PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROFESSIONAL SURVEYOR'S CERTIFICATION	
I, <u>JACK W SHOEMAKER, P.L.S.</u> , A REGISTERED PROFESSIONAL SURVEYOR OF TH THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND T AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS. ADDITIONALLY, THAN ONE PART IN 10,000 (1:10,000).	THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES
, P.L.S. (REGISTERED PROFESSIONAL SURVEYOR)	SU-051643-E (REGISTRATION NUMBER)
STATEMENT OF APPLICANT'S CERTIFICATION	

APPLICANT OF THE SAID PROPERTY, CERTIFIES TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN ONFORMITY WITH ENGINEERING. ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS AND. IF THEY ARE NOT SO CONFORMING DETAILING THE AREAS OF NONCONFORMANCE AND THE REASON FOR REQUESTING A MODIFICATION TO THE TOWNSHIP

PROPERTY OWNER CERTIFICATION

. 20 . BEFORE ME THE SUBSCRIBER. A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ______ PERSONALLY APPEARED WESTTOWN AM WEST TIC LLC, AND THAT IN SUCH CAPACITY BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FORGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ 20___.

(NOTARY PUBLIC) MY COMMISSION EXPIRES THE ___ DAY OF _____

PROPERTY OWNER CERTIFICATION COMMONWEALTH OF PENNSYLVANIA

PARCEL OWNER, WESTTOWN AM WEST TIC LLC

_____, 20_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF _ PERSONALLY APPEARED <u>WESTTOWN RANDOLPH TIC LLC</u>, AND THAT IN SUCH CAPACITY BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FORGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND. THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

PARCEL OWNER, WESTTOWN RANDOLPH TIC LLC

PARCEL OWNER, WESTTOWN EATONTOWN TIC LLC

PARCEL OWNER, WESTTOWN WESTMINSTER TIC LLC

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF ______ 20___.

PARCEL OWNER, WESTTOWN RANDOLPH TIC LLC

MY COMMISSION EXPIRES THE ___ DAY OF _____

(NOTARY PUBLIC)

PROPERTY OWNER CERTIFICATION COMMONWEALTH OF PENNSYLVANIA

, 20__, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PERSONALLY APPEARED WESTTOWN EATONTOWN TIC LLC, AND THAT IN SUCH CAPACITY BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FORGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

PARCEL OWNER, WESTTOWN EATONTOWN TIC LLC

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ 20___.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE ___ DAY OF _____ PROPERTY OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

_, 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PERSONALLY APPEARED <u>WESTTOWN MORGANTOWN TIC LLC</u>, AND THAT IN SUCH CAPACITY BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FORGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN

BE RECORDED ACCORDING TO LAW. PARCEL OWNER, WESTTOWN MORGANTOWN TIC LLC

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ 20___.

(NOTARY PUBLIC) MY COMMISSION EXPIRES THE ___ DAY OF _____

PROPERTY OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA _, 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PERSONALLY APPEARED WESTTOWN WESTMINSTER TIC LLC, AND THAT IN SUCH CAPACITY BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FORGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND. THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE

PARCEL OWNER, WESTTOWN WESTMINSTER TIC LLC

FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

(NOTARY PUBLIC) MY COMMISSION EXPIRES THE ___ DAY OF _____

PROPERTY OWNER CERTIFICATION

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE ___ DAY OF ___

COMMONWEALTH OF PENNSYLVANIA _, 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PERSONALLY APPEARED <u>WESTTOWN SAFFATI TIC LLC</u>, AND THAT IN SUCH CAPACITY RFING AUTHORIZED TO DO SO. THEY EXECUTED THE FORGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

PARCEL OWNER, WESTTOWN SAFFATI TIC LLC PARCEL OWNER, WESTTOWN SAFFATI TIC LLC

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ 20___.

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ 20___.

PROCESSED AND REVIEWED. REPORT PREPARED BY THE WESTTOWN TOWNSHIP PLANNING COMMISSION IN ACCORDANCE WITH THE PARCEL OWNER, WESTTOWN MORGANTOWN TIC LLC MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE ______

CHAIRMAN. WESTTOWN TOWNSHIP PLANNING COMMISSION

EXECUTIVE DIRECTOR, WESTTOWN TOWNSHIP PLANNING COMMISSION

APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WESTTOWN THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WESTTOWN THIS _____ DAY OF ______, 20__.

WESTTOWN TOWNSHIP ENGINEER THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER, ______, P.E., FOR WESTTOWN TOWNSHIP

CERTIFICATION FOR RECORDING RECORDED IN THE OFFICE OF RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK __ PAGE __ ON THE __ DAY OF

(RECORDER OF DEEDS) APPROVAL OF THE CHESTER COUNTY PLANNING COMMISSION

CCPC No. <u>LD-07-24-18174</u>

CHAIRMAN, CHESTER COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR. CHESTER COUNTY PLANNING COMMISSION

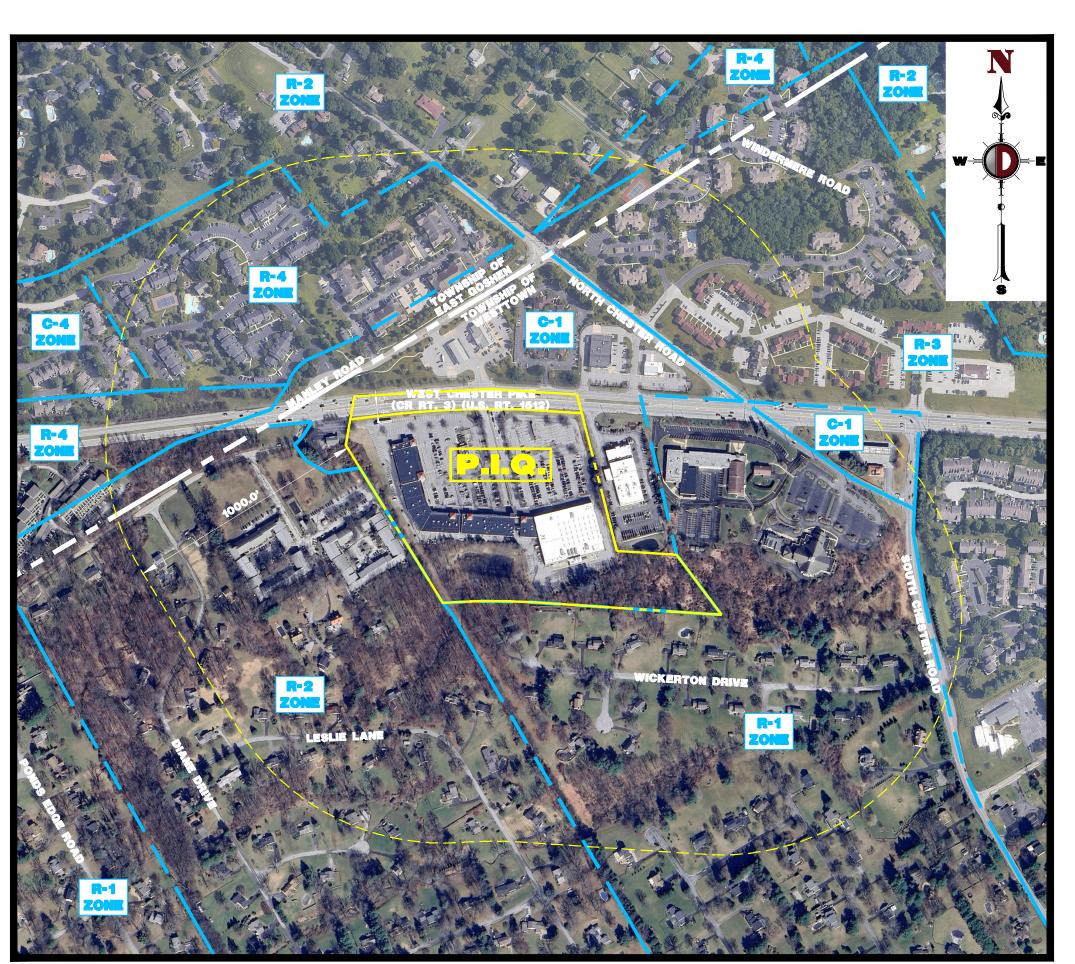
PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C. PROCESSED AND REVIEWED. REPORT PREPARED BY THE CHESTER COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES

826 NEWTOWN YARDLEY ROAD - SUITE 201 NEWTOWN, PA 18940 WWW.DYNAMICEC.COM

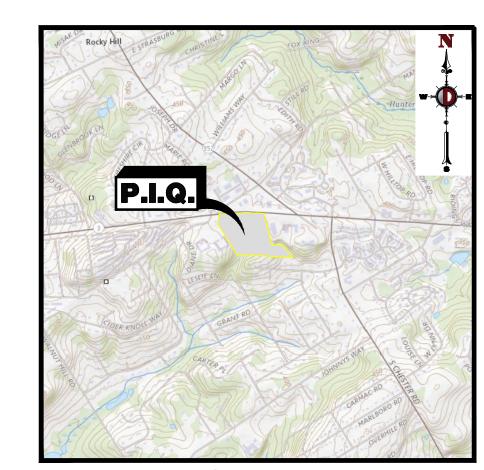


PARCEL NO. 67-2-42.4

1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE) TOWNSHIP OF WESTTOWN CHESTER COUNTY, PENNSYLVANIA



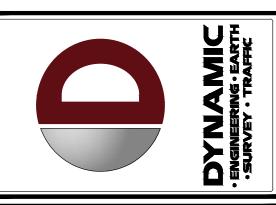
AREA MAP 1" = 400'



USGS MAP 1" = 2,000"

DRAWING	INDEX
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UTILITY SERVICE COMPANY		CONTACT	
ELECTRIC	PECO ADDRESS: 1050 W. SWEDESFORD ROAD, BERWYN , PA 19312	ATTN:JONAH ROBERTS EMAIL: JONAH.ROBERTS@EXCELONCORP.COM PHONE: 860-389-2620	
SANITARY SEWER	WESTTOWN TOWNSHIP ADDRESS: 1030 WILMINGTON PIKE, WEST CHESTER , PA 19382	ATTN: MARK GROSS EMAIL: MGROSS@WESTTOWN.COM PHONE: 610-692-9030	
WATER	AQUA ADDRESS: 762 W LANCASTER AVE, BRYN MAWR, PA 10910	ATTN: DEANNA CIOTTI EMAIL: DLCIOTTI@AQUAAMERICA.COM PHONE: 610-541-4160	



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	3	12/27/24	RECORD PLANS	MWD
	2	11/04/24	11/04/24 REV. PER TOWNSHIP & CCCD COMMENTS	SJB
	1	09/30/24	REV. PER TOWNSHIP COMMENTS	AJW
$\overline{}$	REV.	DATE	COMMENTS	ВУ

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		NIA • T: 215.25 IA • T: 610.598		
	EN, TEXAS • T:	972.534.2100		

NONWEAL
JUSTINA GEONNOTT
DISTIMA GEOGRAPHI
PROFESSIONAEER

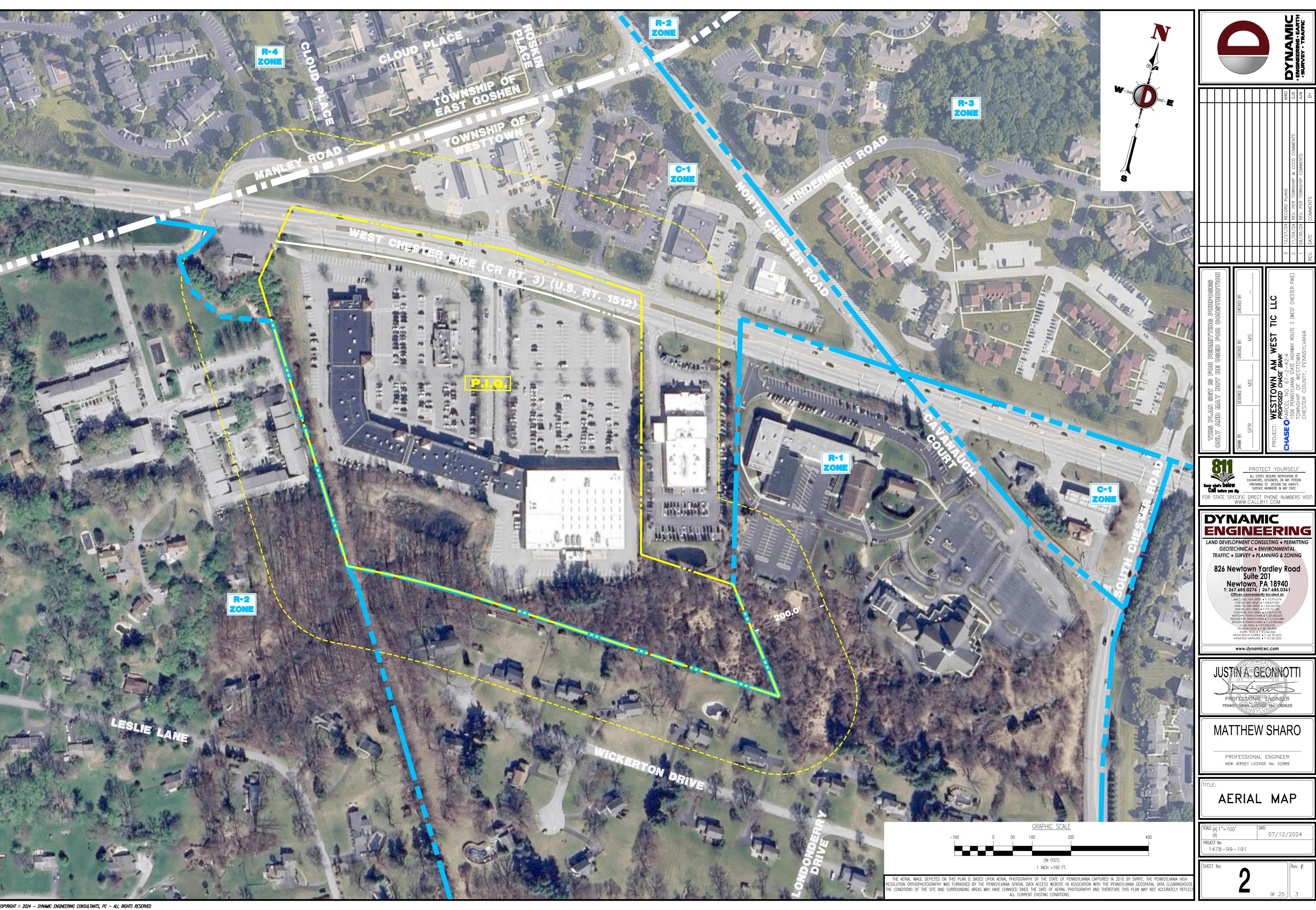
MATTHEW	SHARC
PROFESSIONAL	ENGINEER

NEW JERSEY LICENSE No. 52989

TITLE:	
COVER	SHEET

SCALE: (H) AS	DATE:
(V) SHOWN	07/12/2024
PROJECT No:	
1478-99-191	

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07/12/2024

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

PARTIAL TOPOGRAPHIC SURVEY DYNAMIC SURVEY, LLC

826 NEWTOWN YARDLEY ROAD; SUITE 201 NEWTOWN, PENNSYLVANIA 18940

18.45 AC (803,818 SF

±1,009.66 FT

49.5 FT **(E)**

±15.1% (121,531 SF)

±60.2% (484,203 SF)

3.5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA

ONE (1) PARKING SPACE PER 75 SF OF FLOOR AREA DEVOTED TO CUSTOMER SERVICE, PLUS

ONE (1) PARKING SPACE PER 225 SF OF FLOOR AREA USED FOR OFFICE PURPOSES

= 518 SPACES (COMPLIES)

18.45 AC (803,818 SF

±1,009.66 FT

49.5 FT **(E)**

±15.6% (125,296 SF

±60.3% (484,362 SF)

GENERAL NOTES (CONT.)

23. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE

ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THINFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOL SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE. WITH THE LESSION CONSTRUCTION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF THOSE FOR WHICH SUBMISSIONS OF GONSULTANTS, P.C. AND THE ATTENTION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THE PROJECT OR FOLLOWING THE CONFIDENCE THAT DATE OF THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTOR SUBJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTOR SUBJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTOR SUBJECT AND TO REPORT OF THE PROJECT AND TO REPORT OF THE PROJECT AND THE PROJECT AND THE PROJECT AND THE PROJECT AND THE PROJECT A

30. CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION AS REQUIRED BY PENNSYLVANIA ACT 172 (FORMER ACT 287). CONTACT PENNSYLVANIA ONE CALL AT (800) 242-1776 PRIOR TO BREAKING GROUND.

31. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH WESTTOWN TOWNSHIP CODES AND SPECIFICATIONS AND PADOT PUBLICATION 408 LATEST REVISION, OR AS LATER AMENDED, UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED.

32. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.

33. ANY WELL FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH THE WATER WELL DRILLERS LICENSE ACT AND CURRENT PADEP REQUIREMENTS, SECTION 3.3.5.11 OF THE PADEP "PUBLIC WATER SUPPLY," AND AWWA STANDARD A100–97 ON WATER WELLS.

34. ANY SEWAGE DISPOSAL SYSTEM FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PADEP AND CHESTER COUNTY HEALTH DEPARTMENT REQUIREMENTS.

35. THE TOWNSHIP ENGINEER AND CHESTER COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED BY THE OWNER OR CONTRACTOR AT LEAST SEVENTY—TWO (72) HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY WORK ON REQUIRED IMPROVEMENTS.

36. THE SITE DOES NOT HAVE ANY WETLANDS OR WATERCOURSES WITHIN THE PROJECT AREA.

37. THE SANITARY SEWER SYSTEMS SHOWN ON THE PLANS MEET THE STANDARDS AND SPECIFICATIONS ADOPTED BY WESTTOWN TOWNSHIP.

38. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION WILL BE PROVIDED WITH THE USE OF COMPOST FILTER SOCK WHICH WILL BE INSTALLED PRIOR TO EARTH DISTURBANCE. CONSTRUCTION OF THE PROJECT IS EXPECTED TO BEGIN IN DECEMBER 2024 AND BE COMPLETED SPRING OF 2025. INSTALLATION OF THE PROPOSED UNDERGROUND INFILTRATION BASIN IS EXPECTED TO TAKE 2 WEEKS. SEE EROSION AND SEDIMENT CONTROL PLANS, SHEETS 23–25 OF THIS PLAN SET FOR MORE DETAIL ON THE CONSTRUCTION OF THE PROJECT AND THE SEQUENCE OF CONSTRUCTION. 39. A BLANKET STORMWATER EASEMENT IS HEREBY OFFERED TO THE TOWNSHIP GRANTING THE RIGHT, BUT NOT THE OBLIGATION FOR THE PURPOSES OF INSPECTION AND MAINTENANACE OF THE

STORMWATER FACILITIES.

THIS SITE WILL BE SERVICED BY AQUA PENNSYLVANIA, PER ABILITY TO SERVE CONFIRMATION OF 413 GALLONS PER DAY RECEIVED ON OCTOBER 24, 2024.

THIS SITE WILL BE CONNECTED TO THE WESTTOWN TOWNSHIP COLLECTION SYSTEM AND WILL GENERATE 413 GALLONS OF SEWERAGE PER DAY TO BE TREATED AT THE WESTTOWN TOWNSHIP — CHESTER CREEK WASTEWATER TREATMENT FACILITY. ABILITY TO SERVE CONFIRMATION RECEIVED ON SEPTEMBER 17, 2024.

SIGNAGE TABLE

SIGN		REQUIREMENTS	PROPOSED	
	NUMBER OF SIGNS:	ONE (1) PER STREET FRONTAGE, UP TO TWO (2) PER PROPERTY HELD IN SINGLE AND SEPARATE OWNERSHIP [15]	NUMBER OF SIGNS:	TBI
FREESTANDING	MAXIMUM SIGN AREA:	50 SF PLUS 10 SF PER TENANT, MAX OF 100 SF	SIGN AREA:	<50 SI
	MAXIMUM SIGN HEIGHT:	15 FT	SIGN HEIGHT:	<15 F
	MINIMUM SIGN SETBACK:	5 FT	SIGN SETBACK:	<u>≥</u> 5 FI
	MINIMUM CLEARANCE:	4 FT	SIGN CLEARANCE:	TBD
WALL	NUMBER OF SIGNS:	ONE (1) PER TENANT PER STREET FRONTAGE, MAX. OF TWO (2) SIGNS PER TENANT [14]	NUMBER OF SIGNS:	TBI
	MAXIMUM SIGN AREA:	10% OF FAÇADE: (731 SF)*(0.10) = 73.1 SF	SIGN AREA:	<73 SI
	MAXIMUM SIGN HEIGHT:	TOP OF WALL	SIGN HEIGHT:	BELOW TOP OF WALI
	MINIMUM CLEARANCE:	10 FT [12]	SIGN CLEARANCE:	16 FI
	MAX. PROJECTION:	8 IN	PROJECTION:	<8 IN
DIRECTIONAL	NUMBER OF SIGNS:	N/S	NUMBER OF DIRECTIONAL SIGNS:	TBC
	MAXIMUM SIGN AREA:	N/S	DIRECTIONAL SIGN AREA:	TBD
	MAXIMUM SIGN HEIGHT:	N/S	SIGN HEIGHT:	TBD
	MINIMUM SIGN SETBACK:	N/S	SIGN SETBACK:	TBC

(N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE NOTES:

[1] UP TO TWO (2) ADDRESS SIGNS ARE ALLOWED ON NONRESIDENTIAL USES WITHOUT ANY PERMIT, SUBJECT TO EACH OF THE SIGNS BEING UNDER 5 SQUARE FEET IN AREA. (§170-1804.C(2)) [2] ONE (1) PRIVATE DRIVE SIGN PER DRIVEWAY ENTRANCE IS ALLOWED, NOT TO EXCEED FOUR (4) SQUARE FEET IN AREA. (§170-1804.E) [3] THE "AREA OF A SIGN" SHALL MEAN THE AREA OF ALL LETTERING, WORDING, AND ACCOMPANYING DESIGNS, LOGOS, AND SYMBOLS. THE AREA OF THE SIGN SHALL NOT INCLUDE ANY SUPPORTING

FRAMEWORK, BRACING OR TRIM WHICH IS INCIDENTAL TO THE DISPLAY, PROVIDED THAT IT DOES NOT CONTAIN ANY LETTERING, WORDING, OR SYMBOLS. (§170–1805.C(1)) [4] WHERE THE SIGN CONSISTS OF INDIVIDUAL LETTERS, DESIGNS, OR SYMBOLS ATTACHED TO A BUILDING, AWNING, WALL OR WINDOW, THE AREA SHALL BE THAT OF THE SMALLEST RECTANGLE WHICH ENCOMPASSES ALL OF THE LETTERS, DESIGNS, AND SYMBOLS. (§170-1805.C(2))

[5] ONLY ONE (1) SIDE SHALL BE CONSIDERED WHEN DETERMINING THE SIGN AREA, PROVIDED THAT THE FACES ARE EQUAL IN SIZE, THE INTERIOR ANGLE FORMED BY THE FACES IS LESS THAN FORTY-FIVE (45) DEGREES, AND THE TWO (2) FACES ARE NOT MORE THAN EIGHTEEN (18) INCHES APART. (§170-1805.C(3)(a)) [6] SIGNS ON NONRESIDENTIAL PROPERTIES MAY BE ILLUMINATED FROM 6:00 AM PREVAILING TIME UNTIL 11:00 PM PREVAILING TIME, OR 1/2 HOUR PAST THE CLOSE OF BUSINESS OF THE FACILITY

LOCATED ON THE SAME LOT AS THE SIGN, WHICHEVER IS LATER. (§170-1805.F(1)(b)[1]) [7] ILLUMINATED SIGNS SHALL PROVIDE AN AUTOMATIC TIMER TO COMPLY WITH HOURS OF OPERATION REGULATIONS. (§170-1805.F(1)(b)[2])

[8] THE ILLUMINATION OF A SIGN SHALL BE SET SO AS NOT TO BE MORE THAN 0.3 FOOTCANDLE ABOVE AMBIENT LIGHTING CONDITIONS, MEASURED USING A FOOTCANDLE METER AT SEVENTY—FIVE (75) FEET PERPENDICULAR TO THE SIGN'S DISPLAY. (\\$170-1805.F(1)(c)[1])

[9] EACH ILLUMINATED SIGN MUST HAVE A LIGHT-SENSING DEVICE THAT WILL AUTOMATICALLY ADJUST THE BRIGHTNESS OF THE DISPLAY AS THE NATURAL AMBIENT LIGHT CONDITIONS CHANGE TO

COMPLY WITH THE LIMITS OF THE TOWN ORDINANCE. (§170-1805.F(1)(c)[2])

[10] INTERNALLY ILLUMINATED SIGNS MUST BE STATIC IN INTENSITY AND COLOR. (§170–1805.F(2)(b)[1]) 11] WHEN USED OTHER THAN AS A BILLBOARD, DIGITAL DISPLAYS SHALL NOT EXCEED MORE THAN THIRTY (30) PERCENT OF THE TOTAL SIGN AREA PERMITTED ON THE SITE. (§170-1805.F(4)(c)[1])

[12] IF THE WALL SIGN PROJECTS LESS THAN THREE (3) INCHES FROM THE BUILDING WALL ON WHICH IT IS AFFIXED, THE TEN (10) FOOT HEIGHT REQUIREMENT NEED NOT BE MET. (§170–1806.A(1)) [13] THE TOTAL AREA OF ALL WALL, AWNING/CANOPY, FREESTANDING, AND PROJECTING SIGNS ON LOTS WITH NONRESIDENTIAL USES SHALL NOT EXCEED AN AREA EQUAL TO TWO (2) SQUARE FEET FOR EVERY ONE (1) LINEAR FOOT OF BUILDING WALL PARALLEL TO, AND FACING, ANY PARTICULAR STREET. THE SIGN AREA FOR EACH STREET FRONTAGE SHALL BE COMPUTED SEPARATELY, AND ANY

ALLOWABLE SIGN AREA NOT USED ON ONE (1) FRONTAGE MAY NOT BE USED ON ANOTHER STREET FRONTAGE. (§170-1813.B) [14] WHERE A STORE HAS ENTRANCES FACING BOTH A STREET AND A PARKING LOT, A SECOND SIGN IS PERMITTED TO FACE THE PARKING LOT. (§170–1813.C(1))

[15] FOR PERMITTED DRIVE-THROUGH ESTABLISHMENTS, ONE (1) ADDITIONAL FREESTANDING SIGN SHALL BE PERMITTED NEXT TO THE DRIVE-THROUGH LANE ONLY. (§170-1813.H(1)(b))

IMPERVIOUS COVERAGE TABLE

EXISTING IMPERVIOUS AREAS PROPOSED TO BE REPLACED	24,194 SF
EXISTING IMPERVIOUS SURFACES TO BE PERMANENTLY REMOVED AND REPLCAED WITH PERVIOUS GROUND COVER	1,498 SF
NEW IMPERVIOUS SURFACE AREAS	633 SF

SUPPLEMENTARY DATA

THE SITE IS SERVICED VIA WEST CHESTER PIKE (SR 0003) WHICH IS AN URBAN PRINCIPAL ARTERIAL ROADWAY UNDER PENNDOT JURISDICTION AND HAS A GENERAL EAST/WEST ORIENTATION. THE MARKETPLACE AT WESTTOWN DRIVEWAY AND THE WAWA DRIVEWAY INTERSECT WEST CHESTER PIKE (SR 0003) TO FORM A FOUR-LEG INTERSECTION CONTROLLED BY A THREE-PHASE TRAFFIC SIGNAL. BASED ON THE TRANSPORTATION IMPACT ASSESSMENT PROVIDED BY DYNAMIC TRAFFIC LLC, THE ADJACENT STREET SYSTEM OF THE TOWNHIP OF WESTTOWN AND PENNDOT WILL NOT EXPERIENCE ANY SIGNIFICANT DEGRADATION IN OPERATING CONDITIONS WITH THE CONSTRUCTION OF THE PROJECT.

DEGRADATION IN OPERATING CONDITIONS WITH THE CONSTRUCTION OF THE PROJECT.

THE SITE IS SERVICED WITH PUBLIC WATER AND SEWER, BOTH OF WHICH HAVE CAPACITY TO SERVICE THE PROJECT.

SEWEAGE IS CONVEYED AND TREATED BY WESTTOWN TOWNSHIP. WATER IS PROVIDED BY AQUA PENNSYLVANIA. ELECTRIC IS PROVIDED BY PECO. WEST CHESTER PIKE (SR 0003) IS A PENNDOT ROADWAY. EXISTING USES OF THE SITE ARE RETAIL SERVICES, BARBER SHOP, BANK, RESTAURANT, AND A GROCERY STORE. THE PROPSOED USE IS A BANK.

THE INTENDED USE INCLUDES ALL OF THE EXISTING USES AS WELL AS A PROPOSED BANK.

THE SITE DOES NOT HAVE ANY PARKS, PLAYGROUNDS, OPEN SPACE, OR OTHER AREAS DEDICATED OR RESERVED FOR PUBLIC USE.

THE SITE DOES NOT CONTAIN ANY BUFFER AREAS.

THE SITE DOES NOT HAVE AIN PARKS, PLATGROUNDS, OPEN SPACE, OR OTHER AREAS DEDICATED OR RESERVED FOR PUBLIC USE.
THE SITE DOES NOT CONTAIN ANY BUFFER AREAS.
SIGNAGE WILL BE PROVIDED UNDER SEPARATE PERMIT BY OTHERS. PROPOSED LIGHTING IS SHOWN ON THE LIGHTING PLAN AND IS COMPLIANT WITH WESTTOWN TOWNSHIP LIGHTING STANDARDS.
THE SITE DOES NOT HAVE A GOVERNING ASSOCIATION.
ZONING DATA CAN BE FOUND ON THE GENERAL NOTES SHEET, PREVIOUSLY APPROVED VARIANCES CAN BE FOUND BELOW.
REQUESTED WAIVERS CAN BE FOUND BELOW.
THE EXISTING PROPERTY IS NOT BEING SUBDIVIDED AT THIS TIME.

APPROVED VARIANCES

VARIANCE APPROVED BY THE WESTTOWN TOWNSHIP ZONING HEARING BOARD ON MAY 8, 2023 A VARIANCE FROM SECTION 170-1104.A TO PERMIT PROPOSED PARKING LOCATED IN THE REQUIRED FRONT YARD.

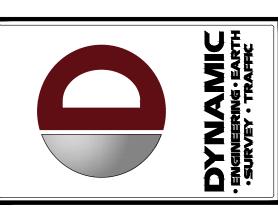
REQUESTED WAIVERS

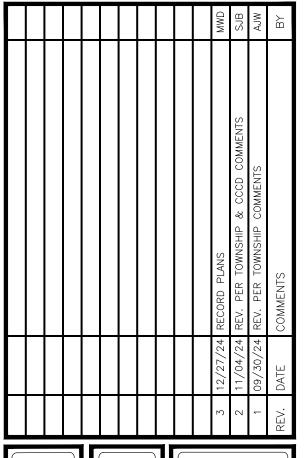
1. SALDO \$149-600C: A WAIVER IS REQUESTED TO ALLOW THE PRELIMINARY LAND DEVELOPMENT PLANS AND ALL SUPPORTING DATA TO PROCEED TO FINAL ACTION AT THE FIRST CONSIDERATION OF THE PLAN.

2. SALDO \$149-925G(1): REQUIRES PERIMETER TREE AND SHRUB INSTALLATION OF SEVEN (7) SHADE TREES AND FIVE (5) ORNAMENTAL TREES, WHEREAS NONE OF THE REQUIRED TREES ARE PROPOSED ALONG THE PERIMETER. 3. SALDO \$149-925G(2): REQUIRES PLANTER ISLAND TREE AND SHRUB INSTALLATION OF FIVE (5) TREES AND FIFTY (50) SHRUBS, WHEREAS ONE (1) SHADE TREE AND FIFTY (50) SHRUBS ARE PROPOSED WITHIN THE PLANTER ISLANDS.

LANDSCAPE AREA CALCULATION TABLE

LANDSCAPED AREAS		
KISITNG LANDSCAPED AREAS	1,186	SF
PROPOSED LANDSCAPED AREAS	1,815	SF
DIFFERENCE:	629	SF
ARKING AREAS		
OTAL DEMO'D PARKING AREA	6,247	SF
REQUIRED LANDSCAPING (10% OF DEMO'D PARKING AREA)	625	SF
NET:	4	SF





THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	CHECKED BY:	WESTTOWN AM WEST TIC LLC PROPOSED CHASE BANK PARCEL NO. 67-2-42:4 1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE) TOWNSHIP OF WESTTOWN CHESTER COUNTY, PENNSYLVANIA
PERMITTING USED FOR C	CHECKED BY:	WEST TICHAMAY ROUTE 3 DWN ENNSYLVANIA
THIS PLAN SET IS FOR PERMITHING PURPOSES ILY AND MAY NOT BE USED FOR CONSTRUCTIC	DESIGNED BY: M.S	PROJECT: WESTTOWN AM WEST TIC LLC PROPOSED CHASE BANK HASE PARCEL NO. 67-2-42:4 1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHEST TOWNSHIP OF WESTTOWN CHESTER COUNTY, PENNSYLVANIA
THIS PLAN ONLY AND R	DRAWN BY: RPK	PROJECT: WESTTOWN AM PROPOSED CHASE BANK CHASE PARCEL NO. 67-2-42:4 1506 PENNSYLVANIA STATE HIGH TOWNSHIP OF WESTTOWN CHESTER COUNTY, PENNI



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JUSTINA GEONNOT

PROFESSIONAL ENGINEER PENNS VANIA LICENSE No. 80629

PROFESSIONAL ENGINEER

MATTHEW SHARO

NEW JERSEY LICENSE No. 52989

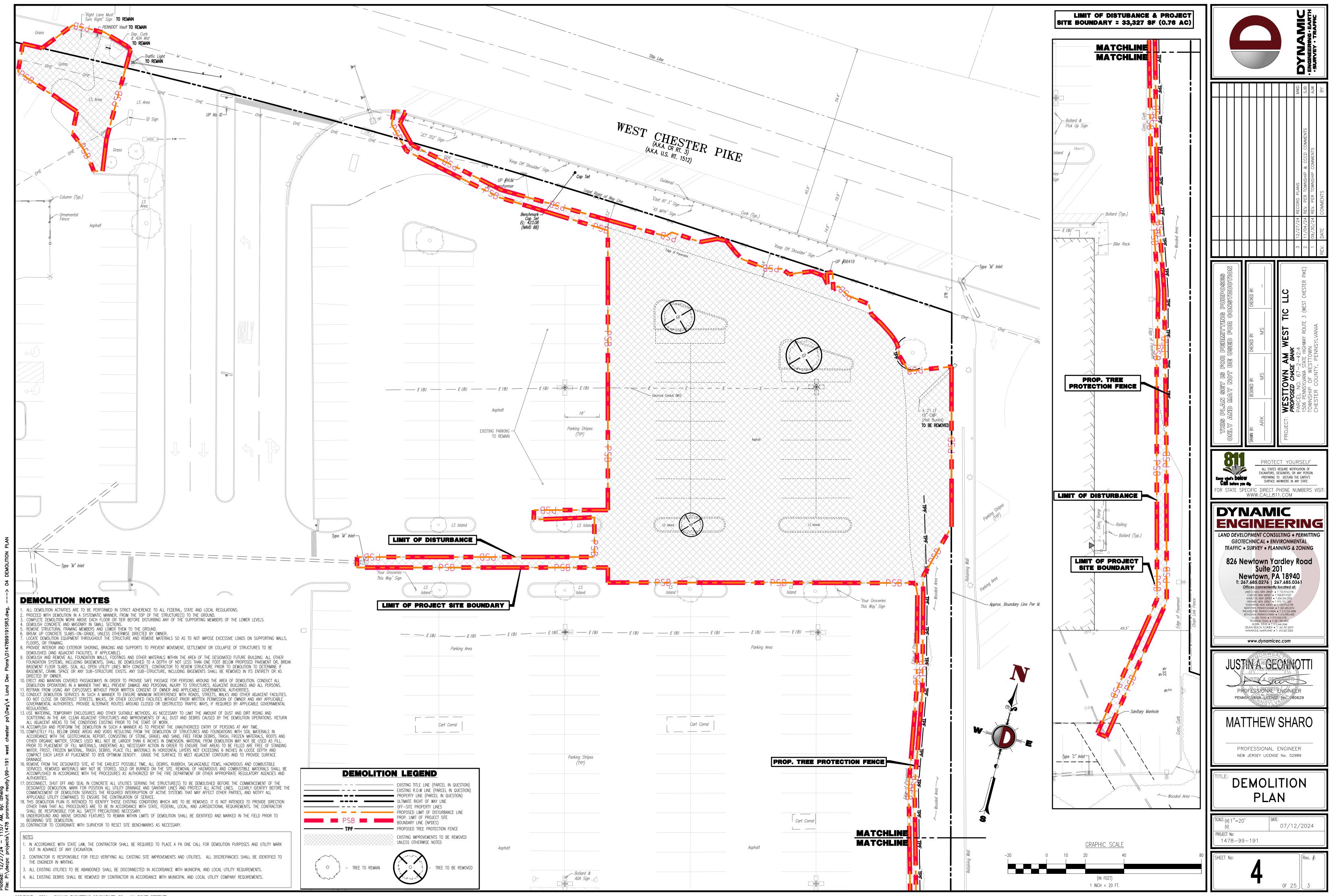
GENERAL NOTES

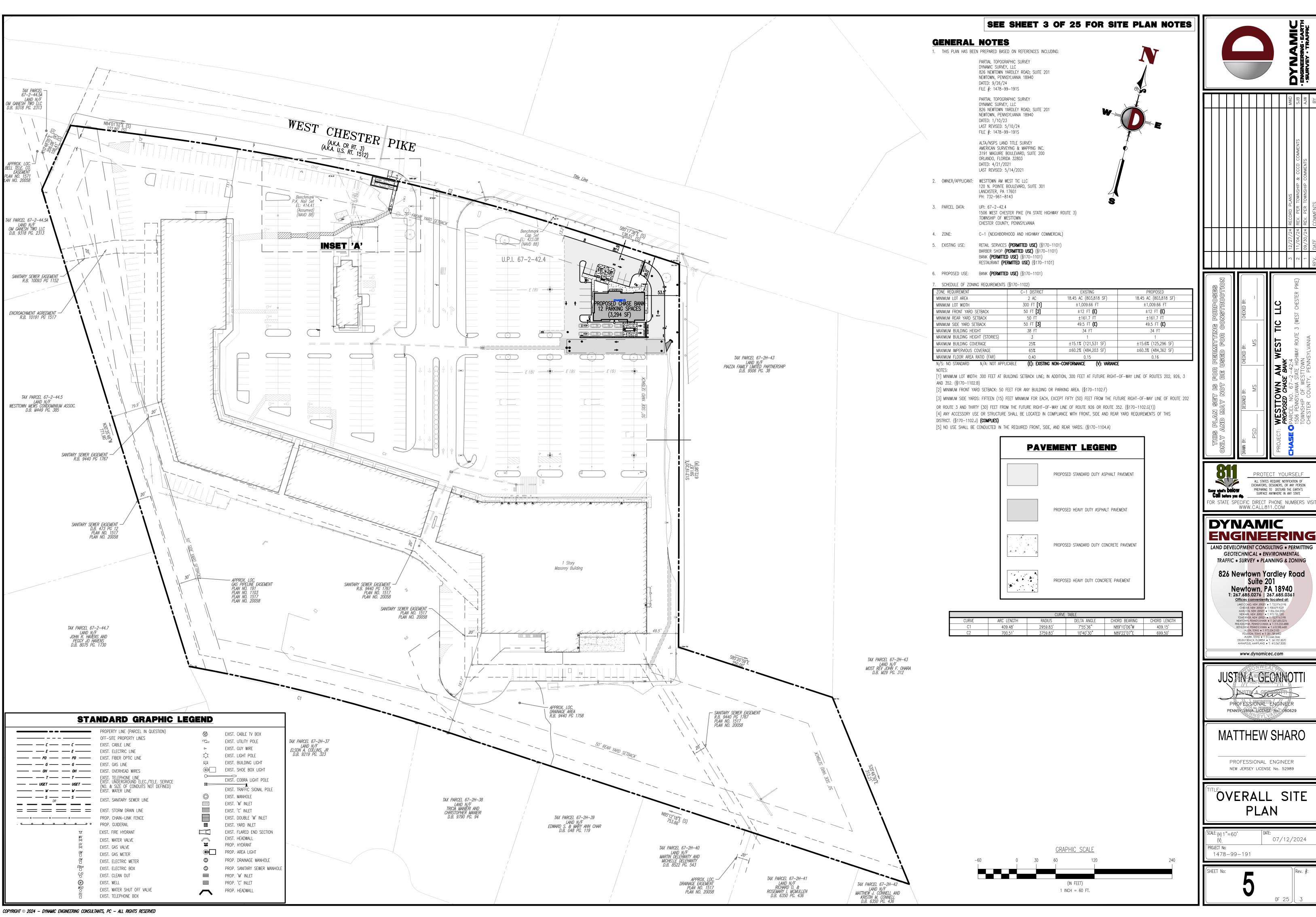
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PROJECT No:

1478-99-191





ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

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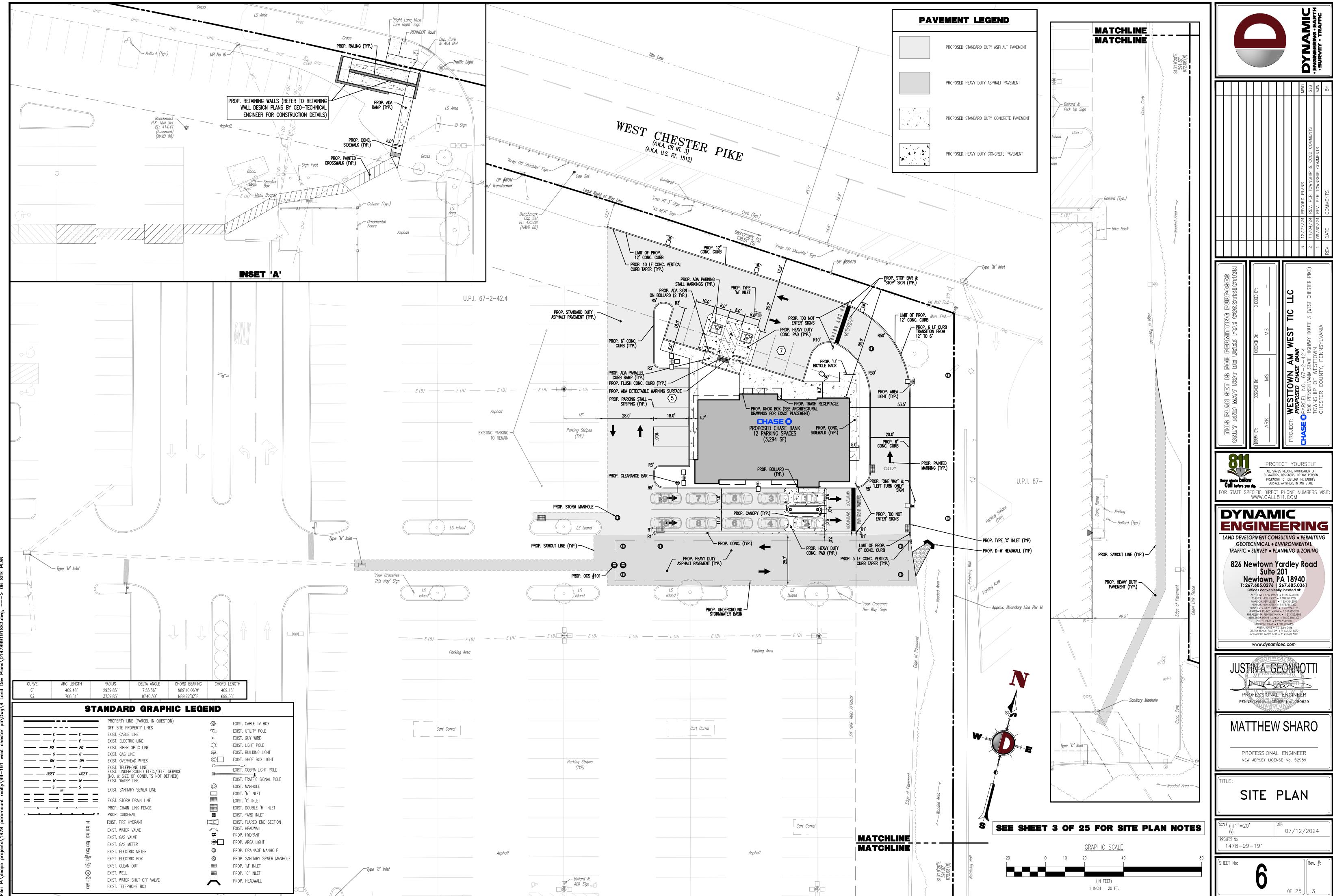
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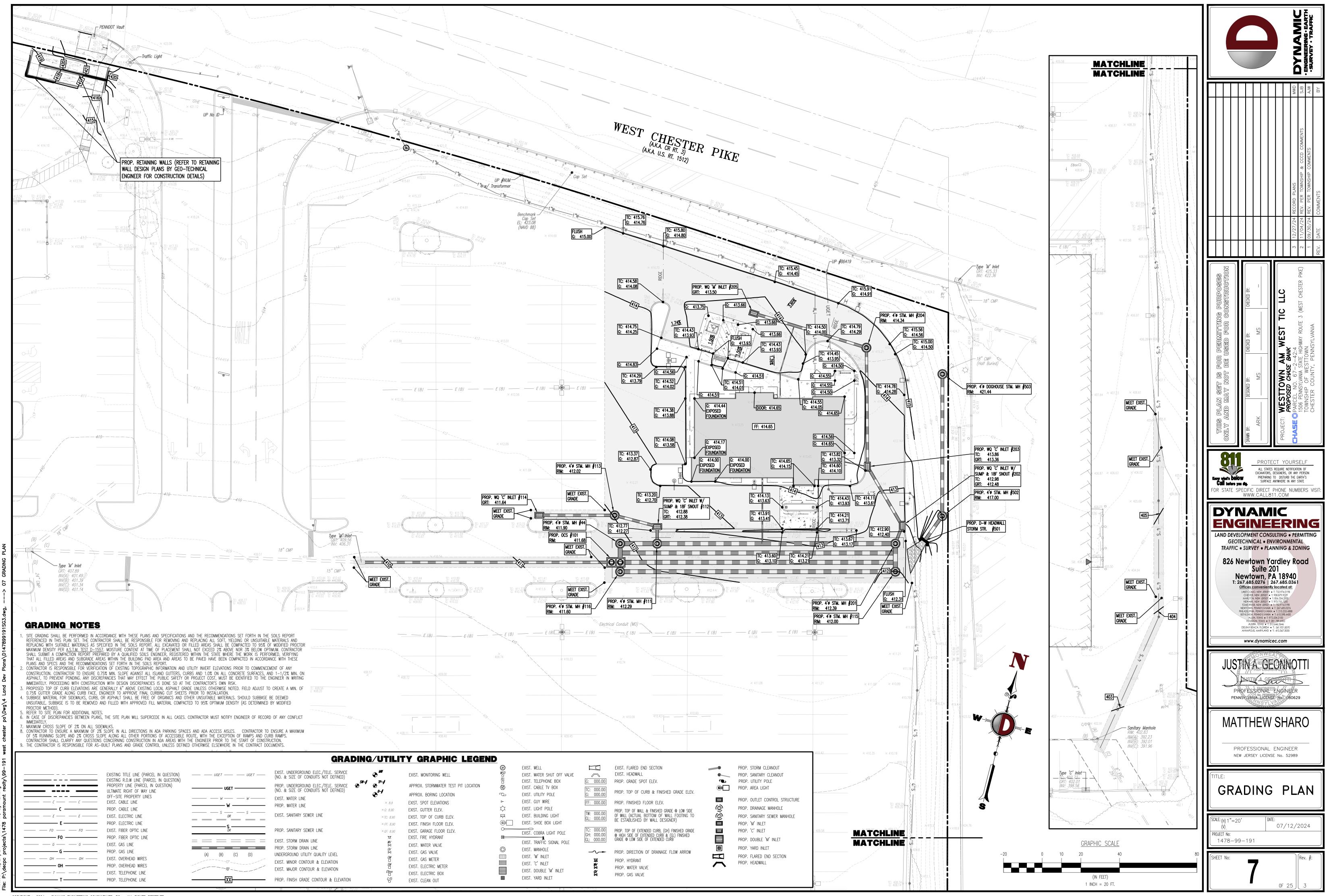
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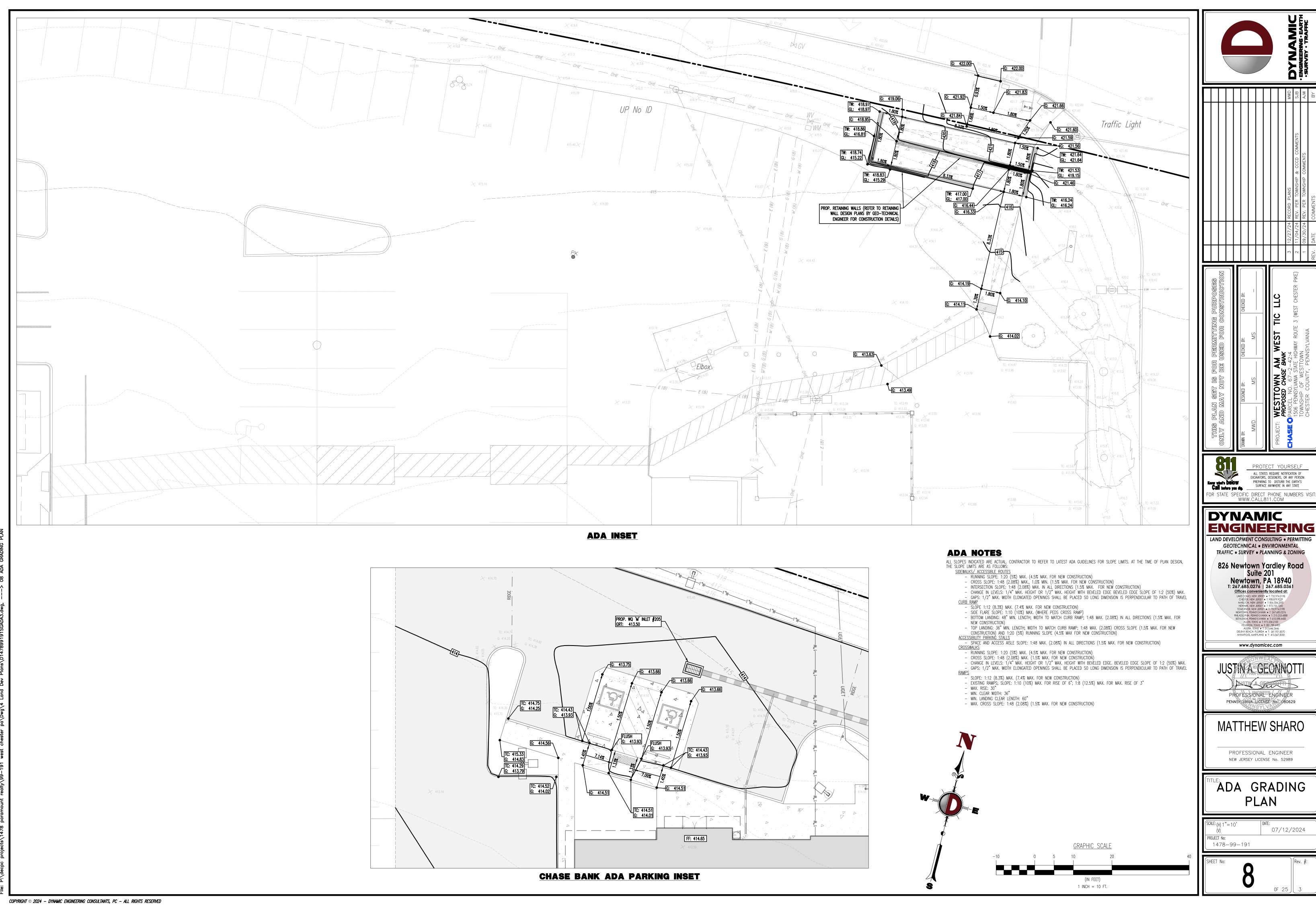
PLAN

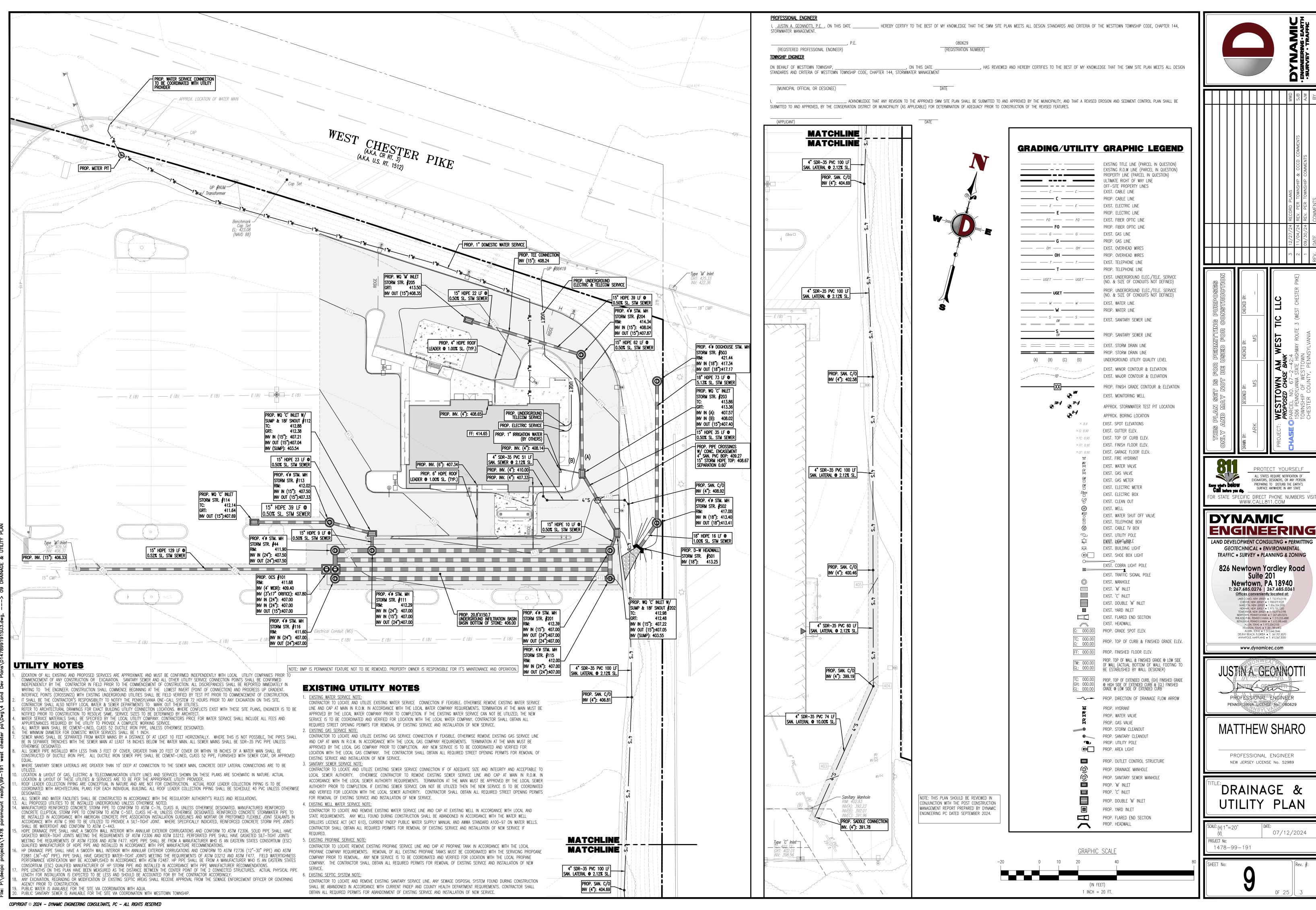
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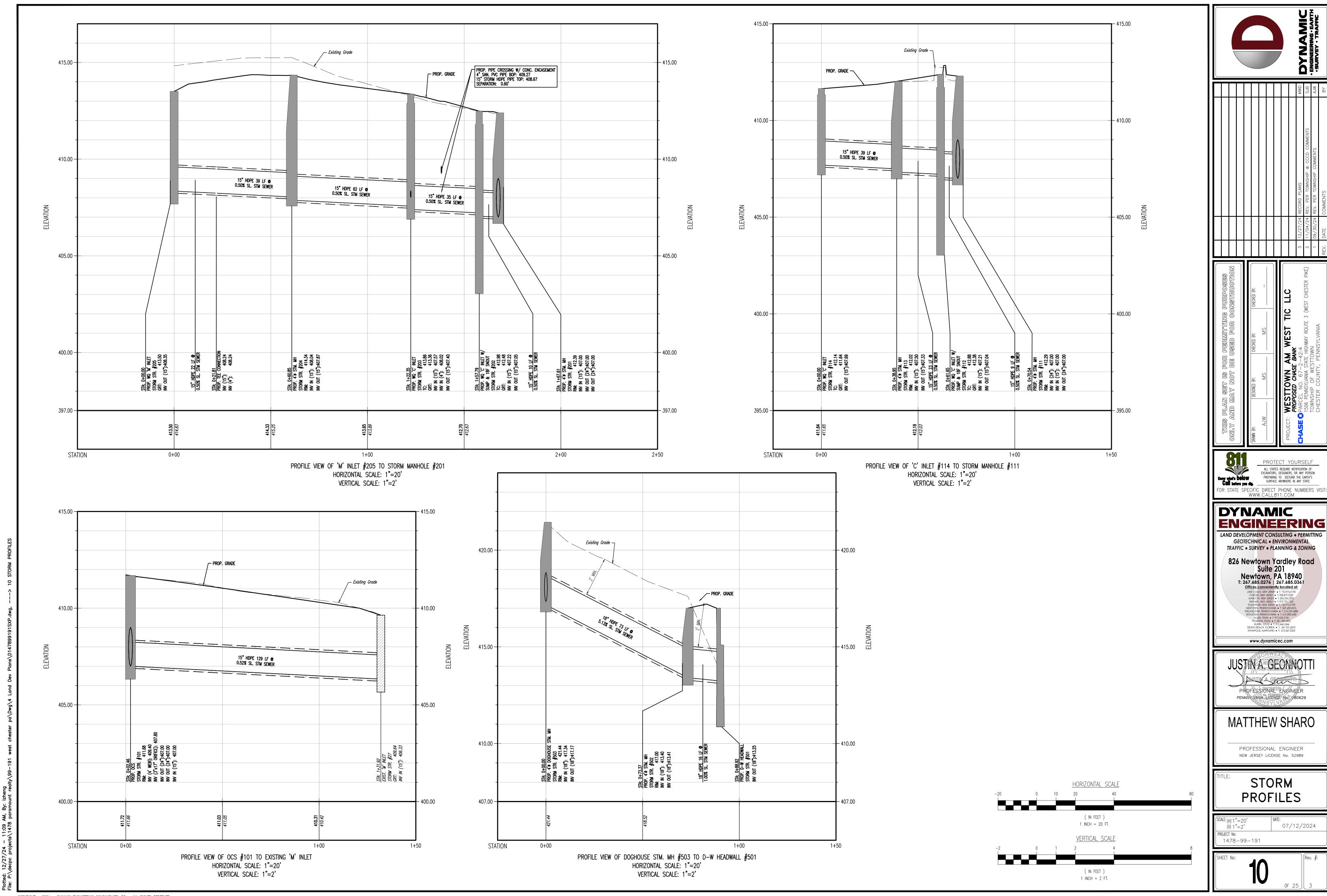
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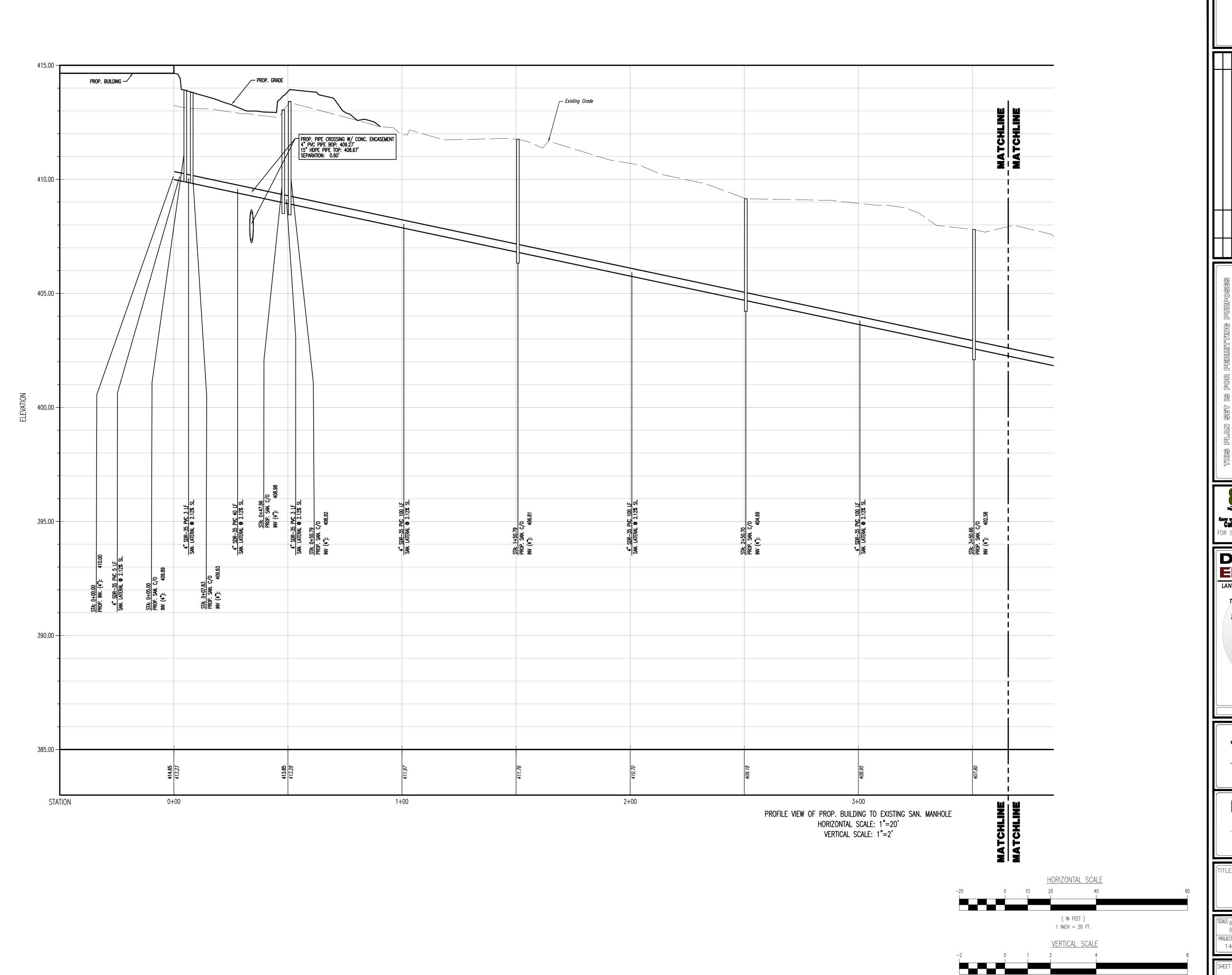


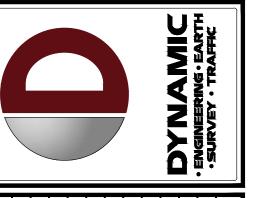












	3	12/27/24	12/27/24 RECORD PLANS	MWD
ıKE)	2	11/04/24	11/04/24 REV. PER TOWNSHIP & CCCD COMMENTS	SJB
	1	09/30/24	09/30/24 REV. PER TOWNSHIP COMMENTS	AJW
	REV.	DATE	COMMENTS	ВУ

	CHECKED BY:	CLLC WEST CHESTER PIKE)
98년의 FOM 영영	ОНЕСКЕВ ВҮ: М.S	WK NK 2:4 HIGHWAY ROUTE 3 (WW NNSYLVANIA
, SIG I ON I WIN	DESIGNED BY: M.S	PROJECT: WESTTOWN AM WEST TIC LLC PROPOSED CHASE BANK CHASE PARCEL NO. 67-2-42:4 1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE) TOWNSHIP OF WESTTOWN CHESTER COUNTY, PENNSYLVANIA
	DRAWN BY: PSD	PROJECT: WE PROJECT: WE PROJECT: PROJECT PROJE
1	PROTE	CT YOURSELF



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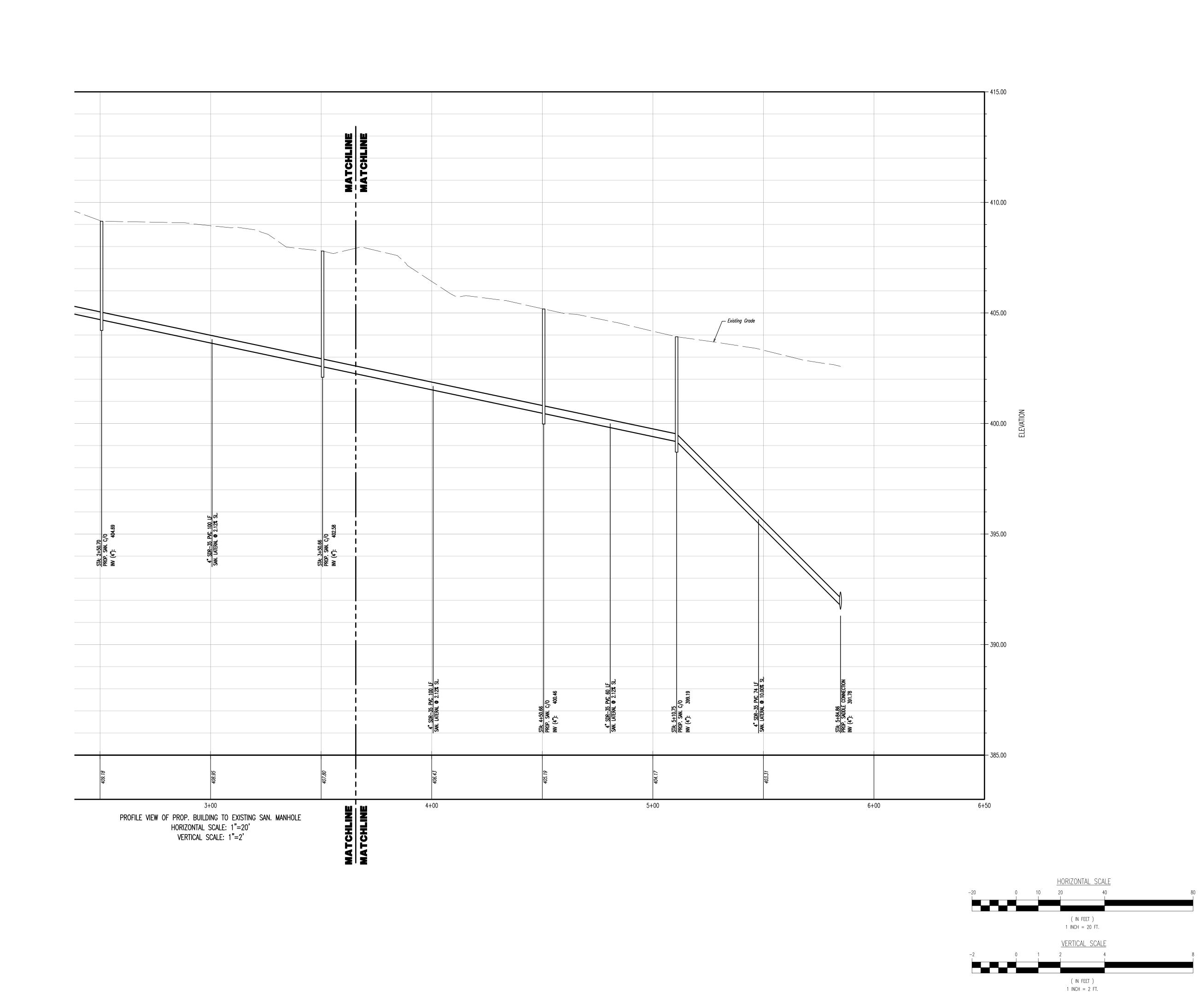
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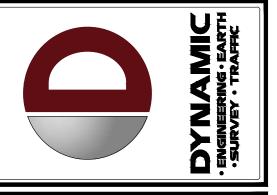
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SANITARY PROFILES

07/12/2024 PROJECT No: 1478-99-191

(IN FEET) 1 INCH = 2 FT.





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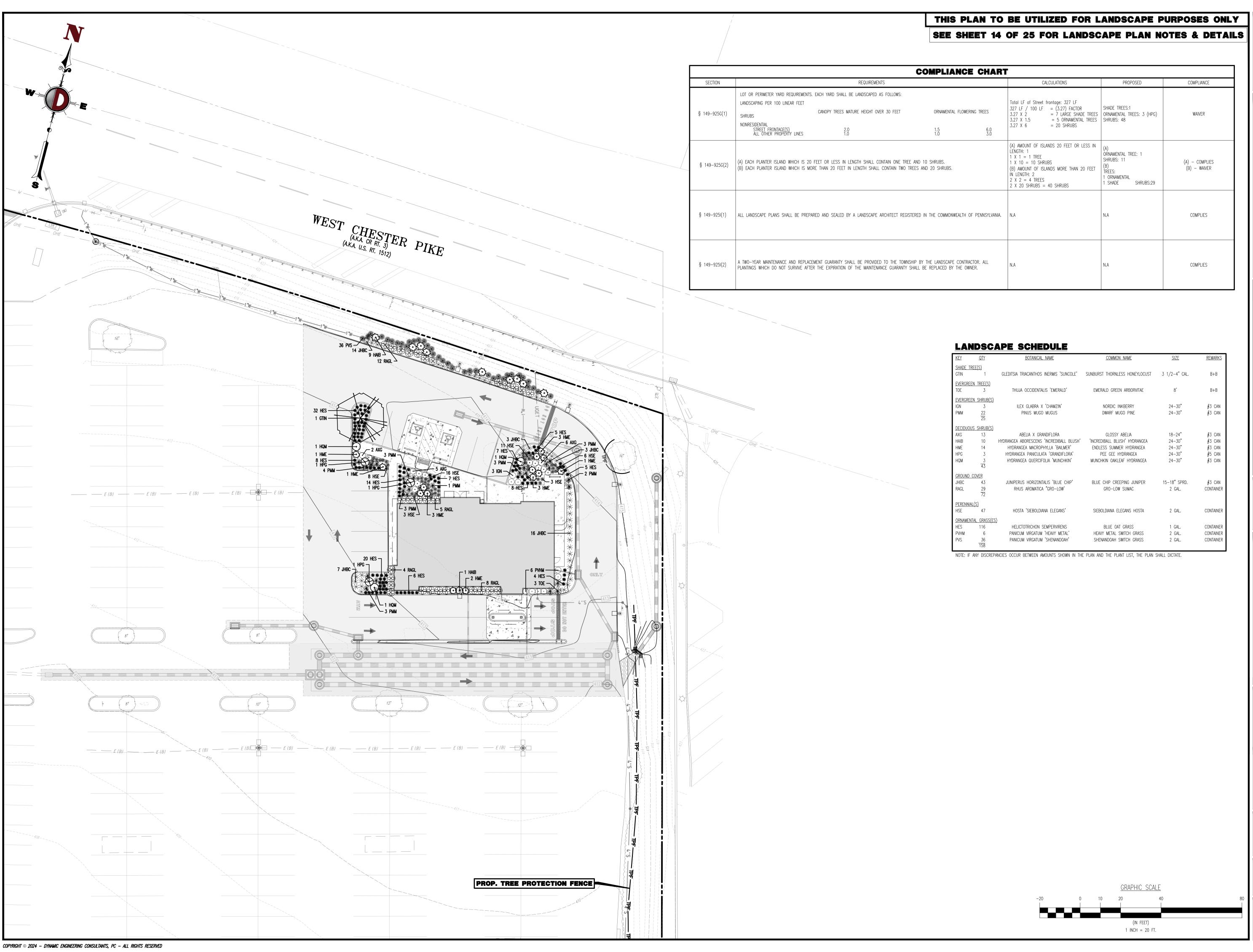
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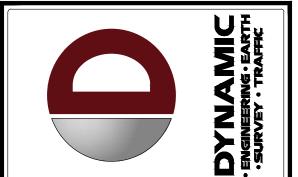
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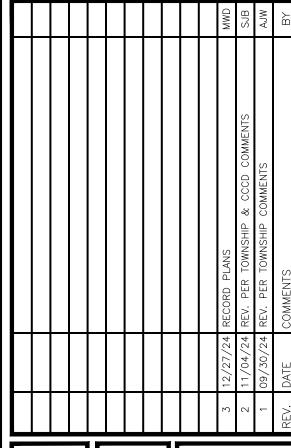
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LANDSCAPING PLAN

07/12/2024 PROJECT No: 1478-99-191

PLANTING NOTES

PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LÁYOUT TÓ BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
 CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
 ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
 INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
 ALLIEY AND SIZE OF PLANTS SPEED OF POOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI, 760.1 (PEV. 2001) "AMERICAN STANDARD FOR

DURING THIS PERIOD WILL BE REJECTED.

7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.

10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.

11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.

13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN. SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3

13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3
OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC.
MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL

15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5–10–5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

PLANTS 3/15 TO 12/15 LAWN 3/15 TO 6/15 9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES CRATAEGUS VARIETIES SALIX WEEPING VARIETIES TILIA TOMENTOSA KOFI RFUTFRIA LIQUIDAMBAR STYRACIFLUA NODENDRON TULIPIFERA ZELKOVA VARIETIES PLATANUS ACEREOLIA

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON. 19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

- A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

 2. MATERIALS
- A. GENERAL ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY
- AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.

 3. PLANTS ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.

 5. TOPSOIL LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- D. MULCH FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH. FERTILIZER AND SOIL CONDITIONER PLANTED AREAS A. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'. B. ORGANIC FETTILIZER AND SOIL CONDITIONER — SHALL BE 'GRO— POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PHOSPHATE 3% POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
- 4. GENERAL WORK PROCEDURES
 A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.
- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE. A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE
- GROWING MEDIUM. A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
- 20 POUNDS 'GRO-POWER' 100 POUNDS AGRICULTURAL GYPSUM 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP SOIL MODIFICATIONS: A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS.

 USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
- B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING
- POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

 A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

 1 PART PEAT MOSS BY VOLUME
 1 PART COW MANURE BY VOLUME
 3 PARTS TOPSOIL BY VOLUME
 - 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
 2 TABLETS PER 1 GAL. PLANT
 3 TABLETS PER 5 GAL. PLANT
 4 TABLETS PER 15 GAL. PLANT
 - LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
- B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY. LL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING
- D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

 E. WATER IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.

 9. GROUND COVER
- A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.

 B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.

 C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.

 D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR
- TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.

 10. FINISH GRADING
- A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.

 B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.

 C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO (2) YEARS FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
- A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS
 RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

 B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

 C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS. 13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

A. TREES AND SHRUBS SHALL BE OF NURSERY—GROWN STOCK OF NONCOLUMNAR VARIETIES, AND SHALL BE INSECT, PEST AND DISEASE RESISTANT. (\$149—925.C) (COMPLES)
B. IN THE DESIGN OF A LANDSCAPE PLAN, PLANTINGS SHALL BE PROVIDED IN THE VARIETIES, QUANTITIES AND SITE LOCATION NECESSARY TO PROVIDE SEASONAL COLOR VARIETY. REDUCE GLARE AND REFLECTION, AND TO BUFFER NOISE AND OBJECTIONABLE VIEWS. MODERATE GROUND SURFACE, BUILDING AND STREAM WATER TEMPERATURES. PROVIDE MOISTURE RETENTION, SOIL STABILIZATION, WIND BREAKS AND AIR PURIFICATION. COMPLEMENT EXISTING LANDSCAPING ON ADJOINING PROPERTIES. (\$149-925.D) (COMPLIES)

C. PLANTING VARIETIES SHALL BE SELECTED WITH DUE CONSIDERATION OF THEIR FUNCTION; LOCAL GROWING HABITS; ROOTING, BRANCHING AND LEAFING CHARACTERISTICS; AND CLIMATE, MOISTURE, SOIL AND NUTRIENT REQUIREMENTS. (§149-925.E) **(COMPLIES)**D. PLANTINGS SHALL NOT BE INSTALLED WHERE THEY WILL BLOCK, IMPEDE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ROADWAYS, DRAINAGE FACILITIES, SANITARY SEWERS OR OTHER ABOVE- OR BELOW-GROUND D. PLANTINGS SHALL NOT BE INSTALLED WHERE THEY WILL BLOCK, IMPEDE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ROADWAYS, DRAINAGE FACILITIES, SANTIARY SEWERS OR OTHER ABOVE—OR BELOW—GROUND UTILIZED BY DIVIDING OR PARKED SIDEWALKS (IN THE CASE OF EVERGREEN PLANTINGS). (§149–925.F) (COMPUES)

E. MINIMUM PLANT QUANTITIES REQUIRED. ALL PORTIONS OF A PROPERTY NOT UTILIZED BY BUILDING OR PAVED SURFACES SHALL BE LANDSCAPED UTILIZING COMBINATIONS OF TREES, SHRUBBERY, LAWNS, FENCING, GROUND COVER, ROCK FORMATIONS, CONTOURS AND EXISTING FOLIAGE IN THE QUANTITIES, SIZES AND LOCATIONS SPECIFIED BELOW:

I.LOT OR PERIMETER YARD REQUIREMENTS. EACH YARD SHALL BE LANDSCAPED AS FOLLOWS FOR NONRESIDENTIAL:

STREET FRONTAGE: CANOPY TREES WITH MATURE HEIGHT OVER 30 FEET — 2.0 PER 100 LINEAR FEET, ORNAMENTAL FLOWERING TREES — 1.5 PER 100 LINEAR FEET, SHRUBS — 6.0 PER 100 LINEAR FEET.

ALL OTHER PROPERTY LINES: CENPYT TREES WITH MATURE HEIGHT OVER 30 FEET — 1.0 PER 100 LINEAR FEET, ORNAMENTAL FLOWERING TREES — 1.0 PER 100 LINEAR FEET, SHRUBS — 3.0 PER 100 LINEAR FEET. (§149–925.G(1))

(WAVER; EXISTING NON-CONFORMANCE)

II. PARKING AREA REQUIREMENTS. EACH PLANTER ISLAND WHICH IS 20 FEET OR LESS IN LENGTH SHALL CONTAIN ONE TREE AND 10 SHRUBS. EACH PLANTER ISLAND WHICH IS MORE THAN 20 FEET IN LENGTH SHALL CONTAIN TWO TREES AND 20 SHRUBS. (§149–925.G(1)) (WAVER)

F. MINIMUM PLANTING SIZES. DECIDUOUS TREES: 3 1/2 INCH CALIPER EVERGREEN TREES: EIGHT FEET IN HEIGHT. SHRUBS, HEDGES, YEWS: TWO FEET IN HEIGHT. (§149–925.H) (COMPLES)

G. SHRUBS AND TREES SHALL NOT BE PLACED CLOSER THAN 10 FEET FROM ANY SIDE OR REAR PROPERTY LINE OR FIVE FEET FROM THE STREET LINE (RIGHT-OF-WAY). (§149–925.I(5)) (WAVER; EXISTING NON-CONFORMANCE)

H. ALL BUFFERS SHALL INCLUDE A COMPLETELY PLANTED VISUAL BARRIER OR LANDSCAPE SCREEN. SUCH VISUAL BARRIER SHALL BE FULLY ATTAINABLE WITHIN A THREE-YEAR PERIOD. EXISTING TREE MASSES SHALL BE RETAINED WHEREVER POSSIBLE AND, AT THE TOWNSHIP'S DISCRETION, CLEARED OF ANY UNDESIRABLE FLORA (VINES, ETC.) AND DEBRIS WHICH WOULD HINDER TREE AND SHRUB GROWTH. (\$149-922.B(1)) (N.A)

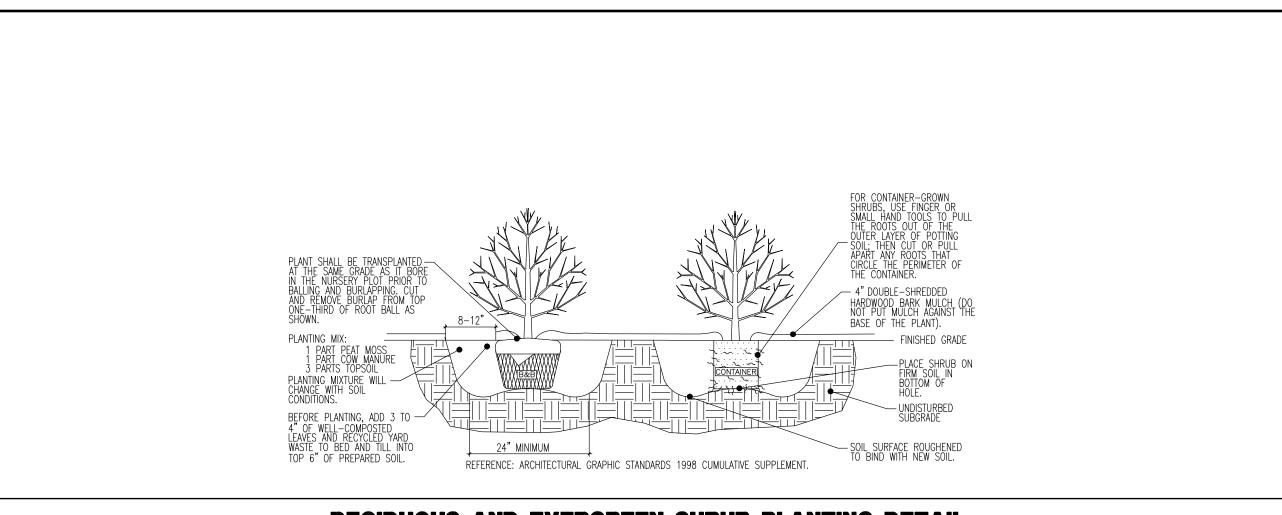
ii. Where the existing tree masses do not fully screen the area or where there are no existing tree masses, plantings shall be added to complete the visual barrier within the prescribed time

THE LANDSCAPE SCREEN SHALL BE COMPOSED OF BOTH HIGH-LEVEL AND LOW-LEVEL PLANTINGS. THE HIGH-LEVEL SCREEN SHALL CONSIST OF A COMBINATION OF EVERGREEN TREES (INITIALLY NOT LESS THAN EIGHT FEET

IN HEIGHT) AND DECIDUOUS TREES (INITIALLY WITH CALIPER OF NOT LESS THAN 2 1/2 INCHES MEASURED ONE FOOT FROM GROUND LEVEL). TREES SHALL BE PLANTED IN STAGGERED ROWS AND CENTERED NO MORE THAN 18 FEET APART. THE LOW-LEVEL SCREEN SHALL CONSIST OF EVERGREEN SHRUBS (INITIALLY NOT LESS THAN THREE FEET IN HEIGHT). SHRUBS SHALL BE SPACED IN STAGGERED ROWS AND CENTERED NO MORE THAN FIVE FEET APART. (\$149-922.B(3)) (WAVER; EXISTING NON-CONFORMANCE)

I. ANY PORTION OF A LOT, SITE, OR TRACT WHICH IS NOT USED FOR BUILDINGS OR STRUCTURES, LOADING OR PARKING SPACES AND AISLES, OR OTHER IMPERVIOUS SURFACES OR DESIGNATED STORAGE AREAS SHALL BE PLANTED WITH AN ALL-SEASON GROUND COVER. A MAJOR OBJECTIVE FOR SUCH GROUND COVER SHALL BE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF THE SITE. (\$170-1507.A) (COMPLIES)

J. THERE SHALL BE NO PLANTINGS, GROUND COVER OR OTHER OBJECTS PLACED WITHIN THE ROAD RIGHT-OF-WAY ABOVE 18 INCHES IN HEIGHT. (\$170-1507.C) (COMPLIES)



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

- REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ FROM TOP ROOT BALL
- PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY. 4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH
- AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW
- SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING: 1" VINYL GUYING —

DIG WIDE SHALLOW HOLE -

TAMP SOIL SOLIDLY AROUND -BASE OF ROOT BALL

WITH TAMPED SIDES

OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS. / FOLD BURLAP AWAY FROM TOP OF ROOT BALL 2" DIA. HARDWOOD STAKES — ₹ TREE HT. 3 PER TREE SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS. —— 4" BUILT-UP EARTH SAUCER PREPARED SOIL FOR TREES -TREE TRUNK) 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL INTO TOP 6" OF PREPARED SOIL. UNDISTURBED-SURGRADE

4" BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED EAVES OR RECYCLED YARD WASTE TO BED AND TILL 4-6" DEEPER THAN ROOT BALL - CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL — SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

PLANT MATERIAL SPACED AS -SPECIFIED ON CENTER (O.C.)
(SEE SPACING ON LANDSCAPE PLAN) INCORPORATE 2" OF PEAT INTO - 6" OF PLANTING MIXTURE, AS 4" SHREDDED HARDWOOD BARK MULCH. FINISHED GRADE -MINIMUM 4" TOPSOIL— EXISTING SUBSOIL ---

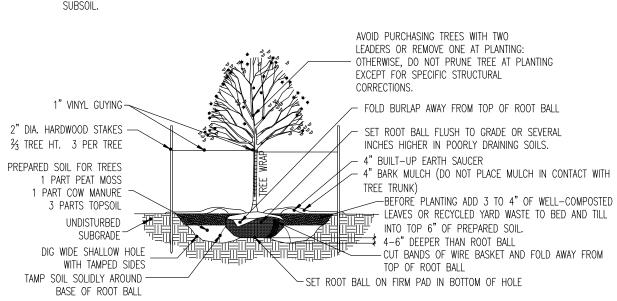
NOT TO SCALE

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

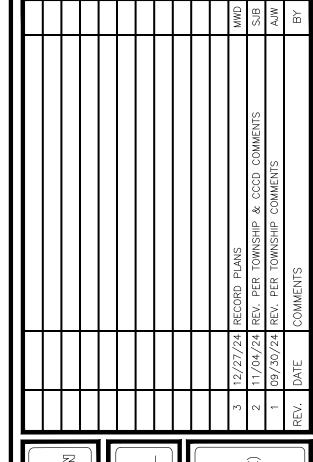
- 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/3 FROM TOP ROOT BALL PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
- 4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE



DECIDUOUS TREE PLANTING DETAIL

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

NOT TO SCALE





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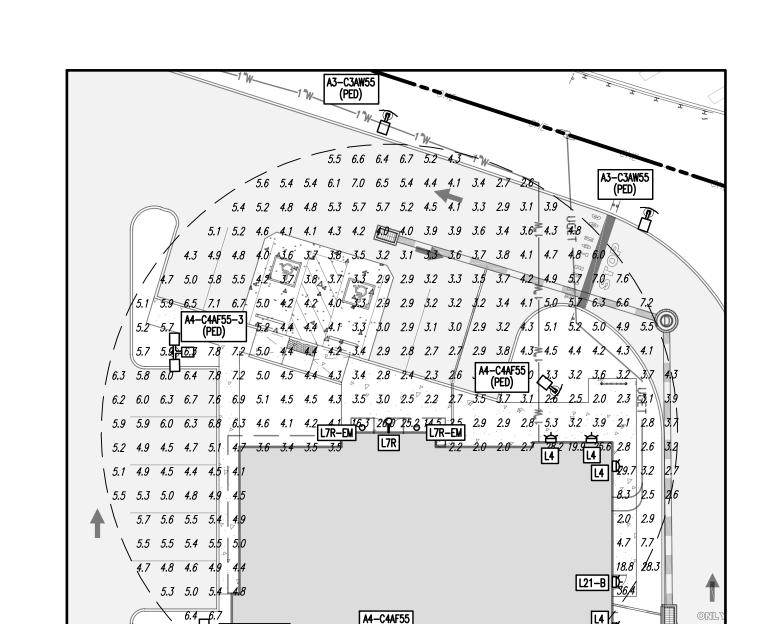
REGISTARED LANGUESTAPE ARCHITECT PENNS LICENSE NO 14002859

MATTHEW SHARO

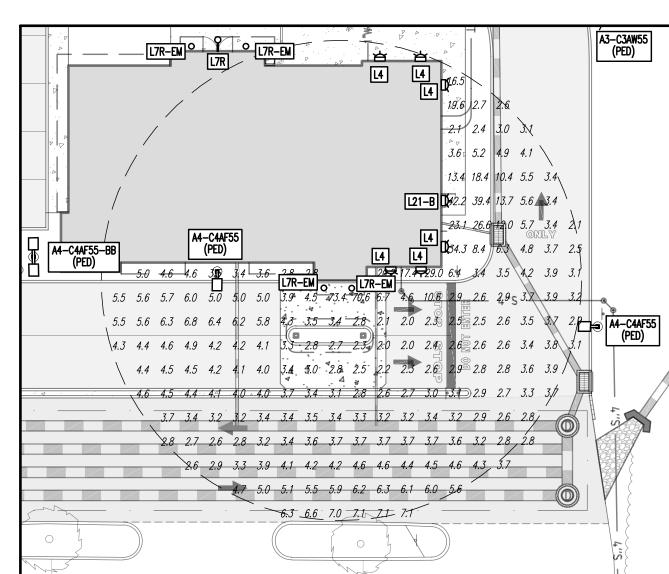
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52989

LANDSCAPING NOTES & DETAILS

CALE: (H) AS 07/12/2024 (V) NOTED PROJECT No: 1478-99-191



BUILDING ENTRANCE LIGHTING



LIGHTING GENERAL NOTES

- 1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- 2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER
- 3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
- 4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- 5. REFER TO ARCHITECTURAL PLANS FOR WIRING DIAGRAM.

(WILL COMPLY)

____ WITH -ELS-EAC-ABL-BLCK.IES

GSM-XX-250-MP-XX-4S-FG.IES

58111SAT20L8040WDxxSS.IE

58111SAT20L8040WDxxSS.IES

XTOR6B.IES

9004-W1-(RW, RI)-LED4080-W-BK-L1-UNV.IES

SHIELDED LED TYPE 4 PATTERN EVOLVE EACL SERIES CURRENT LIGHTING AREA LIGHT EACLO1_C4AF740__

EXISTING QUAD HEAD 250W PULSE START METAL HALIDE TYPE 3 PATTERN MCGRAW

EDISON GALLERIA SERIES AREA LIGHT

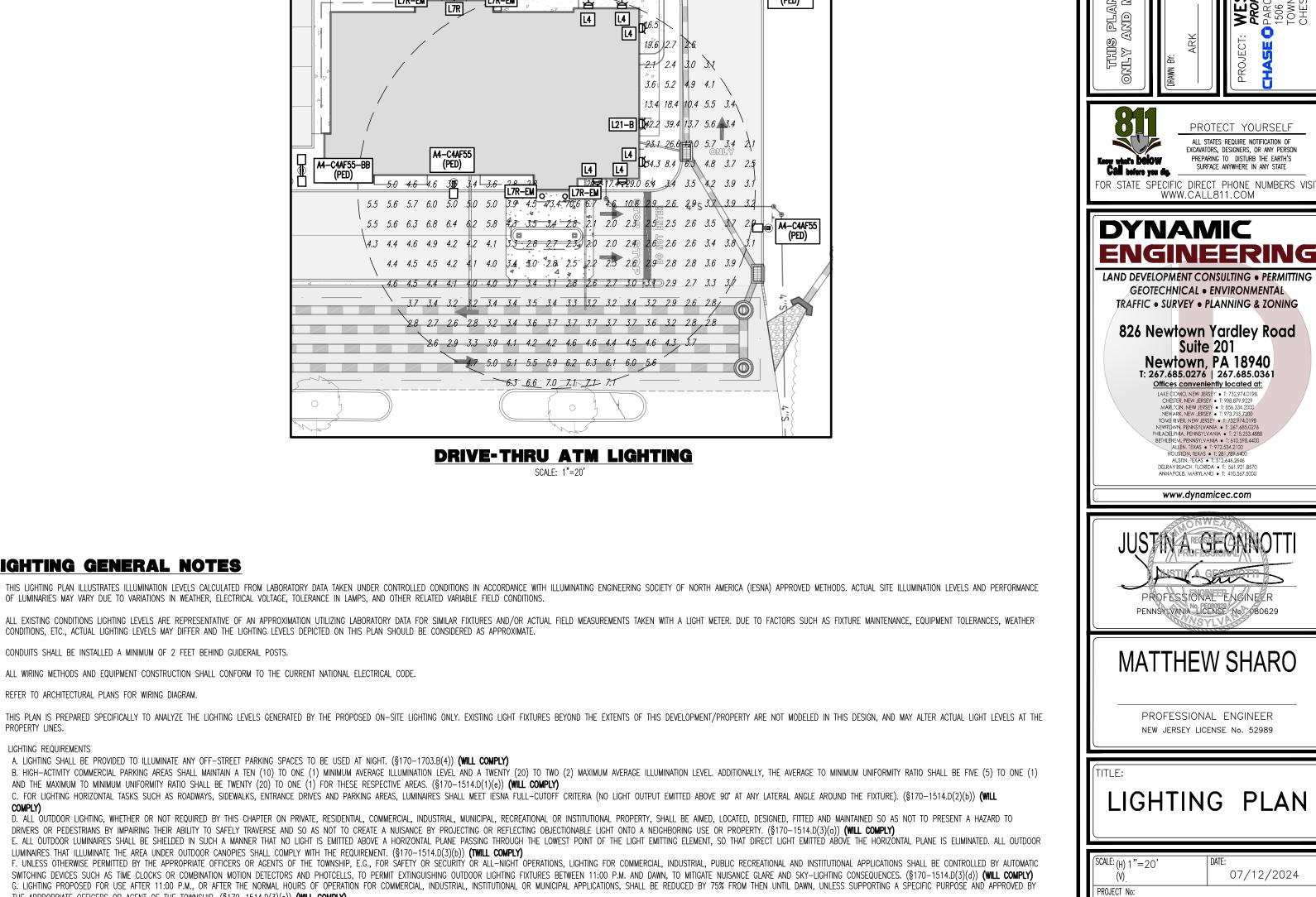
BULLET SERIES FIXED DOWNLIGHT

9004-W1-[RW, RI]-LED4080-W-BK-L1-UNV

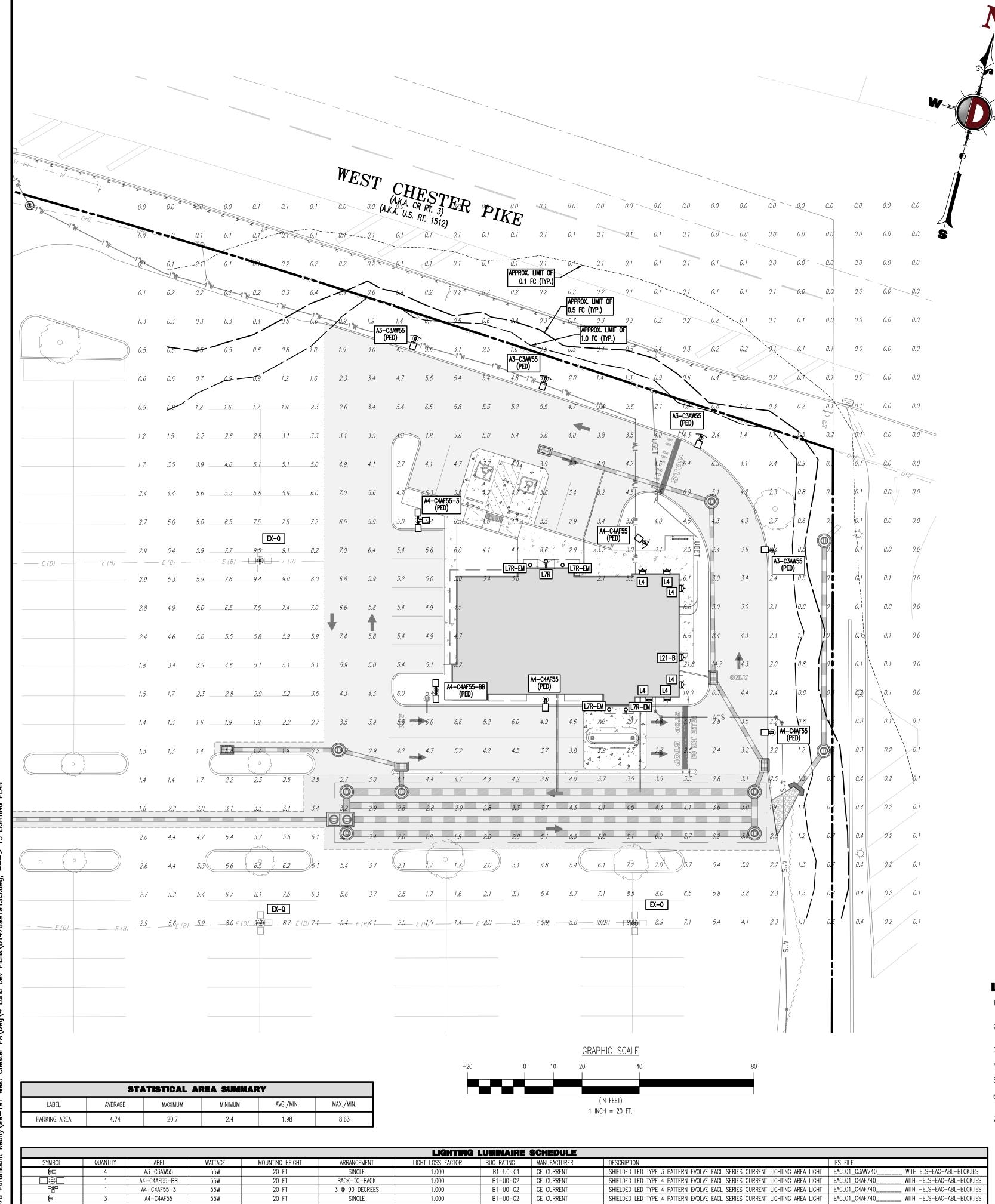
XTOR CROSSTOUR MAXX LED SERIES WALL LIGHT

BULLET SERIES FIXED DOWNLIGHT (EMERGENCY USE)

- 6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON—SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.
- 7. LIGHTING REQUIREMENTS A. LIGHTING SHALL BE PROVIDED TO ILLUMINATE ANY OFF-STREET PARKING SPACES TO BE USED AT NIGHT. (§170-1703.B(4)) (WILL COMPLY)
- B. HIGH-ACTIVITY COMMERCIAL PARKING AREAS SHALL MAINTAIN A TEN (10) TO ONE (1) MINIMUM AVERAGE ILLUMINATION LEVEL AND A TWENTY (20) TO TWO (2) MAXIMUM AVERAGE ILLUMINATION LEVEL. ADDITIONALLY, THE AVERAGE TO MINIMUM UNIFORMITY RATIO SHALL BE FIVE (5) TO ONE (1) AND THE MAXIMUM TO MINIMUM UNIFORMITY RATIO SHALL BE TWENTY (20) TO ONE (1) FOR THESE RESPECTIVE AREAS. (§170-1514.D(1)(e)) (WILL COMPLY) C. FOR LIGHTING HORIZONTAL TASKS SUCH AS ROADWAYS, SIDEWALKS, ENTRANCE DRIVES AND PARKING AREAS, LUMINAIRES SHALL MEET IESNA FULL—CUTOFF CRITERIA (NO LIGHT OUTPUT EMITTED ABOVE 90° AT ANY LATERAL ANGLE AROUND THE FIXTURE). (§170—1514.D(2)(b)) (WILL
- D. ALL OUTDOOR LIGHTING, WHETHER OR NOT REQUIRED BY THIS CHAPTER ON PRIVATE, RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MUNICIPAL, RECREATIONAL OR INSTITUTIONAL PROPERTY, SHALL BE AIMED, LOCATED, DESIGNED, FITTED AND MAINTAINED SO AS NOT TO PRESENT A HAZARD TO DRIVERS OR PEDESTRIANS BY IMPAIRING THEIR ABILITY TO SAFELY TRAVERSE AND SO AS NOT TO CREATE A NUISANCE BY PROJECTING OR REFLECTING OBJECTIONABLE LIGHT ONTO A NEIGHBORING USE OR PROPERTY. (§170-1514.D(3)(a)) (WILL COMPLY) E. ALL OUTDOOR LUMINAIRES SHALL BE SHIELDED IN SUCH A MANNER THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL PLANE PASSING THROUGH THE LOWEST POINT OF THE LIGHT EMITTING ELEMENT, SO THAT DIRECT LIGHT EMITTED ABOVE THE HORIZONTAL PLANE IS ELIMINATED. ALL OUTDOOR
- LUMINAIRES THAT ILLUMINATE THE AREA UNDER OUTDOOR CANOPIES SHALL COMPLY WITH THE REQUIREMENT. (§170-1514.D(3)(b)) (TWILL COMPLY) F. UNLESS OTHERWISE PERMITTED BY THE APPROPRIATE OFFICERS OR AGENTS OF THE TOWNSHIP, E.G., FOR SAFETY OR SECURITY OR ALL-NIGHT OPERATIONS, LIGHTING FOR COMMERCIAL, INDUSTRIAL, PUBLIC RECREATIONAL AND INSTITUTIONAL APPLICATIONS SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES SUCH AS TIME CLOCKS OR COMBINATION MOTION DETECTORS AND PHOTCELLS, TO PERMIT EXTINGUISHING OUTDOOR LIGHTING FIXTURES BETWEEN 11:00 P.M. AND DAWN, TO MITIGATE NUISANCE GLARE AND SKY-LIGHTING CONSEQUENCES. (§170-1514.D(3)(d)) (WILL COMPLY) G. LIGHTING PROPOSED FOR USE AFTER 11:00 P.M., OR AFTER THE NORMAL HOURS OF OPERATION FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR MUNICIPAL APPLICATIONS, SHALL BE REDUCED BY 75% FROM THEN UNTIL DAWN, UNLESS SUPPORTING A SPECIFIC PURPOSE AND APPROVED BY THE APPROPRIATE OFFICERS OR AGENT OF THE TOWNSHIP. (§170-1514.D(3)(e)) (WILL COMPLY) H. IN NO CASE SHALL THE INTENSITY OF ILLUMINATION EXCEED 0.1 HORIZONTAL, AND 0.1 VERTICAL FOOTCANDLES. HORIZONTAL FOOTCANDLES SHALL BE MEASURED AT GRADE. VERTICAL FOOTCANDLES SHALL BE MEASURED LINE—OF—SIGHT, FIVE FEET ABOVE GRADE AT THE PROPERTY LINE.
- (§170-1514.D(3)(h)) (WILL COMPLY) I. EXTERNALLY ILLUMINATED SIGNS AND BILLBOARDS SHALL BE LIGHTED BY FIXTURES MOUNTED AT THE TOP OF THE SIGN AND AIMED DOWNWARD. SUCH FIXTURES SHALL BE AUTOMATICALLY EXTINGUISHED BETWEEN THE HOURS OF 11:00 P.M. AND DAWN, EXCEPT AS SPECIFICALLY APPROVED BY APPROPRIATE OFFICERS OR AGENTS OF THE TOWNSHIP. (§170-1514.D(3)(i)) (WILL COMPLY) J. LIGHTING FIXTURES SHALL BE MOUNTED AT A MAXIMUM TOTAL HEIGHT OF 20 FEET ABOVE THE GROUND, EXCEPT SUCH HEIGHT SHALL BE REDUCED TO 16 FEET WITHIN RESIDENTIALLY USED PROPERTIES OR WITHIN 200 FEET OF A RESIDENTIALLY USED LOT, EXCEPT FOR AUTHORIZED INSTITUTIONAL USE. (§170-1514.D(3)(j)) (WILL COMPLY) K. EXTERIOR LIGHT FIXTURES FOR PRINCIPAL NONRESIDENTIAL USES SHALL BE SET BACK A MINIMUM OF 10 FEET FROM A LOT LINE OF A DWELLING, EXCEPT FOR LIGHTING NECESSARY TO ILLUMINATE PEDESTRIAN WALKWAYS OR VEHICLE INGRESS OR EGRESS POINTS. (§170-1514.D(4)(a))



1478-99-191



18.8W L7R-EM 18.8W ISO CURVES ARE MAINTAINED AND SHOWN AT 1.0, 0.5, AND 0.1 FC. (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION

A4-C4AF55

EX-Q

283W

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

4 @ 90 DEGREES

SINGLE

0.750

1.000

B3-U0-G3 COOPER LIGHTING

B1-U0-G0 COOPER LIGHTING

N/A

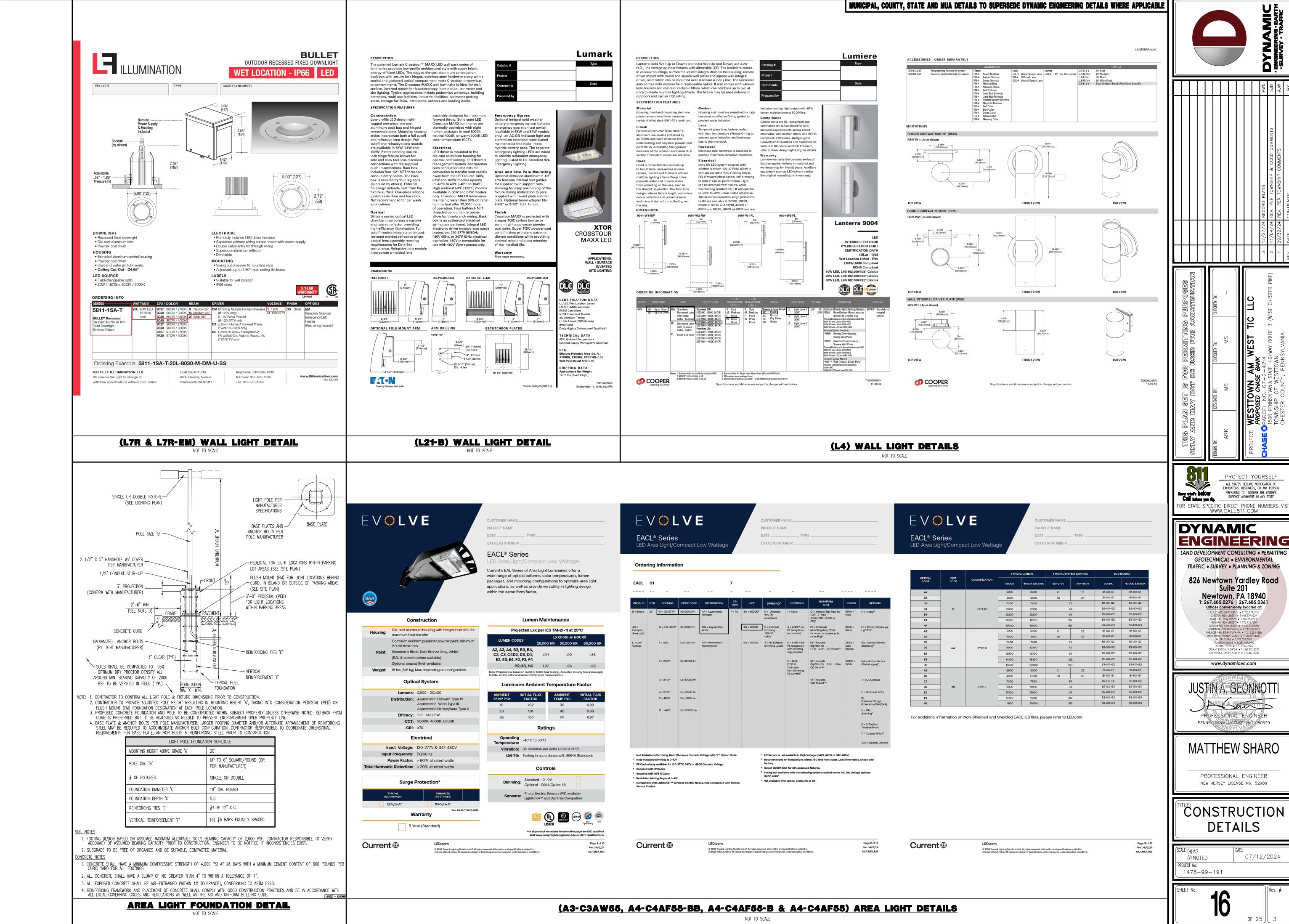
LUMARK LIGHTING

LF ILLUMINATION

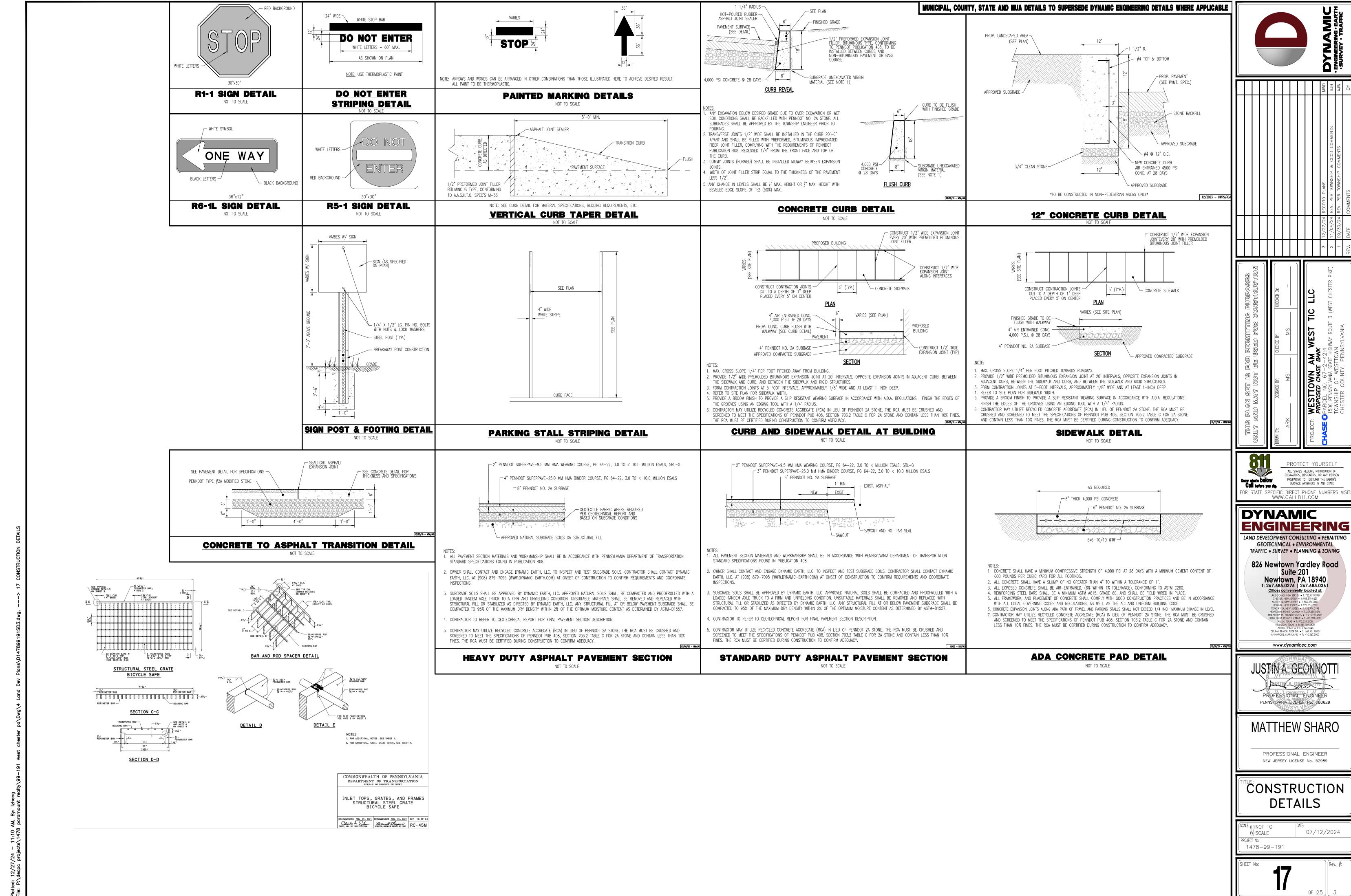
LF ILLUMINATION

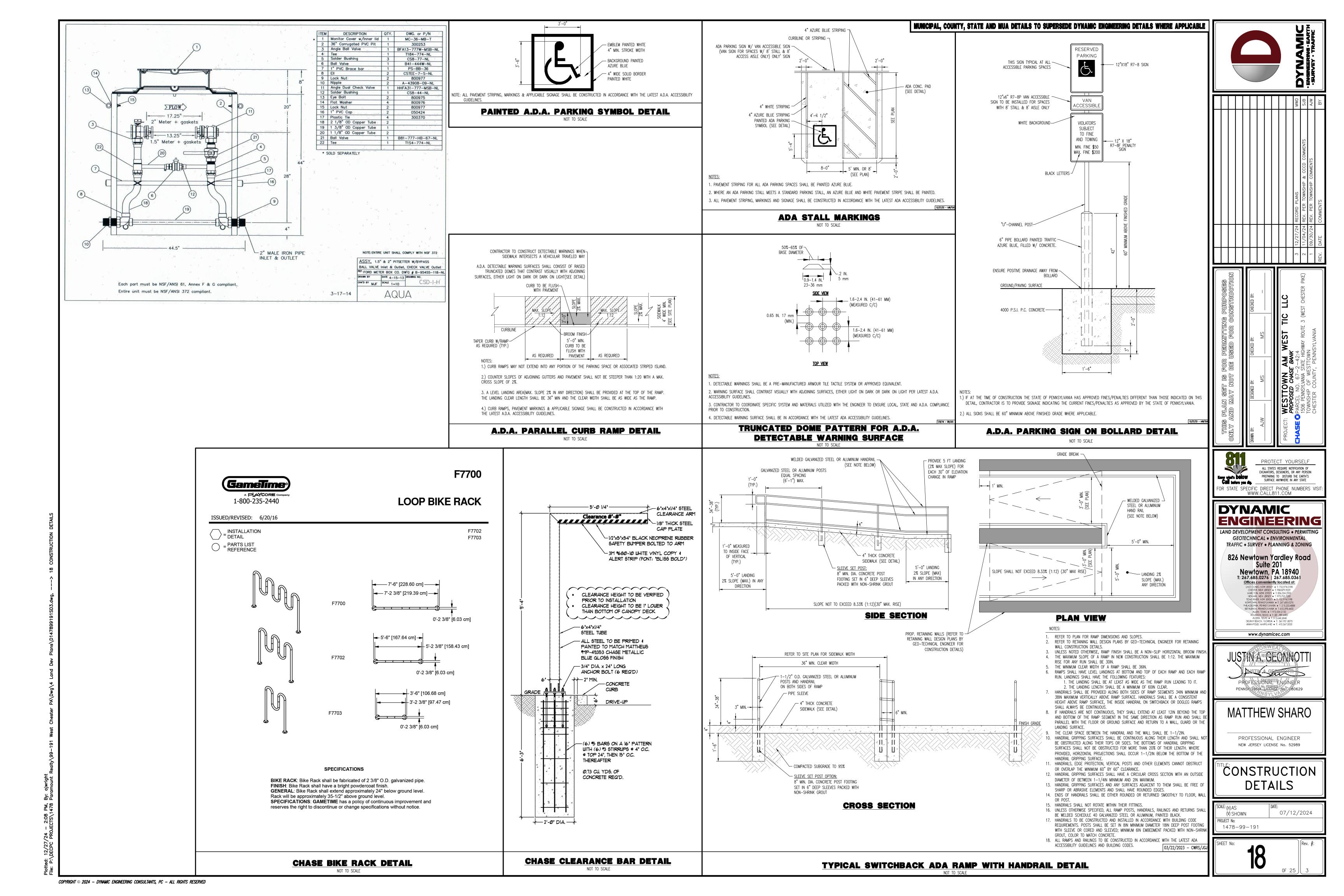
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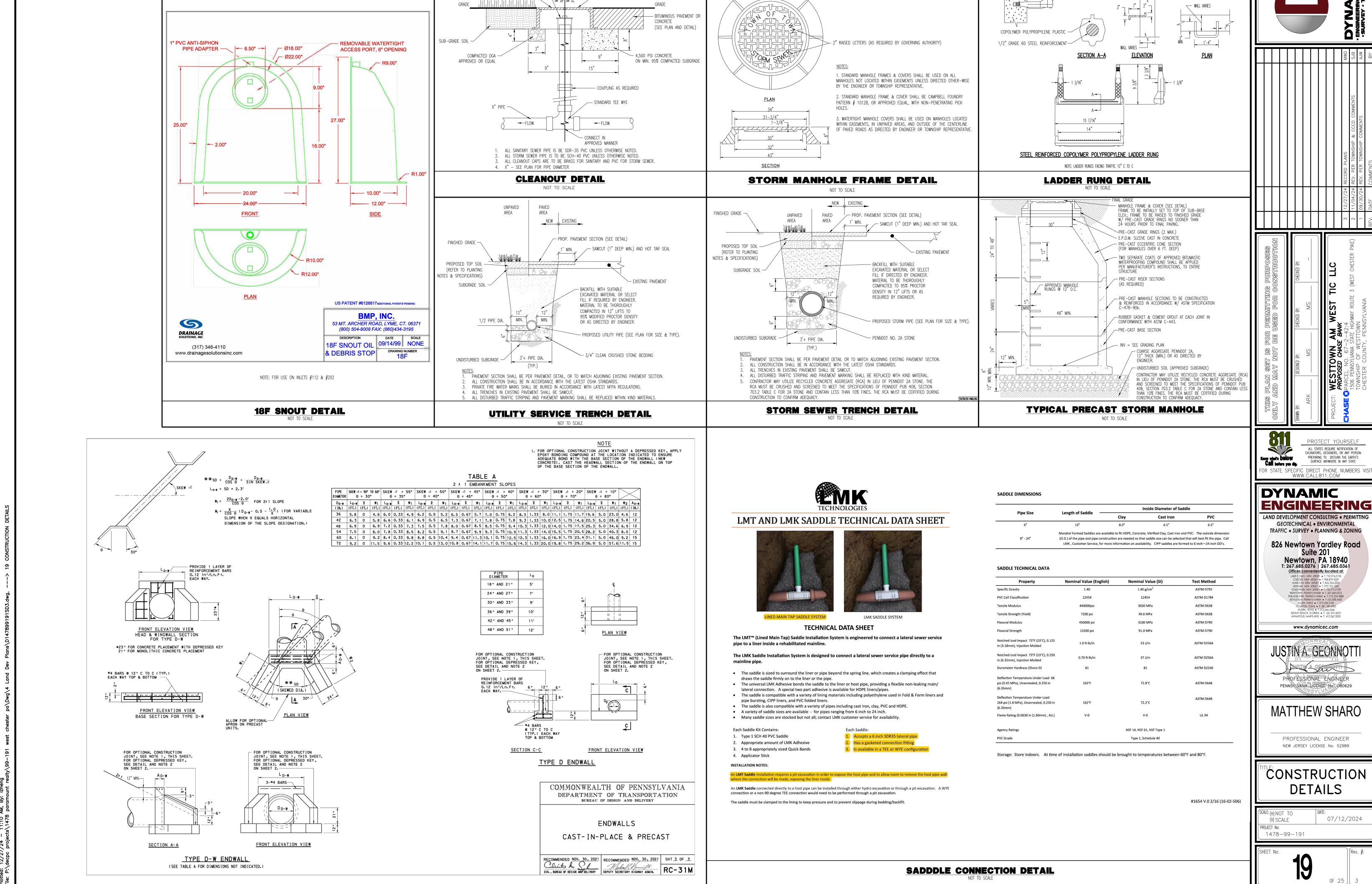
10 FT



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CAMPBELL FND. CO. COVER &

CIRCULAR FRAME # 1000

OR APPROVED EQÜAL

MPBELL FND. CO. COVER & ---

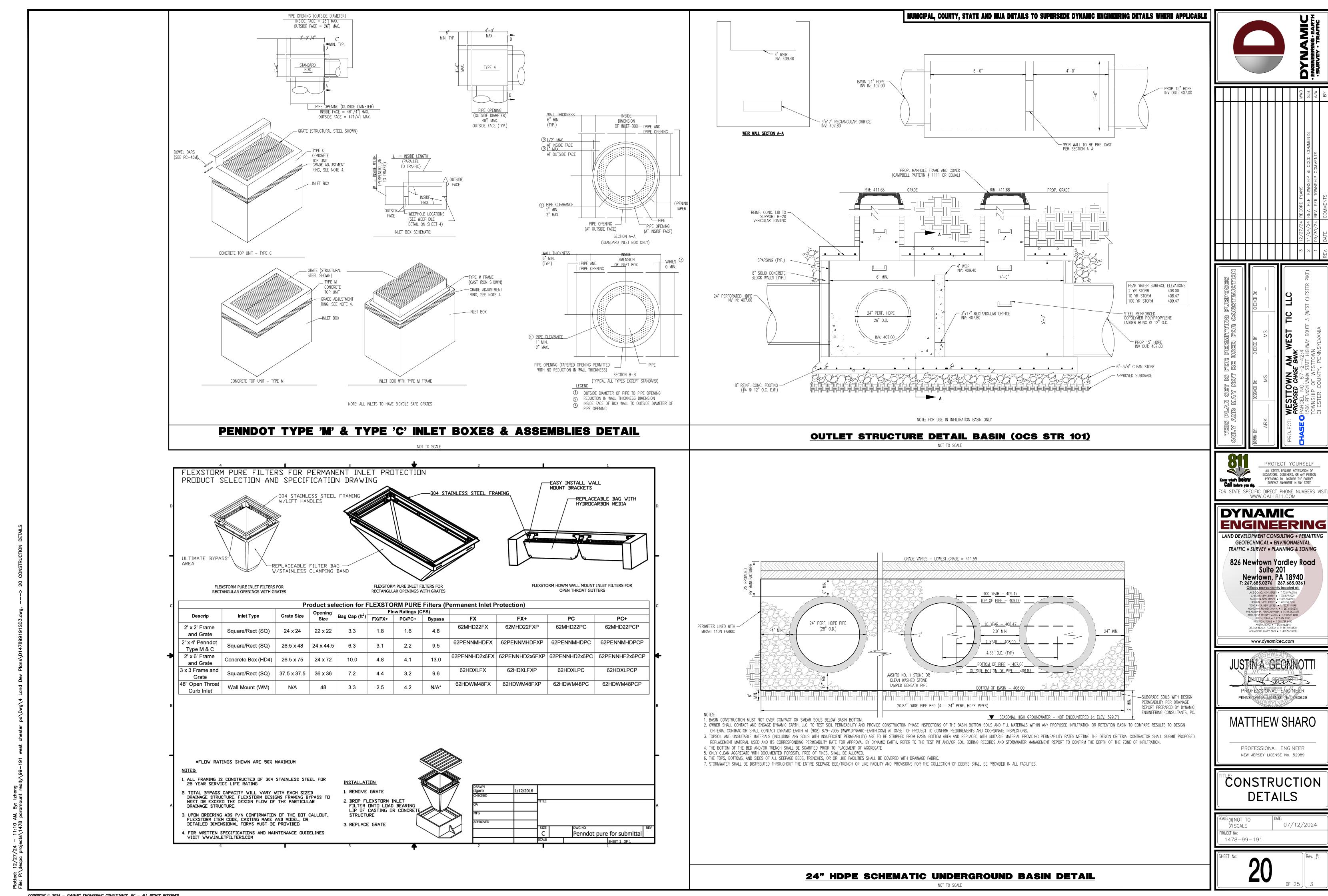
CIRCULAR FRAME # 1000

OR APPROVED EQUAL

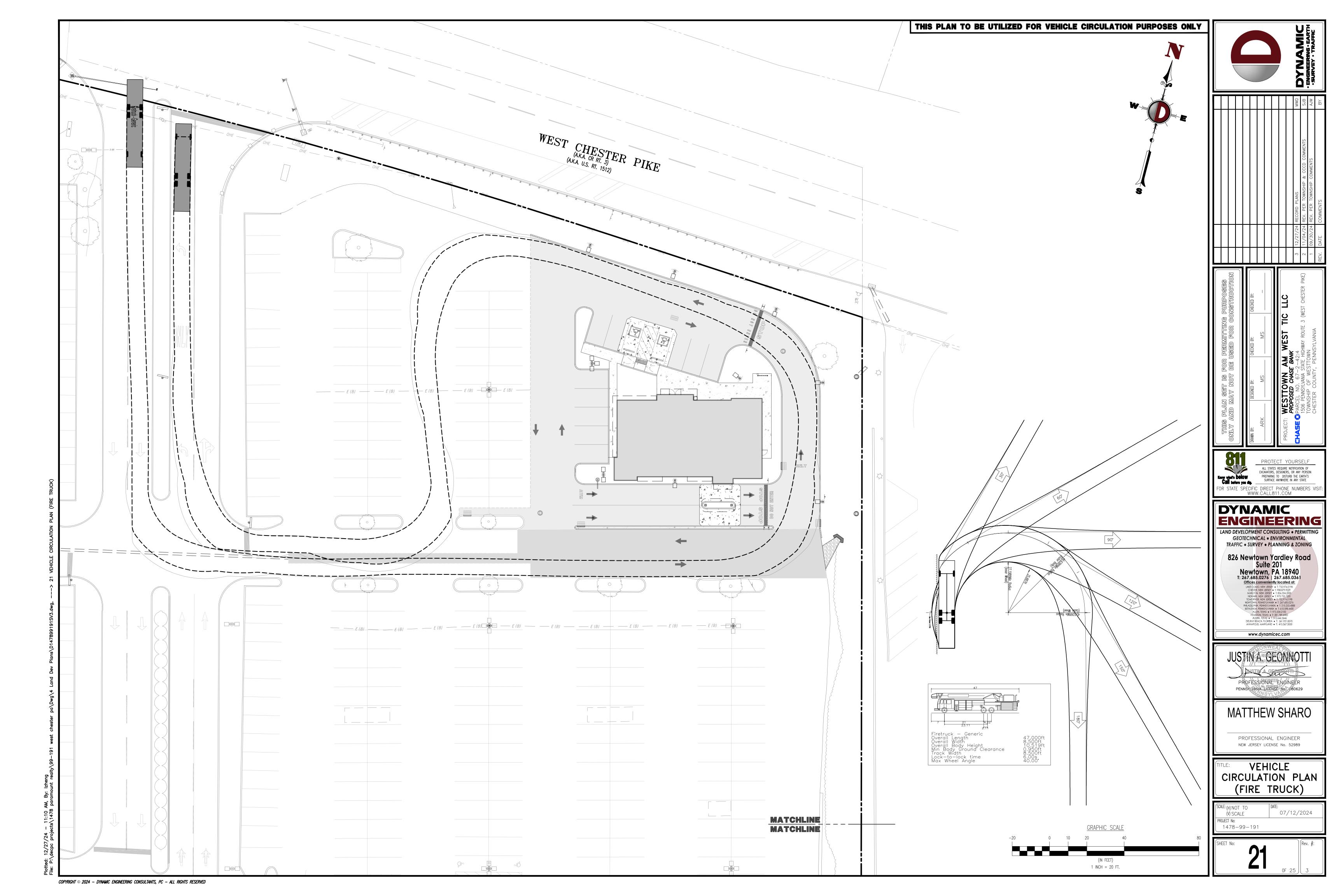
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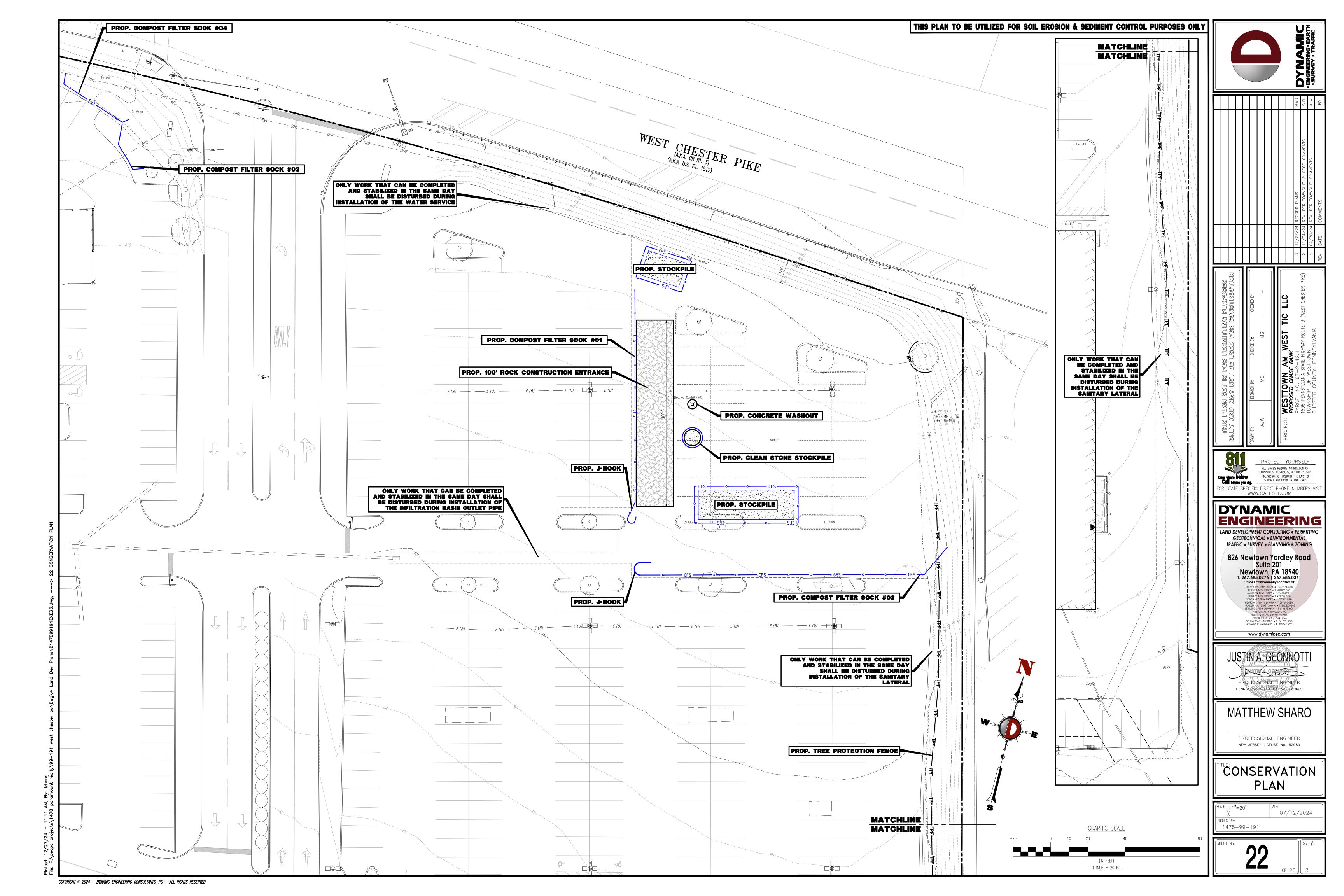
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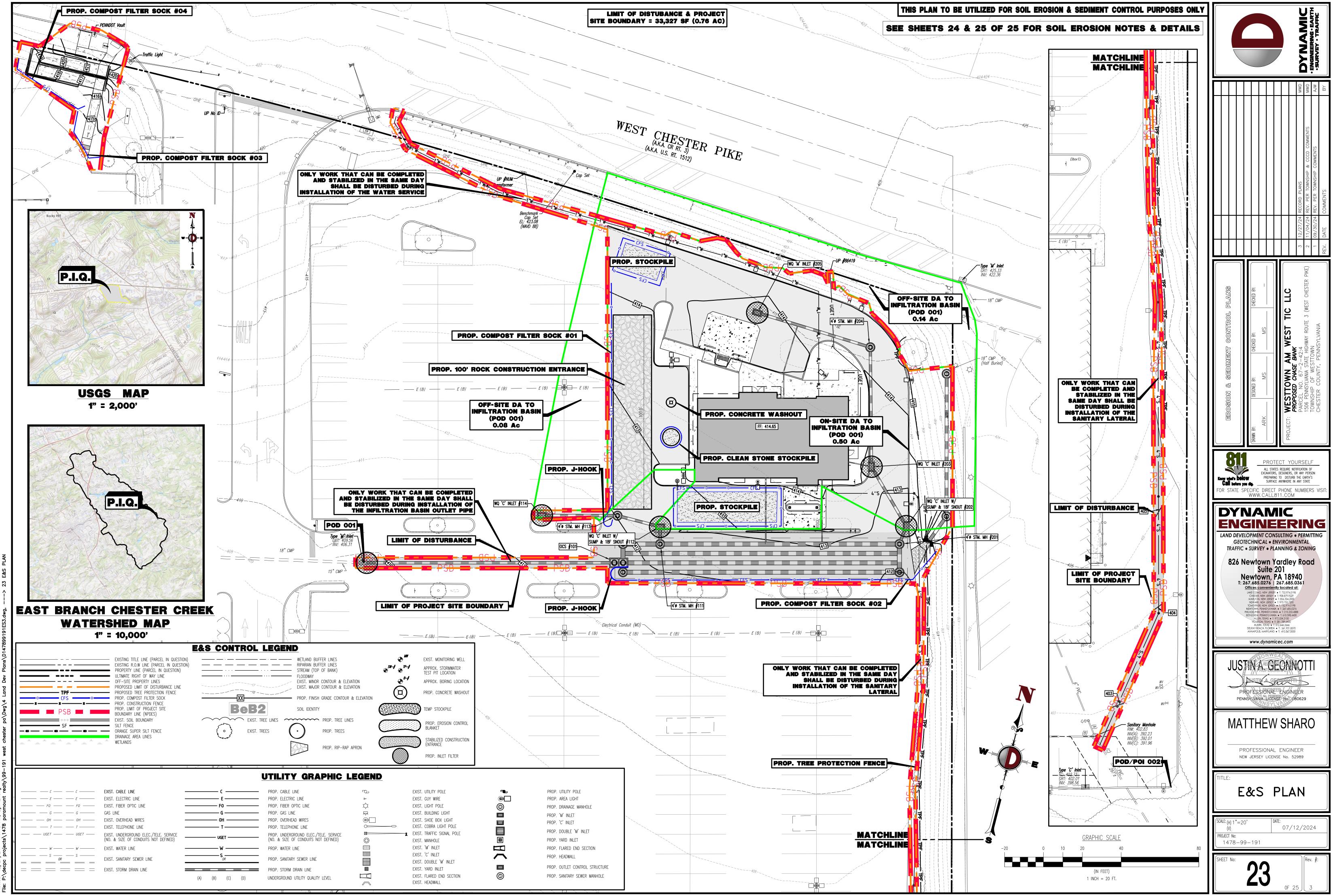
MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



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ADAMS COUNTY SOIL SURVEY INFORMATIO

E&S CONTROL BMP MAINTENANCE AND INSPECTION **SCHEDULE** §102.4(b)(5)(x):

NRCS SOIL TABLE:

	EROSION & SEDIMEI	NT CONTROL BMP MAINTENANCE A	ND INSPECTION SCHEDULE	
BMP	END OF WORK DAY	WEEKLY	AFTER STORM EVENT	AS REQUIRED
COMPOST FILTER SOCK		DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION	DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITH 24 HOURS OF INSPECTION	SEDIMENT SHALL BE REMOVED FROM SOCKS WHEN SEDIMENT REACHES HALF OF THE HEIGHT OF THE SOCK. BIO DEGRADABLE SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER ONE YEAR; OTHERS ACCORDING TO MANUFACTURER
CONCRETE WASHOUT	INSPECTION FOR DAMAGE OR UNDERMINING			ACCUMULATED MATERIALS SHOULD BE REMOVED AT 75% CAPACITY AND PLASTIC LINERS REPLACED
ROCK CONSTRUCTION ENTRANCE	STONE THICKNESS AND FINISHED ELEVATION SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK			
INLET PROTECTION		FILTER BAGS SHOULD BE CLEANED AND REPLACED WHEN BAG IS HALF FULL OR WHEN FLOW CAPACITY IS REDUCED ENOUGH TO CAUSE FLOODING	FILTER BAGS SHOULD BE CLEANED AND REPLACED WHEN BAG IS HALF FULL OR WHEN FLOW CAPACITY IS REDUCED ENOUGH TO CAUSE FLOODING	
PUMPED WATER FILTER BAGS	BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.			FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME HALF FULL WITH SEDIMENT
E&S MATTING		MATTING SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNNOFF EVENT UNTIL PERENIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE	MATTING SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNNOFF EVENT UNTIL PERENIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE	DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITH 4 CALENDAR DAYS
TEMPORARY SEEDING AND MULCHING		SEEDED AND MULCHED AREAS SHOULD BE INSPECTED FOR EROSION OR DISTURBANCE WEEKLY		REPLACED SEED AND MULCH IN AREAS OF DISTRUBANCE

ALL EROSION AND SEDIMENT CONTROL INSPECTION, MAINTENANCE AND REPAIRS SHOULD BE DOCUMENTED, THE INSPECTION LOG SHALL BE MAINTAINED AT THE SITE BY THE APPLICANT'S SITE MANAGER, LOG SHOULD BE AVAILABLE FOR REVIEW AND INSPECTION AT THE SITE AT ALL TIMES. 2. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPE AREAS, OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

USE LIMITATIONS FOR SOIL AND GEOLOGIC FORMATIONS §102.8(f)(2):

																	_
SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	DIIDING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK/SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS	
UrB						X						Χ					

UTBANKS CAVE: CONTRACTOR SHALL USE CONSTRUCTION TECHNIQUES DESIGNED TO REDUCE OR ELIMINATE THE POTENTIAL FOR CUTBANK CAVING. ORROSIVE: SUITABLE PRECAUTIONS SHOULD BE TAKEN TO PROTECT ALL UNDERGROUND PIPES, CONDUITS AND STORAGE TANKS

ASILY ERODIBLE: EROSION CONTROL MEASURES SHOULD BE UTILIZED AND MONITORED UNTIL SITE STABILIZATION.

LOODING: CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL AREAS.

DEPTH OF SATURATED ZONE: CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES DESIGNED TO HANDLE ANY WATER ENCOUNTERED DURING EXCAVATION. HYDRIC INCLUSIONS: CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES DESIGNED TO HANDLE ANY SATURATED SOILS DURING EXCAVATION.

PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURE DUE TO IMPROPER CONSTRUCTION TECHNIQUES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT AND FAILURE TO PREVENT SATURATION OF SLOPES. LOW STRENGTH:

SLOW PERCOLATION: INFILTRATION TESTING PERFORMED ON-SITE YIELDED FAVORABLE PERCOLATION RATES. PRECAUTIONS SHOULD BE TAKEN, AS NECESSARY, TO PREVENT PIPING. POOR SOURCE OF TOPSOIL: SOIL TESTS MAY BE PERFORMED TO DETERMINE APPROPRIATE TOPSOIL.

FROST ACTION: PRECAUTIONS ARE NEEDED TO PREVENT DAMAGE, ESPECIALLY TO ROADWAYS. SHRINK/SWELL: STRENGTHENED FOUNDATIONS MAY BE UTILIZED IF WARRANTED BY ACTUAL SITE INVESTIGATIONS.

OTENTIAL SINKHOLES: A SINKHOLE TREATMENT DETAIL IS PROVIDED ON THE PLAN. CONTRACTOR SHALL NOTIFY ENGINEER, TOWNSHIP AND CONSERVATION DISTRICT

ONDING: CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL AREAS, REDUCING THE POTENTIAL FOR PONDING WATER AND WETNESS. WETNESS: CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL AREAS, REDUCING THE POTENTIAL FOR PONDING WATER AND WETNESS

E&S PLANNING AND DESIGN §102.4(b)(4):

E&S PLAN MINIMIZES EXTENT AND DURATION OF EARTH DISTURBANCE
THE SEQUENCE OF CONSTRUCTION HAS BEEN DESIGNED TO ENSURE NO DISTURBED AREAS WILL UNDERGO PROLONGED TIME PERIODS OF DISTURBANCE WITHOUT STABILIZATION DURING CONSTRUCTION. ADDITIONALLY, THE LAYOUT FOR THE PROPOSED BUILDINGS MINIMIZES THE EXTENT OF EARTH DISTURBANCE BY MAINTAINING EXISTING DRAINAGE PATTERNS. E&S PLAN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION
THE INTENT OF THE DRAINAGE DESIGN IS TO MAINTAIN THE EXISTING PATTERNS AND DISCHARGE POINTS WHILE SATISFYING THE APPLICABLE WATER QUALITY AND STREAMBANK EROSION
PROTECTION CRITERIA OF THE TOWNSHIP, COUNTY, AND PADEP.

BMPS
BMPS FOR CONSTRUCTION WASTE:

E&S PLAN MINIMIZES SOIL COMPACTION
VEHICLES MOVEMENT, STORAGE, OR EQUIPMENT/MATERIAL LAYDOWN SHALL NOT BE PERMITTED IN AREAS WITH INFILTRATION BMPS. ONCE EXCAVATED, THE AREAS SHALL BE PROTECTED FROM VEHICULAR ACCESS. IN THE EVENT OF SOIL COMPACTION IN THESE AREAS, MEASURES ARE FURTHER OUTLINED IN THIS PLAN AND ACCOMPANYING E&S REPORT TO CORRECT THE

E&S PLAN UTILIZES OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASE STORMWATER RUNOFF

THE SITE LAYOUT WAS PREPARED TO GRADE THE SITE TO MIMIC THE EXISTING DRAINAGE PATTERNS TO THE MAXIMUM EXTENT FEASIBLE. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO MEET THE RUNOFF VOLUME AND RATE REQUIREMENT CRITERIA OF THE TOWNSHIP AND CHESTER COUNTY CONSERVATION DISTRICT.

GEOLOGICAL FORMATIONS AND SOIL CONDITIONS

NO POLLUTION ORIGINATING FROM DEVELOPMENT IS ANTICIPATED DURING THE CONSTRUCTION PROCESSES. IF ANY ISSUES ARISE DURING EARTH MOVING ACTIVITIES, LAND CLEARING ACTIVITIES, CONSTRUCTION ACTIVITIES OR ANY ASSOCIATED ACTIVITIES WITH DEVELOPING THE SITE, ALL WORK SHALL IMMEDIATELY CEASE AND THE CHESTER COUNTY CONSERVATION

PA CHAPTER 93 CLASSIFICATION §102.8(f)(v):

THE PROJECT SITE DRAINS TO TRIBUTARY 00607 TO EAST BRANCH CHESTER CREEK. TRIBUTARY 00607 TO EAST BRANCH CHESTER CREEK IS CLASSIFIED AS TSF (TROUT STOCKING), AND MIGRATORY FISHES (MF) PER PA CHAPTER 93.

2. TRIBUTARY 00607 TO EAST BRANCH CHESTER CREEK IS A TRIBUTARY TO THE CHESTER CREEK WATERSHED.

3. THE PROJECT SITE DOES NOT CONTAIN ANY FRESHWATER WETLANDS.

PCSM BMP DESCRIPTIONS §102.8(f)(6):

SUBSURFACE INFILTRATION BASIN (BMP 6.4.3) (CRITICAL STAGE) THE UNDERGROUND INFILTRATION BASIN HAS BEEN PROPOSED ON-SITE AND LOCATED UNDER THE PARKING AREA. STORMWATER RUNOFF FROM THE SITE IS COLLECTED IN THE INLETS AND PIPED TO THE INFILTRATION BASIN. DESIGN ELEMENTS INCORPORATED INTO THE INFILTRATION BASIN INCLUDE THE FOLLOWING:

2. DESIGNED TO HOLD/INFILTRATE VOLUME DIFFERENCE IN 2-YR STORM 3. PROVIDES POSITIVE STORMWATER OVERFLOW THROUGH ENGINEERED OUTLET STRUCTURE 4. NOT INSTALLED ON RECENTLY PLACED FILL (45 YEARS)
5. MAINTAINS A MINIMUM 2-FOOT SEPARATION TO BEDROCK AND SEASONALLY HIGH WATER TABLE

WATER QUALITY FILTERS (FLEXSTORM) (BMP 6.6.4) (CRITICAL STAGE) THE OIL—DEBRIS FILTERS ARE BASED ON A REPLACEABLE BAG WITH HYDROCARBON MEDIA SYSTEM THAT CAN REDUCE FLOATABLE TRASH AND DEBRIS, FREE OILS, AND OTHER SOLIDS FROM STORMWATER DISCHARGES. A STAINLESS STEEL FRAME AND REPLACEABLE BAG IS INSTALLED ON A LOAD BEARING LIP SITUATED BELOW THE GRATE OF THE INLET. THE FILTER CREATES A SYSTEM THAT TRAPS FLOATABLE DEBRIS AND FREE OILS CAUSED BY STORMWATER RUNOFF.

PERMANENT SEEDING NOTES:

A. PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINAL GRADING IS COMPLETED. THE FOLLOWING SEED SHALL BE PLACED IN ALL LAWN AREAS, EXCEPT FOR INFILTRATION BASIN AREAS, UNLESS OTHERWISE SPECIFIED ON THE PLANS OR DIRECTED IN THE FIELD:

B. GENERAL SITE SEED MIX SPECIFICATIONS: • SPECIES - KENTUCKY 31 TALL FESCUE (88%) AND REDTOP (12%)

• % PURF LIVE SFED - 76% APPLICATION RATE - 87 LBS PER ACRE • FERTILIZER TYPE - 18-24-6

• FERTILIZER APPLICATION RATE - 1000 LBS PER ACRE LIME RATE — 1 TON PER ACRE

 MULCHING TYPE - HAY/STRAW MULCHING TYPE - 3 TONS PER ACRE • ANCHORING MATERIAL - WOOD CELLULOSE

 ANCHORING METHOD — HYDROSEED • RATE OF ANCHORING MATERIAL APPLICATION - 160 LBS PER 1000 SY SEEDING SEASON DATES - APRIL 1 TO JUNE 15; JULY 25 TO SEPTEMBER 15

C. USE ONLY SEED WITH GERMINATION RATE OF 70% OR BETTER THAT HAS BEEN TESTED WITHIN THE PAST 4 OR 5 MONTHS. D. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL. E. REMOVE ALL DEBRIS, INCLUDING LARGE STONES. APPLY LIME AND FERTILIZER AT THE RATE SPECIFIED. WORK FERTILIZER INTO TOP INCH OF SOIL.

APPLY SEED AT THE RATE SPECIFIED. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION. SOW SECOND LOT AT RIGHT ANGLE TO FIRST LOT. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED. G. MULCH SEEDED AREAS WITH STRAW OR HAY AT THE RATE SPECIFIED. COMPLY WITH THE REQUIREMENTS OF SECTION 805 MULCHING, PENNDOT PUBLICATION 408. ANCHOR MULCH

SEQUENCE OF CONSTRUCTION §102.4(b)(5)(vii):

A. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE APPLICANT SHALL COORDINATE AN ON-SITE A. AL LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GROBBING), THE APPLICANT SHALL COURDINATE AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE CHESTER COUNTY CONSERVATION DISTRICT (CCCD), APPROPRIATE MUNICIPAL OFFICIALS FROM WESTTOWN TOWNSHIP, PROPERTY OWNER AND/OR DEVELOPMENT REPRESENTATIVE, DESIGN ENGINEER (DECPC) AND ALL CONTRACTORS.

B. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
C. EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO INITIATION OF THE NEXT STAGE OF THE SEQUENCE OF CONSTRUCTION. CONSTRUCTION ACTIVITIES WITHIN EACH STATE MAY OVERLAP PROVIDED THAT WORK WITHIN EACH AREA IS CARRIED OUT IN SEQUENCE.

D. THE CONTRACTOR IS ADVISED TO FULLY REVIEW THE SEQUENCE OF CONSTRUCTION TO ENSURE PROPER SEQUENCING CAN BE MAINTAINED WITH THE ANTICIPATED CONTRACTOR WORK SHOULD THE CONTRACTOR FEEL THAT MODIFICATIONS ARE REQUIRED/DESIRED. THEY SHALL PROVIDE A MODIFIED SEQUENCE IN WRITING TO THE CONSERVATION DISTRICT E. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSTING THE POTENTIAL FOR ACCELERATED SOIL EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL

IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED SOLID ROSION AND/OR SEDIMENT POLLUTION AND NOTIFY CCCD.

F. 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. E. SEQ. AND 287.1 SEQ.

G. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102

RECHI MATIONS

REGULATIONS. THE CONTRACTOR SHOULD BE DONE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHOULD NOTIFY OWNER AND ALL REGULATOR AGENCIES IN WRITING PRIOR AND OBTAIN ANY NECESSARY PERMITS PROPER TO ANY BLASTING ACTIVITIES.

. THE LIMIT OF DISTURBANCE SHALL BE PROPERLY MARKED PRIOR TO DISTURBANCE ACTIVITIES OR INSTALLATION OF E&S BMPS. . THE FOOTPRINT OF THE SUBSURFACE INFILTRATION BASIN SHALL BE PROPERLY MARKED USING CONSTRUCTION FENCE PRIOR TO DISTURBANCE ACTIVITIES TO AVOID COMPACTION. HEAVY EQUIPMENT SHALL AVOID AND STOCKPILES SHALL NOT BE ALLOWED ON THE INFILTRATION BASIN AREA.

INSTALL CONSTRUCTION ENTRANCE PER THE STANDARDS ON THE DRAWINGS. ALL CONSTRUCTION TRAFFIC SHOULD USE ONLY THESE AREAS FOR INGRESS AND EGRESS. A CONDITIONS WARRANT, THE LOCATION MAY BE MODIFIED WITH THE PROPER APPROVAL FROM CCCD. A CLEAN STONE STOCKPILE SHALL BE MAINTAINED ADJACENT TO THE CONSTRUCTION ENTRANCES.

4. INSTALL COMPOST FILTER SOCKS AND CONSTRUCTION FENCE IN THE LOCATIONS SHOWN ON THE EROSION AND SEDIMENT CONTROL (E&S) PLAN. 5. INSTALL INLET PROTECTION ON ALL EXISTING INLETS IN THE LOCATIONS SHOWN ON THE PLAN.

6. PRIOR TO ANY CONCRETE BEING POURED, THE CONTRACTOR SHALL INSTALL THE PROPOSED CONCRETE WASHOUTS

7. IF NEEDED, ADDITIONAL COMPOST FILTER SOCKS MAY NEED TO BE INSTALLED IN AREAS OF EXCESSIVE SEDIMENT RUNOFF DURING CONSTRUCTION. 8. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

9. UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE AUTHORIZED CONSERVATION DISTRICT.

10. MARK LIMITS OF DEMOLITION. LIMITS OF DEMOLITION ARE GRADUAL BASED UPON CONSTRUCTION PROGRESS. THE GOAL IS TO PRESERVE EXISTING IMPROVED, STABILIZED SURFACES AND FEATURES.

11. TERMINATE AND RENDER SAFE ALL EXISTING UTILITIES THAT SERVICE THE SITE. 12. BEGIN CLEARING AND GRUBBING OPERATIONS.

13. BEGIN EXCAVATION AND ROUGH SITE GRADING. IF ADEQUATE SOILS ARE NOT FOUND ON—SITE SOIL MUST BE IMPORTED. ENVIRONMENTAL DUE DILIGENCE SHALL BE COMPLETED TO ENSURE ALL IMPORTED FILL IS CLEAN FILL AND FREE OF CONTAMINANTS.

14. PRIOR TO VERTICAL CONSTRUCTION OF THE BUILDING, A STABLE BASE SHALL BE ESTABLISHED AND MAINTAINED AROUND THE PROPOSED STRUCTURE TO PREVENT

15. BUILDING CONSTRUCTION MAY COMMENCE AT ANY POINT FOLLOWING THIS SEQUENCE STAGE. DISCHARGE ROOFDRAINS AT GRADE UNTIL STORM SEWER SYSTEM IS COMPLETED IN SUBSEQUENT SEQUENCE STAGES.BEGIN INSTALLATION OF STORM SEWER SYSTEM COMPONENTS. ENSURE PROPER INLET PROTECTION IS INSTALLED IMMEDIATELY AFTER INLETS ARE CONNECTED TO THE SYSTEM. 16. BEGIN INSTALLATION OF STORM SEWER SYSTEM COMPONENTS. ENSURE PROPER INLET PROTECTION IS INSTALLED IMMEDIATELY AFTER INLETS ARE CONNECTED TO THE SYSTEM. 22. CRITICAL STAGE: INSTALL UNDERGROUND INFILTRATION SYSTEM AND ASSOCIATED COMPONENTS, SUCH AS OUTLET CONTROL STRUCTURES AND PIPES. CONTRACTOR TO ENSURE INLET PROTECTION REMAINS IN PLACE FOR ALL TRIBUTARY DRAINAGE AREAS UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED.

23. INSTALL WATER, SANITARY, ELECTRIC AND ALL OTHER UTILITY LINES AND APPURTENANCES. 24. CARRY OUT FINAL GRADING, PAVING, SEEDING, AND PLANTING. NO MORE THAN 15,000 SF OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.

25. ALL EXPOSED EARTH SHALL BE STABILIZED IN ACCORDANCE WITH THE CHESTER COUNTY CONSERVATION DISTRICT SITE STABILIZATION GUIDELINES. CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER WILL REQUIRE TEMPORARY STABILIZATION PER E&SPC MANUAL. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY THAT EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. DISTURBED SLOPES 3:1 OR GREATER MUST ALSO BE COVERED WITH AN EROSION CONTROL BLANKET OF 'NAG SC150' OR APPROVED EQUAL UNTIL STABILIZED. 26. "TEMPORARY" STABILIZATION SHALL OCCUR WITHIN 72 HOURS OF STOPPED WORK AND "PERMANENT" STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF STOPPED WORK. 27. <u>Critical Stage:</u> install all water quality filter inserts.

28. BEFORE REMOVAL OF EROSION AND SEDIMENT CONTROLS THE CONTRACTOR SHALL CONTACT CCCD FOR FINAL INSPECTION. ONCE CCCD APPROVAL HAS BEEN GRANTED AND THE SITE HAS ACHIEVED FINAL STABILIZATION, EROSION AND SEDIMENT CONTROLS CAN BE REMOVED. 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, ETC. AREAS DISTURBED DUPING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

RECYCLING AND DISPOSAL OF MATERIALS §102.4(b)(5)(xi):

THE FOLLOWING INFORMATION RELATIVE TO MATERIAL RECYCLING & DISPOSAL, AND FILL IS PROVIDED FOR THE SOLE PURPOSE OF GUIDANCE ONLY. COMPLIANCE WITH THESE GUIDELINES DOES NOT IMPLY OR PROVIDE ANY WARRANTY FOR ANY RELEASE OF LIABILITY FROM LOCAL, STATE OR FEDERAL REQUIREMENTS, REGULATIONS, AND/OR STATUTES; AND/OR DOES NOT IMPLY OR PROVIDE ANY WARRANTY FOR ANY RELEASE FROM COMPLIANCE WITH OBLIGATIONS AS MAY BE SET FORTH BY CONTRACTUAL SPECIFICATIONS AND GUIDELINES. SITE PERATORS ARE THE CONTRACTOR, SUB-CONTRACTOR, PROPERTY OWNER, DEVELOPER AND/OR PERSON IN RESPONSIBLE CHARGE OF OVERALL SITE WORKS AND IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL BMP'S

1. BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE POTENTIAL FOR POLLUTION TO SURFACE AND GROUND WATERS AS PER 25 PA. CODE \$102.4(B)(5)(XI). PROPER TRASH DISPOSAL, RECYCLING OF MATERIALS, PROPER MATERIALS HANDLING, AND SPILL PREVENTION AND CLEAN-UP REDUCE THE POTENTIAL FOR CONSTRUCTION SITE WASTES TO BE MOBILIZED BY STORMWATER RUNOFF AND CONVEYED TO SURFACE WATERS.

2. TREES, STUMPS & BRUSH: CLEARING WASTE SHALL NOT BE BURIED OR BURNED. SUCH MATERIALS SHALL BE GROUND AND USED AS MULCH OR HAULED TO A MULCH RECYCLING 3. CEMENT CONCRETE WASTE MATERIAL: CEMENT CONCRETE WASTE MATERIALS MAY BE CRUSHED AND USED AS FILL WHEN POSSIBLE.

5. ROCK WASTE: ALL ROCK THAT IS SUITABLE FOR LANDSCAPING PURPOSES MAY BE UTILIZED ON-SITE OR AT ANOTHER FACILITY. ROCK MAY ALSO BE CRUSHED AND UTILIZED AS AGGREGATE CONSTRUCTION MATERIAL PROVIDED IT MEETS REQUIRED SPECIFICATIONS FOR SUCH USE, AND IS APPROVED FOR USE BY THE MUNICIPALITY AN/OR PENNDOT. ROCK MAY ONLY BE BURIED ON—SITE PROVIDED THE DISPOSAL PIT IS LOCATED OUTSIDE OF PUBLIC RIGHT—OF—WAY AND ANY EASEMENTS; AND PROVIDED THE EXCAVATION, PLACEMENT AND BACKFILLING IS ACCOMPLISHED IN SUCH A MANNER THAT VOIDING IS ELIMINATED.

6. SOIL WASTE: ALL EXCAVATED CLEAN FILL SOILS MAY BE UTILIZED ON-SITE AS FILL MATERIAL. EXCESS MATERIAL REMOVED FROM THE SITE MAY ONLY BE DISPOSED OF AT AN OFF-SITE LOCATION THAT HAS AN APPROVED NPDES PERMIT (WHERE APPLICATE); AN EROSION CONTROL PLAN APPROVED BY THE COUNTY CONSERVATION DISTRICT; AND WHERE ALL APPLICABLE EROSION CONTROL BMPS HAVE BEEN PROPERLY INSTALLED AND IMPLEMENTED.

7. BMP SEDIMENT DISPOSAL: SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOOD PLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED; OR PLACED IN TOPSOIL STOCKPILES.

a. LANDSCAPED AREAS SHALL BE UPLAND AREAS OUTSIDE OF ALL OTHER REGULATED WATERS OF THE COMMONWEALTH OF PA, AND ALL OTHER REGULATED WATERS OF THE

UNITED STATED.

b. DOWNGRADE PERIMETER OF THE LANDSCAPED AREAS SHALL BE PROTECTED WITH SILT FENCE.
c. SEDIMENTS USED AS A TOPSOIL COVER IN LANDSCAPED AREAS, SHALL BE EVENLY SPREAD OVER THE DISPOSAL AREA.
d. IF THE LANDSCAPED AREA GRADING IS TEMPORARY, AREA SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH TEMPORARY (INTERIM) REQUIREMENTS.
e. IF THE LANDSCAPED AREA GRADING IS PERMANENT, AREAL SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH PERMANENT (FINAL) REQUIREMENTS.
f. WHEN THE LANDSCAPED AREA HAS 70% UNIFORM PERENNIAL VEGETATIVE COVER OF SUFFICIENT DENSITY TO RESIST ACCELERATE EROSION, ALL TEMPORARY EROSION CONTROL WILL BE REMOVED, AND DISPOSED OF PROPERLY.

8. EXCESS SEDIMENT AND/OR SOILS MATERIAL REMOVED FROM THE SITE MAY ONLY BE DISPOSED OF AT AN OFF-SITE LOCATION THAT HAS AN APPROVED NPDES PERMIT (WHERE APPLICABLE); AN EROSION CONTROL PLAN APPROVED BY THE COUNTY CONSERVATION DISTRICT; AND WHERE ALL APPLICABLE EROSION CONTROL BMPS HAVE BEEN PROPERLY INSTALLED AND IMPLEMENTED.

POLLUTION PREVENTION MEASURES:

POLLUTION PREVENTION MEASURES SHALL BE UTILIZED TO PREVENT CONSTRUCTION MATERIALS WITH THE POTENTIAL OF POLLUTING STORMWATER, SUCH AS THOSE LISTED ABOVE, FROM COMING IN CONTACT WITH RUNOFF. MEASURES INCLUDE GOOD HOUSEKEEPING AND PROPER DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS, EQUIPMENT FUEL, LUBRICANTS, PAINTS AND SOLVENTS, ASPHALT, CONCRETE, TOPSOIL AND OTHER MATERIALS, AS WELL AS CONTROLS WHICH PREVENT SEDIMENTS FROM BEING TRACKED OFF-SITE BY CONSTRUCTION VEHICLES, AND PROPER CONTROL OF ANY NON-STORMWATER FLOWS ON-SITE.

SELECT A DESIGNATED WASTE COLLECTION AREA ON—SITE.
PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINERS PRIOR TO RAINFALL.
WHEN POSSIBLE, LOCATE CONTAINERS IN A COVERED AREA.
ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW.
IF A CONTAINER DOES SPILL, PROVIDE CLEANUP IMMEDIATELY.
PLAN FOR ADDITIONAL CONTAINERS AND MORE FREQUENT PICKUPS DURING THE DEMOLITION PHASE OF CONSTRUCTION.
MAKE SURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
CHECK WITH LOCAL SOLID WASTE MANAGEMENT AGENCY FOR SPECIFIC GUIDANCE.

BMPS FOR HAZARDOUS WASTES DISPOSAL:

CHECK WITH LOCAL WASTE MANAGEMENT AUTHORITIES TO DETERMINE WHAT THE REQUIREMENTS ARE FOR DISPOSING OF HAZARDOUS MATERIALS.
 USE THE ENTIRE PRODUCT BEFORE DISPOSING OF THE CONTAINER.
 DO NOT REMOVE THE ORIGINAL PRODUCT LABEL FROM THE CONTAINER. IT CONTAINS IMPORTANT INFORMATION.
 DO NOT MIX PRODUCTS TOGETHER UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER.
 THE CORRECT DISPOSAL OF THESE PRODUCTS VARIES WITH THE PRODUCT UTILIZED. FOLLOW THE MANUFACTURERS RECOMMENDED METHOD, WHICH IS OFTEN FOUND ON THE

BMPS FOR HAZARDOUS PRODUCTS MANAGEMENT:

HAYE EQUIPMENT TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE VICINITY OF WHERE THESE MATERIALS ARE TO BE STORED OR USED.
 CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR. CONTACT STATE OR LOCAL SOLID WASTE REGULATORY AGENCY CONCERNING INFORMATION AND PROCEDURES NECESSARY TO TREAT OR DISPOSE OF CONTAMINATED SOILS.
 KEEP MATERIALS IN A DRY COVERED AREA AND ELEVATED FROM THE GROUND.

BMPS FOR RESIDUAL CONCRETE DISPOSAL: • EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ON—SITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER DISCHARGES FROM THE SITE.

 RESIDUAL CONCRETE SHALL BE DISCHARGED IN SPECIFICALLY DESIGNATED DIKE AREAS, WHICH HAVE BEEN PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASHOUT AND STORMWATER DISCHARGED FROM THE SITE. THE HARDENED RESIDUE FROM THE DIKE AREAS SHALL BE DISPOSED OF IN THE SAME MANNER AS OTHER NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS OR MAY BE BROKEN UP AND UTILIZED AS DEEMED APPROPRIATE BY THE CONTRACTOR. BMPS FOR SANITARY/SEPTIC WASTES:

SANITARY OR SEPTIC WASTES THAT ARE GENERATED ON—SITE SHOULD BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE OR LOCAL REQUIREMENTS.
IF SELF—CONTAINED, TEMPORARY FACILITIES ARE UTILIZED, THE DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
ANY FACILITIES TO BE CONNECTED TO A SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO THE SANITARY SEWER SYSTEM TO PREVENT ILLICIT DISCHARGES.
UNTREATED, RAW SEWAGE SHOULD NEVER BE DISCHARGED OR BURIED ON—SITE.
CONTACT LOCAL GOVERNMENT AND STATE REGULATORY AGENCIES TO ENSURE COMPLIANCE WITH STATE OR LOCAL REQUIREMENTS.
IF SEWAGE IS BEING DISCHARGED TO A PUBLIC SANITARY SEWER SYSTEM, THE LOCAL SEWER AUTHORITY SHOULD BE CONTACTED.

BMPS FOR PESTICIDES:

STORE PESTICIDES IN A DRY COVERED AREA AND ELEVATE ABOVE THE GROUND.
 PROVIDE CURBS OR DIKES TO CONTAIN POSSIBLE SPILLS.
 HAVE MEASURES ON—SITE TO CONTAIN AND CLEAN UP SPILLS.
 STRICTLY FOLLOW RECOMMENDED APPLICATION RATES AND RECOMMENDED APPLICATION METHODS.
 ONLY A CERTIFIED APPLICATOR SHALL USE PESTICIDES.

BMPS FOR PETROLEUM PRODUCTS:

BMPS FOR FETILIZERS/DETERGENTS

FUELING OPERATIONS SHALL OCCUR IN A DESIGNATED AREA.
 HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES.
 WHERE POSSIBLE, STORE PETROLEUM PRODUCTS AND FUEL VEHICLES IN COVERED AREAS AND CONSTRUCT DIKES TO CONTAIN SPILLS.

CONTAIN AND CLEAN UP SPILLS IMMEDIATELY.
 USE PREVENTATIVE MAINTENANCE FOR ON—SITE EQUIPMENT SUCH AS CHECKING FOR AND FIXING GAS AND OIL LEAKS IN CONSTRUCTION VEHICLES ON A REGULAR BASIS.
 FOLLOW PROPER PROCEDURE FOR THE HANDLING AND APPLICATION OF ASPHALTIC SUBSTANCES.

OVERSEE ALL FILLING OPERATIONS.
 FUELING EQUIPMENT AND AREA SHALL BE FENCED AND VALVING LOCKED TO PREVENT VANDALISM.

LIMIT THE APPLICATION OF FERTILIZERS TO THE MINIMUM AREA AND MINIMUM RECOMMENDED AMOUNTS.
REDUCE EXPOSURE OF NUTRIENTS TO STORMWATER RUNOFF BY WORKING THE FERTILIZER DEEP INTO THE SOIL.
APPLY FERTILIZER MORE FREQUENTLY, BUT AT LOWER APPLICATION RATES.
HYDRO-SEEDING, WHERE LIME AND FERTILIZERS ARE APPLIED TO THE GROUND SURFACE IN ONE APPLICATION SHOULD BE LIMITED, WHERE POSSIBLE.
LIMIT THE USE OF DETERGENTS ON-SITE: WASH WATER CONTAINING DETERGENTS SHOULD NOT BE DISCHARGED TO THE STORM SYSTEM.
IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES TO HELP REDUCE THE AMOUNT OF FERTILIZERS THAT CAN LEAVE THE SITE, AS WELL AS SEDIMENTS.
FERTILIZERS AND DETERGENTS SHALL BE STORED IN DRY AND COVERED AREAS AND ELEVATED ABOVE THE GROUND.
BERMING SHALL BE PROVIDED AROUND THE STORAGE AREA TO AVOID CONTACT WITH STORMWATER RUNOFF.

CONSTRUCTION SITE SUPERVISORS SHOULD CREATE AND ADOPT A SPILL CONTROL PLAN THAT INCLUDES MEASURES AND PROCEDURES TO STOP THE SOURCE OF THE SPILL, CONTAIN THE SPILL, CLEAN UP, AND DISPOSAL OF CONTAMINATED MATERIALS. KEY PERSONNEL SHALL BE IDENTIFIED AND TRAINED TO BE RESPONSIBLE FOR SPILL PREVENTION AND CONTROL. THE FOLLOWING MEASURES WOULD BE APPROPRIATE FOR A SPILL PREVENTION AND RESPONSE PLAN:

STORE AND HANDLE MATERIALS TO PREVENT SPILL.
TIGHTLY SEAL CONTAINERS.
MAKE SURE ALL CONTAINERS ARE CLEARLY LABELED.
STACK CONTAINERS NEATLY AND SECURELY.
WHERE POSSIBLE, STORE CONTAINERS ON PALLETS IN A COVERED AREA.
REDUCE STORMWATER CONTACT IF THERE IS A SPILL.
HAVE CLEANUP PROCEDURES CLEARLY POSTED.
HAVE CLEANUP MATERIALS READILY AVAILABLE.
CONTAIN ANY LIQUID.

 CONTAIN ANY LIQUID.
 STOP THE SOURCE OF THE SPILL.
 COVER SPILL WITH ABSORBENT MATERIAL. COVER SPILL WITH ABSORBENT MATERIALS.
 DISPOSE OF CONTAMINATED MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR ACCORDING TO STATE OR LOCAL REQUIREMENTS.
 IDENTIFY PERSONNEL RESPONSIBLE FOR RESPONDING TO A SPILL OF TOXIC OR HAZARDOUS MATERIALS.
 PROVIDE PERSONNEL SPILL RESPONSE TRAINING.
 POST NAMES OF SPILL RESPONSE PERSONNEL.
 KEEP THE SPILL AREA WELL VENTILATED.
 IF NECESSARY, USE A PRIVATE FIRM THAT SPECIALIZES IN CLEANUP.

ADDITIONALLY, RECORDS OF SPILLS, LEAKS OR OVERFLOWS THAT RESULT IN THE DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED. INFORMATION SUCH AS THE TIME AND DATE, WEATHER CONDITIONS, REASONS FOR THE SPILL, ETC., SHALL BE RECORDED FOR ALL OCCURRENCES. SOME SPILLS MAY NEED TO BE REPORTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IMMEDIATELY. SPECIFICALLY, A RELEASE OF ANY CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY ENTER WATERS OF THE STATE OF PENNSYLVANIA (WHICH INCLUDE SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER) MUST BE REPORTED.

TEMPORARY MULCHING NOTES:

A. MULCH PROPOSED LANDSCAPE AREAS OF TOPSOIL STOCKPILES IF EARTHWORK IS COMPLETED OUTSIDE OF THE RECOMMENDED PLANTING SEASONS FOR TEMPORARY SEEDING OR DUE TO UNFAVORABLE WEATHER CONDITIONS.

B. MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF THE TOPSOIL STOCKPILE OR ROUGH GRADING.

C. MULCH WITH SUITABLE FIBROUS GROUND, SHREDDED AGED HARDWOOD, PINEWOOD BARK, STRAW, OR HAY UNIFORMLY AND CONTINUOUSLY TO A LOOSE DEPTH OF 3 INCHES MINIMUM. ANCHOR AS REQUIRED. D. PROPERLY MAINTAIN MULCHED AREAS UNTIL PERMANENT STABILIZATION MEASURES ARE COMPLETE. REAPPLY MULCH MATERIALS WHICH BECOME DISLODGED AT INITIAL OR MODIFIED RATES AS NECESSARY. IF A SLOPE FAILURE OCCURS WHICH REQUIRES REDRESSING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE, REPLACE MULCH AS NECESSARY.

TEMPORARY SEEDING NOTES:

I. IHE SURFACE OF INPSOIL STUCKPILES.
2. THE SURFACE OF EXPOSED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY.
3. EEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE TOPSOIL STOCKPILES OR ROUGH GRADED AREAS. SEED SHALL BE PLANTED BASED ON THE
4. REMOVE ALL DEBRIS, INCLUDING LARGE STONE. TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE SPECIFIED.
3. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT
4. OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM
4. OF 2 INCHES OF TOPSOIL.

2 INCHES OF TOPSOIL. PPLY FERTILIZER AT A RATE SPECIFIED AND WORK INTO TOP INCH OF SOIL.

4. <u>SEED MIX_SPECIFICATIONS:</u>
• SPECIES — ANNUAL RYE GRASS • % PURE LIVE SEED - 81%

• APPLICATION RATE - 40 LBS PER ACRES • FERTILIZER TYPE - 10-20-20 • FERTILIZER APPLICATION RATE - 1000 LBS PER ACRE

• LIME RATE - 1 TON PER ACRE MULCHING TYPE - HAY/STRAW MULCHING TYPE – 3 TONS PER ACRE

C. SOW SEED AT THE INDICATED RATE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION. SOW SECOND LOT AT RIGHT ANGLE TO FIRST LOT. RAKE SEEDED AREA. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED. D. PLACE CLEAN DRY STRAW OR HAY MULCH WITHIN 48 HOURS AFTER SEEDING.

THERMAL IMPACTS §102.4(b)(5)(xiii):

THERMAL IMPACTS WILL BE MINIMIZED AND MITIGATED IN THE CONSTRUCTION (E&S) PHASE BY FILTERING RUNOFF THROUGH NATURAL VEGETATION, AND EROSION AND SEDIMENT CONTROLS PRIOR TO DISCHARGING OFF-SITE. COOLING WILL TAKE PLACE IN THE CONSTRUCTION (E&S) PHASE BECAUSE THE GROUND WILL NATURALLY COOL STORMWATER DURING CONSTRUCTION AS PAVEMENT WILL BE LIMITED AND BARE/STRIPPED EARTH WILL BE COOLER DURING CONSTRUCTION. THERMAL IMPACTS WILL BE MINIMIZED AND MITIGATED IN THE POST CONSTRUCTION CONDITION VIA UTILIZATION OF THE SUBSURFACE INFILTRATION BASIN. THE PROPOSED INFILTRATION BASIN SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE PA BMP MANUAL RECOMMENDATIONS TO PROVIDE GROUNDWATER RECHARGEM WATER QUALITY AND PEAK FLOW RATES REDUCTION BENEFITS FOR THE CONTRIBUTING DRAINAGE AREA. THERMAL IMPACTS WILL BE MINIMIZED BY THE SUBSURFACE INFILTRATION BASIN, WHICH WILL ALLOW SURFACE RUNOFF TO COOL PRIOR TO DISCHARGE.

ERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT SPACE OF PCSM BMP IMPLEMENTATION AND INSTALLATION OF PCSM BMP IMPLEMENTATION AND INSTALLATION §102.8(f)(7):

SUBSURFACE INFILTRATION BED (BMP 6.4.3) CRITICAL STAGE

 PROTECT INFILTRATION BASIN AREAS FROM COMPACTION PRIOR TO INSTALLATION. 2. IF POSSIBLE, INSTALL INFILTRATION BASIN DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
AFTER INSTALLATION, PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES. 3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. 4. IF NECESSARY, EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.

5. INSTALL OUTLET CONTROL STRUCTURES. 6. CONTRACTOR TO PREVENT THE USE OF HEAVY EQUIPTMENT OVER INSTALLED BASIN AREA DURING CONSTRUCTION. 7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

WATER QUALITY FILTERS (FLEXSTORM) (BMP 6.6.4) CRITICAL STAGE

THE OIL-DEBRIS FILTERS ARE BASED ON A REPLACEABLE BAG WITH HYDROCARBON MEDIA SYSTEM THAT CAN REDUCE FLOATABLE TRASH AND DEBRIS, FREE OILS, AND OTHER SOLIDS FROM STORMWATER DISCHARGES. A STAINLESS STEEL FRAME AND REPLACEABLE BAG IS INSTALLED ON A LOAD BEARING LIP SITUATED BELOW THE GRATE OF THE INLET. THE FILTER CREATES A SYSTEM THAT TRAPS FLOATABLE DEBRIS AND FREE OILS CAUSED BY STORMWATER RUNOFF.

STANDARD E&S CONTROL NOTES:

ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, AND A REPRESENTATIVE FROM WESTTOWN TOWNSHIP AND THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM WESTTOWN TOWNSHIP AND THE LOCAL CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION.

5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

5. 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 CL

MOST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GROBBING OPERATIONS BEGIN.

8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 3H:1V OR FLATTER.

9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY WESTTOWN TOWNSHIP AND THE LOCAL CONSERVATION DISTRICT.

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH PADEP'S SOLID WASTE MANAGEMENT RECULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BUF UMPED, OR DISCHARGED AT THE SITE.

LL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY WESTTOWN TOWNSHIP AND THE LOCAL CONSERVATION DISTRICT OR PADEP FULLY MPLEMENTED PRIOR TO BEING ACTIVATED. MPLEMENTED PRIOR TO BEING ACTIVATED.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOF MAY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE COMPLETED UTILIZING PUMPED WATER FILTER BAGS, UNLESS OTHERWISE SPECIFIED, AND DISCHARGED OVER INDISTURBED VEGETATED AREAS.

INTILITATE SITE IS STABILIZED AND EPOSION AND SEDIMENT PAIDS SHALL BE MAINTAINED PROPERTY MAINTENANCE CHAIR WASHING BY THE PROPERTY OF THE PROPERTY O UNDISTURBED VEGETATED AREAS.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. ALL SEDIMENT REMOVED FROM BMPS SHALL BE PLACED IN UPSLOPE, NON-SENSITIVE AREAS WITHIN THE LIMIT OF DISTURBANCE AND BE STABILIZED WITH SEED AND STRAW MULCH.

MULCH.

18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

19. 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.

20. ALL FAITHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

CONSTRUCTION OF SATISFACTORY FILLS.

22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

24. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 18" LAYERED LIFTS AT 95% DENSITY.

25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT B VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, ON SLOPES 3:1 OR GREATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED WITH TYPE "MORE SCASES" ON APPROVED EQUAL.

VEGETATED. SEEDED AREAS WITHIN 50 FEEL OF A SURFACE WATER, ON SLOPES 3:1 OR GREATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED WITH TYPE 'NAG SCISO', OR APPROVED EQUAL.

27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERFENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY WESTTOWN TOWNSHIP AND THE LOCAL CONSERVATION DISTRICT.

30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT WESTTOWN TOWNSIP AND THE CHESTER COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVEL/CONVERSION OF THE E&S BMPS.

31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON. 22. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT WESTTOWN TOWNSHIP AND CHESTER COUNTY CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT—LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY PADEP AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN

SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

34. CONCRETE WASH WATER SHALL ONLY BE DISCHARGED WITHIN A PROPERLY INSTALLED CONCRETE WASHOUT (COMPOST SOCK WASHOUT) LOCATION AS SPECIFIED ON THE PLAN DRAWINGS. IN NO CASE SHALL CONCRETE WASH WATER BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

35. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS—SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS 36. EROSION CONTROL BLANKETING, OF TYPE 'NAG SC150', OR APPROVED EQUAL, SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

LONG TERM OPERATION, MAINTENANCE AND INSPECTION

PCSM LONG-TERM OPERATION AND MAINTENANCE REQUIREMENTS

1. THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS. 2. FOR ANY PROPERTY CONTAINING A PCSM BMP, THE OWNER/APPLICANT STATE OF PCSM BMP AND THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG—TERM OPERATION AND MAINTENANCE FOR PCSM BMPS AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG—TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEE AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER \$102.7(8)(5) (RELATING TO PERMIT TERMINATION).

5. FOR COMMONWEALTH OWNED PROPERTY, A COVENANT THAT RUNS WITH THE LAND 'IS NOT REQUIRED UNTIL THE TRANSFER OF THE LAND CONTAINING A PCSM BMP OCCURS.

6. UPONS TRANSFER OF THE COMMONWEALTH—OWNED PROPERTY CONTAINING A PCSM BMP, THE DEED MUST COMPLY WITH THIS SUBSECTION.

7. ITHE PERSON RESPONSIBLE FOR PERFORMING LONG—TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPS OR TO PERFORM LONG—TERM OPERATION AND MAINTENANCE OF THE DEPARTMENT.

6. A OWNED ADDITIONAL THAT EASIS TO TRANSFER LONG—TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL.

GENERAL

1. STORM DRAINAGE SYSTEMS - THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE INLETS, STORMWATER PIPING, AND SWALES ON THIS SITE SHALL BE MAINTAINED

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ALL ONSITE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CLEARED OF DEBRIS EVERY (3) MONTHS OR WHEN ACCUMULATION HINDERS OPERATION OF THE FACILITY.

OBSTRUCTIONS AND DEBRIS
ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CLEARED OF ALL DEBRIS AND LITTER ON A QUARTERLY BASIS AND AFTER ALL MAJOR STORM EVENTS (GREATER THAN 1" RAINFA DEPTH). ADDITIONALLY, FLOATING DEBRIS SHALL BE REMOVED AND THE FACILITY SHALL BE INSPECTED FOR VISIBLE POLLUTION OR SHORELINE PROBLEMS. ERODED CHANNELS OR ARE OF EXCESSIVE EROSION NEAR THE FACILITY SHALL BE BACKFILLED AND STABILIZED IMMEDIATELY.

3. <u>APPLICATION OF</u> SELECTED HERBICIDE (ROUNDUP OR SIMILAR GLYPHOSATE HERBICIDE) SHALL BE PLACED AROUND TREE TUBES WITH SELECTED CUTTING AND MANUAL REMOVAL

OUTLET STRUCTURES

1. DURING LOW WATER CONDITIONS, CONCRETE SPILLWAY STRUCTURES SHALL BE INSPECTED TO DETERMINE IF WATER IS PASSING THROUGH ANY JOINTS OR OTHER STRUCTURE CONTACTS AND TO IDENTIFY ANY CRACKS, SPALLING, BROKEN OR LOOSE SECTIONS. ANY CRACKED, SPALLED, BROKEN OR LOOSE SECTIONS SHALL BE CLEANED AND REFILLIWITH AN APPROPRIATE CONCRETE PATCHING MATERIAL A PROFESSIONAL ENGINEER SHALL BE CONSULTED TO REPAIR EXTENSIVE LEAKAGE, SPALLS OR FRACTURES. 2. ANY REPAIRS MADE TO THE PRINCIPAL SPILLWAY (RISER OR BARREL) SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER VERTICAL TRENCHING TO EXPOSE THE BARREL S NOT BE ALLOWED UNDER ANY CIRCUMSTANCES. THE TRENCH SIDE SLOPES SHALL BE STEPPED BACK AT A 2:1 SLOPE, MINIMUM.

BMP ID-2: WATER QUALITY FILTER INSERTS (BMP 6.6.4)

1 CONSTRUCTION SITE INSPECTION SHOULD OCCUR FOLLOWING EACH ½" OR MORE RAIN EVENT. POST CONSTRUCTION INSPECTIONS SHOULD OCCUR THREE TIMES PER YEAR (EVERY FOUR MONTHS) IN AREAS WITH MILD YEAR ROUND RAINFALL AND FOUR TIMES PER YEAR (EVERY THREE MONTHS FEB-NOV) IN AREAS WITH SUMMER RAINS BEFORE A

4. FILTER BAG REPLACEMENT: REMOVE AND USE A SCREW DRIVER TO TIGHTEN THE BAG AROUND THE FRAME CHANNEL. ENSURE THE BAG IS SECURE AND THAT THERE IS NO SLAW AROUND THE PERIMETER OF THE BAND. SCHEDULE OF INSPECTIONS

1. AN INITIAL INSPECTION SHALL BE PERFORMED BY THE TOWNSHIP ENGINEER TO VERIFY THAT STORMWATER INFILTRATION BMP LOCATIONS ARE MARKED OUT PRIOR TO CONSTRUCTION AND THAT THESE AREAS SHALL BE PROTECTED FROM DISTURBANCE AND COMPACTION.

2. THE TOWNSHIP ENGINEER SHALL INSPECT ALL PHASES OF THE INSTITUTION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AS DEEMED APPROPRIATE BY THE TOWNSHIP

SCHEDULE §102.8(f)(10):

5. A OWNER/APPLICANT THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHARM REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS LOCATED ON THE PROPERTY.

PROPER WORKING ORDER IN ACCORDANCE WITH THESE PLANS AND PER THE RECOMMENDATION OF THE STRUCTURE(S) MANUFACTURE(S). MAINTENANCE OF THESE STORMWATER

ALL SEDIMENT/DEBRIS/OIL REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS.

SHOULD ONSITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

DURING FLUSHING/MAINTENANCE OF INLETS AND STORMWATER PIPING, SEDIMENT LADEN WATER TO BE CAPTURED WITH USE OF PIPE PLUG OR APPROVED EQUAL AND SIMULTANEOUSLY PUMPED OUT WITH THE USE OF PUMP WITH SEDIMENT BAG.

SEDIMENT ACCUMULATION
MONITOR SEDIMENT ACCUMULATIONS IN ALL STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES. BIORETENTION AND MANAGED RELEASE BASINS SHOULD BE INSPECTED AFTER ALL RUNOFF EVENTS TO ENSURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. IF STORAGE VOLUMES HAVE BEEN REDUCED SIGNIFICANTLY OR THE POOLS BECOME STAGNAN' ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES AS REQUIRED (OR ONCE PER YEAR) AND SHALL EITHER BE REMOVE FROM THE STIE OR DISPOSED OF ON-SITE AT AN APPROVED DISPOSAL AREA. MAINTENANCE OF CATCH BASINS AND INLETS SHALL BE COMPLETED WITH A VACUUM TRUCK. ALL COLLECTED WASTE MUST BE HANDLED AND DISPOSED OF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS. PRIOR TO ON-SITE DISPOSAL OF SEDIMENT, THE OWNER SHALL STATE AND OR THE CONSERVATION DISTRICT. ACQUIRE THE APPROPRIATE EARTH DISTURBANCE PERMITS FROM THE MUNICIPALITY AND/OR THE CONSERVATION DISTRICT.

VEGETATED AREAS SHALL BE MAINTAINED WITH A MINIMUM UNIFORM VEGETATIVE 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AN SEDIMENTATION. VEGETATED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND AROUND WATER COURSES, IN SWALES, IN AREAS OF CONCENTRATED FLOWS, AN ON STEEP SLOPES.

STORATION OF DISTURBED AREA

1. THE SOIL RESTORATION PROCESS MAY NEED TO BE REPEATED OVER TIME, SUE TO COMPACTION BY USE AND/OR SETTLING.

2. THE RESTORATION AREA SHALL BE MOWED ANNUALLY TO CONTROL INVASIVE.

3. APPLICATION OF SELECTED HERBICIDE (ROUNDUP OR SIMILAR SETTIOSATE TELEBOODE) STALL BE 1500 MED 1500 9. BARE AREAS AND DEAD VEGETATION SHALL BE REMOVED AND REPLACED/RESEEDED.

BMP ID-1: SUBSURFACE INFILTRATION BASIN (BMP 6.4.3) 1. CATCH BASINS AND INLETS (UPGRADIENT OF THE INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS. 2. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITO'S SHOULD NOT BE A PROBLEM IF THE WATER DRAINS II 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS. 3. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, AND SIGNS OF WATER CONTAMINATION/SPILLS. 4. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND PROPERLY DISPOSE OF SEDIMENT.

AFTER THE WINTER SNOWFALL SEASON. INDUCTRIAL APPLICATION SITE INSPECTIONS (LOADING RAMPS, WASH RACKS, MAITENANCE FACILITIES) SHOULD OCCUR ON A REGULARL SCHEDULED BASIS NO LESS THAN THREE TIMES PER YEAR.

2. EMPTY THE FILTER BAG IF MORE THAN HALF-FILLED WITH SEDIMENT AND DEBRIS, OR AS DIRECTED BY THE ENGINEER. REMOVE THE GRATE, ENGAGE THE LIFTING BARS OF HANDLES WITH THE FLEXISTORM REMOVAL TOOL, AND LIFT FROM THE DRAINAGE STRUCTURE. DIPOSE OF THE SEDIMENT OR DEBRIS AS DIRECTED BY THE ENGINEER OR MAITENANC CONTRACT IN ACCORDANCE WITH EPA GUIDELINES.

3. AS AN ALTERNATIVE, AN INDUSTRIAL VACUUM MAY BE USED TO COLLECT THE RACCUMULATED SEDIMENT. REMOVE ANY CAKES ON SILT FROM THE SEDIMENT BAG AND REVERS.

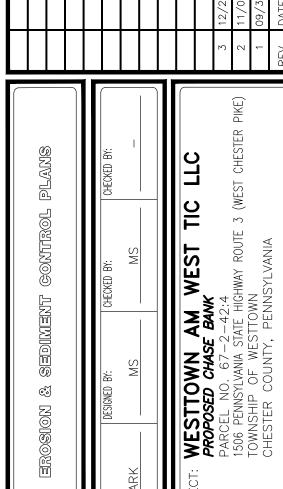
ENGINEER.

3. DURING ANY STAGE OF THE WORK, IF THE TOWNSHIP ENGINEER DETERMINES THAT THE PERMANENT STORMWATER MANAGEMENT FACILITIES ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS AND ISSUE A CEASE AND DESIST ORDER UNTIL A REVISED DRAINAGE PLAN IS SUBMITTED AND APPROVED, AS SPECIFIED IN THIS CHAPTER.

4. A FINAL INSPECTION OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONDUCTED BY THE TOWNSHIP ENGINEER OR HIS DESIGNEE TO CONFIRM COMPLIANCE WITH THE APPROVED DRAINAGE PLAN PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT.

RECORD KEEPING

1. ALL PCSM INSPECTION, MAINTENANCE, AND REPAIRS SHALL BE DOCUMENTED. THE INSPECTION LOG SHALL BE MAINTAINED AT THE SITE BY THE APPLICANT'S SITE MANAGER. LOSS SHOULD BE AVAILABLE FOR REVIEW AND INSPECTION AT THE SITE AT ALL TIMES.





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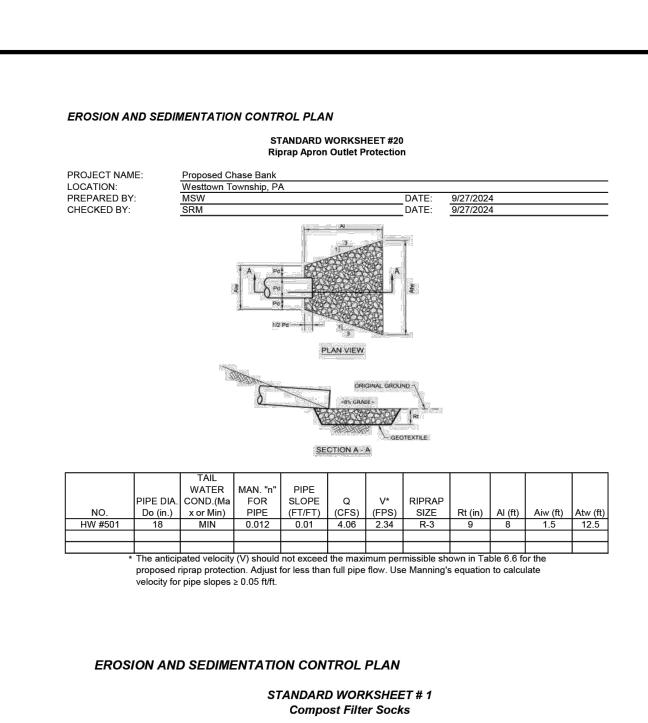
PROFESSIONAL ENGINEER

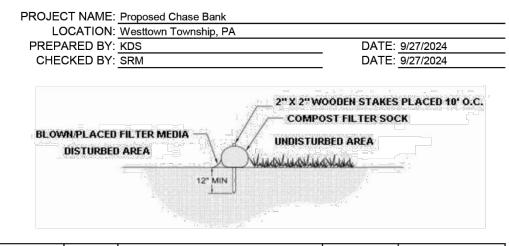
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 52989

E&S NOTES

07/12/2024 (V) NOTED PROJECT No: 1478-99-191





LOCATION

Bus Stop Access

SOCK NO. | DIA. IN.

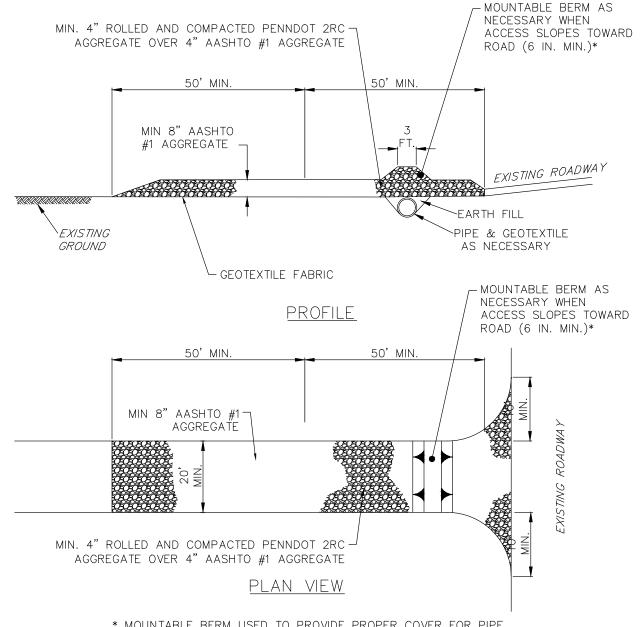
SLOPE LENGTH

ABOVE BARRIER

(FT)

SLOPE

PERCENT



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE NOTES:

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

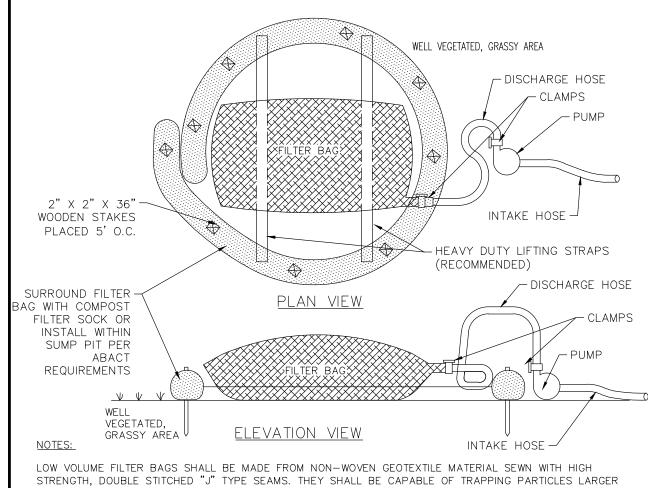
TO ENTERING ROCK CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR

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

STANDARD CONSTRUCTION DETAIL #3-1 **ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE



LOW VOLUME FILTER BAGS SHAL STRENGTH, DOUBLE STITCHED "J THAN 150 MICRONS. HIGH VOLUM FOLLOWING STANDARDS:	" TYPE SEAMS. THEY SH	HALL BE CAPABLE OF TH	RAPPING PARTICLES LARGER
PROPERTY	TEST METHOD	MINIMUM STANDARD	
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN	
GRAB TENSILE	ASTM D-4632	205 LB	
			1

ASTM D-3786

ASTM D-4355

ASTM D-4751

MULLEN BURST

UV RESISTANC

AOS % RETAINED

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

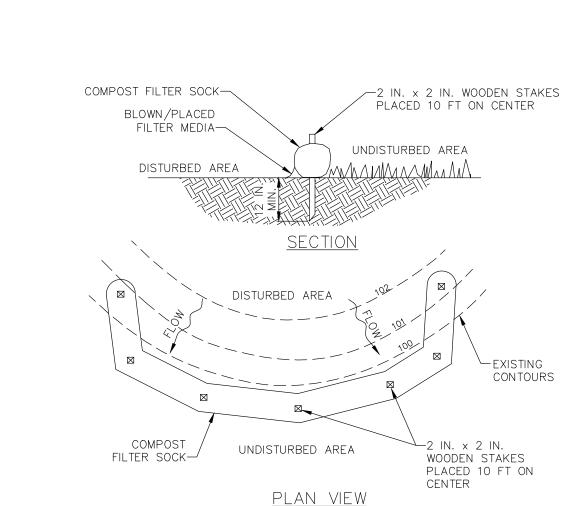
FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST

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

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

NOT TO SCALE



MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

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

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

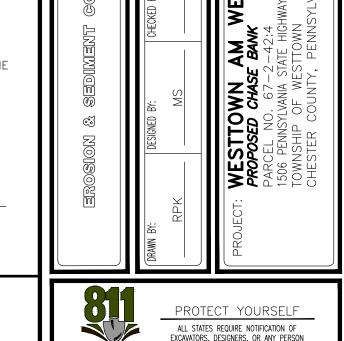
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

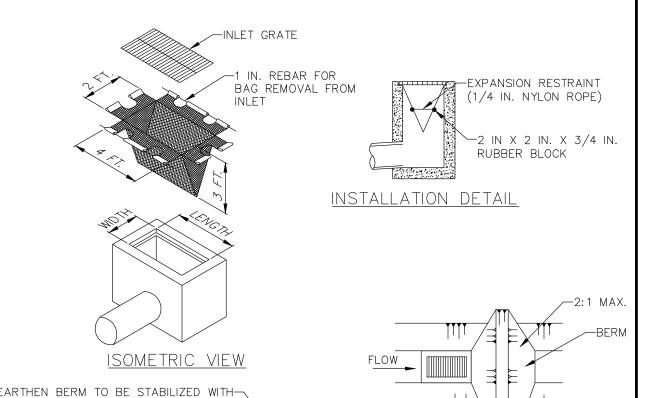
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE





INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR

SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD

BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR

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

EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF

−6 IN.

MIN.

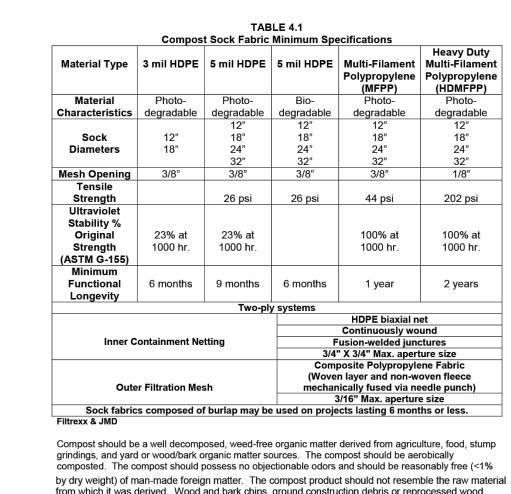
<u>Plan view</u>

HEIGHT

FIGURE 3.18 **Typical Compost Sock Washout Installation** WASHOUT WATER IS 50% OF FILTER RING HEIGHT

ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

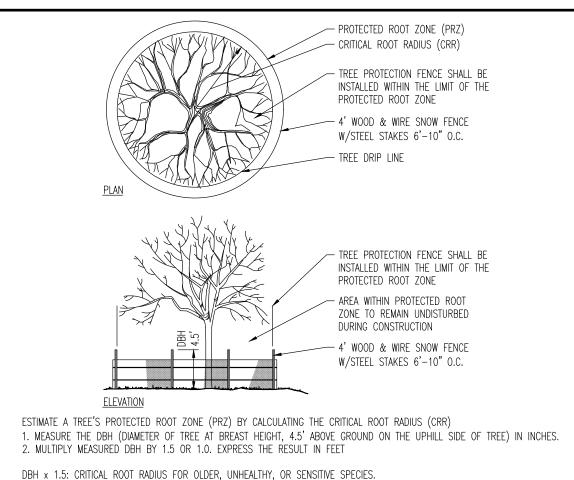
COMPOST SOCK CONCRETE **WASHOUT DETAIL**



from which it was derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix. The physical parameters of the compost should comply with the standards in Table 4.2. The standards

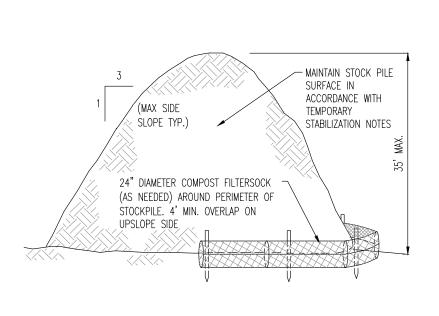
contained in the PennDOT Publication 408 are an acceptable alternative.

TABLE 4.2 Compost Standards						
Organic Matter Content	25% - 100% (dry weight basis)					
Organic Portion	Fibrous and elongated					
рН	5.5 - 8.5					
Moisture Content	30% - 60%					
Particle Size	30% - 50% pass through 3/8" sieve					
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum					



TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



STOCKPILE SHOULD BE STABILIZED IMMEDIATELY. ALL STOCKPILES TO BE COVERED BEFORE PRECIPITATION. ALL STOCKPILES SHOULD BE INSPECTED DAILY. REPLACE OR REPAIR ANY COVERS OR PERIMETER CONTROLS AS NEEDED. RE-APPLY TEMPORARY STABILIZATION WHEN NEEDED.

TEMPORARY STOCKPILE DETAIL

07/12/2024 (V) SCALE PROJECT No: 1478-99-191

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 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

EMPORARY OR PERMANENT VEGETATION

REMAIN PERMANENTLY.

NOTES:

STORM

TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

INLET

SECTION VIEW

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

COMPOST SOCK SPECIFICATIONS

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2"x2" WOODEN STAKES PLACE 10 FT

-HOOK LENGTH OF SILTSOCK —

TO BE INCREASE IN SIDE _

FROM UPSLOPE PORTION

ON CENTER ON UPSLOPE PORTION

2"x2" WOODEN STAKES

PLACE 2FT ON CENTER

ON J-HOOK PORTION

DISTURBED AREA

J-HOOK SOCK PLAN VIEW

DISTURBED AREA

OVERLAP FOR SEGMENTED INSTALLATION

ALTERNATE COMPOST FILTER SOCK DETAILS

_ _ _ _ 102 _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ 101 _ _ _ _ _ _ _ _ _

-12" DEEP SUMP BEHIND LOW END OF

J-HOOK TO BE STABILIZED WITH NAG S75

— 100 — ¥

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E&S DETAILS