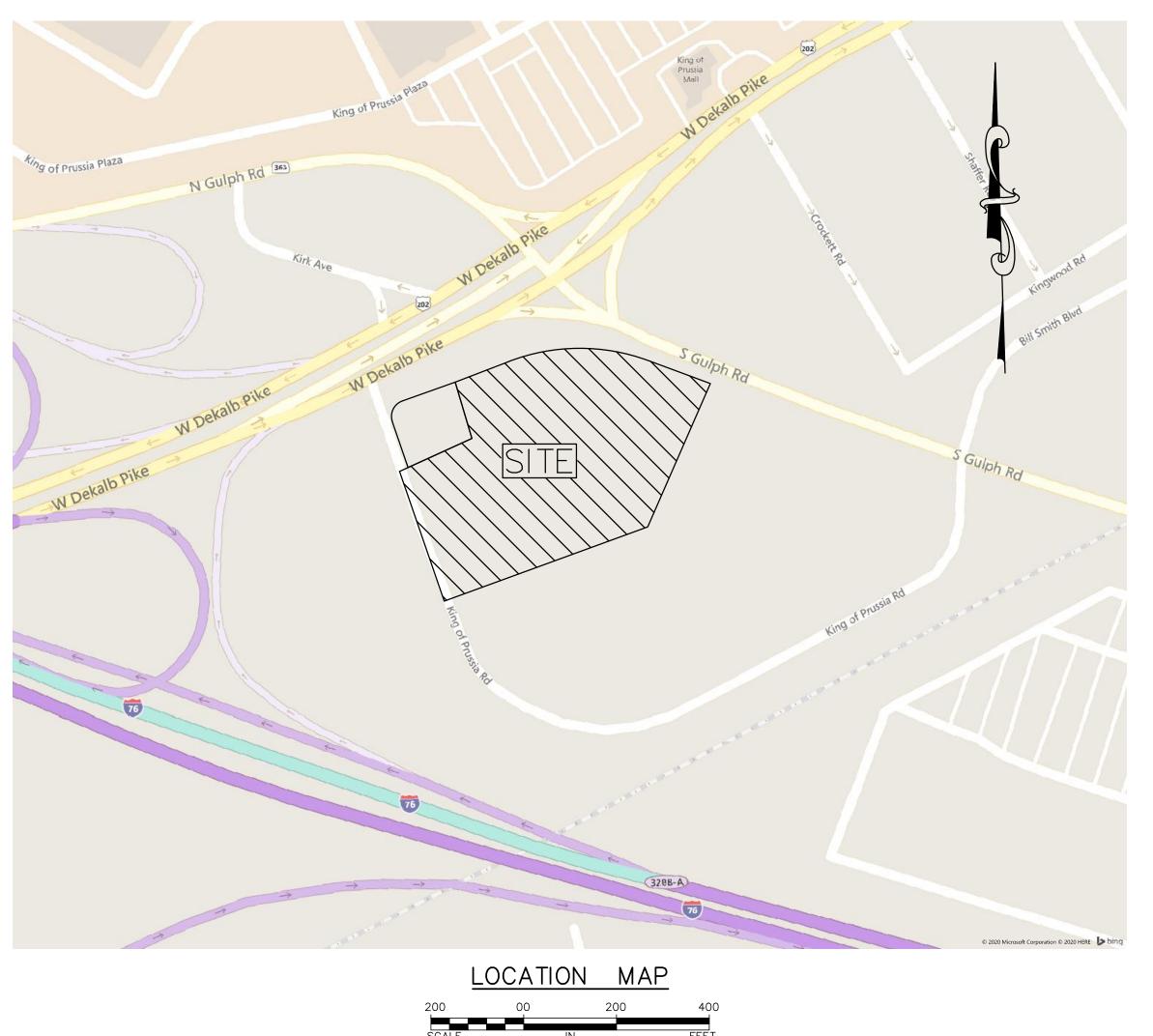
Sheet List Table Sheet Number Sheet Title Cover Sheet General Notes Existing Features Plan Demolition Plan Record Plan PCSM Plan Landscaping Plan Lighting Plan Pipe Profiles & PCSM Details E&S Notes and Details Construction Details

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR GCP PRUSSIA, LP 127 S. GULPH CREEK HOTEL RENOVATIONS UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



Erosion & Sediment Control Plan

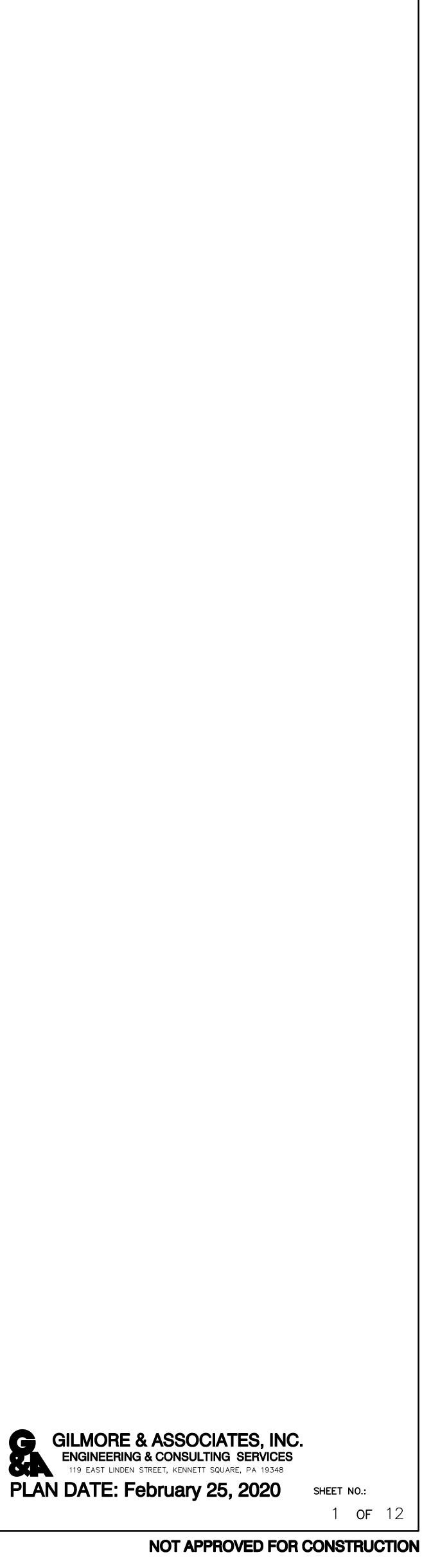


SCALE: 1"=200'

OWNER: GCP PRUSSIA, LP 150 STRAFFORD AVE, SUITE 215 WAYNE, PA 19087 610-687-9280



- AN HAS BEEN PREPARED ON THE BASIS OF A PLAN ENTITLED "BOUNDARY AN GRAPHIC SURVEY", DATED JULY 7, 2010 AND REVISED AUGUST 9, 2010, PREPARE EXCAVATIONS WERE DONE BY GILMORE & ASSOCIATES IN THE PREPARATION OF THIS PLAN. ALL UNDERGROUND UTILITIES SHOWN OR DEPICTED SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES AND/OR FACILITIES NOT SHOWN HEREON. ALL THE DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HERON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 187, HOUSE BILL 2627, AMENDING THE ACT OF DECEMBER 17, 1974 (P.L. 852, NO. 287) PN1460 1996
- EFFECTIVE 12/19/96. PER THE CONTROL POINT PLAN REFERENCED ABOVE, ELEVATIONS ARE BASED SHOWN IN THIS PLAN ARE BASED UPON NGVD 1929 DATUM, REF. BM H189, ELEV. = 162.40. REFER TO THE EXISTING FEATURES PLAN FOR ADDITIONAL NOTES OBTAINED FROM THE CONTROL
- POINT PLAN REGARDING EXISTING FEATURES. 3. UTILITIES SHOWN ARE BASED ON THE CONTROL POINT SURVEY PLAN, FIELD LOCATIONS OF UTILITY COMPANY MARKUPS PLACED IN RESPONSE TO PA ONE CALL SERIAL NUMBER
- 20122002294 AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC. JULY 2012. 4. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND. DENOTES CONCRETE MONUMENT TO BE SET.
- DENOTES R.R. SPIKE OR IRON PIN TO BE SET. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED. THE PROPOSED SANITARY SERVICE WILL BE SUBJECT TO APPROVAL BY THE NEWTOWN, BUCKS COUNTY JOINT MUNICIPAL AUTHORITY.
- 9. THE PROPOSED WATER SERVICE AND ACCOMPANIED FIRE HYDRANTS, MATERIALS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE NEWTOWN BOROUGH FIRE MARSHAL AND NEWTOWN ARTESIAN WATER COMPANY.
- 10. WATER SERVICE SHALL BE PROVIDED BY NEWTOWN ARTESIAN WATER COMPANY. ALL WATER EASEMENTS AND FACILITIES ARE OFFERED UP FOR DEDICATION OF OWNERSHIP AND MAINTENANCE TO NEWTOWN ARTESIAN WATER COMPANY. THE DEVELOPER OF THIS TRACT HOLDS NEWTOWN BOROUGH HARMLESS FOR ANY STORMWATER RUN-OFF DIRECTED OFF-SITE.
 ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS
- OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, PA. ACT 187 OF 1996. CONTRACTORS SHALL OBTAIN A PA ONE CALL NUMBER FOR CONSTRUCTION PURPOSES. 13. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH
- ADMINISTRATION) STANDARDS 14. SHEETS 2 THROUGH 22 INCLUSIVE, ON RECORD AT NEWTOWN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME. 15. ACCESS TO STATE STREET (S.R. 2048) SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. HIGHWAY OCCUPANCY PERMIT NO. 06084828 HAS BEEN SECURED FOR THIS PROJECT PURSUANT TO SECTION 420 OF THE THE ACT OF JUNE 1, 1945(P.L. 1242, No.428). THE BOROUGH SHALL NOT BE HELD LIABLE FOR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY
- 16. THIS DEVELOPMENT IS LOCATED IN NEWTOWN CREEK WATERSHED. THE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS WATERSHED REFER TO THE NESHAMINY CREEK WATERSHED ACT 167 ORDINANCE DISTRICT "B" WHICH REQUIRE THE STORMWATER RUNOFF RATES FROM THE 2, 5, 10, 25, 50 AND 100-YEAR POST-DEVELOPMENT STORM TO BE REDUCED TO EQUAL OR BELOW THE LOWER SUBSEQUENTLY ANALYZED PRE-DEVELOPMENT STORM, RESPECTIVELY. THE ORDINANCE ALSO REQUIRES MITIGATION OF THE NET DIFFERENCE (INCREASE) IN VOLUME OF STORMWATER RUNOFF GENERATED BY THE 2-YEAR, 24 HR STORM FROM PRE TO POST-DEVELOPED CONDITION.
- 17. THE MUNICIPALITY HAS THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. THESE STORMWATER FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED OR MODIFIED. 18. THE EXISTING PARKING AREA LOCATED ON TPN 28-1-10-1 (LOT 3) SHALL BE
- RE-STRIPED TO MEET CURRENT ORDINANCE REQUIREMENTS AND USED TO MEET THE PARKING REQUIREMENT FOR THIS SITE. 78 EXISTING SPACES WILL BE REDUCED TO 62 IN ORDER TO MEET DIMENSIONAL STANDARDS. APPLICANT WILL PROVIDE BOROUGH A COPY OF THE EXECUTED LEASE AGREEMENT. 19. HOP PLANS PREPARED BY OTHERS. CONTRACTOR SHALL COORDINATE SITE WORK WITH
- HOP PLANS. 20. THE LARGEST VEHICLE PERMITTED ACCESS TO THE SITE IS THE WB-50. 21. LOADING AND UNLOADING FROM PENN STREET FOR ANY PURPOSE SHALL BE PROHIBITED. ALL DELIVERIES MUST IMMEDIATELY ENTER THE LOADING DOCK.
- 22. NO SHOPPING CARTS SHALL BE STORED ON SIDEWALK AREAS AND ALL CARTS SHALL BE STORED INSIDE THE BUILDING WHEN THE BUILDING IS CLOSED. 23. THOSE NATURAL RESOURCES SITUATE WITHIN DRAINAGE EASEMENTS #1 AND #2 ARE SUBJECT TO RESOURCE PROTECTION STANDARDS OF ARTICLE 5 OF THE ZONING
- ORDINANCE 24. A RIGHT OF ACCESS AND TRANSIT IS HEREBY GRANTED TO, AND FOR THE BENEFIT OF, THE GENERAL PUBLIC UPON AND OVER DRIVE "A" AND ALL ADJACENT WALKWAYS, AS WELL AS ALL PARKING DRIVES, ALLEYS AND WAYS LAID OUT UPON THE PLAN, AS THE SAME MAY HEREAFTER BE AMENDED AND MODIFIED, SO AS TO PROVIDE ACCESS, INGRESS AND EGRESS TO, FROM AND OVER THE SITE TO ALL PUBLIC ROADWAYS.



GENERAL NOTES:

- 1. EXCAVATE ONLY THAT LENGTH OF THE UTILITY TRENCH THAT CAN BE INSTALLED AND BACKFILLED IN ONE DAYS WORK.
- 2. STABILIZE BACKFILLED TRENCH COMMENSURATE WITH FINAL SURFACE MATERIALS, I.E., SEEDING AND MULCHING FOR LAWNS/WOODED AREAS, CRUSHED STONE FOR PAVED AREAS.
- 3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS.
- 4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, EXISTING UTILITIES, AND EXISTING FACILITIES PRIOR TO COMMENCING ANY WORK.
- 5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES / FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS. FIELD MARKOUTS BY UTILITY OWNERS. AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. LIMITED EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
- 6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES / FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER XXXXXXXX FOR DESIGN PURPOSES ONLY.
- 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. REQUIREMENTS. AND STANDARDS.
- 8. CONTRACTOR SHALL OBTAIN ALL PERMITS RELATING TO THIS PROJECT THAT MUST BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL COMPLY AND ADHERE TO ALL APPLICABLE REGULATIONS SET FORTH.
- 9. ALL CONTRACTORS/SUBCONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARD REGULATIONS AND OTHER APPLICABLE SAFETY STANDARDS INCLUDING FEDERAL. STATE AND LOCAL REQUIREMENTS.
- 10. ALL DIMENSIONS, LOCATIONS, DEPTHS, DISTANCES, ANGLES, SLOPES, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE CASE OF CONFLICT BETWEEN ANY PART OF THESE PLANS, THE SPECIFICATIONS, OR THE CONTRACT DOCUMENTS, OR IF DISCREPANCIES ARE DISCOVERED PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY BY PHONE AND IN WRITING AND SHALL REQUEST A WRITTEN DETERMINATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED. IF THE WORK PROCEEDS WITH THE KNOWLEDGE OF A DISCREPANCY AND WITHOUT A WRITTEN DETERMINATION, SUCH WORK WILL NOT BE CONSIDERED IN COMPLIANCE WITH THESE PLANS, THE SPECIFICATIONS, AND CONTRACT DOCUMENTS
- 11. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE TAKEN FROM DIMENSIONS SHOWN ON THE DRAWING. WHERE DIMENSIONS BETWEEN SMALL SCALE AND DETAIL DRAWINGS DIFFER, NOTIFY THE ENGINEER FOR CLARIFICATION.
- 12. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND FACILITIES, INCLUDING UTILITIES, NOT DESIGNATED FOR DEMOLITION OR REPLACEMENT/UPGRADE SUCH AS BUILDINGS, PIPING, INLETS/MANHOLES. CABLES/WIRES. CONDUITS. APRONS. PAVEMENTS. BRIDGES. UTILITIES. TREES. ETC., FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE TAKEN IN UNDERCUT AREAS. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE OWNER, ANY STRUCTURES OR FACILITIES DAMAGED DURING CONSTRUCTION. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGED ITEMS.
- 13. THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXPOSED EXCAVATIONS TO PROTECT FROM INSTABILITY AND DETERIORATION DUE TO RAIN. WIND OR SNOW/ICE.
- 14. THE CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE CHANNELS OR DIVISION DIKES, SUMPS AND SUMP PUMPS AND/OR OTHER DEWATERING MEASURES AS REQUIRED TO PROTECT ALL FXCAVATIONS FROM FLOODING. FLOODING OF ANY EXCAVATION OF THE SUBGRADE WILL BE CAUSE FOR COMPLETE REPREPARATION AND REAPPROVAL OF THE SUBGRADE.
- 15. ALL ORGANIC. WET. SOFT AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM PAVING AND/OR SIDEWALK SUBGRADE AND BACKFILLED WITH SUITABLE GRANULAR, FREE DRAINING MATERIAL.
- 16. NO PAVEMENTS OR SLABS SHALL BE PLACED ONTO SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER AN EXPOSED EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE REINSPECTED BY THE INDEPENDENT TESTING AND INSPECTION AGENCY AFTER REMOVAL OF WATER OR FROST. 17. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROLS DURING CONSTRUCTION.
- 18. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS COMPLETE WITH ALL ITEMS AND COMPONENTS AS REQUIRED FOR A COMPLETE INSTALLATION.
- 19. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE CONTRACT DOCUMENTS (PLANS. SPECIFICATIONS. AND OTHER INFORMATION) TO THE VARIOUS SUBCONTRACTORS AND TRADES IN ORDER FOR THEM TO COORDINATE AND PERFORM THE WORK.
- 20. DO NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT 21. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
- 22. INSTALL WORK DURING CONDITIONS OF TEMPERATURE, HUMIDITY, EXPOSURE, FORECASTED WEATHER, AND STATUS OF PROJECT COMPLETION WHICH WILL ENSURE BEST POSSIBLE RESULTS FOR EACH UNIT OF WORK. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287, DECEMBER 10, 1974 AS AMENDED BY ACT 199 OF 2004 CONTRACTORS SHALL OBTAIN A PA. ONE-CALL NUMBER FOR CONSTRUCTION PURPOSES.
- 23. IF APPLICABLE, ALL IMPROVEMENTS INDICATED ON THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SCHEDULE ESTABLISHED IN THE IMPROVEMENT CONSTRUCTION AGREEMENT. PLAN NOTATIONS, CONDITIONS OF FINAL APPROVAL RESOLUTION, AND OTHER ASSOCIATED DOCUMENTS. IF ANY SUCH DOCUMENTS SHALL NOT BE IN AGREEMENT, THE EARLIER DATE IMPOSED FOR COMPLETION OF CONSTRUCTION SHALL DICTATE.
- 24. THE CONTRACTOR SHALL REMOVE FROM THIS 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.
- 25. THE CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF AS-BUILT DRAWINGS FOR HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES INSTALLED. AS-BUILTS CAN BE PDF COPIES OF DESIGN DRAWINGS (PLANS & PROFILES) MARKED UP WITH PERTINENT INFORMATION.

SITE DEMOLITION NOTES:

1. REFER TO SITE DEMOLITION PLAN FOR ADDITIONAL NOTES.

GENERAL LAYOUT AND DIMENSIONING NOTES:

- NOTED.
- 1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED
- ALL RADII ARE 5'-0" UNLESS OTHERWISE NOTED

GENERAL PAVING NOTES:

- PAVEMENT.
- DOCUMENTS FOR THIS PROJECT.
- CHANGE IN GRADE. MAINTAIN POSITIVE DRAINAGE AND ELIMINATE LOW SPOTS.
- EDGE/LINE.

INDICATED.

MAINTENANCE AND PROTECTION OF TRAFFIC:

- CONSTRUCTION.
- PUBLICATION 213.

GENERAL UTILITY NOTES:

- IN ONE DAYS WORK.

- TRFFS
- RELOCATION OF EXISTING LIGHTS

1. ALL SPOT GRADES PROVIDED ALONG CURB LINES ARE BOTTOM OF CURB UNLESS OTHERWISE

2. VERIFY SITE FEATURES, ELEVATIONS, GRADES AND DIMENSIONS AS SHOWN ON THE DESIGN PLANS AND ACCEPT CONDITIONS PRIOR TO COMMENCING WORK. COMMENCING WORK MEANS CONTRACTOR HAS ACCEPTED CONDITIONS.

3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND ELEMENTS.

1. CONCRETE PAVING PATTERNS ARE APPROXIMATE AND SHALL BE LAID OUT IN THE FIELD.

2. ALL RADII AND DIMENSIONS ARE TO THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL UNLESS OTHERWISE NOTED WITH (B-B), WHICH INDICATES BACK OF CURB, WALL, ETC. 3. SAWCUT AND TRIM ALL EXISTING CONCRETE AND ASPHALT PAVEMENT EDGES PRIOR TO

INSTALLING NEW PAVING. ENDS OF DAILY NEW ASPHALT PAVEMENT INSTALLATIONS SHALL BE SAWCUT AND TRIMMED NEATLY TO RECEIVE AND INTERSECT NEXT AREA OF NEW ASPHALT

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AS DETAILED IN THESE CONSTRUCTION 5. THE NEW PAVING SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING PAVING WITHOUT ABRUPT

6. ALL CURVED EDGES/LINES INDICATED ON THE LAYOUT PLAN(S) SHALL BE CONTINUOUS AND WITHOUT DEVIATION. ABRUPT VERTICAL OR HORIZONTAL CHANGES WILL NOT BE ACCEPTED. FORMWORK SHALL BE WOOD TIMBER. SCORED PLYWOOD, OR METAL FORMWORK. FOR CURVES SCORE AND BEND FORMWORK TO ACHIEVE SMOOTH CONTINUOUS CURVES. STAKE FORMWORK ADEQUATELY TO PREVENT SUDDEN BENDS OR DEVIATIONS OUTSIDE OF THE PLAN LAYOUT

7. ALL PAVING SHALL HAVE A NON-SLIP FINISH.

8. ALL PAVING SHALL BE SLOPED OR CROSS PITCHED TO PROVIDE POSITIVE DRAINAGE. CROSS PITCH SHALL NOT EXCEED 2.0%. SEE GRADING PLAN.

9. GRADES ON DESIGNATED HANDICAPPED ACCESSIBLE AREAS/ROUTES SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT. 10. PROVIDE AN EXPANSION JOINT AND CAULKED JOINT SEAL AT ALL BUILDING AND CONCRETE

PAVING INTERFACES/CONNECTIONS. 11. WALKWAYS AND DOORWAY PADS SHALL BE CENTERED ON DOORWAYS UNLESS OTHERWISE

1. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC DURING

2. MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH PENNDOT 3. ANY VERTICAL DROP AT PAVEMENT EDGE LEFT OVERNIGHT (SUCH AS AFTER SAWCUT AND

REMOVAL OF PAVEMENT) SHALL BE CLEARLY MARKED WITH BARRICADES / DRUMS ETC. TO PREVENT DRIVERS FROM APPROACHING WITHIN 3 FEET OF THE VERTICAL DROP.

1. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS, SEWER MAINS AND STORM DRAINS. WHERE A HORIZONTAL SEPARATION CANNOT BE MAINTAINED, A VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED OR CONCRETE ENCASEMENT SHALL BE PROVIDED IF THE 18" VERTICAL SEPARATION CANNOT BE ACHIEVED.

3. EXCAVATE ONLY THAT LENGTH OF THE UTILITY TRENCH THAT CAN BE INSTALLED AND BACKFILLED 4. STABILIZE BACKFILLED TRENCH COMMENSURATE WITH FINAL SURFACE MATERIALS, I.E., SEEDING

AND MULCHING FOR LAWNS/WOODED AREAS, CRUSHED STONE FOR ROAD AREAS. 5. ALL STORMWATER FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA BEST MANAGEMENT PRACTICES MANUAL, MOST RECENT EDITION, INCLUDING ALL MEANS, METHODS

AND TESTING PROCEDURES. ALL TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. 6. THE LOCATIONS OF EXISTING AND PROPOSED UTILITY SERVICES IS APPROXIMATE AND MUST BE

CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION REMOVAL, EXCAVATION, AND/OR TRENCHING. ANY UTILITY CONFLICTS SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE OWNER AND ENGINEER/ENGINEER.

7. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANY REGULATIONS AND REQUIREMENTS FOR UTILITIES AFFECTED BY THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS ASSOCIATED WITH THOSE UTILITIES.

8. CONTRACTOR SHALL PROTECT EXISTING UTILITIES, NOT DESIGNATED FOR DEMOLITION OR REPLACEMENT/UPGRADE FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE TAKEN IN UNDERCUT AREAS. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE OWNER, ANY STRUCTURES OR UTILITIES DAMAGED DURING CONSTRUCTION. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGED ITEMS.

9. ADJUST MANHOLE AND INLET GRATE ELEVATIONS TO MATCH NEW OR EXISTING GRADES.

10. ELIMINATE ROUGH AND LOW AREAS TO ENSURE POSITIVE DRAINAGE.

11. THE ELECTRICAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF UNDERGROUND CONDUITS SO CONDUITS DO NOT CONFLICT WITH LANDSCAPE PLANTINGS AND

12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ELECTRIC POWER TO SITE LIGHTING, INCLUDING FOR

13. INSTALL AND JOIN PIPE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PIPE SHALL BE LAID TRUE TO LINE AND MADE WITH UNIFORM BEARING UNDER THE FULL LENGTH OF THE BARREL OF THE PIPE. PIPE LAYING SHALL PROCEED UPGRADE.

14. REFER TO MECHANICAL/PLUMBING/ELECTRICAL PLANS (BY OTHERS) FOR LOCATION AND CONNECTION OF DOMESTIC WATER SERVICES, NATURAL GAS SERVICES, AND ELECTRICAL SERVICES. 15. ALL ROOF RAIN WATER CONDUCTORS SHALL BE SLOPED AT A MINIMUM OF 0.02 FT/FT AND A MAXIMUM SLOPE OF 0.08 FT/FT UNLESS OTHERWISE SPECIFIED.

GRADING & DRAINAGE NOTES:

1. ALL GRADING MUST PRODUCE POSITIVE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER. PONDING, OR WET LAWN AREAS AND TO ENSURE ALL STORMWATER AND SURFACE DRAINAGE FLOWS TO DRAINS, INLETS, SWALES, STORMWATER MANAGEMENT FACILITIES, OR OTHER POINTS OF DISCHARGE.

- 2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES (INCLUDING ELECTRIC / DATA PEDESTALS, ENCLOSURES, ETC.).
- 3. PLANS INDICATE ALL FINISH GRADE ELEVATIONS. PROVIDE SUBGRADE ELEVATIONS AS REQUIRED BY PLANS, DETAILS, OR SPECIFICATIONS. PROVIDE PROPERLY COMPACTED SUBGRADES OF NATIVE SOIL OR APPROVED FILL. SUBGRADES SHALL BE INSPECTED BY A QUALIFIED INSPECTOR TO ENSURE COMPACTION REQUIREMENTS ARE MET. NATIVE SOILS, FILL, OR SUBGRADES DEEMED INSUFFICIENT SHALL BE REMOVED AND REPLACED WITH APPROPRIATE MATERIAL.
- 4. ADJUST EXISTING AND NEW MANHOLE. CATCH BASINS. AND DRAINS RIM/GRATE ELEVATIONS TO NEW GRADE ELEVATIONS (PAVEMENT OR SOIL).
- 5. FINISHED SURFACES SHALL BE GRADED SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE. SURFACE FINISHES NOT MEETING THIS STANDARD OR NOT DEEMED ACCEPTABLE BY THE ENGINEER OR OWNER SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 6. UNLESS OTHERWISE NOTED SLOPES FOR EARTHEN (NON-PAVED) SURFACES SHALL BE A MINIMUM SLOPE OF 1/4 INCH PER FOOT OR 2% AND A MAXIMUM SLOPE SHALL NOT EXCEED 3:1 (H:V) OR 33%.
- 7. THE NEW PAVING SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING PAVING WITHOUT ABRUPT CHANGE IN GRADE. MAINTAIN POSITIVE DRAINAGE AND ELIMINATE LOW SPOTS. 8. GRADE ALL SEEDED FINE LAWN AREAS FLUSH WITH FINISH GRADE. ADJUST FINISHED GRADE TO
- THE PROPER DEPTH WHERE SOD ABUTS PAVED AREAS.
- 9. ELIMINATE ROUGH AND LOW AREAS TO ENSURE POSITIVE DRAINAGE. 10. PIPE SLOPES ARE APPROXIMATE; CONTRACTOR SHALL USE INVERTS TO INSTALL GRAVITY LINES.
- 11. NOTIFY THE ENGINEER IMMEDIATELY IF SLOPE REQUIREMENTS CANNOT BE MET. AT NO TIME WILL SLOPES IN EXCESS OF THOSE ABOVE THE MAXIMUM ALLOWED WILL BE ACCEPTED, UNLESS PRIOR APPROVAL IS RECEIVED IN WRITING BY THE ENGINEER.
- 12. COORDINATE GRADING WORK WITH WORK OF OTHER TRADES OR WORK BY OTHERS AS REQUIRED TO COMPLETE THE PROJECT.ELEVATIONS AND LOCATIONS OF ROOF RAIN WATER CONDUCTORS/DRAINS AT THE FACE OF THE BUILDING ARE APPROXIMATE.
- 13. COORDINATE WITH MECHANICAL/PLUMBING DRAWINGS FOR SLEEVE/LINE PENETRATION LOCATIONS AND INVERT ELEVATIONS FOR CONNECTIONS AT THE BUILDING FACE.
- 14. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE OR SURFACE SLOPE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL.
- THE SOIL.
- 16. DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHOULD BE EXERCISED
- MAY BE CHIPPED OR GROUND AND SPREAD ON THE SITE IF ACCEPTABLE TO OWNER. 18. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL
- CONSTRUCTION ACTIVITIES COMPLY WITH OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS. 19. THE PERMITEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED
- STORMWATER BMP'S. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMP'S, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.
- 20. AS-BUILT PLANS OF THE SWM FACILITIES / BMP'S SHALL BE PROVIDED TO THE TOWNSHIP FOLLOWING THE COMPLETION OF THE FACILITIES/BMP'S, ALONG WITH AN EXPLANATION OF ANY DISCREPANCIES BETWEEN THE AS-BUILT AND THE APPROVED PLAN. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY THE PA REGISTERED PROFESSIONAL ENGINEER THAT OVERSAW THEIR CONSTRUCTION. <u>THE COST OF AS-BUILT PLAN PREPARATION SHALL BE THE RESPONSIBILITY OF</u> <u>THE CONTRACTOR</u>. THE AS-BUILT PLANS MUST BE RECEIVED AND REVIEWED PRIOR TO CLOSE-OUT OF TOWNSHIP DRAINAGE PERMIT OR RELEASE OF FINANCIAL SECURITY.
- 21. ALL STORM SEWER PIPES SHALL HAVE WATERTIGHT JOINTS. 22. FILL PLACED SHALL BE COMPACTED TO THE FOLLOWING STANDARDS PER THE MODIFIED PROCTOR

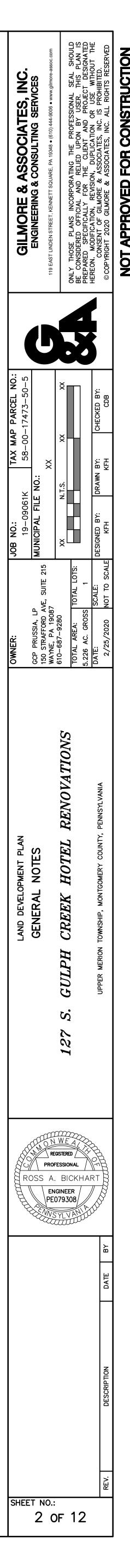
LANDSCAPED AREAS-90% MAX DRY DENSITY

PAVED AREAS-95% MAX DRY DENSITY

23. ALL ROOF RAIN WATER CONDUCTORS/DRAINS SHALL BE DUCTILE IRON PIPE SLOPED AT A MINIMUM OF 0.02 FT/FT AND A MAXIMUM SLOPE OF 0.08 FT/FT, UNLESS OTHERWISE SPECIFIED.

15. FILL SHALL BE PLACED AND MECHANICALLY COMPACTED TO MINIMIZE SLIDING AND EROSION OF

17. BURYING OF TREES, STUMPS, OR CONSTRUCTION MATERIAL IS PROHIBITED. TREES AND STUMPS



<u>SITE DATA:</u> OWNER'S NAME & ADDRESS: RICHARD W. KUBACH, JR. 127 SOUTH GULPH ROAD

KING OF PRUSSIA, PA 19406

TOTAL AREA: 5.379 ACRES &/OR 234,309 SQ. FT.
 PARCEL NUMBER: 58-00-17473-50-5
 SOURCE OF TITLE: DB 5032, PG 2025
 WATER SUPPLY: PUBLIC
 SEWER SUPPLY: PUBLIC
 VERTICAL DATUM - NAVD88
 HORIZONTAL DATUM - NAD83 SOUTH

/ × 173.9

L=54.79'

R=35.00'

58–009–001 DB6019 PG02257 GCP PRUSSIA LP

TG=172.39 INV 1=170.95 (IN) | INV 2=171.04 (IN) INV 3=169.26 (OUT)

N/F 58–008–020 DB5856 PG185 HOSPITALITY PROPER

75

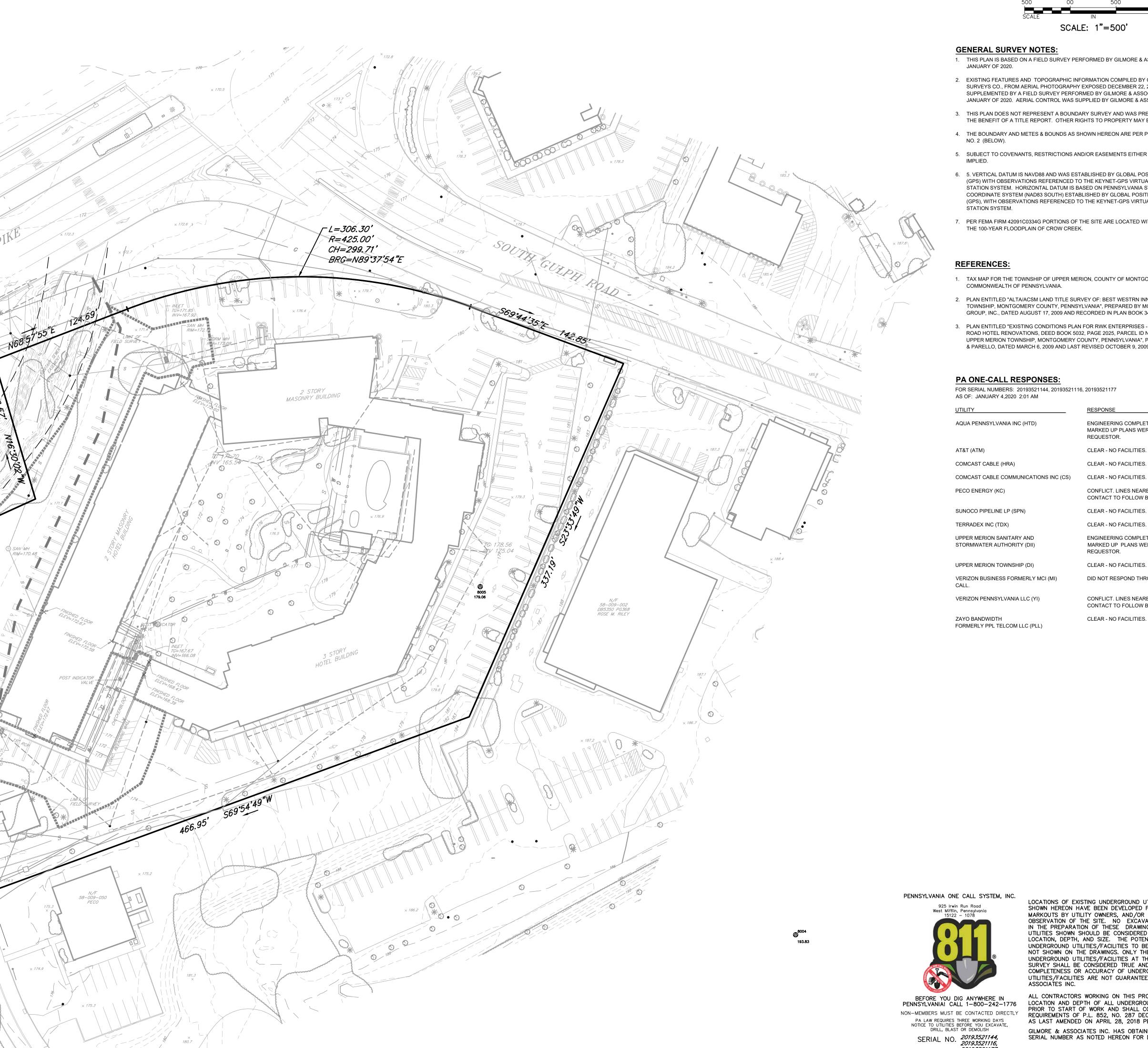
TRENCH DRAIN TG=172.74 INV=171.22

× 174.8

CH=49.36'

BRG=N3319'46"E

× 178.8





GENERAL SURVEY NOTES:

- 1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & AS JANUARY OF 2020. 2. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION COMPILED BY
- SURVEYS CO., FROM AERIAL PHOTOGRAPHY EXPOSED DECEMBER 22, 2 SUPPLEMENTED BY A FIELD SURVEY PERFORMED BY GILMORE & ASSO JANUARY OF 2020. AERIAL CONTROL WAS SUPPLIED BY GILMORE & AS
- 3. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PRE THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY I
- 4. THE BOUNDARY AND METES & BOUNDS AS SHOWN HEREON ARE PER P
- 5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER
- 6. 5. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POS (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUA STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA S COORDINATE SYSTEM (NAD83 SOUTH) ESTABLISHED BY GLOBAL POSITI (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUA
- 7. PER FEMA FIRM 42091C0334G PORTIONS OF THE SITE ARE LOCATED WI THE 100-YEAR FLOODPLAIN OF CROW CREEK.

- 1. TAX MAP FOR THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGO COMMONWEALTH OF PENNSYLVANIA.
- 2. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF: BEST WESTRN INN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY MC GROUP, INC., DATED AUGUST 17, 2009 AND RECORDED IN PLAN BOOK 3
- 3. PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR RWK ENTERPRISES ROAD HOTEL RENOVATIONS, DEED BOOK 5032, PAGE 2025, PARCEL ID N UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", F & PARELLO, DATED MARCH 6, 2009 AND LAST REVISED OCTOBER 9, 2009

PA ONE-CALL RESPONSES:

FOR SERIAL NUMBERS: 20193521144, 20193521116, AS OF: JANUARY 4,2020 2:01 AM	20193521177
UTILITY	RESPONSE
AQUA PENNSYLVANIA INC (HTD)	ENGINEERING COMPLET MARKED UP PLANS WER REQUESTOR.
AT&T (ATM)	CLEAR - NO FACILITIES.
COMCAST CABLE (HRA)	CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (CS)	CLEAR - NO FACILITIES.
PECO ENERGY (KC)	CONFLICT. LINES NEARB CONTACT TO FOLLOW B
SUNOCO PIPELINE LP (SPN)	CLEAR - NO FACILITIES.
TERRADEX INC (TDX)	CLEAR - NO FACILITIES.
UPPER MERION SANITARY AND STORMWATER AUTHORITY (DII)	ENGINEERING COMPLET MARKED UP PLANS WEF REQUESTOR.

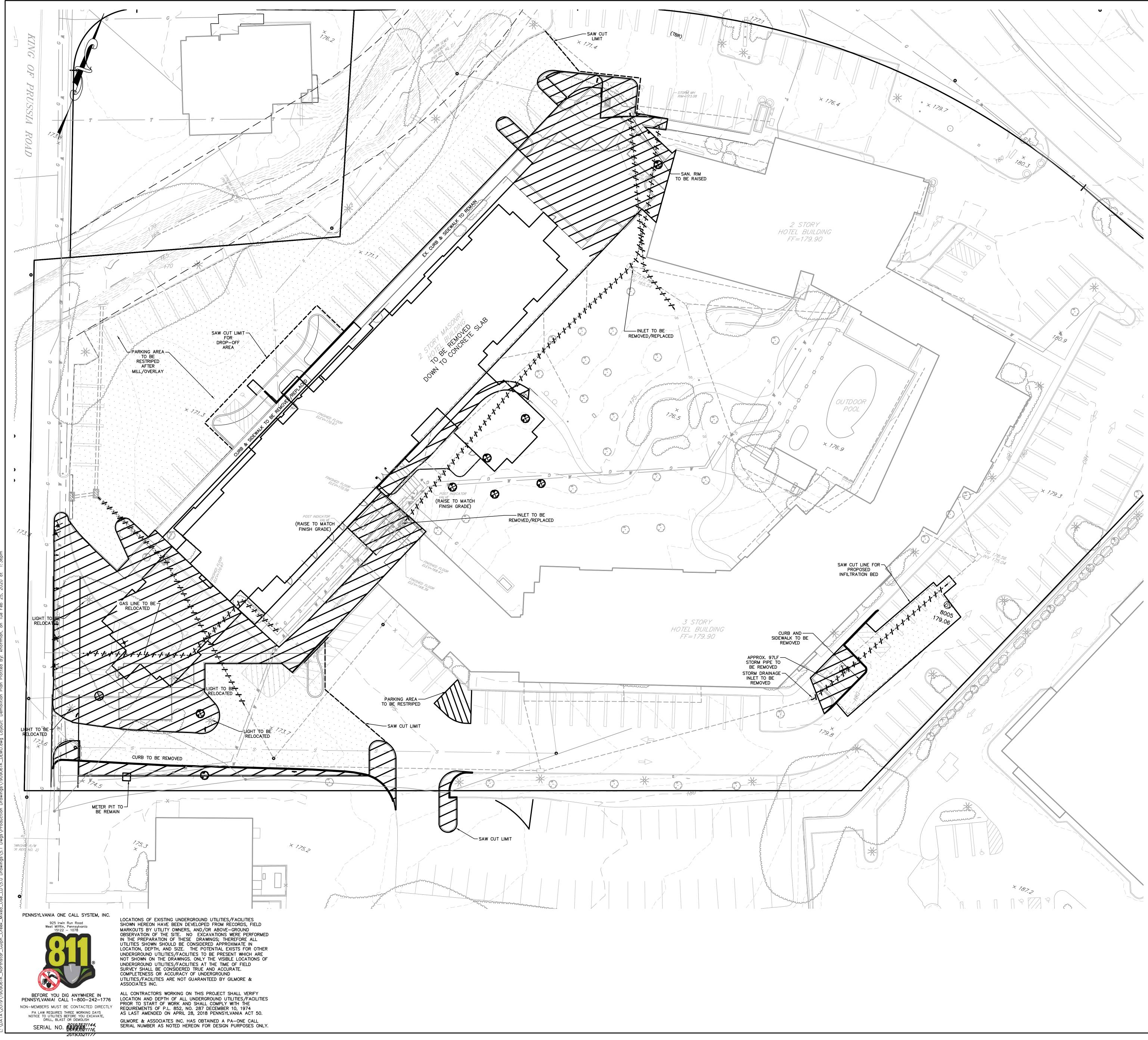
UPPER MERION TOWNSHIP (DI) VERIZON BUSINESS FORMERLY MCI (MI) VERIZON PENNSYLVANIA LLC (YI)

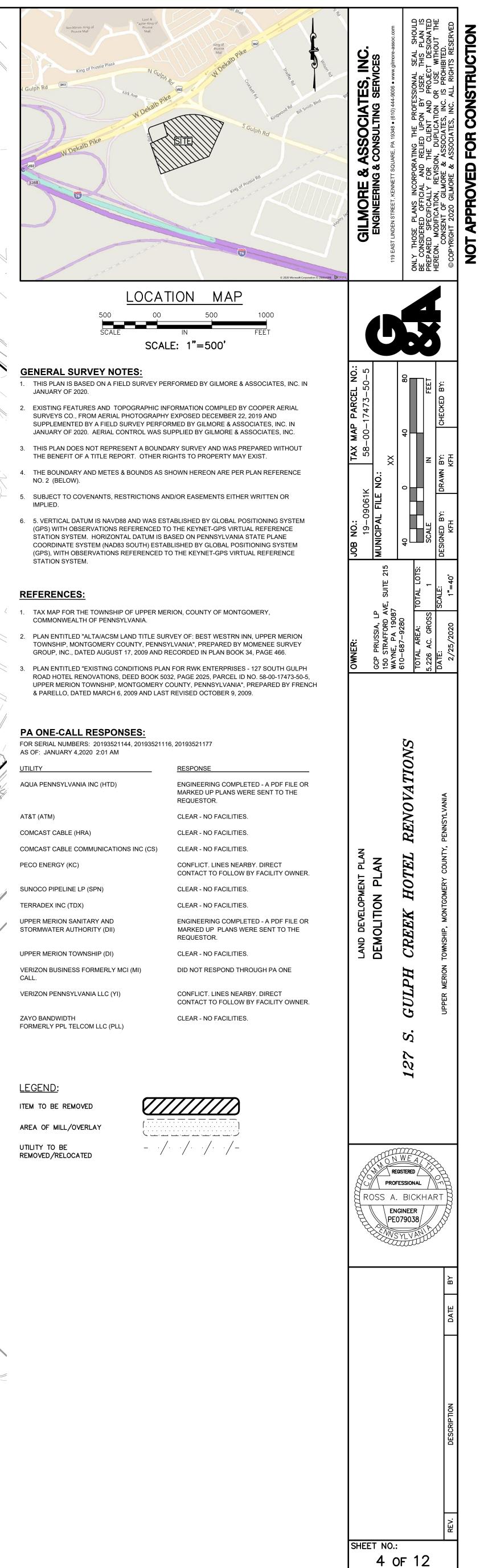
PENNSYLVANIA ONE CALL SYSTEM, INC.

PENNSYLVANIA! CALL 1-800-242-1776 NON-MEMPERS MUST BE CONTACTED DIPECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH SERIAL NO. 20193521144, 20193521116, 20193521177

LOCATIONS OF EXISTING UNDERGROUND UT SHOWN HEREON HAVE BEEN DEVELOPED F MARKOUTS BY UTILITY OWNERS, AND/OR A OBSERVATION OF THE SITE. NO EXCAVA IN THE PREPARATION OF THESE DRAWING UTILITIES SHOWN SHOULD BE CONSIDERED LOCATION, DEPTH, AND SIZE. THE POTEN UNDERGROUND UTILITIES/FACILITIES TO BE NOT SHOWN ON THE DRAWINGS. ONLY TI UNDERGROUND UTILITIES/FACILITIES AT TH SURVEY SHALL BE CONSIDERED TRUE AND COMPLETENESS OR ACCURACY OF UNDERG UTILITIES/FACILITIES ARE NOT GUARANTEEI ASSOCIATES INC.

Lore & Paylor-King of Prussa Maii Sisia Plaza N Gulbh A N Dekalb Pike	202		GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES	ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS	SPECIFICALLY FOR THE CLEATION OR USE V ODIFICATION, REVISION, DUPLICATION OR USE V ISENT OF GILMORE & ASSOCIATES, INC. IS PROHIE AT 2020 GILMORE & ASSOCIATES, INC. ALL RIGHT	NOT APPROVED FOR CONSTRUCTION
LOCAT					ļ	
SCAL <u>Y NOTES:</u>	E: 1"=500'	-	No.: -5			
AND TOPOGRAPHIC INF AERIAL PHOTOGRAPHY FIELD SURVEY PERFOR ERIAL CONTROL WAS SU REPRESENT A BOUNDA ILE REPORT. OTHER RIG METES & BOUNDS AS SH INTS, RESTRICTIONS AN S NAVD88 AND WAS EST TIONS REFERENCED TO DRIZONTAL DATUM IS BA A (NAD83 SOUTH) ESTAB	RFORMED BY GILMORE & ASSOCIATES, INC. IN ORMATION COMPILED BY COOPER AERIAL EXPOSED DECEMBER 22, 2019 AND RMED BY GILMORE & ASSOCIATES, INC. IN IPPLIED BY GILMORE & ASSOCIATES, INC. RY SURVEY AND WAS PREPARED WITHOUT GHTS TO PROPERTY MAY EXIST. HOWN HEREON ARE PER PLAN REFERENCE D/OR EASEMENTS EITHER WRITTEN OR ABLISHED BY GLOBAL POSITIONING SYSTEM O THE KEYNET-GPS VIRTUAL REFERENCE ASED ON PENNSYLVANIA STATE PLANE FLISHED BY GLOBAL POSITIONING SYSTEM O THE KEYNET-GPS VIRTUAL REFERENCE ASED ON PENNSYLVANIA STATE PLANE FLISHED BY GLOBAL POSITIONING SYSTEM O THE KEYNET-GPS VIRTUAL REFERENCE		PARCEL JOB NO.: TAX MAP PARCEL 19-09061K 58-00-17473-50 AVE, SUITE 215 AVE, SUITE 215 XX XX	TOTAL LOTS:	Jos Jos Jos Jos SCALE: DESIGNED BY: DRAWN BY: CHECKED 1"=40' KFH CE	
PENNSYLVANIA.	RION, COUNTY OF MONTGOMERY, VEY OF: BEST WESTRN INN, UPPER MERION		OWNER: GCP PRUSSIA, L 150 STRAFFORD WAYNE DA 1000	87-9; AREA	2/25/2020	
ATIONS, DEED BOOK 503 NSHIP, MONTGOMERY C	RESPONSEENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.CLEAR - NO FACILITIES.CLEAR - NO FACILITIES.CLEAR - NO FACILITIES.CNFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.CLEAR - NO FACILITIES.CLEAR - NO FACILITIES.		LAND DEVELOPMENT PLAN EXISTING FEATURES PLAN	127 S. GULPH CREEK HOTEL RENOVATIONS	UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	
SHOWN HEREON HA MARKOUTS BY UTH OBSERVATION OF T IN THE PREPARATION UTILITIES SHOWN S LOCATION, DEPTH, UNDERGROUND UTH NOT SHOWN ON TH UNDERGROUND UTH SURVEY SHALL BE COMPLETENESS OR	STING UNDERGROUND UTILITIES/FACILITIES AVE BEEN DEVELOPED FROM RECORDS, FIELD LITY OWNERS, AND/OR ABOVE-GROUND THE SITE. NO EXCAVATIONS WERE PERFORME ON OF THESE DRAWINGS; THEREFORE ALL HOULD BE CONSIDERED APPROXIMATE IN AND SIZE. THE POTENTIAL EXISTS FOR OTHE LITIES/FACILITIES TO BE PRESENT WHICH ARE TE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF LITIES/FACILITIES AT THE TIME OF FIELD CONSIDERED TRUE AND ACCURATE. ACCURACY OF UNDERGROUND S ARE NOT GUARANTEED BY GILMORE &	R			DESCRIPTION DATE BY	
UTILITIES/FACILITIE ASSOCIATES INC. ALL CONTRACTORS LOCATION AND DEF PRIOR TO START O REQUIREMENTS OF AS LAST AMENDED GILMORE & ASSOC	ACCURACY OF UNDERGROUND S ARE NOT GUARANTEED BY GILMORE & WORKING ON THIS PROJECT SHALL VERIFY PTH OF ALL UNDERGROUND UTILITIES/FACILITIE OF WORK AND SHALL COMPLY WITH THE P.L. 852, NO. 287 DECEMBER 10, 1974 ON APRIL 28, 2018 PENNSYLVANIA ACT 50. IATES INC. HAS OBTAINED A PA-ONE CALL S NOTED HEREON FOR DESIGN PURPOSES ONL		SHEET NO.	: OF 12	REV.	





GENERAL SURVEY NOTES:

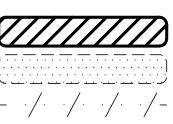
REFERENCES:

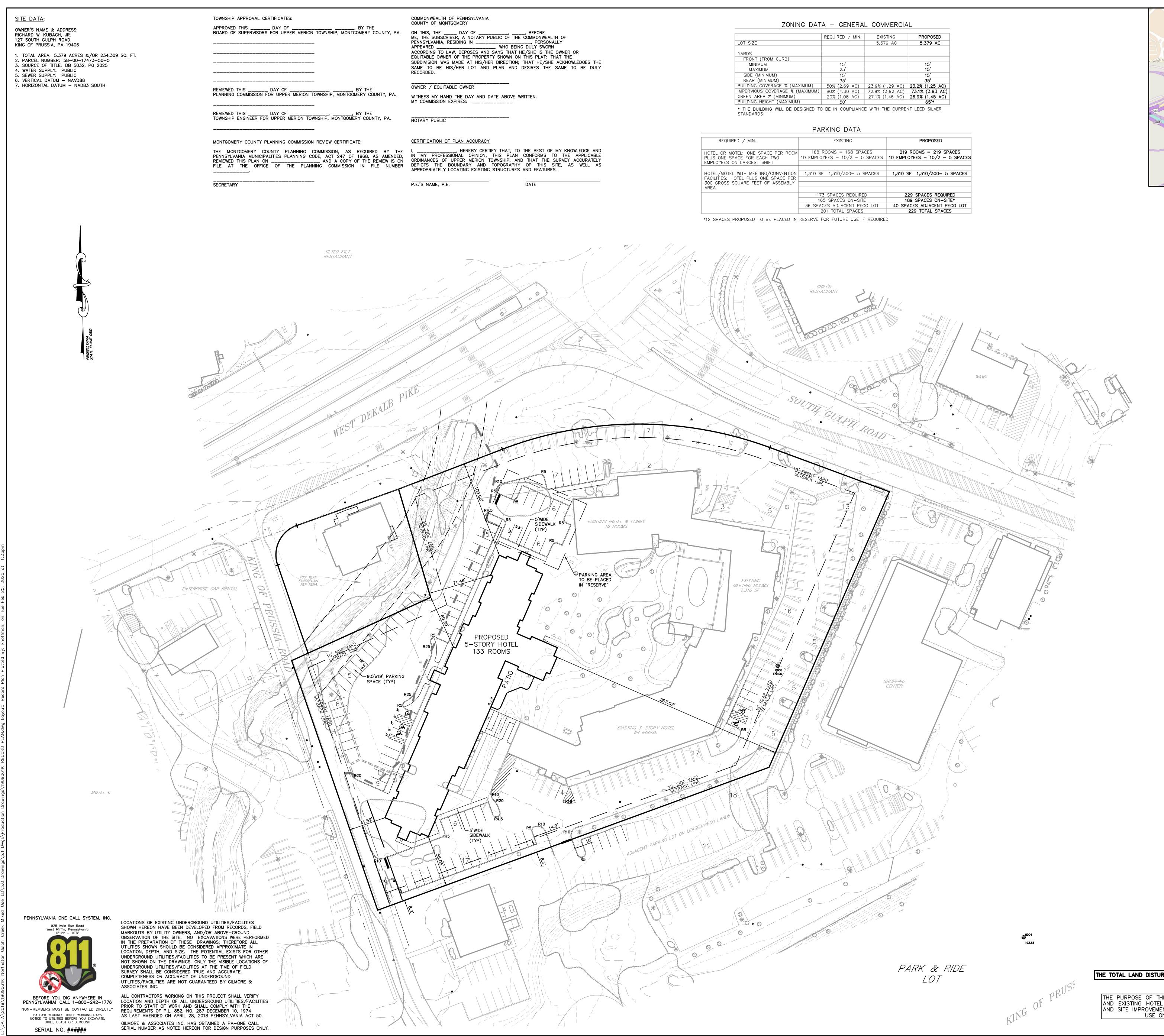
PA ONE-CALL RESPONSES:

01. 0/110/111 4,2020 2.01/10	
ILITY	RES
QUA PENNSYLVANIA INC (HTD)	ENG MAR REQ

T&T (ATM)	CLEAR - NO FACILITIES
OMCAST CABLE (HRA)	CLEAR - NO FACILITIES
OMCAST CABLE COMMUNICATIONS INC (CS)	CLEAR - NO FACILITIES
ECO ENERGY (KC)	CONFLICT. LINES NEA CONTACT TO FOLLOW
UNOCO PIPELINE LP (SPN)	CLEAR - NO FACILITIES
ERRADEX INC (TDX)	CLEAR - NO FACILITIES
PPER MERION SANITARY AND TORMWATER AUTHORITY (DII)	ENGINEERING COMPL MARKED UP PLANS W REQUESTOR.
PPER MERION TOWNSHIP (DI)	CLEAR - NO FACILITIES
ERIZON BUSINESS FORMERLY MCI (MI) ALL.	DID NOT RESPOND TH

ITEM TO BE REMOVED AREA OF MILL/OVERLAY UTILITY TO BE REMOVED/RELOCATED

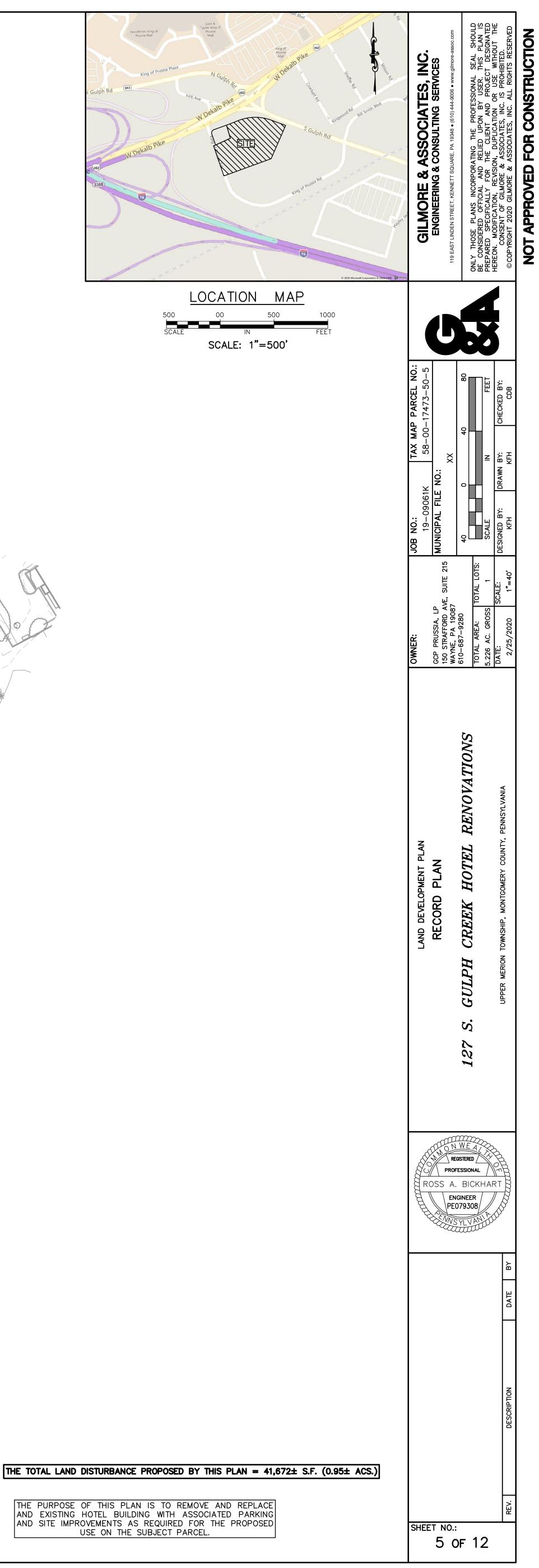




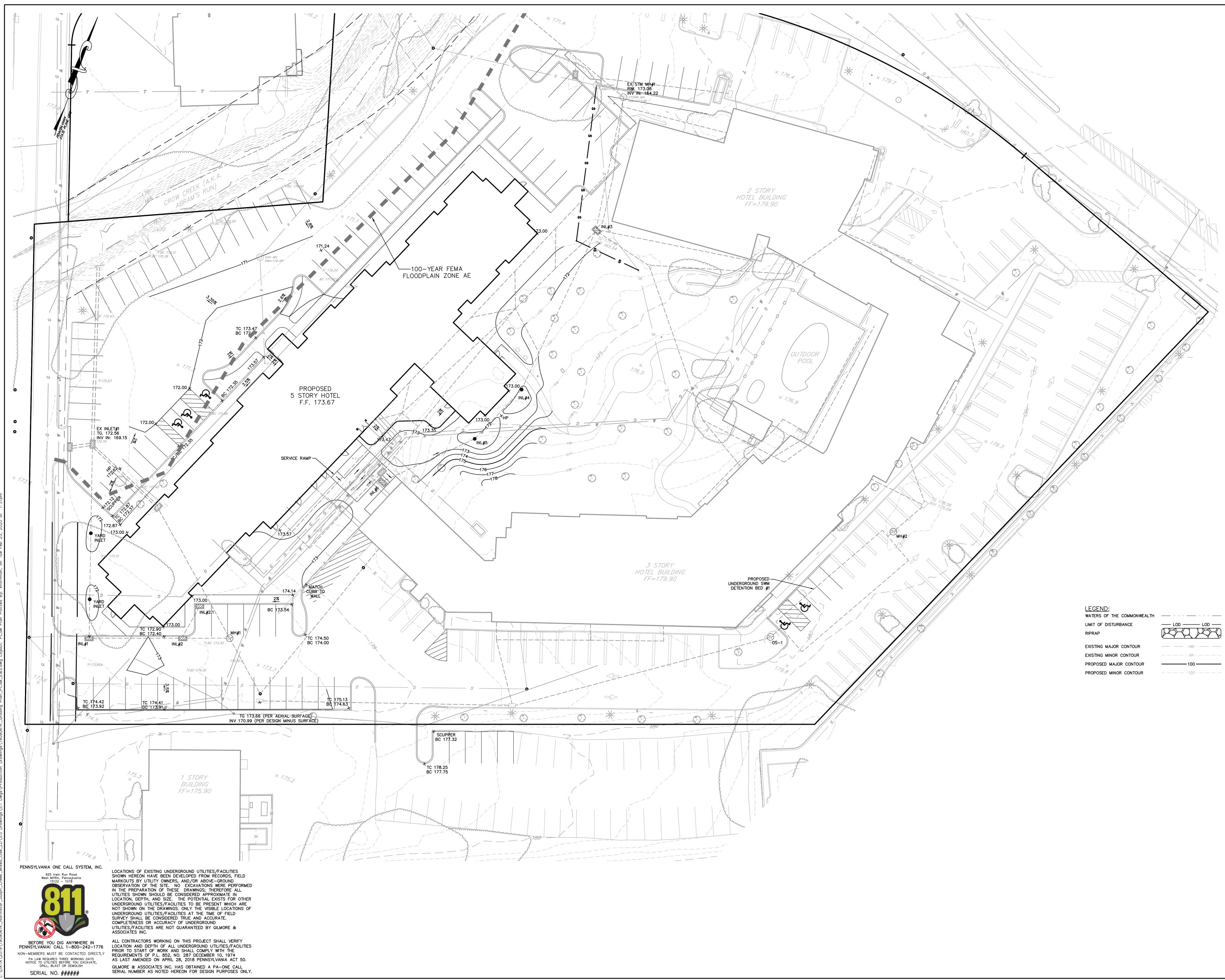
NERAL	COMMERCIAL	

/ MIN.	EXISTING	PROPOSED
	5.379 AC	5.379 AC
		15'
		15'
		15'
		35'
) AC)	23.9% (1.29 AC)	23.2% (1.25 AC)
) AC)	72.9% (3.92 AC)	73.1% (3.93 AC)
B AC)	27.1% (1.46 AC)	26.9% (1.45 AC)
		65'*

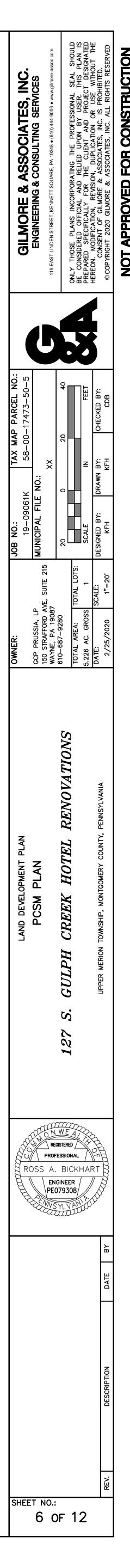
)AIA	
NG	PROPOSED
168 SPACES	219 ROOMS = 219 SPACES
/2 = 5 SPACES	10 EMPLOYEES = $10/2 = 5$ SPACE
00= 5 SPACES	1,310 SF 1,310/300= 5 SPACES
REQUIRED	229 SPACES REQUIRED
ON-SITE	189 SPACES ON-SITE*
ENT PECO LOT	40 SPACES ADJACENT PECO LOT
SPACES	229 TOTAL SPACES

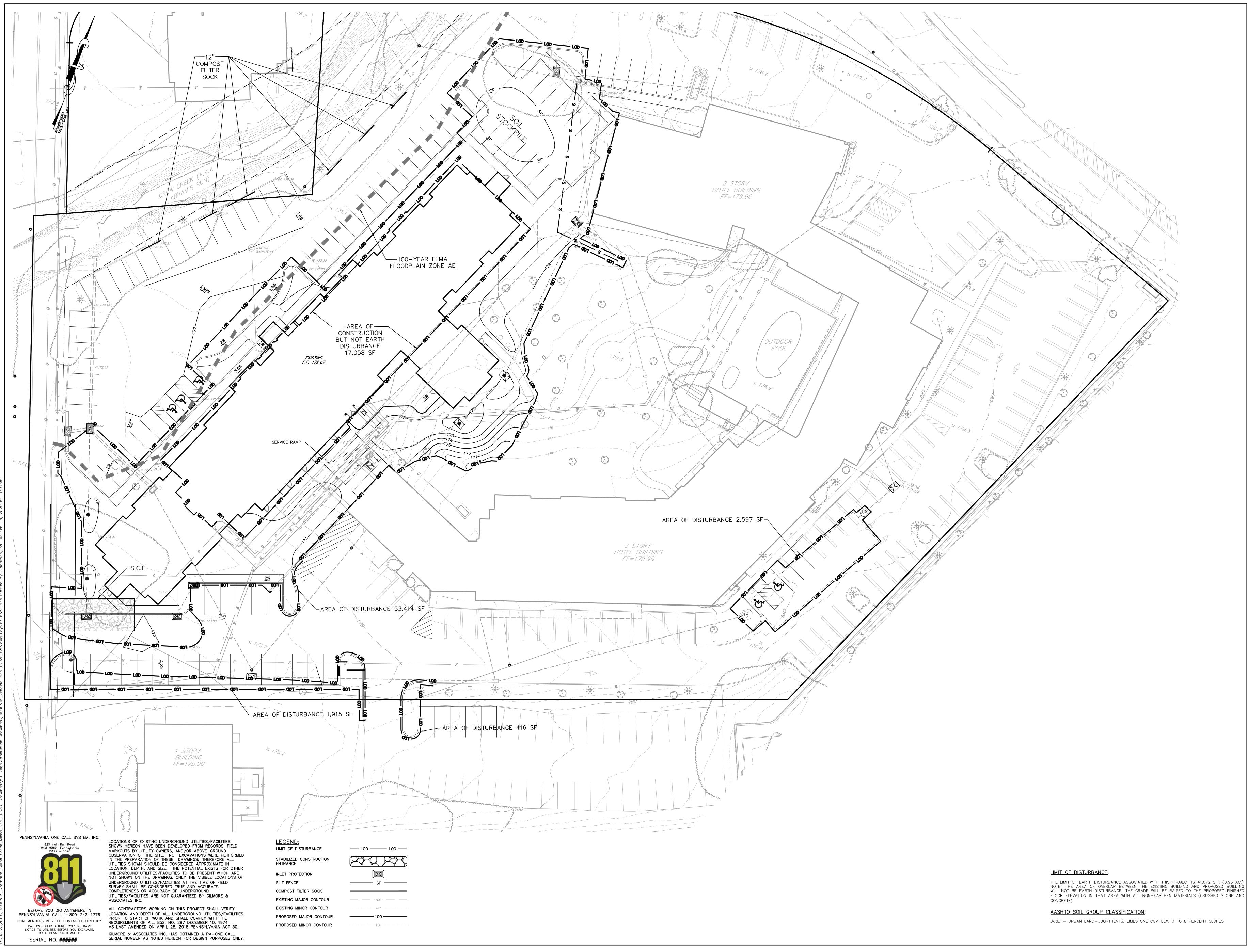


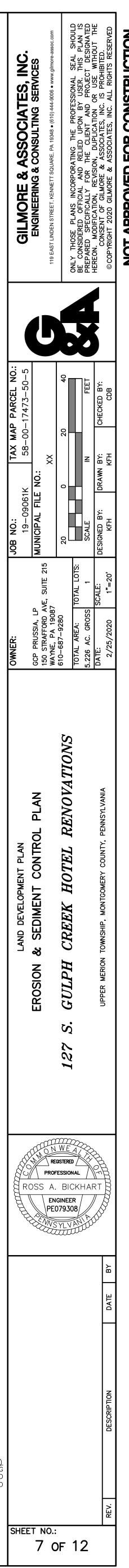
AND EXISTING HOTEL BUILDING WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS AS REQUIRED FOR THE PROPOSED USE ON THE SUBJECT PARCEL.

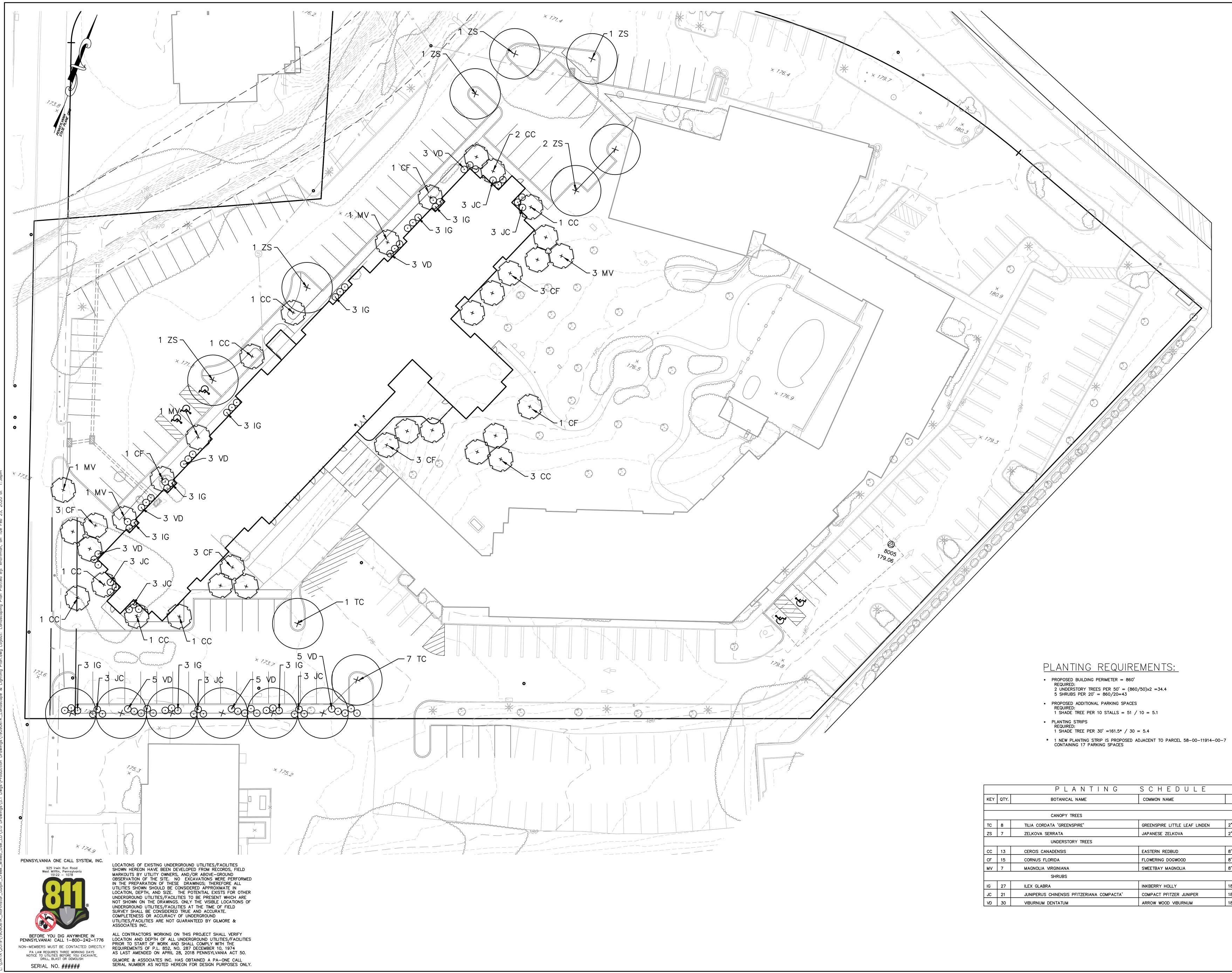


DATA\2019\1909061K_Northstar_Gulph_Creek_Mixed_Use_LD\5.0 Drawings\5.1 Dwgs\Production Drawings\1909061K_Grading Plan_PCSM_E&S.dwg Layout: PCSM Plan Plotted By: khoffman, on Tue Feb 25, 2020 at 1:3

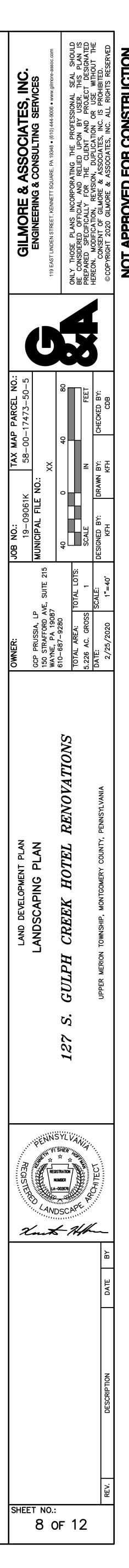








		P L A N T I N G	SCHEDULE
KEY	QTY.	BOTANICAL NAME	COMMON NAME
		CANOPY TREES	
тс	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN
zs	7	ZELKOVA SERRATA	JAPANESE ZELKOVA
		UNDERSTORY TREES	
СС	13	CERCIS CANADENSIS	EASTERN REDBUD
CF	15	CORNUS FLORIDA	FLOWERING DOGWOOD
мν	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
		SHRUBS	
IG	27	ILEX GLABRA	INKBERRY HOLLY
JC	21	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER
VD	30	VIBURNUM DENTATUM	ARROW WOOD VIBURNUM





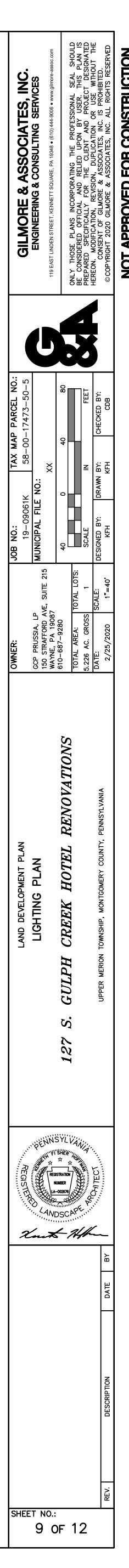
\DATA\2019\1909061K_Northstar_Gulph_Creek_Mixed_Use_LD\5.0 Drawings\5.1 Dwgs\Production Drawings\1909061K_Landscape & Lighting Plan.dwg Layout: Lighting Plan Plotted By: khoffman, on Tue Feb 25, 2020 at 1:

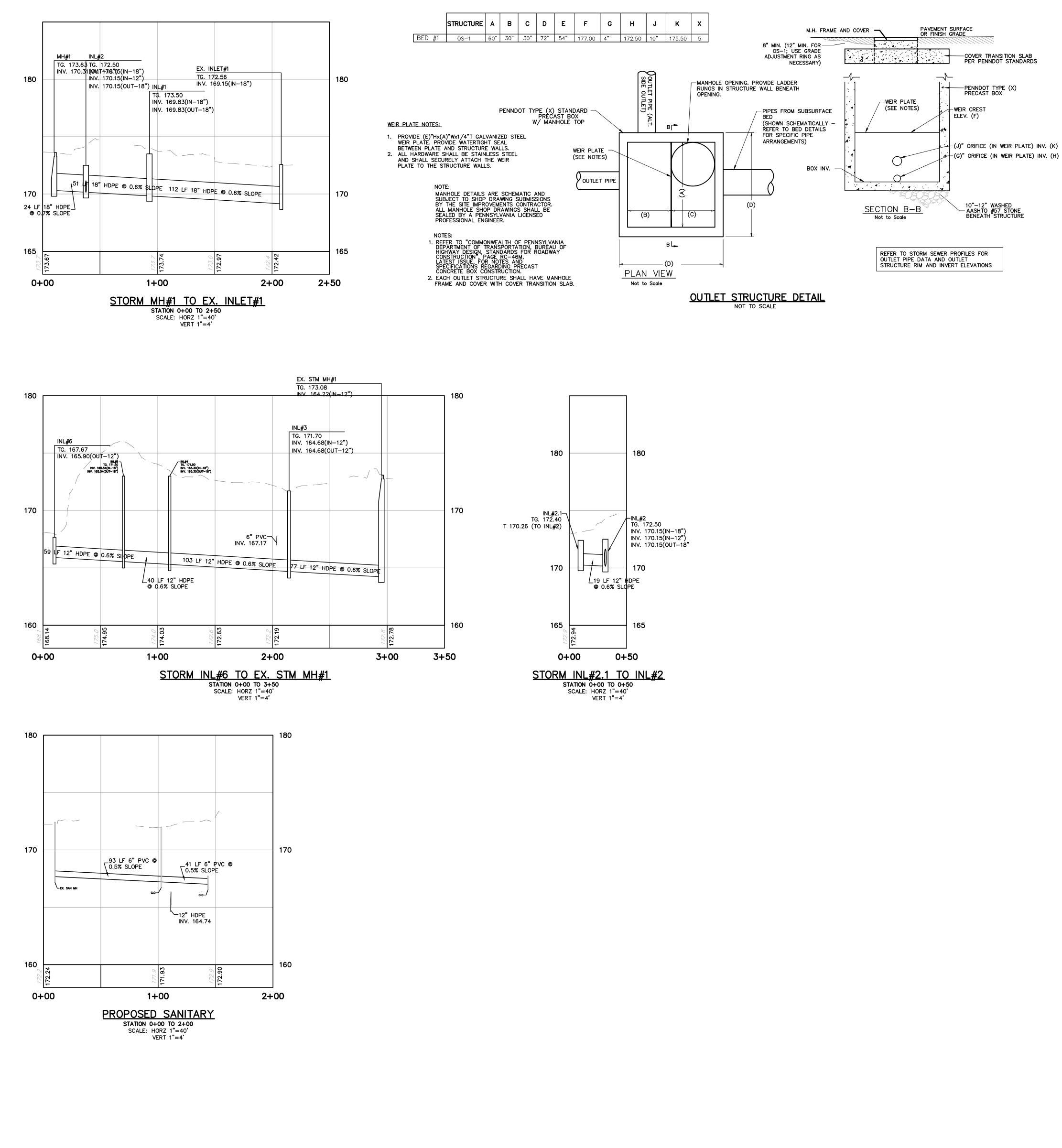
Luminaire Schedule										
Symbol	Qty	Arrangement	Fixture Type	Fixture Description	Manufacturer	Catalog Number L	LLF	Total Watts	Delivered Lumens	Photometric File Name
$- \odot$	6	SINGLE	S3	DECORATIVE POLE LIGHT, TYPE 3	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T3-32LED-3K-700	0.900	71.2	6168	UCM-ANG-T3-32LED-3K-700.ies
Ð	2	SINGLE	S3-HSS	DECORATIVE POLE LIGHT, TYPE 3 WITH HOUSE SIDE SHIELD	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T3-32LED-3K-700-HSS	0.900	71.3	4561	UCM-ANG-T3-32LED-3K-700-HSS.ies
-	3	SINGLE	S4	DECORATIVE POLE LIGHT, TYPE 4	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T4-32LED-3K-700	0.900	71.4	6081	UCM-ANG-T4-32LED-3K-700.ies
\rightarrow	3	SINGLE	S4-HSS	DECORATIVE POLE LIGHT, TYPE 4 WITH HOUSE SIDE SHIELD	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T4-32LED-3K-700-HSS	0.900	71	4495	UCM-ANG-T4-32LED-3K-700-HSS (1).ies
·	14	SINGLE	WP	WALL PACK, TYPE 3	Hubbell Outdoor	LNC-7LU-3K-3	0.900	16.5	1392	LNC-7LU-3K-3.ies
					•	· · ·				•

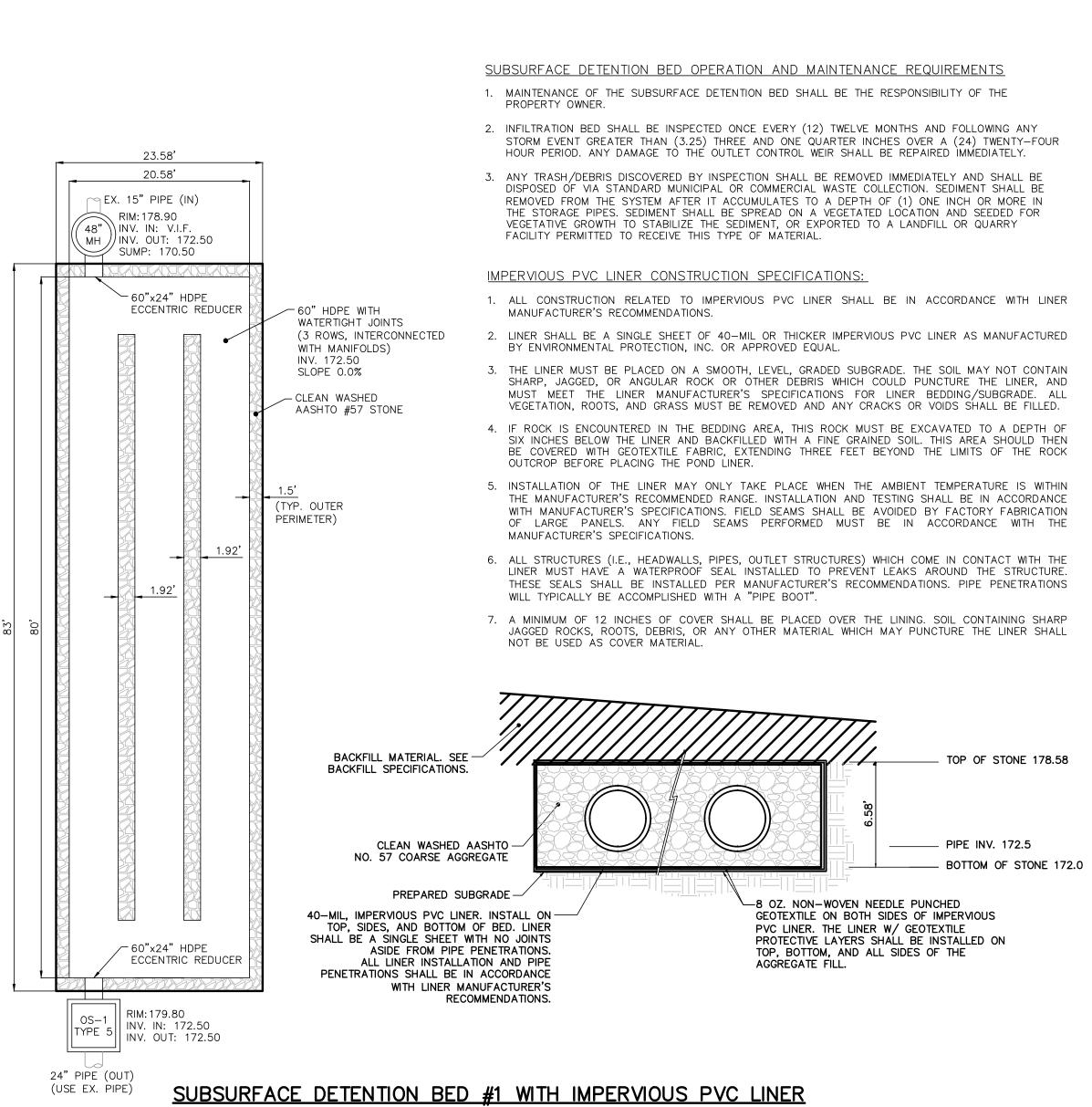
LIGHTING PLAN NOTES:

- THIS LIGHTING PLAN IS FOR THE NEW BUILDING AND THE PARKING AREAS THAT ARE BEING MODIFIED ONLY. NO CHANGES TO THE OTHER BUILDING OR PARKING AREAS ARE PROPOSED WITH THIS LAND DEVELOPMENT APPLICATION. ALL OTHER LIGHTS TO REMAIN.
- 2. MH = MOUNTING HEIGHT IN FEET 3. EXISTING POLES SHOWN WITH PROPOSED ISOMETRIC ARE TO HAVE THE EXISTING BULBS REMOVED AND REPLACED WITH LEDS

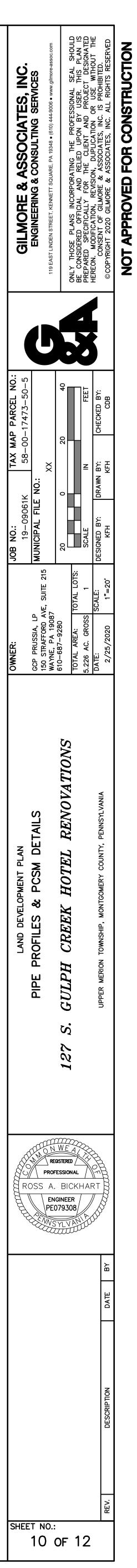
Calculation Summary							
Label	CalcType	Units	Avg	Мах	Min	Avg/Min	Max/Min
CalcPts to Zero	Illuminance	Fc	0.16	4.1	0.0	N.A.	N.A.
LARGE LOT	Illuminance	Fc	1.63	4.1	0.3	5.43	13.67
SIDEWALK	Illuminance	Fc	1.60	3.3	1.1	1.45	3.00
SMALL LOT	Illuminance	Fc	1.56	2.4	0.4	3.90	6.00







Not To Scale



 SEQUENCE OF CONSTRUCTION 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 TOWNSHIP PRIOR TO IMPLEMENTATION. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LAND OWNER, APPROPRIATE MUNICIPAL OFFICIALS, AND THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITY LOCATIONS. 	 2. PERMANENT COVER: a. SLOPES LESS THAN 3:1 ARE TO BE SEEDED WITH PA DOT SEED FORMULA B. b. SLOPES LESS THAN 3:1 OR STEEPER ARE TO BE SEEDED WITH PA DOT SEED FORMULA D OR AS SPECIFIED ON THE LANDSCAPING PLAN c. SEEDING MAY BE APPLIED AS FOLLOWS (SEED FORMULAS PER TABLE A, THIS SHEET):	10. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. PLAN NOTES AND THE CONSTRUCTION SEQUENCE SHOULD REFLECT THIS REQUIREMENT. SEEDING NOTES, GENERAL EROSION AND SEDIMENT POLLUTION CONTROL (E&SPC) NOTES AND ALL OTHER ASPECTS OF THE PLAN AND NARRATIVE SHOULD NOT CONTAIN REFERENCES TO THE STANDARD 3-DAY OR 20-DAY STABILIZATION PARAMETER. THE CONSTRUCTION SEQUENCE SHOULD INCORPORATE THE IMMEDIATE STABILIZATION REQUIREMENT INTO ANY APPLICABLE AREAS. (HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES). HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.	
 AT LEAST 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE OF SUCH INTENT IN WRITING SHALL BE GIVEN TO UPPER MERION TOWNSHIP, 175 W. VALLEY FORGE ROAD, KING OF PRUSSIA, PA 19406 PHONE: (610) 265-2600 	B, D & L AUGUST 1 THROUGH JUNE 1 AUGUST 1 THROUGH OCTOBER 15 MARCH 15 THROUGH OCTOBER 15	11. 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	SEXISTING GROUND
 THE LIMITS OF DISTURBANCE FOR THE PROPOSED SITE WORK SHALL BE FIELD STAKE LOCATED PRIOR TO COMMENCEMENT WITH CLEARING AND GRADING ACTIVITIES. INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK 	W APRIL 15 THROUGH OCTOBER 15 AUGUST 16 THROUGH SEPTEMBER 15	NOTIFY THE TOWNSHIP. EVERY PRECAUTION NECESSARY MUST BE TAKEN TO PREVENT DAMAGE TO ADJACENT PROPERTIES RESULTING FROM INCREASED RUNOFF AND/OR SEDIMENT DEPOSITION. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, SILT FENCE AND SEED SHALL BE MAINTAINED	
SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY, OR AS NEEDED THROUGHOUT THE WORK DAY OR AS DIRECTED BY THE MUNICIPALITY, AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.	DO NOT APPLY SEED IF SOIL IS FROZEN OR IF THERE IS A HIGH PROBABILITY OF THE SOIL BECOMING FROZEN FOR AN EXTENDED PERIOD OF TIME. SOD MAY BE PLACED IN LIEU OF SEEDING DURING NON-GERMINATION PERIODS.	ON THE SITE TO BE UTILIZED IMMEDIATELY SHOULD AN EMERGENCY EROSION PROBLEM DEVELOP. 12. EVERY PRECAUTION MUST BE TAKEN BY THE CONTRACTOR DURING CONSTRUCTION TO PROTECT EXISTING TREES AND SHRUBS ADJACENT TO WORK AREAS FROM UNNECESSARY DAMAGE. SIGNIFICANT STANDS OF	
 INSTALL SILT FENCE, FILTER SOCK, AND OTHER PERIMETER CONTROLS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL DILIGENTLY MAINTAIN ALL SEDIMENT BARRIERS TO ENSURE THAT SEDIMENT IS NOT CARRIED OFF OF THE SITE BY RAIN EVENTS. DEMOLISH THE EXISTING BUILDING AND ANY SITE FEATURES THAT ARE PROPOSED TO BE REMOVED PER THE DEMOLITION PLAN. 	A NON-GERMINATION PERIOD IS THE PERIOD OF TIME DURING A CALENDAR YEAR THAT SEED CANNOT BE APPLIED. 3. SOIL SUPPLEMENTS: SUPPLEMENTS ARE TO BE UNIFORMLY APPLIED TO ALL AREAS THAT PERMANENT	TREES, DESIGNATED TO REMAIN, WILL BE PROTECTED WITH FENCING, SEE DETAIL. INSTALL ALONG THE DRIP LINE OF THE TREE BRANCHES. 13. IF ANY OF THESE MEASURES CONTAINED WITHIN THIS PLAN PROVE INADEQUATE FOR REMOVING SEDIMENT	
ASPHALT THAT IS REMOVED FROM EXISTING PARKING LOT MAY BE CRUSHED AND USED AS AGGREGATE FOR TRENCH BACKFILL OR PARKING LOT BASE COURSE. <u>WHEN THE EXISTING BUILDING IS REMOVED, FOR AREAS OF THE EXISTING BUILDING THAT WILL BE</u> OCCUPIED BY THE NEW BUILDING, DO NOT EXPOSE BARE EARTH. THE OVERLAP AREA OF THE EXISTING AND PROPOSED BUILDINGS IS INTENDED TO REMAIN STABILIZED AT ALL TIMES AND IS THEREFORE NOT CONSIDERED AS EARTH DISTURBANCE AREA.	COVER WILL BE APPLIED. a. PULVERIZED AGRICULTURE LIMESTONE b. 10-20-20 ANALYSIS COMMERCIAL FERTILIZER b. 140#/1000 S.Y.	FROM FLOWS PRIOR TO DISCHARGE OF STABILIZING OF THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS. SAID MEASURES SHALL BE APPROVED BY THE TOWNSHIP.	
 INSTALL STORM SEWER. IMMEDIATELY INSTALL INLET PROTECTION IN DRAINAGE INLETS. CLEAR AND GRUB UNPAVED AREAS THAT ARE PROPOSED TO BE DISTURBED. STOCKPILE TOPSOIL WHERE INDICATED ON PLAN, SURROUND WITH SILT FENCE. AND TEMPORARILY STABILIZE. CESSATION OF CONSTRUCTION. ACTIVITY FOR 4 DAYS OR LONGER WILL 	SLOW RELEASE NITROGEN FERTILIZER: 38-0-0 UREA FORM FERTILIZER OR 36-0-0 SULPHUR COATED UREA FORM FERTILIZER 50#/1000 S.Y.	14. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT SILT AND SEDIMENT DEPOSITION ON ADJACENT PROPERTIES. RUNOFF FROM DISTURBED AREAS MUST PASS THROUGH A SEDIMENT REMOVAL OR RETENTION FACILITY BEFORE BEING DISCHARGED FROM SITE.	* MOUNTABLE E
 REQUIRE TEMPORARY STABILIZATION OF ANY EXPOSED BARE EARTH. 9. ROUGH GRADE THE SITE. INSTALL ELECTRIC LINES AND CONCRETE BASES FOR SITE LIGHTING. INSTALL WATER LINES. WHERE POSSIBLE, TO MINIMIZE THE EXTENT OF BARE EARTH, INSTALL AGGREGATE FOR AREAS THAT ARE TO BE PAVED. AFTER THE 	OR 53#/1000 S.Y. 32-0-0 SULPHUR COATED UREA FORM FERTILIZER* OR 59#/1000 S.Y. 31-0-0 IBDU FERTILIZER	15. SILT FENCE MUST BE INSTALLED PARALLEL TO EXISTING CONTOURS AND CONSTRUCTED IN LEVEL ALIGNMENTS. THE ENDS OF THE FENCE MUST BE EXTENDED A MINIMUM OF EIGHT (8) FEET UP SLOPE.	
NECESSARY PERMITS ARE OBTAINED, INITIATE BUILDING CONSTRUCTION. 10. INSTALL SUBSURFACE DETENTION BED #1.	61#/1000 S.Y. *DO NOT APPLY IN LIQUID SLURRY 4. MULCH: SEEDED AREAS ARE TO BE MULCHED AS SPECIFIED IMMEDIATELY AFTER APPLICATION OF SEED. ALL MULCH APPLICATIONS ARE TO BE IN ACCORDANCE WITH PA DOT SPECIFICATIONS	 EROSION CONTROL BLANKET (ECB) IS TO BE USED ON ALL SWALES, AND ALL SEDIMENT BASINS, TRAPS AND BERMS. IN ADDITION, ALL SLOPES STEEPER THAN 3:1 MUST UTILIZE EROSION CONTROL BLANKET UTILITY / STORM LINE TRENCH EXCAVATION NOTES: 	<u> </u>
 INSTALL CONCRETE CURB. ALL CONCRETE WASHOUT SHALL BE PERFORMED WITHIN A COMPOST SOCK WASHOUT PER THE DETAIL ON THIS SHEET. FINAL GRADE THE SITE AND INSTALL REMAINDER OF AGGREGATE BASE COURSE FOR AREAS THAT ARE TO BE PAVED. 	PUBLICATION 408 (CURRENT REVISION) SECTION 805.a.STRAW WITH ACCEPTABLE BINDERb.WOOD-CELLULOSE320#/1000 S.Y.	a. LIMIT ADVANCED 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	$\langle \rangle$
 PLACE 6" OF TOPSOIL IN DISTURBED AREAS THAT ARE NOT TO BE PAVED, THEN IMMEDIATELY SEED FOR PERMANENT STABILIZATION, AND MULCH. INSTALL SIDEWALKS, STAIRS & RAMPS. INSTALL LANDSCAPING. INSTALL PAVEMENT WEARING COURSE. 	5. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND REGRADED AS NECESSARY AND THEN PROCESSED. SOME TYPE OF ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSES, IN SWALES, AND AREAS OF CONCENTRATED FLOW ON SLOPES.	BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.	\rightarrow
14. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE TOWNSHIP TO SCHEDULE AN INSPECTION. UPON APPROVAL BY THE TOWNSHIP, REMOVE EROSION AND SEDIMENT CONTROLS AND IMMEDIATELY STABILIZE ANY AREA DISTURBED BY REMOVAL OF EROSION AND SEDIMENT CONTROLS.	 F. MAINTENANCE PROGRAM 1. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCES, THE PROJECT SITE MUST BE IMMEDIATELY 	c. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED, SEEDED AND/OR MULCHED BY THE END OF EACH WORK DAY.	
	 STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE AND OPERATION OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED 	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.	
	 WITHIN THIS PLAN DURING ALL PHASES OF CONSTRUCTION. 3. THE CURRENT OWNER OR DESIGNATED OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES IN GOOD CONDITION AFTER COMPLETION OF CONSTRUCTION AND EXPIRATION OF ANY 	 e. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED. 18. INSTALL INLET PROTECTION IMMEDIATELY AFTER EACH INLET HAS BEEN BACKFILLED AND/OR PLACEMENT 	PLAN CINDE
	 CONTRACTORS WARRANTY OBLIGATION. 4. SEDIMENTATION BARRIERS SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES, DURING CONSTRUCTION. SEDIMENT IS TO BE REMOVED. SPREAD AND STABILIZED ONSITE WHEN BUILD-UP HAS ACCUMULATED TO SPECIFIED ELEVATION 	OF BINDER COURSE. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.	SIMILAR PR TO SUPPO
	 OR REACH ONE-HALF THE HEIGHT OF THE FENCE. 5. STABILIZED CONSTRUCTION ENTRANCE IS TO BE REPLACED WITH CLEAN STONE WHEN STONE BECOMES CLOGGED WITH SEDIMENT. 	19. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.	(SEE PLA
	 EROSION DAMAGE TO SEEDED AREAS IS TO BE REPAIRED IMMEDIATELY. SUITABLE FILL MATERIAL AND TOPSOIL ARE TO BE PLACED AS REQUIRED TO RESTORE THE PROPER GRADE TO THE AFFECTED AREA AND SPECIFIED SEEDING MIXTURE APPLIED THEN MULCHED. (SOD MAY BE USED IN THESE AREAS IN LIEU OF SEED AND MULCH). 	 20. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES. 21. BINDER SHALL BE PLACED FLUSH WITH TOP OF GRATE ELEVATION FOR INLETS IN ROADWAYS, SUCH THAT A ONE-INCH SUMP WILL BE CREATED UPON PLACEMENT OF WEARING COURSE. 	
	 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. SEEDED AREAS ARE TO BE MOWED AND MAINTAINED TO ENSURE THAT THE SITE REMAINS AESTHETICALLY APPEALING. 	22. 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.	SEC
	9. UNTIL THE SITE IS STABILIZED, ALL EROSION SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE AND SHALL INCLUDE THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE	23. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.	
	INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE UPON REQUEST. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITEE OR CO-PERMITEE SHALL INCLUDE THE FOLLOWING INFORMATION: A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS. B. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE.	24. 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.	
EROSION and SEDIMENTATION CONTROL NARRATIVE A. THE PROJECT SITE IS LOCATED AT 127 S. GULPH ROAD IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA AND IS CURRENTLY COVERED BY A COMBINATION OF OPEN LAWN AREA, FOREST, BUILDINGS, AND PAVEMENT. THIS APPLICATION	C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.	25. 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.	FORMULA AND SPECIE
 PROPOSES DEMOLITION OF ONE HOTEL BUILDING AND CONSTRUCTION OF ONE NEW HOTEL BUILDING, WITH ASSOCIATED PAVED PARKING AND STORMWATER MANAGEMENT FACILITIES. B. STAGING OF EARTH MOVING ACTIVITIES A PRECONSTRUCTION MEETING IS REQUIRED AT THE PROJECT SITE AS DESCRIBED IN THE SEQUENCE OF	BROOMING AND/OR SHOVELING TO THE SATISFACTION OF THE BOROUGH AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE SAND AND/OR SEDIMENT IS CAUSING SLICK OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE PRESSURE WASHED TO REMOVE THE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE TOWNSHIP BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.	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.	TEMPORARY COVER FORMU WINTER RYE (SECALE CERE ANNUAL RYEGRASS (LOLIUM
CONSTRUCTION. CONSTRUCTION CAN ONLY BEGIN AFTER RECEIPT OF ALL NECESSARY PERMITS AND / OR APPROVALS FROM ALL REGULATING GOVERNMENT AGENCIES. THE CONTRACTOR MUST VERIFY THE EXISTENCE, LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES. ALL UNDERGROUND UTILITY USERS MUST BE CONTACTED BY THE	11. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S 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	27. 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.	MULTIFLORUM) FORMULA B PERENNIAL RYEGRASS MIX
CONTRACTOR THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF EARTHWORK. ALL EARTH DISTURBANCE AND CONSTRUCTION ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED (UNLESS SPECIFICALLY NOTED OTHERWISE). CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.	ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.	 ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF 	CLOLUM PERENNE). A COM OF IMPROVED CERTIFIED V WITH NO ONE VARIETY EXC 50% OF THE TOTAL RYEGR/ CREEPING RED FESCUE OR CHEWINGS FESCUE
THE TOWNSHIP MUST PERFORM A FINAL SITE INSPECTION BEFORE THE REMOVAL ANY E&S FEATURE WILL BE APPROVED. FOR INSPECTIONS, CONTACT:	 G. EROSION AND SEDIMENT CONTROL NOTES 1. INTENT OF CONSERVATION PROGRAM: THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE 	30. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.	KENTUCKY BLUEGRASS MIX (POA PRATENSIS). A COMBI OF IMPROVED CERTIFIED V WITH NO ONE VARIETY EXC 25% OF THE TOTAL BLUEGF COMPONENT
UPPER MERION TOWNSHIP 175 W. VALLEY FORGE ROAD KING OF PRUSSIA, PA 19406 PHONE: (610) 265-2600	PROGRAM REQUIRES RETENTION OF ALL SEDIMENTS ON THE CONSTRUCTION SITE WHILE MINIMIZING THE IMPACT OF DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS.	31. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.	FORMULA D
C. BEST MANAGEMENT PRACTICES PERMANENT STORM WATER MANAGEMENT FACILITIES SHOULD UTILIZE A RECOMMENDED OR APPROVED ALTERNATIVE BEST MANAGEMENT PRACTICE (BMP). THE CHOSEN BMP(S) HAVE BEEN TAILORED TO THE NEEDS OF THE SITE AND THE ANTICIPATED CHARACTERISTICS OF THE STORM WATER GENERATED. THE FOLLOWING BMP'S MAY BE INCORPORATED INTO THE PROJECT DESIGN	2. THESE OBJECTIVES WILL BE ACHIEVED BY MINIMIZING THE EXPOSURE TIME OF POTENTIALLY EROSIVE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY AND PERMANENT CONSERVATION PRACTICES IN PROPER SEQUENCE WITH CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE ENTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRAISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES.	33. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED	TALL FESCUE (FESTUCA ARUNDINACEA VER. KENTUCKY 31) CREEPING RED FESCUE OR CHEWINGS FESCUE
TO SATISFY THE REQUIREMENTS. 1. PERMANENT CONTROL MEASURES a. SUBSURFACE DETENTION BED 2. TEMPORARY CONTROL MEASURES	3. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE TOWNSHIP. GILMORE AND ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY IN OBSERVING AND CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE, GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES		ANNUAL RYEGRASS (LOLI MULTIFLORUM) FORMULA L
 a. STABILIZED CONSTRUCTION ENTRANCE (AT SITE ENTRANCES). b. SILT FENCES c. STONE FILTER OUTLETS IN FILTER FENCE (ONLY WHERE BARRIER HAS BEEN BREACHED). d. GROUND COVER (SEEDING OR WOOD CHIP MULCH). a. INILET PROTECTION 	 DURING CONSTRUCTION. 4. THE CONTRACTOR IS ADVISED TO BECOME FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, 'EROSION CONTROL RULES AND REGULATIONS,' TITLE 25, PART 1, DEPT. OF ENVIRONMENTAL PROTECTION, SUBPART C-PROTECTION OF 	PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.	HARD FESCUE MIXTURE (FE LONGIFOLIA). A COMBINATI IMPROVED CERTIFIED VARI WITH NO ONE VARIETY EXC 50% OF THE HARD FESCUE
e. INLET PROTECTION f. LIMIT GROUND COVER DISTURBANCE TO IMMEDIATE AREA OF WORK. D. TOPSOIL APPLICATION	NATURAL RESOURCES, ARTICLE III-WATER RESOURCES, CHAPTER 102-EROSION CONTROL AND WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" BY THE COMMONWEALTH OF PA., DEPARTMENT OF ENVIRONMENTAL PROTECTION.	LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE	CREEPING RED FESCUE ANNUAL RYEGRASS (LOLIU MULTIFLORUM)
GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM - 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.	5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ENSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY TOWNSHIP, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.	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. 37. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT,	FORMULA W TALL FESCUE (FESTUCA AF VAR. KENTUCKY 31) BIRDSFOOT TREFOIL MIXTU CORNICULATUS). A MIXTUR
TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND <u>MULCHING.</u>	6. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE TOWNSHIP. THE OPERATOR SHALL ENSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR	REGRADING, RESEEDING, REMOLECHING AND RENETTING MOST BE PERFORMED IMMEDIATELT. IP EROSION AND SEDIMENT BMP'S ARE FOUND TO FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. 38. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITEE OR	AND 1/2 EITHER OF EMPIRE LEO. REDTOP (AGROSTIS ALBA)
E. SURFACE STABILIZATION CRITERIA FERTILIZATION, SEEDING AND MULCHING: 1	SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. 7. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE TOWNSHIP OR LOCAL	CO-PERMITEE SHALL INCLUDE THE FOLLOWING INFORMATION: a. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS. b. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE	
26.2268TEMPORARY COVER ON DISTURBED AREAS:39.3403DISTURBED AREAS WHICH ARE NOT AT FINISH GRADE OR412.4537WILL BE REDISTURBED WITHIN ONE (1) YEAR PERIOD MUST618.6806	 A. ALL FILL MATERIALS TO BE USED ON THIS SITE SHALL BE CLEAN FILL UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE 	NON-COMPLIANCE. c. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.	
BE SEEDED AND MULCHED WITH A TEMPORARY SEED MIXTURE. 7 21.7 940 8 24.8 1,074 PERMANENT COVER ON DISTURBED AREAS: DISTURBED AREAS WHICH ARE EITHER AT FINISH GRADE OR WILL NOT BE REDISTURBED WITHIN ONE (1) YEAR PERIOD MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE	MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE DILIGENCE IN DETERMINING THAT FILL IS CLEAN. CLEAN FILL SHALL BE 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	39. 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 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATION. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT	
 ALL AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEEDING AND MULCHING. SITE PREPARATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE PENN STATE UNIVERSITY'S AGRONOMY GUIDE AND PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION FORM 408 SPECIFICATIONS (LATEST EDITION) SEC. 804. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. 1. TEMPORARY COVER: SEED WITH A MIXTURE OF 50% WINTER RYE AND 50% ANNUAL RYE GRASSES AT 10 LBS./ 1000 SF. 	NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.). FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING. B. ENVIRONMENTAL DUE DILIGENCE SHALL BE DEFINED AS: INVESTIGATIVE TECHNIQUES INCLUDING, BUT NOT LIMITED	BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGATATIVE STABILIZATION SPECIFICATION. 40. 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	
 a. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. b. ALL SLOPES 3:1 AND STEEPER. c. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. 	TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORNMAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.	EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS. 41. TEMPORARY CONTROL MEASURES MUST BE REMOVED AFTER FINAL SITE STABILIZATION HAS BEEN	
MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON d. PULVERIZED AGRICULTURE LIMESTONE 800#/1000 S.Y. e. 5-10-10 ANALYSIS COMMERCIAL 0.5#/1000 S.F. STARTER FERTILIZER f. 10-20-20 ANALYSIS COMMERCIAL 0.5#/1000 S.F. STARTER FERTILIZER	9. 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 AND 287.1 ET. SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURN, BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EXPORT OF FILL MATERIAL THAT DOES NOT MEET THE DEFINITION OF CLEAN FILL IS TO A PROPERLY PERMITTED FACILITY.	ACHIEVED. AREAS DISTURBED DURING REMOVAL OF TEMPORARY CONTROLS MUST BE IMMEDIATELY REMEDIATED AND STABILIZED.	

