONUMENTS OR IRON PINS. MONUMENTS SHALL BE CONCRETE WITH A FLAT TOP OF AT LEAST FOUR SQUARE INCHES AND CONTAINING A COPPER OR BRASS DOWEL SCORED WITH AN 'X' TO MARK THE REFERENCE POINT. IRON PINS SHALL BE AT LEAST A 5/8 INCH METAL PIN WITH A MINIMUM LENGTH OF 24 INCHES LOCATED IN THE GROUND TO EXISTING GRADE.
4. THIS PROPERTY IS LOCATED WITHIN ZONE 3 AS INDICATED ON THE UPPER MERION TOWNSHIP AREAS OF POTENTIAL SINKHOLE DEVELOPMENT MAP. SINKHOLE DEVELOPMENT IS HIGHLY UNLIKELY. SUBSURFACE AND GEOLOGIC INVESTIGATIONS ARE RECOMMENDED FOR DESIGN OF STRUCTURES.
5. THE SITE IS LOCATED IN FEMA FLOOD ZONE 'X', BEING AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS INDICATED ON PANEL 351 OF 451, PER FLOOD INSURANCE RATE MAP 42091C0351G, MAP EFFECTIVE DATE OF MARCH 2, 2016.
6. ALL UTILITY SERVICES TO THE HOUSES MUST BE INSTALLED UNDERGROUND. THE PROPOSED HOUSES AND THE EXISTING HOUSE WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.

SITE DATA:

OWNER OF RECORD /APPLICANT:	106 DEKALB, INC. C/O MR. RICHARD SCHILDT 100 VALLEY CREEK ROAD PLYMOUTH MEETING, PA 19462 (610) 279-2092
SOURCE OF TITLE:	D.B. 5994 PG. 573
TAX MAP:	BLOCK 16 UNIT 5
LOT AREA: GROSS= NET=	163,972 SF (3.7643 AC) 70,665 SF (1.6223 AC)
TAX PARCEL NO.:	58-00-19546-00-7
SINK HOLE POTENTIAL:	ZONE 3 - NON-KARSTIC TOPOGRAPHY SINKHOLE DEVELOPMENT HIGHLY UNLIKELY

MONUMENT LEGEND

■ CM (TBS)	CONCRETE MONUMENT (TO BE SET)
● IP (TBS)	IRON PIN (TO BE SET)

ZONING:

DISTRICT: "R-2" RESIDENTIAL

REQUIREMENTS:	REQUIRED
LOT AREA:	10,000 SF (MIN)
LOT WIDTH:	70 FT (MIN@BSL)
SETBACKS:	
FRONT YARD:	30 FT (MIN)
SIDE YARD:	10 FT (MIN) 25 FT (AGGR)
REAR YARD:	30 FT (MIN)
BUILDING COVERAGE:	30 % (MAX)
IMPERVIOUS COVERAGE:	40 % (MAX)
BUILDING HEIGHT:	35 FT (MAX-2.5 STY)
ACCESSORY STRUCTURE SETBACKS:	
LOCATION:	REAR QUARTER OF LOT
SIDE YARD:	4 FT (MIN)
REAR YARD:	10 FT (MIN)
PARKING: SINGLE-FAMILY DWELLINGS:	2 PS/DWELLING +1 PS/EA BEDROOM OVER 3 BEDROOMS

* FOR INDIVIDUAL LOT ZONING CRITERIA PROVIDED SEE SHEET 4

SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 10	RECORD PLAN
2 OF 10	OVERALL SITE EXISTING FEATURES PLAN
3 OF 10	PARTIAL SITE EXISTING FEATURES/DEMOLITION PLAN
4 OF 10	SITE LAYOUT PLAN
5 OF 10	POST-CONSTRUCTION STORMWATER MANAGEMENT & GRADING PLAN
6 OF 10	LANDSCAPE PLAN
7 OF 10	EROSION & SEDIMENT CONTROL PLAN
8 OF 10	EROSION & SEDIMENT CONTROL NARRATIVE & DETAILS
9 OF 10	CONSTRUCTION DETAILS
10 OF 10	AERIAL PHOTOGRAPH PLAN

GRAPHIC SCALE 1"=30'
0 30 60 90

MONTGOMERY CO. RECORDER OF DEEDS DATE STAMP
MONTGOMERY COUNTY COMMISSIONERS REGISTRY LABEL
PLAN BOOK NO. AND PAGE NO.
MONTGOMERY COUNTY RECORDER OF DEEDS LABEL

MCPC NO.: __________ TOWNSHIP FILE 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

DATE	REVISIONS

REVISION NO.

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

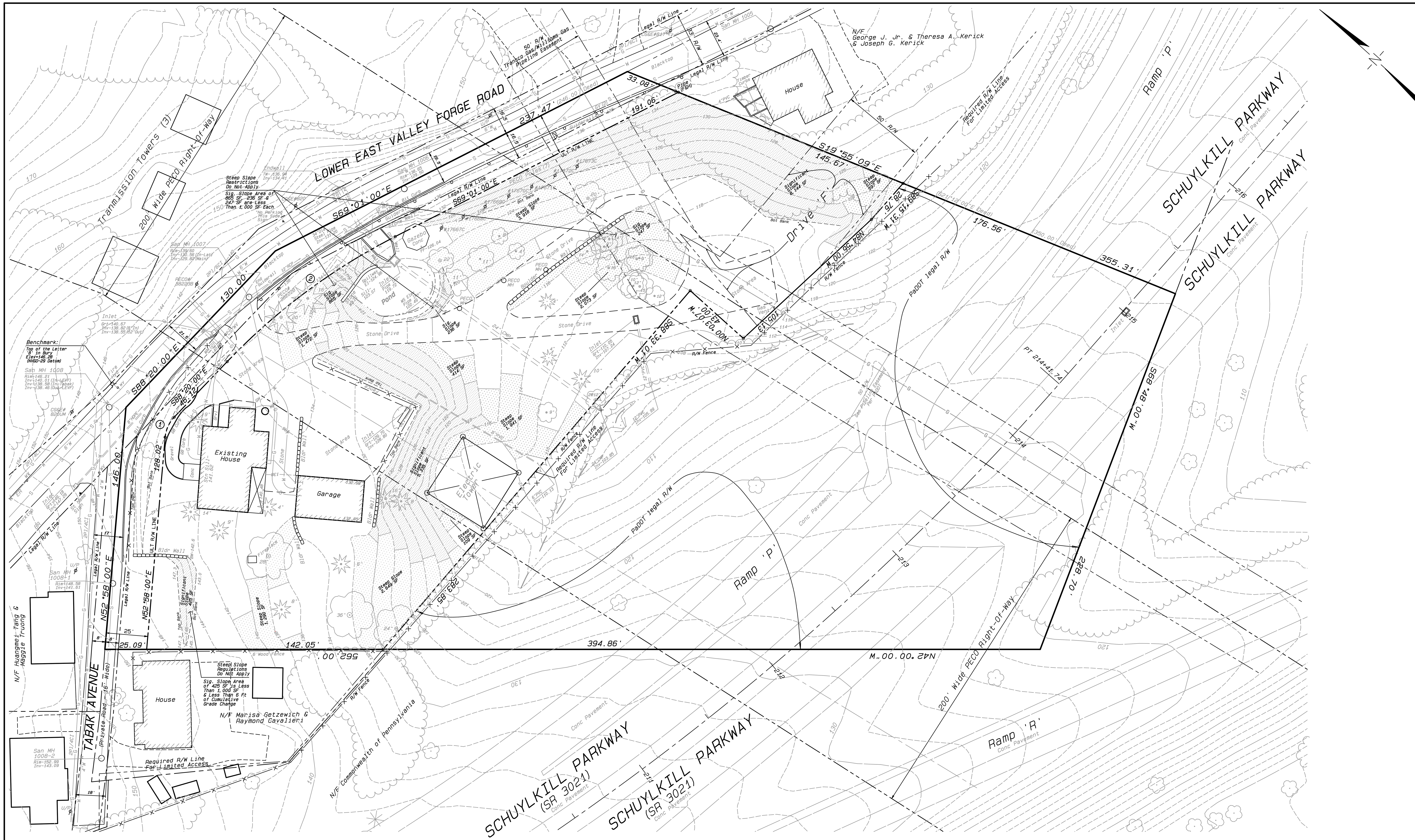
DRAWING TITLE :

RECORD PLAN

PREPARED BY :

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 30'	18 DECEMBER 2019	16008	344	1 OF 10



LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR (100)
- EXISTING WATER LINE (W)
- EXISTING SAN. SEWER LINE (S)
- EXISTING TELEPHONE LINE (T)
- EXISTING GAS LINE (G)
- EXISTING ELECTRIC LINE (E)
- EXISTING STORM SEWER/INLET
- EXISTING MANHOLE (MH)
- EXISTING CURBLINE
- UTILITY POLE (UP)
- EXISTING VALVE, VENT, CO.

STEEP SLOPE LEGEND:

15%-25% SLOPES	14,463 SF
SIGNIFICANT SLOPES +25%	14,827 SF
TOTAL STEEP SLOPE AREAS:	29,290 SF

SOILS LEGEND:

THE ENTIRE SITE IS COMPRISED OF THE FOLLOWING SOIL TYPE:

UusD — Urban Land-Udorthents Shale and Sandstone Complex 8-25% Slopes

Depth to Bedrock: 20-99 Inches
Depth to Water Table: More than 80 Inches

HYDROLOGIC SOIL GROUP: A

TRACT BOUNDARY SEGMENTS:

SEGMENT	DESCRIPTION	
1	RADIUS=	20.00 FT
	ARC LENGTH=	13.51 FT
	CHORD BEARING=	N72°19'00"E
	CHORD LENGTH=	13.25 FT
2	RADIUS=	375.00 FT
	ARC LENGTH=	126.43 FT
	CHORD BEARING=	S78°40'30"E
	CHORD LENGTH=	125.83 FT

TRACT AREAS:

GROSS TRACT AREA=	163,972 SF (3.7643 AC)
LE VALLEY FORGE RD TABAK AVE-ULTIMATE R/W AREA=	12,987 SF (0.2981 AC)
SCHUYLKILL PARKWAY SR 3021 R/W AREA=	80,320 SF (1.8439 AC)
NET LOT AREA=	70,665 SF (1.6223 AC)

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=30'
0 30 60 90

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOSEPH M. ESTOCK — ENGINEER — PE037320E

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :

OVERALL SITE EXISTING FEATURES PLAN

PREPARED BY :

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 30'	18 DECEMBER 2019	16008	344	2 OF 10

TRACT BOUNDARY SEGMENTS:

SEGMENT	DESCRIPTION	
1	RADIUS=	20.00 FT
	ARC LENGTH=	13.51 FT
	CHORD BEARING=	N72°19'00"E
	CHORD LENGTH=	13.25 FT
2	RADIUS=	375.00 FT
	ARC LENGTH=	126.43 FT
	CHORD BEARING=	S78°40'30"E
	CHORD LENGTH=	125.83 FT

LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR (100)
- EXISTING WATER LINE (W)
- EXISTING SAN. SEWER LINE (S)
- EXISTING TELEPHONE LINE (T)
- EXISTING GAS LINE (G)
- EXISTING ELECTRIC LINE (E)
- EXISTING STORM SEWER/INLET
- EXISTING MANHOLE (○ MH)
- EXISTING CURBLINE
- UTILITY POLE (ø UP)
- EXISTING VALVE, VENT, CO. (∘)
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

NOTE:

ALL EXISTING TREES AS SHOWN ON THE SITE ARE TO BE PRESERVED. THE ONLY TREES THAT ARE TO BE REMOVED ARE THOSE TREES THAT MAY BE LOCATED IN THE AREA SHOWN AS "WOODS TO BE REMOVED FOR CONSTRUCTION".

STEEP SLOPE LEGEND:

15%-25% SLOPES		14,463 SF
SIGNIFICANT SLOPES +25%		14,827 SF
TOTAL STEEP SLOPE AREAS:		29,290 SF

SOILS LEGEND:

THE ENTIRE SITE IS COMPRISED OF THE FOLLOWING SOIL TYPE:

UusD — Urban Land-Udorthents Shale and Sandstone Complex 8-25% Slopes

Depth to Bedrock: 20-99 Inches
Depth to Water Table: More than 80 Inches

HYDROLOGIC SOIL GROUP: A

LIST OF UNDERGROUND UTILITY USERS:

WATER:	AQUA PENNSYLVANIA, INC. 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010 (610) 645-4230
SEWER:	UPPER MERION TWP MUNICIPAL AUTHORITY 175 WEST VALLEY FORGE ROAD KING OF PRUSSIA, PA 19406 (610) 275-1534
GAS:	PECO ENERGY CO. 680 RIDGE PIKE PLYMOUTH MEETING, PA 19462-1945 (610) 941-1768
ELECTRIC:	PECO ENERGY CO. 2301 MARKET STREET P.O. BOX 8699 PHILADELPHIA, PA 19101-8699 (215) 841-4000
TELEPHONE:	VERIZON PENNSYLVANIA, INC. SUITE 401, BUILDING 8 WAYNE, PA 19087 (610) 964-6132

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=20'
0 20 40 60

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JOSEPH M. ESTOCK — PE037320E

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :

PARTIAL SITE EXISTING FEATURES/DEMOLITION PLAN

PREPARED BY :

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 20'	18 DECEMBER 2019	16008	344	3 OF 10

ZONING:

DISTRICT: "R-2" RESIDENTIAL

REQUIREMENTS:	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED (**)
LOT AREA:	10,000 SF (MIN)	10,000 FT	44,864 FT	15,801 FT
LOT WIDTH:	70 FT (MIN@BSL)	70.26 FT	323.19 FT	104.41 FT
SETBACKS:				
FRONT YARD:	30 FT (MIN)	31.0 FT	16.2 FT (*)	45.59 FT
SIDE YARD:	10 FT (MIN)	10.5 FT	12.3 FT	28.01 FT
	25 FT (AGGR)	30.0 FT	239.83 FT	62.25 FT
REAR YARD:	30 FT (MIN)	80.76 FT	115.24 FT	51.30 FT
BUILDING COVERAGE:	30 % (MAX)	10 %	7 %	6 %
IMPERVIOUS COVERAGE:	40 % (MAX)	13 %	8 %	9 %
BUILDING HEIGHT:	35 FT (MAX-2.5 STY)	≤35 FT	2.5 STY	≤35 FT
ACCESSORY STRUCTURE SETBACKS:				
LOCATION:	REAR QUARTER OF LOT	N/A	REAR	N/A
SIDE YARD:	4 FT (MIN)	N/A	7.4 FT	N/A
REAR YARD:	10 FT (MIN)	N/A	56.6 FT	N/A
PARKING: SINGLE-FAMILY DWELLINGS:	2 PS/DWELLING +1 PS/EA BEDROOM OVER 3 BEDROOMS	2 PS	5 PS	2 PS

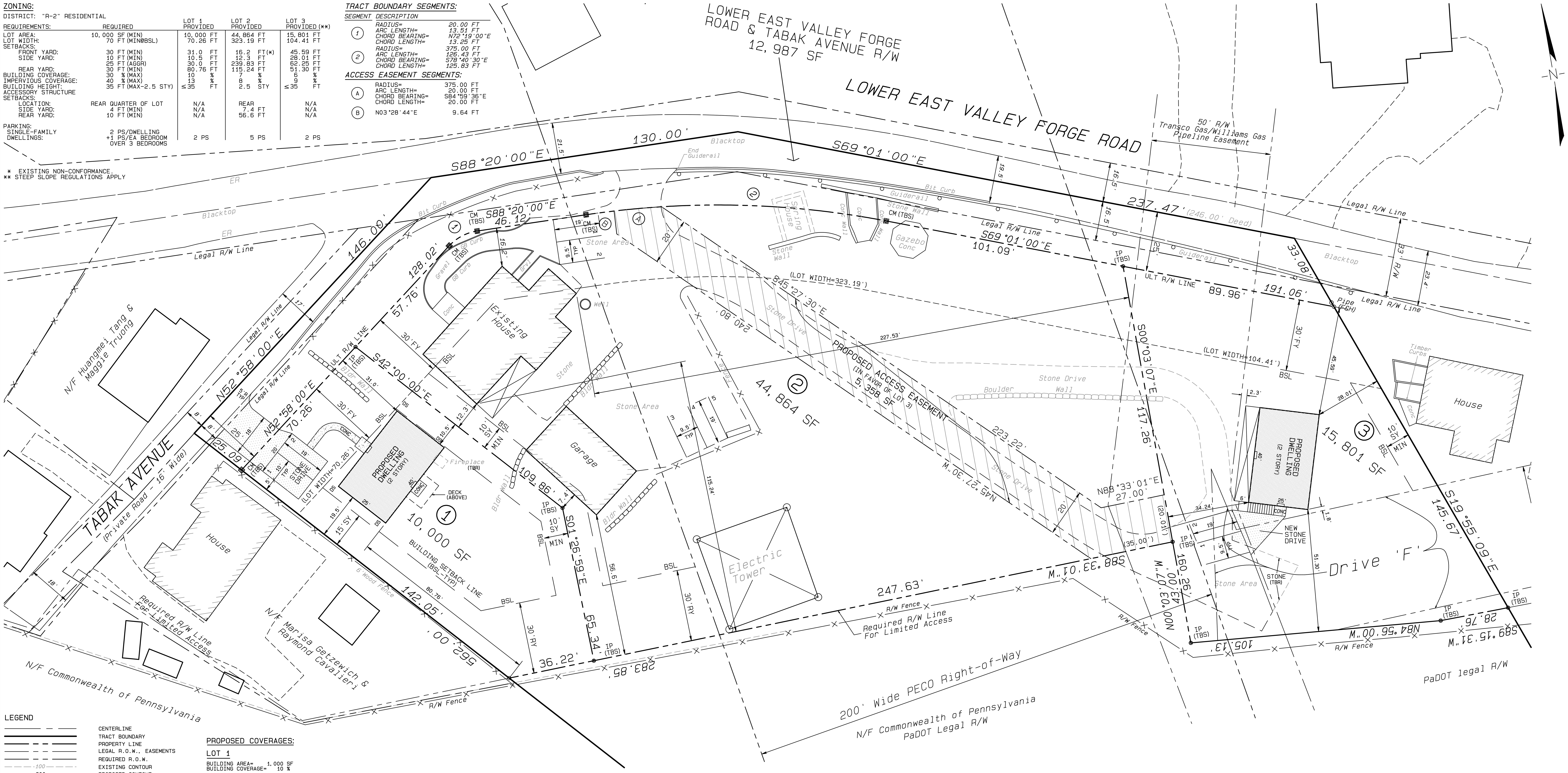
* EXISTING NON-CONFORMANCE.
** STEEP SLOPE REGULATIONS APPLY

TRACT BOUNDARY SEGMENTS:

SEGMENT	*DESCRIPTION*	
1	RADIUS=	20.00 FT
	ARC LENGTH=	13.51 FT
	CHORD BEARING=	N72°19'00"E
	CHORD LENGTH=	13.25 FT
2	RADIUS=	375.00 FT
	ARC LENGTH=	126.43 FT
	CHORD BEARING=	S78°40'30"E
	CHORD LENGTH=	125.83 FT

ACCESS EASEMENT SEGMENTS:

A	RADIUS=	375.00 FT
	ARC LENGTH=	20.00 FT
	CHORD BEARING=	S84°59'36"E
	CHORD LENGTH=	20.00 FT
B	N03°28'44"E	9.64 FT



LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- PROPOSED STORM SEWER/INLET
- PROPOSED WATER LINE
- PROPOSED SAN. SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CURBLINE
- PROPOSED CURBLINE
- UTILITY POLE
- EXISTING VALVE, VENT, CO.
- BOULDER WALL
- PROPOSED DWELLING SINGLE-FAMILY DETACHED
- PROPOSED DRIVEWAY BLACKTOP/STONE
- PROPOSED CONCRETE PADS/WALKS

PROPOSED COVERAGES:

LOT 1

BUILDING AREA=	1,000 SF
BUILDING COVERAGE=	10 %
IMPERVIOUS AREAS:	
BUILDING=	1,000 SF
CONCRETE (FRONT) =	104 SF
CONC/DECK (REAR) =	96 SF
BOULDER WALL (EX) =	50 SF
BOULDER WALL (NEW) =	25 SF
TOTAL=	1,275 SF
IMPERVIOUS SURFACE COVERAGE=	13 %

LOT 2

HOUSE/GARAGE BUILDING AREA=	2,918 SF
BUILDING COVERAGE=	7 %
IMPERVIOUS AREAS:	
BUILDINGS=	2,918 SF
PORCH=	241 SF
CONCRETE (FRONT) =	94 SF
GB CURBS (3) =	49 SF
BOULDER WALLS (4) =	126 SF
MISC STRUCTURES (3) =	334 SF
TOTAL=	3,762 SF
IMPERVIOUS SURFACE COVERAGE=	8 %

LOT 3

BUILDING AREA=	1,000 SF
BUILDING COVERAGE=	6 %
IMPERVIOUS AREAS:	
BUILDING=	1,000 SF
FRONT PORCH=	240 SF
SIDE STEPS=	60 SF
CONCRETE (SIDE) =	20 SF
BOULDER WALL=	69 SF
TOTAL=	1,389 SF
IMPERVIOUS SURFACE COVERAGE=	9 %

MONUMENT LEGEND

- CM (TBS) — CONCRETE MONUMENT (TO BE SET)
- IP (TBS) — IRON PIN (TO BE SET)

DATE	REVISIONS

REVISION NO.

GRAPHIC SCALE 1"=20'
0 20 40 60

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOSEPH M. ESTOCK — ENGINEER PE037320E

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

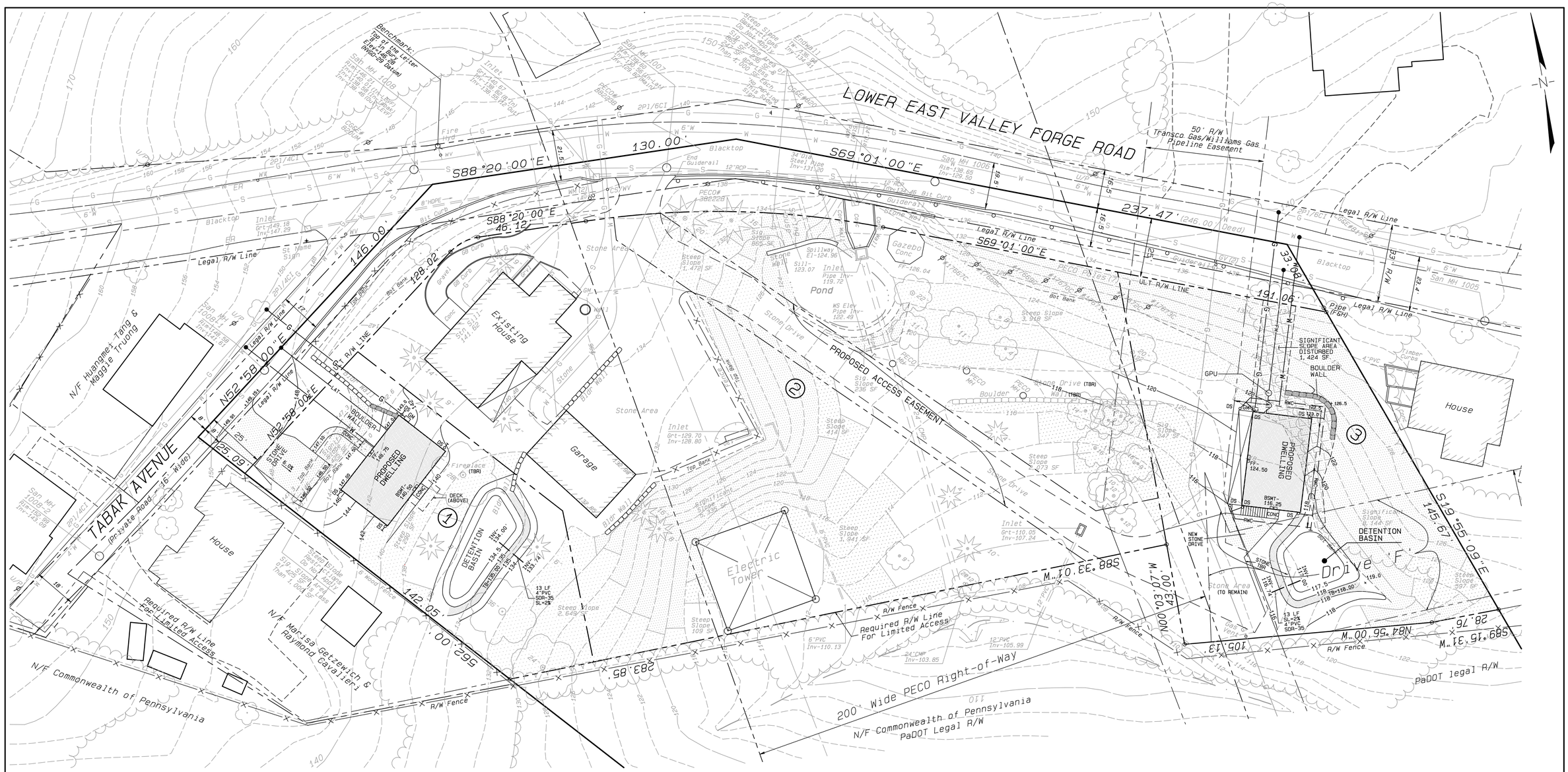
UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :

SITE LAYOUT PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	*DATE*	*FILE NO.*	*FIELD BOOK*	*SHT. NO.*
1" = 20'	18 DECEMBER 2019	16008	344	4 OF 10



LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- PROPOSED STORM SEWER/INLET
- PROPOSED WATER LINE
- PROPOSED SAN. SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CURBLINE
- PROPOSED CURBLINE
- UTILITY POLE
- EXISTING VALVE, VENT, CO.
- EXISTING BOULDER WALL
- PROPOSED BOULDER WALL
- PROPOSED DWELLING SINGLE-FAMILY DETACHED
- PROPOSED DRIVEWAY BLACKTOP/STONE
- PROPOSED CONCRETE PADS/WALKS

AVERAGE SLOPE CALCULATIONS:

AVERAGE SLOPE FORMULA:
S= 0.0023 x I x L / A

LOT 1:
S= AVERAGE SLOPE 13.9 %
I= CONTOUR INTERVAL 2 FEET
L= COMBINED LENGTH CONTOURS 692 LF
A= LOT AREA 0.2296 AC

LOT 2:
S= AVERAGE SLOPE 14.7 %
I= CONTOUR INTERVAL 2 FEET
L= COMBINED LENGTH CONTOURS 3,295 LF
A= LOT AREA 1.0299 AC

LOT 3:
S= AVERAGE SLOPE 21.4 %
I= CONTOUR INTERVAL 2 FEET
L= COMBINED LENGTH CONTOURS 1,688 LF
A= LOT AREA 0.3627 AC

STEEP SLOPE REGULATIONS

(APPLY TO LOT 3 ONLY)

LOT 3
STEEP SLOPE AREAS:

SIGNIFICANT SLOPE AREA=	7,223 SF
STEEP SLOPE AREA=	2,107 SF
TOTAL STEEP SLOPE AREA=	9,330 SF

LOT 3
STEEP SLOPE AREAS DISTURBED:

SIGNIFICANT SLOPE AREA=	1,424 SF (19.7 %)
STEEP SLOPE AREA=	0 SF
TOTAL STEEP SLOPE AREA DISTURBED=	1,424 SF (15.3 %)

OVERALL SITE
STEEP SLOPE AREAS:

SIGNIFICANT SLOPE AREA=	14,827 SF
STEEP SLOPE AREA=	14,463 SF
TOTAL STEEP SLOPE AREA=	29,290 SF

CONSTRUCTION NOTES:

1. BENCHMARK – TOP OF THE LETTER 'B' IN 'BURY' ON THE FIRE HYDRANT LOCATED ON THE NORTHERLY SIDE OF LOWER EAST VALLEY FORGE ROAD AT THE INTERSECTION OF TABAK AVENUE. ELEVATION = 146.28 FEET (NVGD DATUM)
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE PADOT PUB. 408 - SPECIFICATIONS, PADOT PUB. 72 - STANDARDS FOR ROADWAY CONSTRUCTION AND THE UPPER MERION TOWNSHIP STANDARD SPECIFICATIONS.
3. ALL UTILITY SERVICES TO THE HOUSES MUST BE INSTALLED UNDERGROUND.

LIST OF UNDERGROUND UTILITY USERS:

WATER: AQUA PENNSYLVANIA, INC.
762 WEST LANCASTER AVENUE
BRYN MAWR, PA 19010
(610) 645-4230

SEWER: UPPER MERION TWP MUNICIPAL AUTHORITY
175 WEST VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406
(610) 275-1534

GAS: PECO ENERGY CO.
680 RIDGE PIKE
PLYMOUTH MEETING, PA 19462-1945
(610) 941-1768

ELECTRIC: PECO ENERGY CO.
2301 MARKET STREET
P.O. BOX 8699
PHILADELPHIA, PA 19101-8699
(215) 841-4000

TELEPHONE: VERIZON PENNSYLVANIA, INC.
1717 W. 401, BUILDING B
WAYNE, PA 19087
(610) 964-6132

DATE	REVISIONS

REVISION NO.

GRAPHIC SCALE 1"=20'
0 20 40 60

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION(1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL UTILITIES OR STRUCTURES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

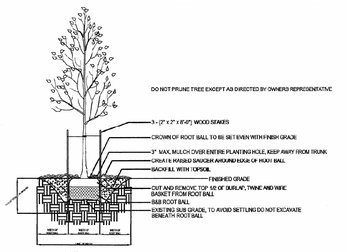
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH M. ESTOCK ENGINEER PE037320E

PROJECT TITLE :
555 LOWER EAST VALLEY FORGE ROAD
UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :
POST-CONSTRUCTION STORMWATER MANAGEMENT & GRADING PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 20'	18 DECEMBER 2019	16008	344	5 OF 10



NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE STAKES TWO YEARS OR LESS AFTER INSTALLATION.
4. CONTRACTOR IS NOT TO USE TREE WRAP.

TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- PROPOSED STORM SEWER/INLET
- PROPOSED WATER LINE
- PROPOSED SAN. SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CURBLINE
- PROPOSED CURBLINE
- UTILITY POLE
- EXISTING VALVE, VENT, CO.
- EXISTING BOULDER WALL
- PROPOSED BOULDER WALL
- PROPOSED DWELLING SINGLE-FAMILY DETACHED
- PROPOSED DRIVEWAY BLACKTOP/STONE
- PROPOSED CONCRETE PADS/WALKS
- PROPOSED STREET TREE
- EXISITNG WOODED AREA TO BE REMOVED

GENERAL LANDSCAPING NOTES:

1. ALL PLANTS SHALL BE OF SPECIMEN QUALITY.
2. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN (18) MONTHS.
6. ALL EXISTING TREES AS SHOWN ON THE SITE ARE TO BE PRESERVED. THE ONLY TREES THAT ARE TO BE REMOVED ARE THOSE THAT MAY BE DISTURBED BY CONSTRUCTION LOCATED IN THE "WOODS REMOVED" AREA SHOWN ON LOT 3.

MAINTENANCE NOTES:

1. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE(3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
2. ANY TREE OR SHRUB WHICH DIES WITHIN 18 MONTHS OF PLANTING SHALL BE REPLACED. ANY TREE OR SHRUB SHALL BE REPLACED IF, WITHIN 18 MONTHS OF PLANTING OR REPLANTING, THE TOWNSHIP DEEMS IT NOT TO HAVE SURVIVED OR TO HAVE GROWN IN A MANNER UNCHARACTERISTIC OF ITS TYPE. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE TOWNSHIP.

UPPER MERION TOWNSHIP COMPLIANCE CHART

§ 145-24.1. LANDSCAPING REQUIREMENTS		REQUIRED	PROVIDED
§ 145-24.1.C. (3) CREDIT FOR PRESERVED TREES: NO EXISTING TREES PRESERVED MEET THE STREET TREE REQUIREMENTS		-	NONE
§ 145-24.1.C. (4) TREE REPLACEMENT PLANTING REQUIREMENTS: NO EXISTING TREES GREATER THAN 12" DIA REMOVED		0	0
§ 145-24.1.E. (1) (a) STREET TREES REQUIRED ALONG ALL EXISTING STREETS:		YES	YES
§ 145-24.1.E. (2) (d) ONE (1) TREE PER 40 LF OF FRONTAGE:			
STREET FRONTAGE ALONG ULTIMATE R/W OF TABAK AVE AND LOWER EAST VALLEY FORGE ROAD=	505 LF		
PECO RIGHT-OF-WAY FRONTAGE=	-221 LF		
TRANSCO GAS/WILLIAMS GAS PIPELINE EASEMENT=	- 50 LF		
TOTAL STREET FRONTAGE=	234 LF	5.8 TREES	6 TREES

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
GT	3	GLEDITSIA TRIACANTHOS, INERMIS	THORNLESS HONEYLOCUST	2.5"MIN	8'-10'MIN
QI	3	QUERCUS IMBRICARIA	SHINGLE OAK (NATIVE)	2.5"MIN	8'-10'MIN

VARIETY OF TREE SPECIES CALCULATION:

TOTAL NO. OF TREES= 6
MINIMUM NO. OF TREE SPECIES REQUIRED(6-15 TREES): 2 (2 PROVIDED)
MAX. % OF ANY ONE(1) SPECIES: 50% (50% PROVIDED)

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION(1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORD AND/OR ABOVE GROUND EXAMINATION OF THE SITE. THE ENGINEER/SURVEYOR DOES NOT GUARANTEE THE DEPTH AND/OR LOCATION OF UTILITIES AS SHOWN. IT IS NOT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

DATE	REVISIONS

GRAPHIC SCALE 1"=20'
0 20 40 60

REVISION NO.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH M. ESTOCK
ENGINEER PE037320E

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :

LANDSCAPE PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 20'	18 DECEMBER 2019	16008	344	6 OF 10

EROSION & SEDIMENT CONTROL LEGEND

RCE	ROCK CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
TSS	TOPSOIL STOCKPILE
FF18	FILTER FABRIC FENCE (18"HIGH)
FF30	FILTER FABRIC FENCE (30"HIGH)
SFFF	SUPER FILTER FABRIC FENCE
TPF	TREE PROTECTION FENCE
SAF	SAFETY FENCE
12"CFS	COMPOST FILTER SOCK
CF	CONSTRUCTION FENCE
LOD	LIMIT OF DISTURBANCE LINE

LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- PROPOSED STORM SEWER/INLET
- PROPOSED WATER LINE
- PROPOSED SAN. SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CURBLINE
- PROPOSED CURBLINE
- UTILITY POLE
- EXISTING VALVE, VENT, CO.
- EXISTING BOULDER WALL
- PROPOSED BOULDER WALL
- PROPOSED DWELLING SINGLE-FAMILY DETACHED
- PROPOSED DRIVEWAY BLACKTOP/STONE
- PROPOSED CONCRETE PADS/WALKS

STEEP SLOPE LEGEND:

- 15%-25% SLOPES
- SIGNIFICANT SLOPES +25%

SOILS LEGEND:

THE ENTIRE SITE IS COMPRISED OF THE FOLLOWING SOIL TYPE:

UusD Urban Land-Udorthents Shale and Sandstone Complex 8-25% Slopes

Depth to Bedrock: 20-99 Inches
Depth to Water Table: More than 80 Inches

HYDROLOGIC SOIL GROUP: A

CONSTRUCTION SEQUENCE:

1. INSTALL ALL COMPOST FILTER SOCKS AND ALL TREE PROTECTION FENCING THAT MAY BE REQUIRED.
2. INSTALL ROCK CONSTRUCTION ENTRANCES FOR LOTS 1 AND 3 IN THE EXISTING AND PROPOSED DRIVEWAY LOCATIONS AND PLACE INLET PROTECTION FOR THE EXISTING INLET ON LOT 2
3. CLEAR AND GRUB THE BUILDING SITES OF VEGETATION IN CONFLICT WITH CONSTRUCTION ACTIVITIES. DEMOLISH AND REMOVE FROM SITE ALL EXISTING STRUCTURES CALLED OUT AS "TO BE REMOVED."
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE ENTIRE BUILDING SITES TO SUBGRADE ELEVATIONS.
6. COMMENCE WITH BASEMENT EXCAVATIONS AND SUBSEQUENT BUILDING CONSTRUCTION.
7. INSTALL ALL UTILITY CONNECTIONS AND RAINWATER CONDUCTORS.
8. CONSTRUCT THE DETENTION BASINS ON LOTS 1 AND 3. EXTEND THE RAINWATER CONDUCTORS TO MEET THE FINISH GRADE OF THE BASINS.
9. FINISH GRADE AND TOPSOIL ALL DISTURBED AREAS.
10. SEED AND MULCH ALL DISTURBED AREAS AND ESTABLISH PERMANENT VEGETATIVE COVER. DO NOT PROCEED TO THE NEXT ITEM IN THE SEQUENCE UNTIL PERMANENT STABILIZATION IS ACHIEVED.

    (FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.)
11. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=20'
0 20 40 60

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION(1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORD AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL UTILITIES OR STRUCTURES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH M. ESTOCK ENGINEER PE037320E

PROJECT TITLE :
555 LOWER EAST VALLEY FORGE ROAD
UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :
EROSION & SEDIMENT CONTROL PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 20'	18 DECEMBER 2019	16008	344	7 OF 10

PLOTBOX

EROSION AND SEDIMENTATION CONTROL NOTES

A. GENERAL NOTES

1. EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
2. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
4. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
5. VEHICLES AND EQUIPMENT MUST ENTER DIRECTLY TO AND EXIT FROM THE SITE AT THE POINT WHERE THE ROCK CONSTRUCTION ENTRANCE HAS BEEN PLACED.
6. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE CONTROLS FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS.
7. AT LEAST THREE 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 BURIED UTILITY LOCATIONS.
8. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
9. THE PROJECTS RECEIVING WATERCOURSE IS THE SCHUYLKILL RIVER WITHIN THE SCHUYLKILL RIVER WATERSHED, AND THE CHAPTER 93 CLASSIFICATION IS WWF, MF.

B. FILTER FABRIC FENCING & STRAW BALE BARRIERS

1. FILTER FABRIC FENCING AND STRAW BALE BARRIERS MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE OR BARRIER SECTION MUST EXTEND 8 FEET UP SLOPE AT 45 DEGREES TO THE ALIGNMENT OF THE MAIN FENCE OR BARRIER.
2. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF FILTER FABRIC FENCING OR 1/3 THE ABOVE GROUND HEIGHT OF STRAW BALE BARRIERS.
3. ANY FILTER FABRIC FENCING OR STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH ROCK FILTER OUTLETS.
4. STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS.

C. SEDIMENT REMOVAL

1. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
2. ALL SILT AND FOREIGN MATTER SHALL BE REMOVED FROM THE TOP OF THE BINDER COURSE AND PROPERLY DISPOSED OF BEFORE WEARING SURFACE IS INSTALLED.
3. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
4. SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.

D. OPERATOR'S RESPONSIBILITY

1. MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE OPERATOR DURING CONSTRUCTION.
2. THE RETENTION/SEDIMENT BASIN WILL BE CONSTRUCTED AND MAINTAINED BY THE OPERATOR. THE MAINTENANCE OF THIS BASIN WILL BE TRANSFERRED TO THE PERMITTEE UPON THE COMPLETION OF FINAL STABILIZATION.
3. THE OPERATOR IS RESPONSIBLE FOR PROVIDING DIVERSION TRENCHES, EROSION CHECKS, BERMS, ETC., OR OTHER MEANS OF ACCEPTED PRACTICE AS REQUIRED ON THE SITE TO PREVENT ACCELERATED RUNOFF AND EROSION, WHICH MAY NOT BE INDICATED, BUT IS WITHIN THE INTENT OF THIS PLAN.
4. THE OPERATOR MUST INSURE THE PROPER OPERATION OF THE DEVICES IS NOT HINDERED DUE TO EXCESSIVE SEDIMENT BUILD-UP OR UNAUTHORIZED ACTS OF THIRD PARTIES.
5. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE OPERATOR TO ELIMINATE ALL SUCH PROBLEMS.
6. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS TO THOSE INSTALLED WILL BE REQUIRED.
7. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
8. IT IS THE INTENT OF THIS PLAN TO MEET REQUIREMENTS OF SOIL EROSION CONTROL.
9. THE OPERATOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART I, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102 EROSION CONTROL.
10. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
11. AT ANY TIME PRIOR TO STABILIZATION SHOULD ANY E & S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL MEASURES, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEM.
12. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
13. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
14. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO BMP'S FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMP'S.
15. AT STREAM CROSSINGS, 50 FOOT STREAM BANK BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING CUT LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.

E. MULCHING

1. MULCHING OF DISTURBED OR SEEDED AREA SHALL BE FURNISHED, PLACED, ANCHORED AND MAINTAINED IN ACCORDANCE WITH PENNDOT PUBL. 408, SECTION 805.
2. MULCHING SHALL BE PLACED IMMEDIATELY AFTER SEEDING OR WITHIN 48 HOURS AFTER SEEDING IS COMPLETE.
3. HAY OR STRAW SHALL BE UNIFORMLY PLACED IN A CONTINUOUS BLANKET, AT A MINIMUM RATE OF 3.0 TONS PER ACRE.
4. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS SHOULD BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
5. STRAW MULCH SHOULD BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN

F. SEEDING

1. SEEDING SHALL BE PLACED IN ACCORDANCE WITH PENNDOT PUBL. 408, SECTION 804.
2. SEED FORMULAS:

FORMULA AND SPECIES	% BY WT	MIN. % PURITY	MIN. % GERMIN-ATION	MAX. % WEED	SEEDING RATE LBS/1000 SQ. YDS.
FORMULA B					21.0 TOTAL
* PERENNIAL RYEGRASS MIXTURE	20	98	90	0.15	4.0
* CREEPING RED FESCUE OR CHEWINGS FESCUE	30	98	85	0.15	6.0
* KENTUCKY BLUEGRASS MIXTURE	50	98	80	0.20	11.0
FORMULA C					9.0 TOTAL
* CROWNVETCH	45	99	70	0.10	4.0
* ANNUAL RYEGRASS	55	98	90	0.15	5.0
FORMULA D					21.0 TOTAL
* TALL FESCUE	70	98	85	0.15	15.0
* CREEPING RED FESCUE OR CHEWINGS FESCUE	30	98	85	0.15	6.0
FORMULA E					10.0 TOTAL
* ANNUAL RYEGRASS	100	98	90	0.15	10.0
FORMULA L					24.0 TOTAL
* HARD FESCUE MIXTURE	55	98	85	0.15	13.0
* CREEPING RED FESCUE	35	98	85	0.15	8.5
* ANNUAL RYEGRASS	10	98	90	0.15	2.5
FORMULA W					10.5 TOTAL
* TALL FESCUE	70	98	85	0.15	7.5
* BIRDSFOOT TREFOIL MIXTURE	20	98	80*	0.10	2.0
* REDTOP	10	92	80	0.15	1.0

* MINIMUM 20% HARD SEED AND 60% NORMAL SPROUTS

3. APPLICATION DATES:

FORMULA B, D, & L	-	MARCH 15 TO JUNE 15 AUGUST 1 TO OCTOBER 15
FORMULA C	-	RYEGRASS PORTION: MARCH 1 TO OCTOBER 15
	-	CROWNVETCH PORTION: ANYTIME EXCEPT SEPTEMBER & OCTOBER
FORMULA E	-	MARCH 15 TO OCTOBER 15
FORMULA W	-	APRIL 1 TO JUNE 15 AUGUST 16 TO SEPTEMBER 15

4. SOIL SUPPLEMENTS MAY BE ADDED IN ACCORDANCE WITH SECTION 804 OR AS FOLLOWS:

FERTILIZER - STANDARD QUALITY
0-20-20 BASIC FERTILIZER — 200 LBS. PER 1000 S.Y.
10-10-10 STARTER FERTILIZER — 100 LBS. PER 1000 S.Y.

LIME - AGRICULTURAL LIMESTONE
90% MINIMUM OF CARBONATES — 500 LBS. PER 1000 S.Y.

5. FORMULA B SHALL BE USED TO ESTABLISH FINAL VEGETATION IN LAWN AREAS, FORMULA D SHALL BE USED TO ESTABLISH FINAL VEGETATION IN ROUGH AREAS, AND FORMULA E SHALL BE USED TO ESTABLISH TEMPORARY VEGETATION. FORMULAS C, L, AND W SHALL BE USED AS SPECIFICALLY INDICATED ON THE PLAN.

G. SEEDING AND MULCHING SCHEDULE

1. THE DIVERSIONS, CHANNELS, SEDIMENT BASINS, SEDIMENT TRAPS, AND STOCKPILES, WHEN USED, MUST BE STABILIZED IMMEDIATELY.
2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
3. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

H. UTILITY LINE TRENCH EXCAVATION

1. CONSTRUCTION REQUIREMENTS

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

B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.

C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED IN THE SAME DAY.

D. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.

E. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

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

G. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.

H. TRENCH PLUGS WILL BE SPACED IN ACCORDANCE WITH AND BE CONSTRUCTED OF THE MATERIALS AS INDICATED ON THE TRENCH PLUG DETAIL.

(1) AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.

(2) CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "PIPELINES AND UTILITY LINE PROJECTS" SECTION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL

2. EXCEPTIONS

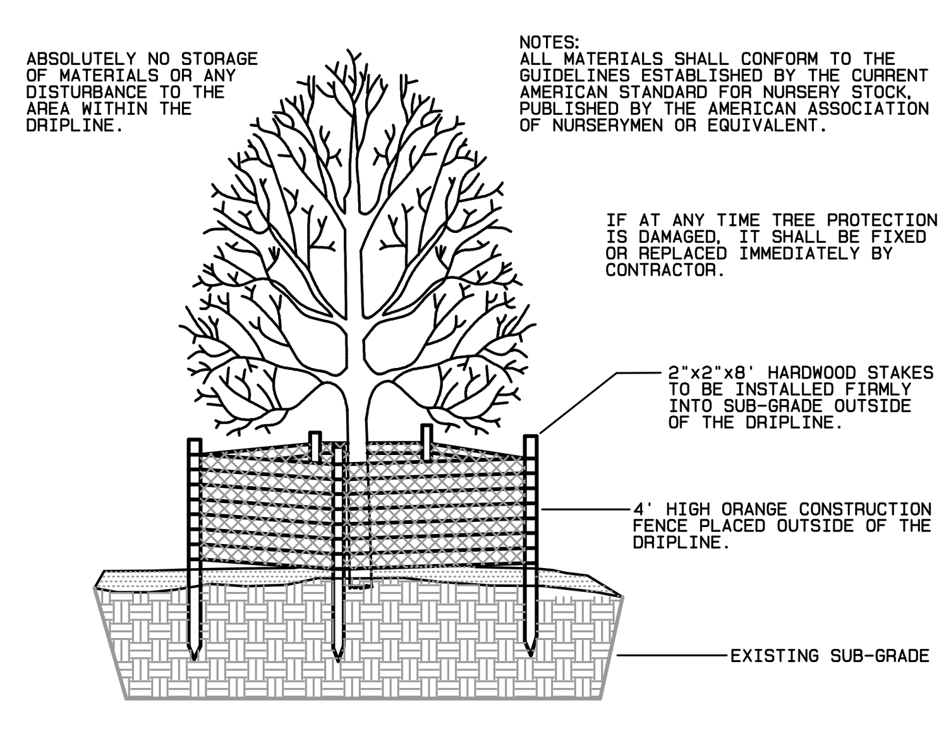
IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IN HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES INSTALLED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:

1C. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.

1E. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

I. CLEAN FILL

1. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULA TED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULA TED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT www.pacode.com.



TREE PROTECTION DETAIL

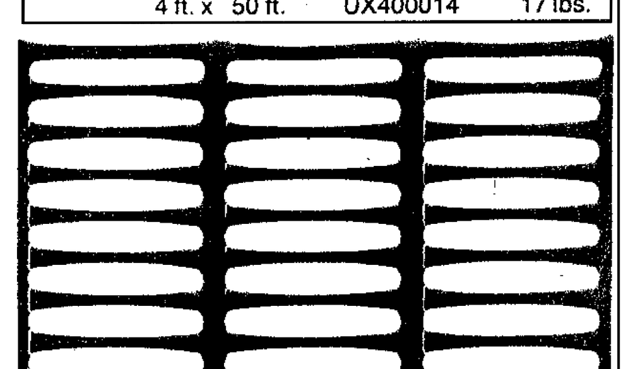
(NTS)

PROTECTION BARRIER SHALL BE ERECTED A MINIMUM OF ONE (1) FOOT OUTSIDE THE DRIPLINE OR A MINIMUM OF TWENTY (20) FEET FROM THE TREE'S TRUNK, WHICHEVER IS GREATER, ON ALL SIDES OF THE TREES OR TREE MASSES PRIOR TO MAJOR CLEARING OR CONSTRUCTION.

Specifications	
Material:	High-Density Polyethylene
Aperture Size:	3.9 in. x 0.6 in.
Minimum Tensile Strength:	2,000 lbs./ft. of width
Temperature Range:	-60°F to 150°F
Nominal Porosity:	55%
Ultraviolet Resistance:	Fully Stabilized

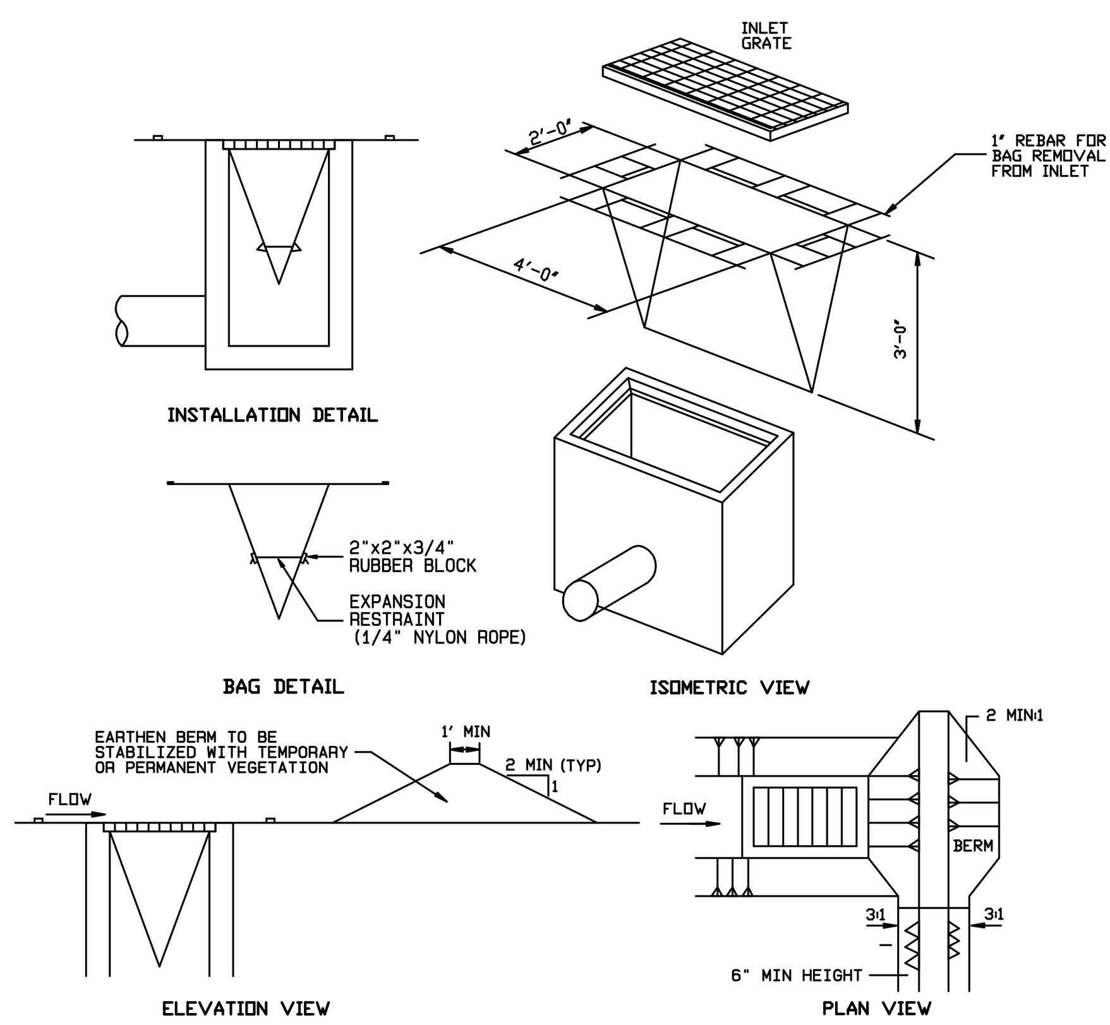
Ordering Information

Color	Roll Size	Ordering Code	Weight
Orange	4 ft. x 100 ft.	UX405016	33 lbs.
	4 ft. x 50 ft.	UX405014	17 lbs.
Black	4 ft. x 100 ft.	UX400016	33 lbs.
	4 ft. x 50 ft.	UX400014	17 lbs.



TREE PROTECTION FENCE DETAILS

(NTS)



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. Earthen berm in channel shall be maintained until permanent stabilization is completed or remain permanently.

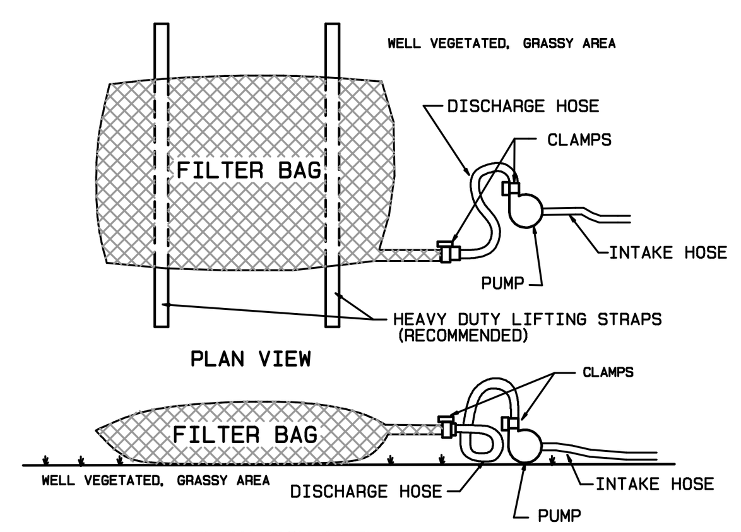
At a minimum, the fabric shall have a minimum grab tensile strength of 120 lbs, a minimum burst strength of 200 psi, and a minimum trapezoidal tear strength of 50 lbs. Filter bags shall be capable of trapping all particles not passing a No. 40 Sieve.

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 #4-16
FILTER BAG INLET PROTECTION-TYPE M INLET

(NTS) *IP*



STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

(NTS)

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 STANDARDS LISTED INTHE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

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. 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.

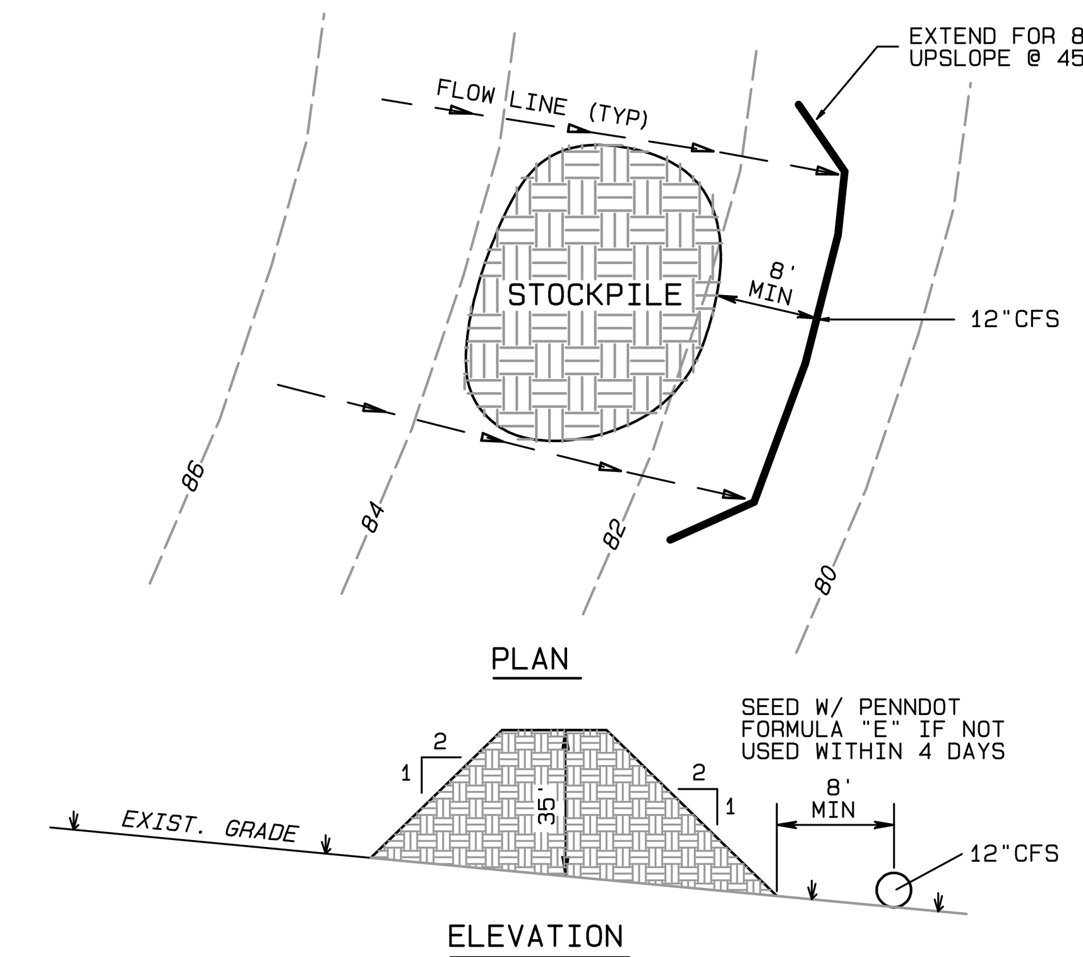
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREAS, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES GREATER THAN 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 AVAIALBLE.

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 SHOULD BE NO GREATER THAN 750 GPM OR 1/2 RHE MAXIMUM SPECIFIED SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD 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.

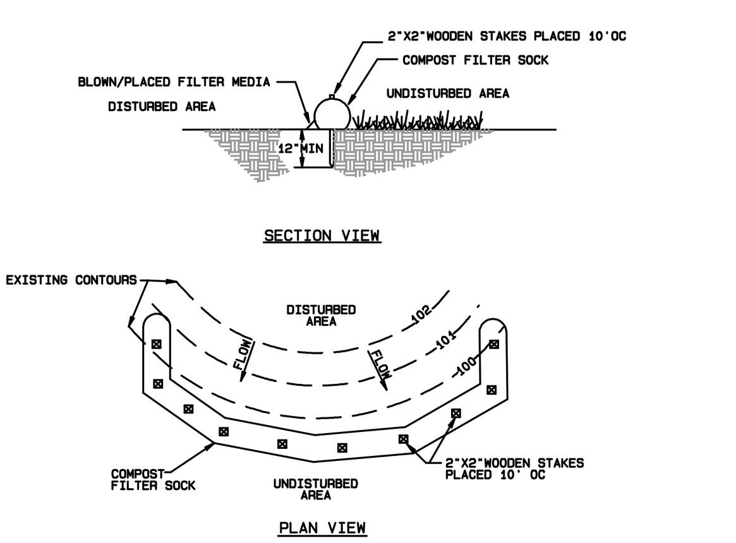


NOTES:

1. INSTALL COMPOST FILTER SOCK DOWNSLOPE OF AREA OF STOCKPILE.
2. PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
3. FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FEET. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H) TO 1(V).
4. SEED IMMEDIATLY WITH PENNDOT SEED FORMULA "E" IF MATERIAL IS NOT USED WITHIN 4 DAYS. FOLLOW MULCHING AND SEEDING SPECIFICATIONS AND SCHEDULE.

TEMPORARY SOIL STOCKPILE AND MAINTENANCE DETAIL

(NTS)



SOCK FABRIC SHALL MEET STANDARD OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DECRIBED ELSEWHERE IN THE PLAN.

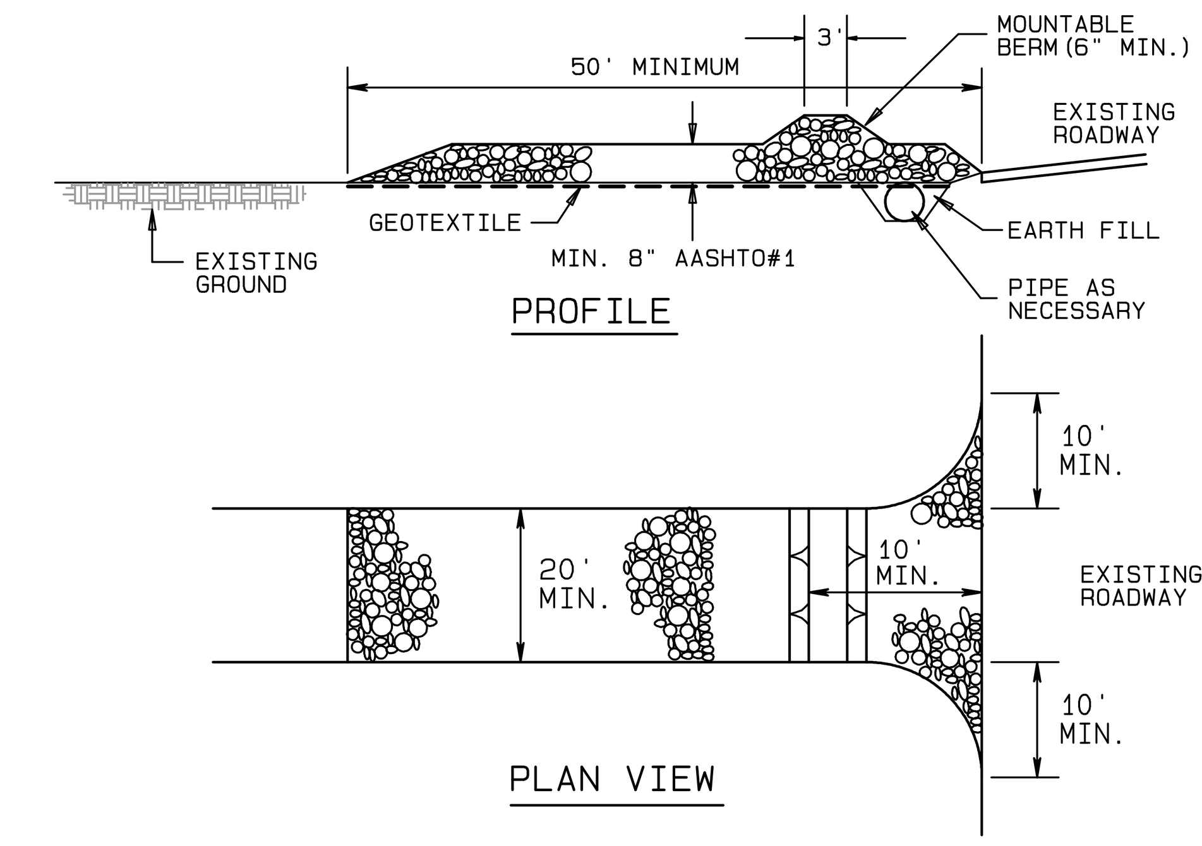
SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE 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.

COMPOST FILTER SOCK
STANDARD CONSTRUCTION DETAIL #4-1

(NTS)



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 ENTRANCE .

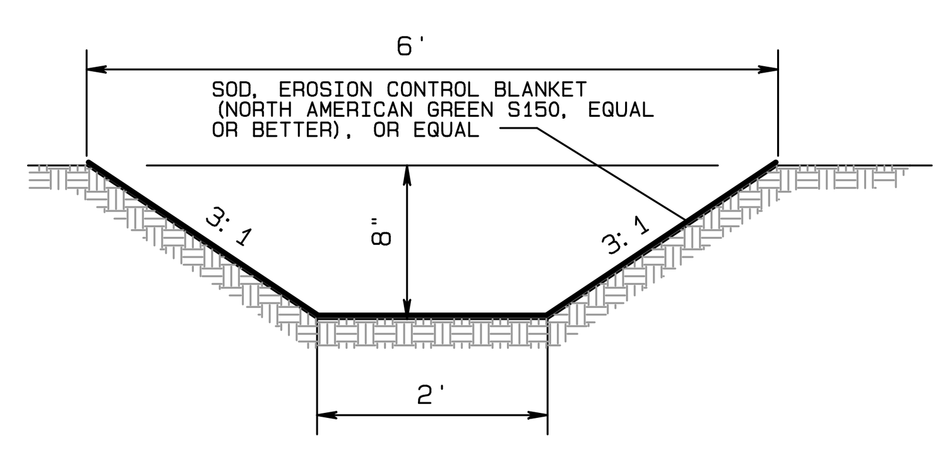
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED.PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. ANY SEDIMENT LOCATED ON THE PUBLIC ROADWAY SHOULD BE REMOVED IMMEDIATELY AND RETURNED TO THE CONSTRUCTION SITE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

(NTS) *(RCE)*



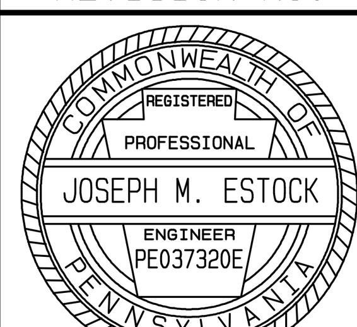
SWALE DETAIL

(NTS)

DATE	REVISIONS	REVISION NO.

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.



PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

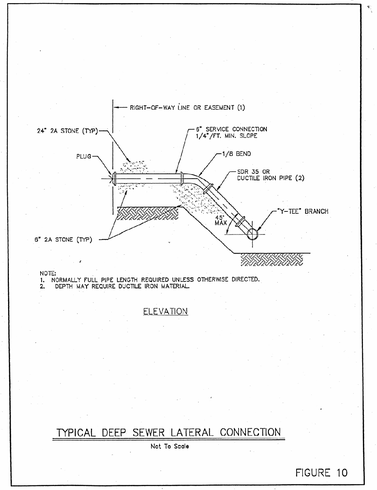
DRAWING TITLE :

EROSION & SEDIMENT CONTROL NARRATIVE AND DETAILS

PREPARED BY :

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
AS NOTED	18 DECEMBER 2019	16008	344	8 OF 10

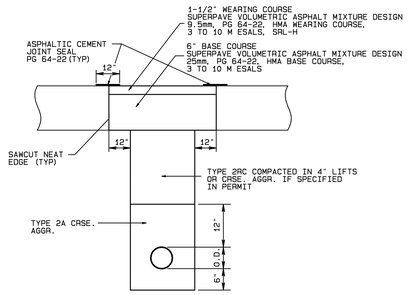


ELEVATION

TYPICAL DEEP SEWER LATERAL CONNECTION

Not To Scale

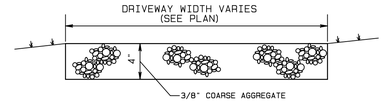
FIGURE 10



NOTE: EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB. 408 SECT. 401.3(f)

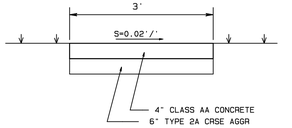
FLEXIBLE PAVEMENT RESTORATION

(NTS)



STONE DRIVEWAY DETAIL

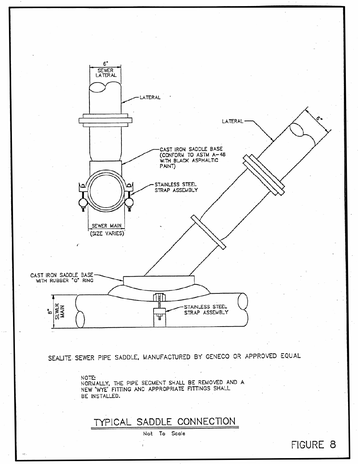
(NTS)



NOTE: WALK SHALL BE CONSTRUCTED IN 20' SECTIONS, SEPARATED BY 1/2" PREMOLDED EXPANSION JOINT MATERIAL AND TO BE INSTALLED AT ALL STRUCTURES. WALKS TO BE SCORED EVERY 4' AT 1" DEEP.

CONCRETE SIDEWALK

(NTS)



SEALITE SEWER PIPE SADDLE, MANUFACTURED BY GENECO OR APPROVED EQUAL

NOTE:
NORMALLY, THE PIPE SEGMENT SHALL BE REMOVED AND A NEW "WYE" FITTING AND APPROPRIATE FITTINGS SHALL BE INSTALLED.

TYPICAL SADDLE CONNECTION

Not To Scale

FIGURE 8

DATE	REVISIONS	REVISION NO.

UNDERGROUND UTILITIES

PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-29-2018 SERIAL NO.: 20183330684

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM AVAILABLE UTILITY RECORDS AND/OR FIELD SURVEY INFORMATION OBTAINED IN THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES A MINIMUM OF THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH M. ESTOCK
ENGINEER
PE037320E

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :

CONSTRUCTION DETAILS

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
AS NOTED	18 DECEMBER 2019	16008	344	9 OF 10

N

DATE	REVISIONS

REVISION NO.

GRAPHIC SCALE 1"=60'

60 0 60 120 180

UNDERGROUND UTILITIES

PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: SERIAL NO.:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR FIELD SURVEY INFORMATION. THE SURVEYOR OF THE SITE EXPRESSES NO CERTIFICATE OF ACCURACY OR ENDORSEMENT OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES LOCATED WITHIN THE WORK AREA 3 DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH M. ESTOCK
ENGINEER PE037320E

PROJECT TITLE :

555 LOWER EAST VALLEY FORGE ROAD

UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :

AERIAL PHOTOGRAPH PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 60'	18 DECEMBER 2019	16008	344	10 OF 10