Drawn By: JTL
Checked By: JTL
Approved By: BZM

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN
2660 AUDUBON ROAD, NORRISTOWN, PA 19403

SEPTEMBER 2023

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LAND USE DEVELOPMENT DATA

TOTAL AREA: 10.1 AC.

PARCEL ID: 430000823007

PRESENT ZONING: LIMITED INDUSTRIAL (LI)

ABUTTING ZONING: WEST: LIMITED INDUSTRIAL (LI)
EAST: LIMITED INDUSTRIAL (LI)
NORTH: INDUSTRIAL PARK (IP)
SOUTH: MOBILE HOME PARK (MHP)

PROJECT AREA: ±8.02 AC.

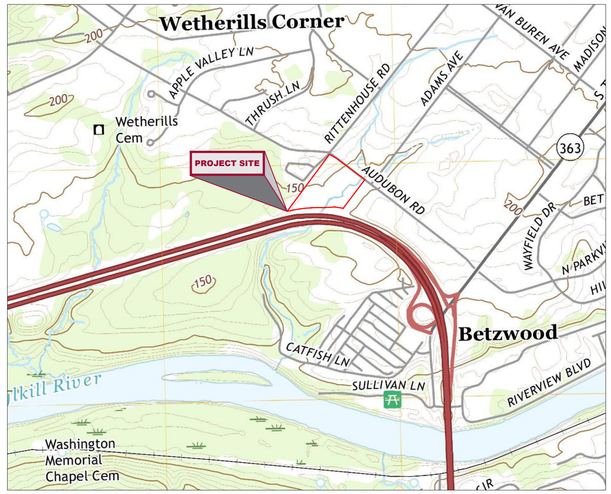
FUTURE LAND USE: LIMITED INDUSTRIAL (LI)

PROJECT LOCATION
LOCATED AT 2660 AUDUBON ROAD, NORRISTOWN, PENNSYLVANIA, 19403

BUILDING HEIGHT
PROPOSED BUILDING HEIGHT IS <90 FT. (REFER TO ARCHITECTURAL PLANS)

PARKING
50-BED REHABILITATION HOSPITAL WITH 30-BED FUTURE EXPANSION:

TOTAL EMPLOYEE PARKING REQUIRED	=	60	SPACES
TOTAL VISITOR PARKING REQUIRED	=	40	SPACES
TOTAL HANDICAP PARKING REQUIRED	=	6	SPACES
TOTAL PARKING REQUIRED	**=**	**106**	**SPACES**
TOTAL EMPLOYEE PARKING PROVIDED	=	82	SPACES
TOTAL VISITOR PARKING PROVIDED	=	55	SPACES
HANDICAP PARKING PROVIDED	=	16	SPACES
TOTAL PARKING PROVIDED	**=**	**153**	**SPACES**



USGS MAP
VALLEY FORGE QUADRANGLE DATED 2019
(SCALE 1" = 1000')

SITE MAP
IMAGERY FROM NEAR MAP.
ACCESSED APRIL 25, 2023.
(SCALE 1" = 500')

APPLICANT | OWNER | ENGINEER OF RECORD

APPLICANT \ OWNER:

ENCOMPASS HEALTH PENNSYLVANIA REAL ESTATE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
205-970-5586
CONTACT: TAYLOR BRADLEY

ENGINEER OF RECORD:

KIMLEY-HORN AND ASSOCIATES, INC.
750 HOLIDAY DRIVE, SUITE 750
PITTSBURGH, PA 15220
412-218-2210
CONTACT: BILL MOLDOVAN, RLA

UTILITY CONTACTS

WATER:

AUDUBON WATER COMPANY
2650 EISENHOWER AVENUE
NORRISTOWN, PA 19403
610-630-1200
CONTACT: JH RUSSELL

SEWAGE:

LOWER PROVIDENCE TOWNSHIP SEWER AUTHORITY
20 PARKLANE DRIVE
EAGLEVILLE, PA 19403
610-539-6161
CONTACT: ALAN M. RUBENDALL

TELECOMM:

VERIZON
ONE VERIZON WAY
BASKING RIDGE, NJ 07920
215-789-7728
CONTACT: DAVE STINSON

GAS:

PECO ENERGY COMPANY
300 W. WASHINGTON STREET
NORRISTOWN, PA 19401
610-239-8008
CONTACT:

ELECTRIC:

PECO
680 RIDGE PIKE
PLYMOUTH MEETING, PA 19462
800-494-4000
CONTACT:

SITE DATA TABLE

SITE ADDRESS	2660 AUDUBON ROAD
ZONING DISTRICT	L1 - LIMITED INDUSTRIAL
ZONING USE	MEDICAL/SURGICAL CENTER

ZONING INFORMATION

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	10.1 ACRES
MINIMUM LOT WIDTH	150 FEET	>150 FEET
MINIMUM STREET SETBACK	60 FEET	87.8 FEET
MINIMUM SIDE SETBACK	25 FEET	78.8 FEET
MINIMUM REAR SETBACK	30 FEET	103.4 FEET
MAXIMUM BUILDING HEIGHT	90 FEET	VARIES < 90 FEET
MAXIMUM LOT COVERAGE	50%	42%
MINIMUM SITE SIZE	10 ACRES	10.1 ACRES

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 09/30/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL
SSOE
Encompass Health

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

COVER SHEET

C-00

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Drawn By: JTL
Checked By: JTL
Approved By: BZM

CONSTRUCTION STANDARDS

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THESE DRAWINGS, PROJECT SPECIFICATIONS, WITH ALL CURRENT APPLICABLE CODES, AND, UNLESS OTHERWISE SPECIFIED, WITH THE LATEST REVISIONS OF THE FOLLOWING REFERENCE DOCUMENTS:

   A. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) LATEST RC STANDARDS
   B. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   C. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) PATA TRAFFIC CONTROL DIAGRAMS.
   D. PENNSYLVANIA EROSION AND SEDIMENT CONTROL MANUAL

SITE CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE (INCLUDING PENNDOT) AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND LICENSES AND MAINTAIN COPIES OF THEM ON-SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND EROSION AND SEDIMENTATION CONTROL PLANS ON-SITE AT ALL TIMES DURING CONSTRUCTION.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

3. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," MOST CURRENT REVISION OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

4. ANY DAMAGE OCCURRING TO THE EXISTING SITE INFRASTRUCTURE ON THIS OR THE ADJACENT SITE DURING THE CONSTRUCTION OPERATIONS AND/OR MOBILIZATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXISTING DAMAGED ITEMS INCLUDING CONCRETE AND/OR PAVEMENT SECTIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS PRIOR TO PROJECT COMPLETION AT THE EXPENSE OF THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION INSIDE AND OUTSIDE OF THE LIMITS OF CONSTRUCTION.

6. ANY AND ALL UTILITIES AND/OR OBSTRUCTIONS (POWER POLES, TELEPHONE PEDESTALS, GUY WIRES, WATER METERS, ETC.) THAT ARE REQUIRED TO BE RELOCATED OR ADJUSTED DUE TO CONSTRUCTION SHALL BE DONE SO AT THE OWNERS/DEVELOPERS EXPENSE.

7. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL THE REMOVED/DEMOLISHED MATERIAL FROM THE PROJECT SITE AND DISPOSE OF SAME IN A LEGAL MANNER.

8. TYING TO EXISTING PAVEMENT: EXISTING PAVEMENT SHALL BE NEATLY SAW CUT TO A STRAIGHT LINE AND ALL PAVING ON THE NEW PAVEMENT SIDE OF THE CUT SHALL BE COMPLETELY REMOVED AND REPLACED WITH SPECIFIED MATERIALS. THE CUT LINE SHALL BE FULL-DEPTH AND COATED WITH A TACK COAT TO FURNISH A BOND BETWEEN THE EXISTING SURFACE COURSE AND THE NEW SURFACE COURSE.

9. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO KIMLEY-HORN & ASSOCIATES, INC. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY KIMLEY-HORN & ASSOCIATES, INC. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.

10. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.

11. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

12. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

13. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

14. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.

15. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.

16. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.

17. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII GIVEN TO THE FACE OF CURB. ALL CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.

18. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.

19. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER PENNDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.

20. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

22. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM MONTGOMERY COUNTY. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

DEMOLITION / LAND DISTURBANCE NOTES

1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.

   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.

   C. LOCATING (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

   D. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.

   E. COORDINATION WITH UTILITY COMPANIES & ADJACENT LANDOWNERS/BUSINESSES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REOUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

2. NEITHER KIMLEY-HORN & ASSOCIATES, INC. NOR THE OWNER IS RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

3. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES.

4. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

5. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.

6. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

7. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

8. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

9. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

10. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

11. ALL ORGANICS AND TOPSOIL SHALL BE REMOVED FROM THE ENTIRE LIMITS OF DISTURBANCE. STOCKPILE TOPSOIL FOR REUSE, IF NECESSARY, IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.

12. REMOVE VEGETATION, GRASS, & ROOTMAT IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.

13. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.

14. ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER LOWER PROVIDENCE TOWNSHIP AND PENNSYLVANIA DOT.

15. SAW CUT AND REMOVE ALL ASPHALT AND CONCRETE TO LIMITS REQUIRED FOR NEW WORK.

16. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.

17. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.

18. CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.

19. LIMITS OF DEMOLITION INDICATED ON PLAN ARE MINIMUM. CONTRACTOR SHALL REMOVE ASPHALT PAVEMENT, CONCRETE AND MISCELLANEOUS ITEMS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING CONSTRUCTION.

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVED BY APPLICABLE AUTHORITY.

2. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT. VERTICAL DATUM NAVD 88.

3. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY CONTROL POINT ASSOCIATES, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

4. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED AND LOCATED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET FLOW OVERLAND. ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL/INDIVIDUAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

9. CONTRACTOR TO MATCH EXISTING GRADE AT PROJECT PROPERTY LINES AND LIMITS OF DISTURBANCE.

10. NO GRADED SLOPE SHALL EXCEED 2H:1V.

11. SLOPES WITHIN THE LIMITS OF THE HANDICAPPED PARKING AREAS SHALL NOT EXCEED 1.8% IN ANY DIRECTION. CROSSWALKS AND SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.8% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% IN DIRECTION OF TRAVEL. SLOPES IN HANDICAP RAMPS SHALL BE BUILT IN CONFORMANCE WITH THE LATEST ADA CRITERIA AND LOCAL DESIGN STANDARDS.SIDEWALK/SHOULDER GRADE AND CROSS SLOPE IS TO A MAXIMUM OF $\frac{1}{4}$" PER LF (2%, PER ADA).

DRAINAGE / STORMWATER NOTES

1. ALL EXISTING AND PROPOSED STORM SEWER PIPES, MANHOLES, AND CURB INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT THE LAST STAGES OF CONSTRUCTION.

2. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.

3. ALL INLETS AND MANHOLES SHALL MEET PENNDOT RC STANDARDS, LATEST EDITION.

4. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL/INDIVIDUAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

6. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.

7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

10. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

11. ALL ROOF LEADERS FROM THE PROPOSED BUILDING SHALL CONNECT TO STORMWATER SYSTEM. SEE PLUMBING AND ARCHITECTURAL PLANS FOR DETAILS.

12. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE

13. ALL STORMWATER INFRASTRUCTURE ON THIS SITE IS PRIVATELY OWNED AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

14. SEE SHEETS C-07A THROUGH C-07C FOR DESCRIPTION OF DRAINAGE STRUCTURES.

TRAFFIC CONTROL NOTES

1. WHENEVER CONSTRUCTION OPERATIONS ENCROACH ON THE RIGHT-OF WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.

2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.

3. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.

GENERAL NOTES

1. THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE MUST BE DEDICATED TO THE AUTHORITY HAVING JURISDICTION OVER ANY PUBLIC STREETS FOR FUTURE TAKING, WHEN OR AS NECESSARY, AS REQUIRED BY SECTION 123-31.K OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

UTILITY NOTES

1. EXISTING UNDERGROUND UTILITY INFORMATION PER SURVEY AND PLANS FROM CONTROL POINT ASSOCIATES, INC. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL SERVICE PROVIDERS, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE.

5. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATION OR OTHER INVESTIGATION IS NECESSARY TO VERIFY TIE-IN INVERTS, LOCATIONS AND CLEARANCES, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO KIMLEY- HORN AND ASSOCIATES, INC.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

7. CROSS CONNECTION CONTROL AND BACK FLOW PREVENTION SHALL BE IN ACCORDANCE WITH THE UNIFORM STATEWIDE BUILDING CODE.

8. ALL CLEANOUTS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC BEARING.

9. CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SANITARY SEWER, WATER, AND COMMUNICATION CONDUITS.

10. UNDERGROUND UTILITIES INSTALLED ON PRIVATE PROPERTY OR IN PRIVATE UTILITY EASEMENTS AND BUILDING RELATED STORM DRAINS SHALL BE DESIGNED AND INSTALLED PER THE CURRENT EDITION OF THE PENNSYLVANIA BUILDING CODE.

11. PROPOSED CROSSINGS WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

12. THE RIM ELEVATIONS OF EXISTING MANHOLES AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

13. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.

14. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

15. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

16. ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS OTHERWISE NOTED ON PLANS.

17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF FOURTY-EIGHT (48) INCH COVER ON ALL WATERLINES.

18. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES, (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST TEN (10) FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF EIGHTEEN (18) INCH CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

19. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.

20. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.

21. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

22. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

23. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH AUDUBON WATER COMPANY AND LOWER PROVIDENCE TOWNSHIP SEWER AUTHORITY SPECIFICATIONS WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

24. ALL WATER LINE CONSTRUCTION TO CONFORM TO APPLICABLE AUDUBON WATER COMPANY SPECIFICATIONS.

25. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.

26. COORDINATE WITH LOCAL ELECTRIC SERVICE PROVIDER FOR PROPOSED ELECTRIC CONNECTION.

27. COORDINATE WITH LOCAL GAS SERVICE PROVIDER FOR TYING PROPOSED GAS LINE INTO EXISTING GAS LINE.

28. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

29. CONTRACTOR TO CALL FOR INSPECTION WHEN EXISTING SEWER IS BEING TAPPED INTO PROPOSED LINE.

CALL BEFORE YOU DIG!
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3 WORKING DAYS NOTICE FOR
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DAYS IN DESIGN STAGE – STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231453029
DATE REQUESTED: 09/20/2022

PRELIMINARY
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Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL
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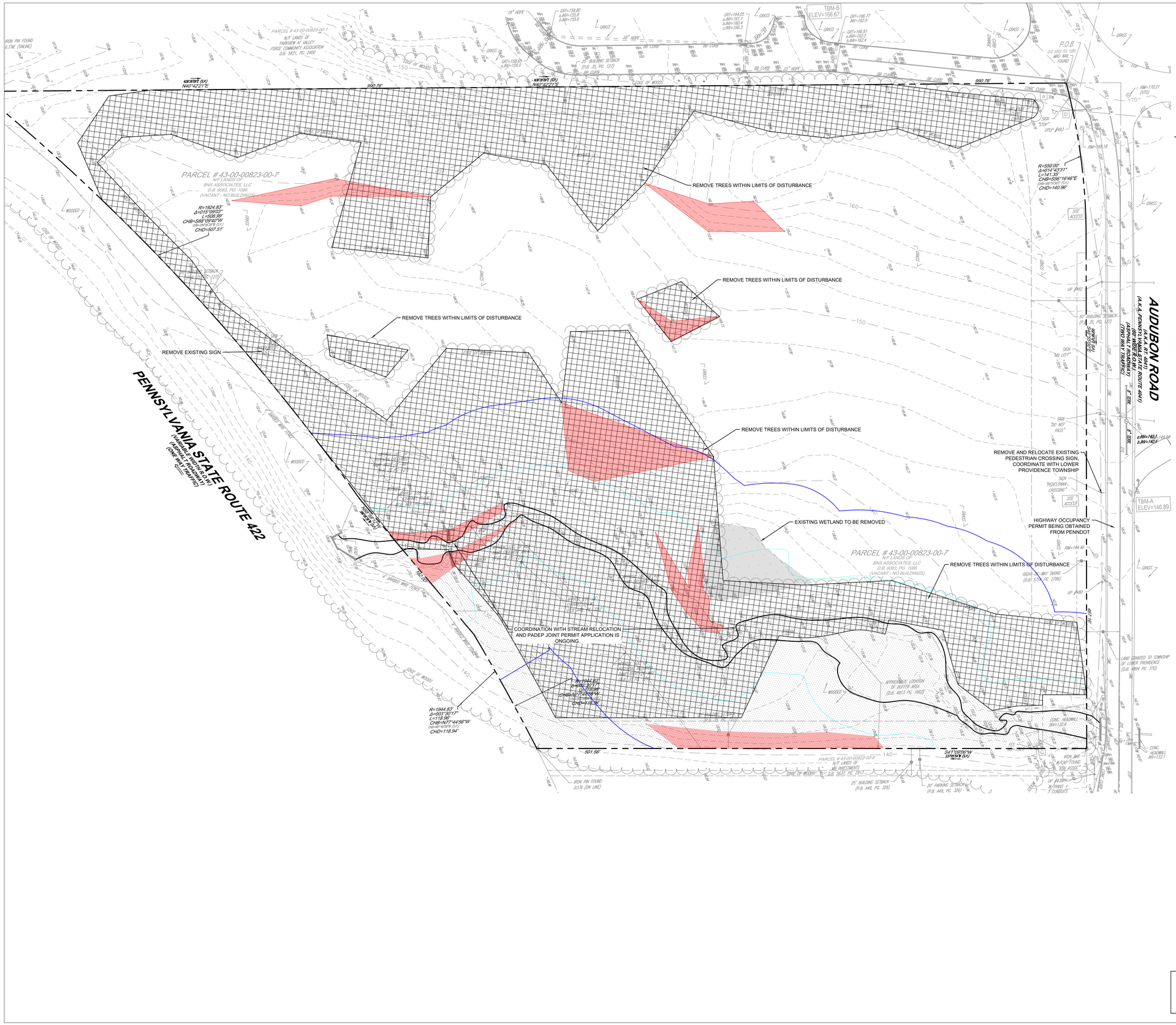
ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FIN

Drawn By: JTL
Checked By: JTL
Approved By: BZM



LEGEND

- 150 — EXISTING MAJOR CONTOUR
- 154 — EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING STEEP SLOPE AREAS
- ZONE 1 OF EXISTING RIPARIAN BUFFER OVERLAY ZONE
- ZONE 2 OF EXISTING RIPARIAN BUFFER OVERLAY ZONE

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EXISTING CONDITIONS AND DEMOLITION PLAN

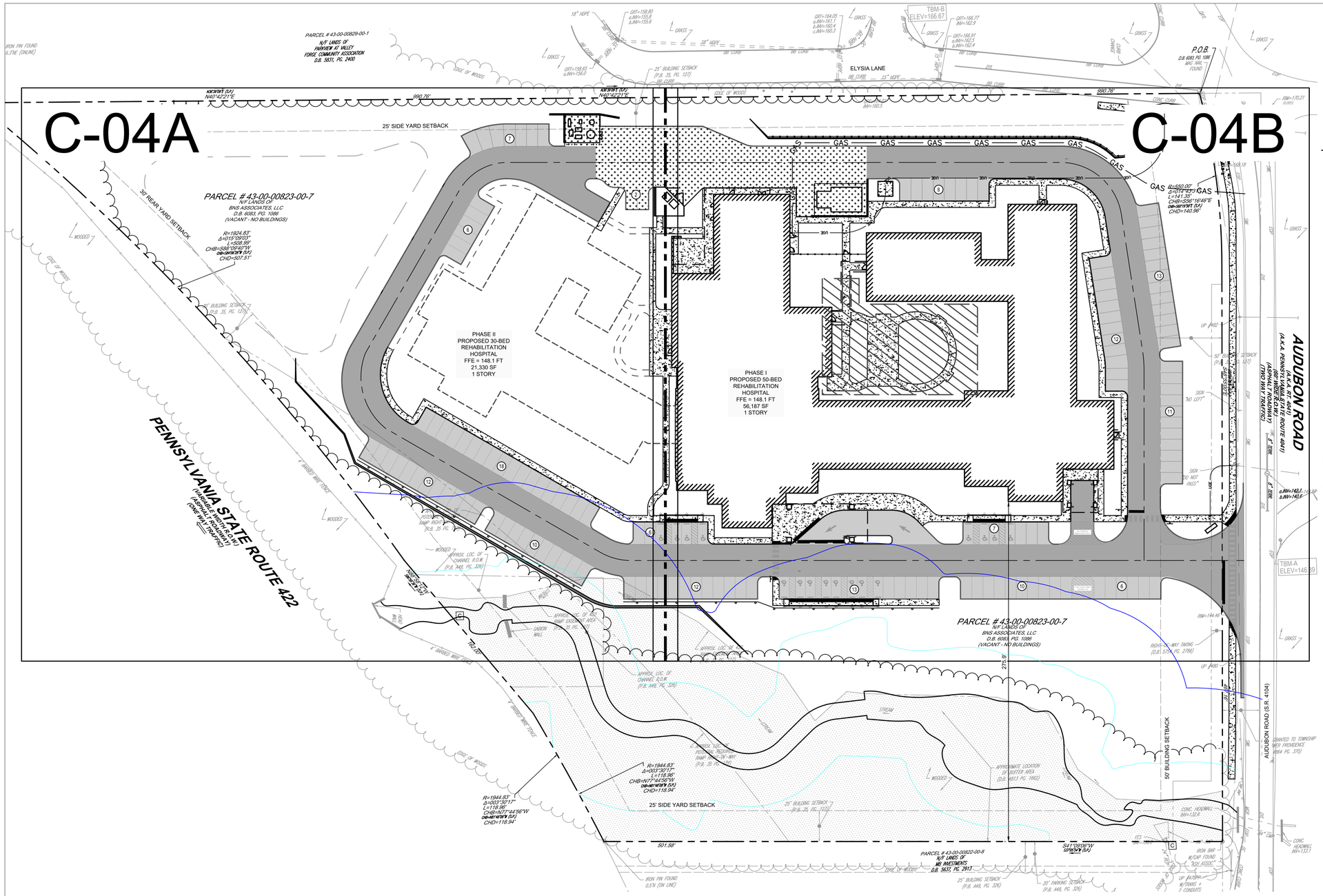
C-02B

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-02 September 22, 2023 12:26:20pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-02 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE
- ZONE 1 OF PROPOSED RIPARIAN BUFFER OVERLAY ZONE
- ZONE 2 OF PROPOSED RIPARIAN BUFFER OVERLAY ZONE
- PROPOSED STREAM BANK

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OVERALL SITE PLAN

C-04

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08/30/2023

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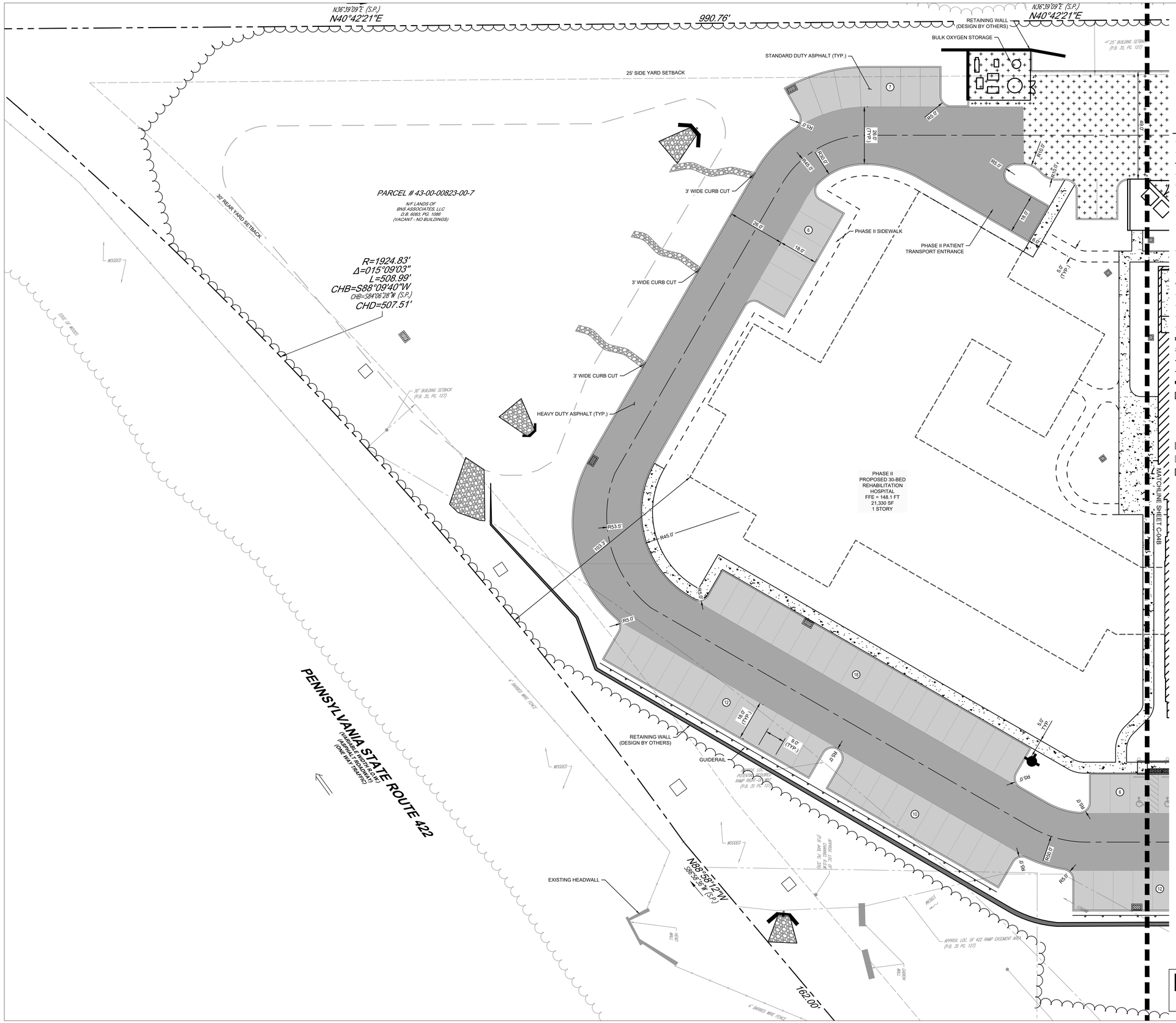

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
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- EXISTING STORM PIPE
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- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED PENNDOT INLET
- PROPOSED YARD INLET
- PROPOSED MANHOLE
- PROPOSED ENDWALL/HEADWALL
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE

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SITE PLAN WEST

C-04A

112642001
08/30/2023

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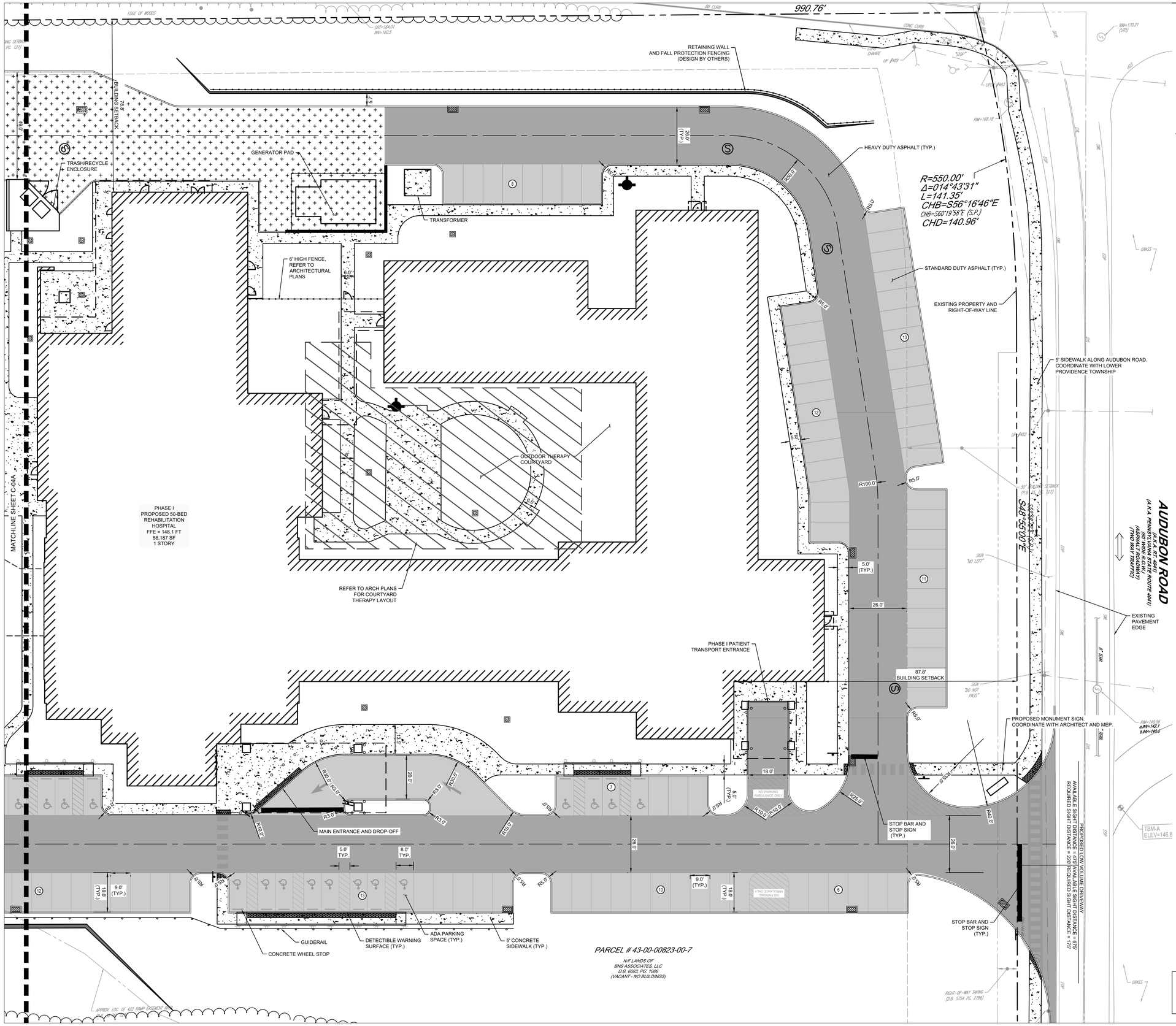

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
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- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED PENNDOT INLET
- PROPOSED YARD INLET
- PROPOSED MANHOLE
- PROPOSED ENDWALL/HEADWALL
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE

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SERIAL NUMBER: 20231403309
DATE REQUESTED: 05/20/2022

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SITE PLAN EAST

C-04B

112642001
08/30/2023

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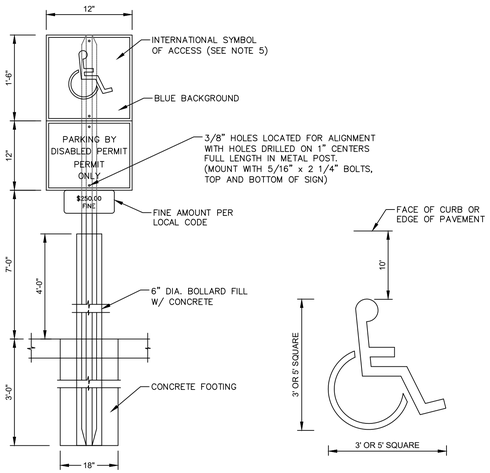
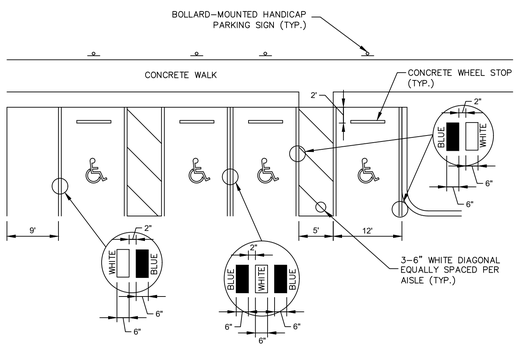
Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-04B September 22, 2023 12:27:07pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-04AB SITE PLAN WEST EAST.dwg



HANDICAP PARKING SIGN

HANDICAP PARKING PAVEMENT MARKING

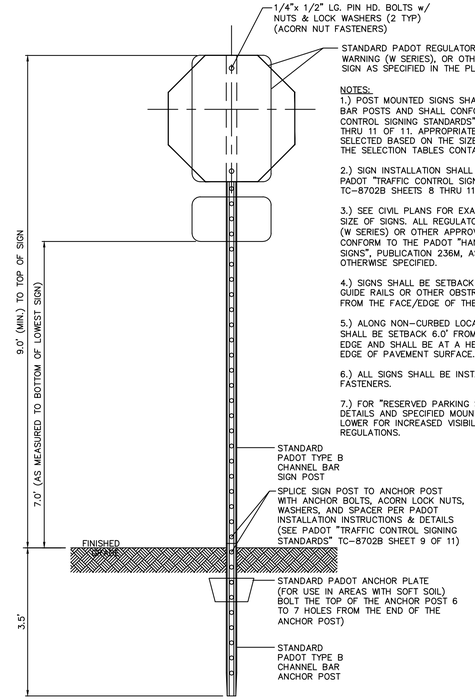


NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
4. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
6. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
7. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

1 HANDICAPPED PARKING/ MARKING DETAIL

Scale: N.T.S.



NOTES:

1.) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.

2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11, AS AMENDED.

3.) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), WARNING (W SERIES) OR OTHER APPROVED SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.

4.) SIGNS SHALL BE SETBACK 2.0' FROM CURB LINES, GUIDE RAILS OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.

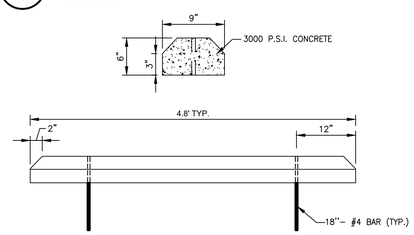
5.) ALONG NON-CURBED LOCAL ROADWAYS SIGNS SHALL BE SETBACK 6.0' FROM THE SHOULDER/PAVING EDGE AND SHALL BE AT A HEIGHT 5.0' ABOVE THE EDGE OF PAVEMENT SURFACE.

6.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.

7.) FOR "RESERVED PARKING SIGN" (R7-8) REFER TO DETAILS AND SPECIFIED MOUNTING HEIGHTS WHICH ARE LOWER FOR INCREASED VISIBILITY PER ADA REGULATIONS.

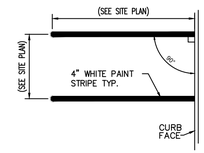
2 STANDARD POLE MOUNTED SIGN

Scale: N.T.S.



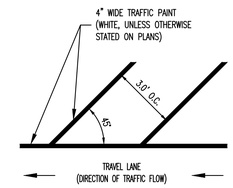
3 CONCRETE WHEEL STOP

Scale: N.T.S.



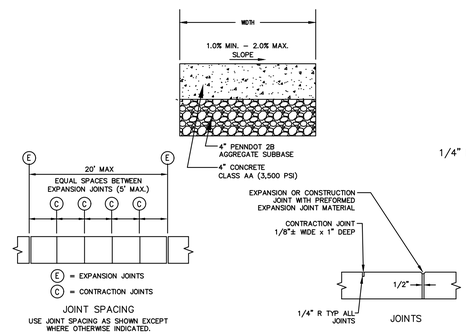
4 90°PARKING STALL STRIPING

Scale: N.T.S.



5 GORE STRIPING DETAIL

Scale: N.T.S.

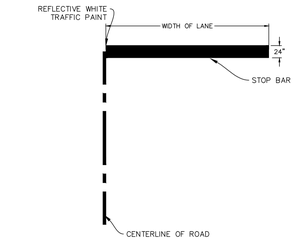


INSTALLATION NOTES:

1. ALL CONSTRUCTION TO CONFORM WITH PENNDOT PUBLICATION 408, LATEST EDITION.
2. ALL CONCRETE TO BE CLASS AA 3,500 PSI.
3. MINIMUM WIDTHS AND MINIMUM SLOPES PER SALDO, AS APPLICABLE.
4. THIS STANDARD IS NOT INTENDED FOR SIDEWALK WHICH CROSSES A DRIVEWAY.
5. INSTALLATION OF CURB RAMPS FOR ACCESSIBILITY SHALL MEET ADA REQUIREMENTS AND SHALL BE IN ACCORDANCE WITH PENNDOT DETAILS RC-67, LATEST EDITION. PENNDOT DETAILS ARE INCLUDED HEREWITH BY REFERENCE.
6. EXPANSION JOINTS WITH 1/2" PRE-MOLDED MATERIAL SHALL BE PLACED EVERY 20 FEET TO FULL DEPTH.
7. ALL EDGES TO BE ROUNDED WITH A 1/4" TOOL.
8. CURING COMPOUND SHALL BE AASHTO-M148 TYPE 1-D TO BE USED IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 711.2. CURRENT EDITION.
9. ALL SIDEWALKS SHALL BE FINISHED USING METHODS THAT WILL PROVIDE A SKID RESISTANT SURFACE.

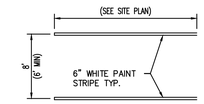
6 CONCRETE SIDEWALK DETAIL

Scale: N.T.S.



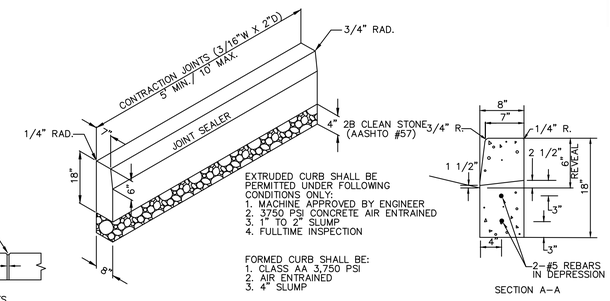
7 STOP BAR DETAIL

Scale: N.T.S.



8 CROSSWALK STRIPING DETAIL

Scale: N.T.S.



EXTRUDED CURB SHALL BE PERMITTED UNDER FOLLOWING CONDITIONS ONLY:
1. MACHINE APPROVED BY ENGINEER
2. 3750 PSI CONCRETE AIR ENTRAINED
3. 1" TO 2" SLUMP
4. FULLTIME INSPECTION

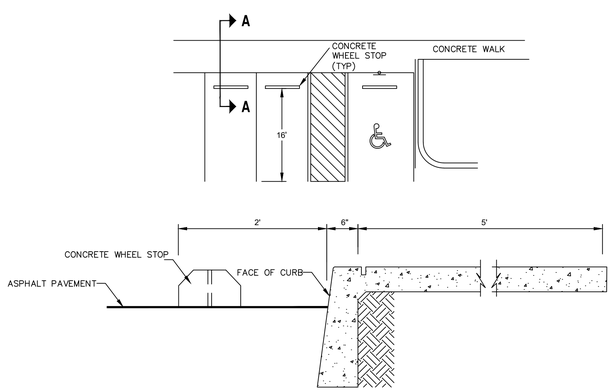
FORMED CURB SHALL BE:
1. CLASS AA 3,750 PSI
2. AIR ENTRAINED
3. 4" SLUMP

NOTES:

1. 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 30 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB. (40 FOOT MAXIMUM FOR EXTRUDED CURB)
2. CURB SHALL BE DOWEL PINNED INTO INLETS. 2-#8x1'-0" DOWEL BARS ON BOTH SIDES OF INLET.
3. 4" 2B CLEAN STONE UNDER CURB.
4. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECS. PUB. 408. CURRENT EDITION.
5. CURING COMPOUND AASHTO-M148, TYPE 1-D TO BE USED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTION 711.2. CURRENT EDITION.
6. MATERIAL SHALL CONSIST OF CEMENT CONCRETE CLASS "AA" WITH MINIMUM 7 DAY DESIGN COMPRESSIVE STRENGTH OF 3000 PSI AND A MINIMUM 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3750 PSI. AFTER COMPLETION OF THE BITUMINOUS PAVING, CLASS "BM" 1-1/2" ASPHALT SHALL BE APPLIED TO THE JOINT BETWEEN THE CURB & BITUMINOUS PAVING FOR A DISTANCE OF ONE (1) FOOT FROM THE CURB TOWARDS THE CENTER OF THE ROAD TO SEAL THE JOINT BETWEEN THE CURB & BITUMINOUS PAVING.

9 CURB DETAIL (ON-SITE)

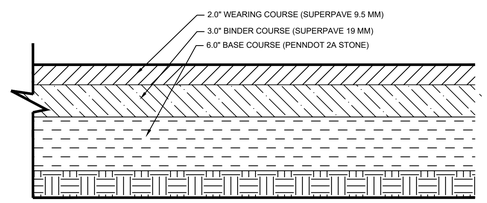
Scale: N.T.S.



SECTION A-A

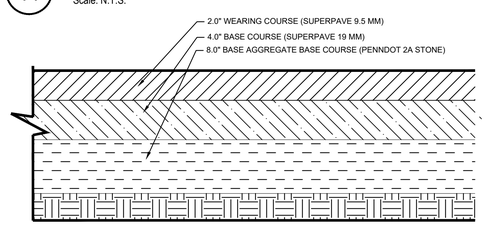
10 WHEEL STOP LOCATION DETAIL

Scale: N.T.S.



11 STANDARD DUTY PAVEMENT

Scale: N.T.S.



12 HEAVY DUTY PAVEMENT

Scale: N.T.S.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 08/30/2022

PRELIMINARY

NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205

Kimley»Horn

MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL

SSOE

Encompass Health

ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

SITE PLAN DETAILS

C-04C

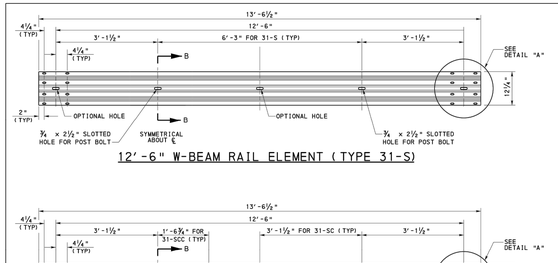
112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

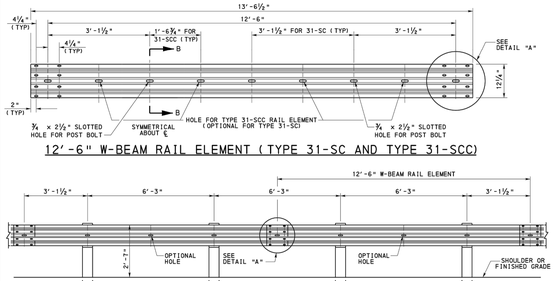
Drawn By: JTL
Checked By: JTL
Approved By: BZM

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-04C September 22, 2023 12:27:19pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-04C SITE PLAN DETAILS.dwg

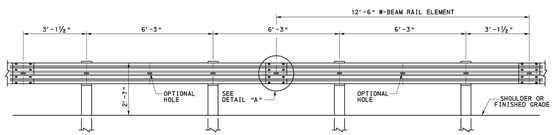
Drawn By: JTL
Checked By: JTL
Approved By: BZM



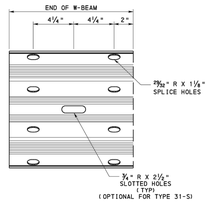
12'-6" W-BEAM RAIL ELEMENT (TYPE 31-S)



12'-6" W-BEAM RAIL ELEMENT (TYPE 31-SC AND TYPE 31-SCC)



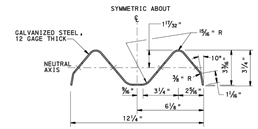
ELEVATION (TYPE 31-S)



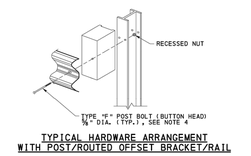
DETAIL "A"

NOTES

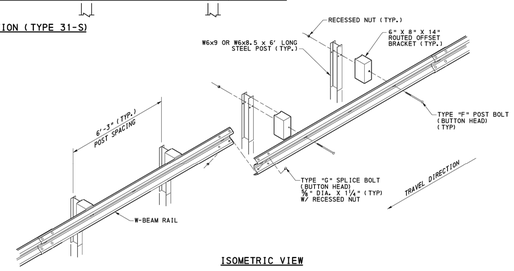
1. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTION 620.
2. PROVIDE STEEL I-BEAM POSTS (W6x9 OR W6x8.5) WITH ROUTED WOOD, PLASTIC, OR COMPOSITE OFFSET BRACKETS LISTED IN BULLETIN 15.
3. ATTACH W-BEAM RAIL ELEMENTS TO EACH POST. SPLICE RAIL ELEMENTS MID-SPAN ONLY AND LAP IN THE DIRECTION OF TRAFFIC.
4. PROVIDE TYPE "E" POST BOLTS (BUTTON HEAD) (ASTM A307) OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT (ASTM A563) AND NOT MORE THAN ¼" BEYOND THE NUT. TYPE "G" SPLICE BOLTS (BUTTON HEAD) (ASTM A307) ARE ⅝" x 1¾" (OR TYPE "H" SPLICE BOLTS (BUTTON HEAD) 2" LONG AT TRIPLE RAIL SPLICES) WITH A ⅝" DOUBLE RECESSED NUT (ASTM A563). PROVIDE THREE BEAM "CONNECTION" ⅞" DIA. (ASTM A325) HEX BOLTS OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE RAIL AND NUTS.
5. FOR DELINEATOR PLACEMENT, SEE TC-8604, PUBLICATION 111.
6. A SPECIAL LENGTH OF RAIL MAY BE MANUFACTURED TO ACCOMMODATE TERMINAL AND TRANSITION SECTIONS.
7. BURNING THROUGH POSTS OR RAIL ELEMENTS FOR HOLES IS NOT PERMITTED. USE A MECHANICAL PUNCH TO PRODUCE SPLICE HOLES IN RAIL ELEMENTS IF NEEDED. COAT ALL EXPOSED/CUT EDGES WITH 2 COATS OF APPROVED GALVANIZING PAINT.
8. WHEN CONNECTING TO TYPE 2-S OR TYPE 2-W GUIDE RAIL PROVIDE DELIGHT TRANSITION OVER A LENGTH OF 25'-0". REFER TO PUBLICATION 408 FOR TRANSITION FROM TYPE 31-S GUIDE RAIL TO TYPE 2 WEAK POST GUIDE RAIL.
9. THE INSTALLATION TOLERANCE IN THE 31" HEIGHT FOR TYPE 31 STRONG POST GUIDE RAIL RANGES FROM 0" TO +1".
10. WHEN A STRONG GUIDE RAIL SYSTEM IS INSTALLED, A MINIMUM CLEARANCE OF 2'-0" SHOULD BE MAINTAINED FROM THE REAR FACE OF THE GUIDE RAIL POST TO THE FILL SLOPE BREAK POINT. HOWEVER, IF A CLEARANCE OF 2'-0" CANNOT BE MAINTAINED BECAUSE OF TOPOGRAPHY OR OTHER CONSTRAINTS, AN OFFSET DOWN TO 1'-0" IS ACCEPTABLE WITH A POST LENGTH OF 6'-0" FOR THE STRONG POST. IF A CLEARANCE OF EITHER 1'-0" OR 2'-0" CANNOT BE MAINTAINED, THE STRONG POST CAN BE INSTALLED ON THE FILL SLOPE BREAK POINT. IF NEITHER OF THE ABOVE OPTIONS ARE AVAILABLE, AN 8'-0" LONG STRONG POST CAN BE INSTALLED ON THE SLOPE, WITH THE FRONT FACE OF THE STRONG POST LOCATED NO MORE THAN 1'-0" FROM THE SLOPE BREAK POINT. THIS APPLICATION IS APPLICABLE ONLY IF THE SLOPE IS 1V:2H OR FLATTER AND MUST BE USED AS A LAST RESORT.



RAIL ELEMENT SECTION B-B



TYPICAL HARDWARE ARRANGEMENT WITH POST/ROUTED OFFSET BRACKET/RAIL



ISOMETRIC VIEW

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN AND DELIVERY

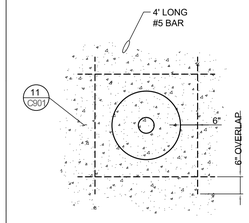
TYPE 31 STRONG POST GUIDE RAIL

W-BEAM RAIL ELEMENT

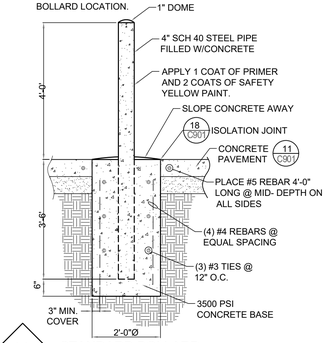
RECOMMENDED NOV. 30, 2021	RECOMMENDED NOV. 30, 2021	SHT 1 OF 16
DIR., BUREAU OF DESIGN AND DELIVERY	DEPUTY SECRETARY HIGHWAY ADMIN.	RC-51M

1 PENNDOT TYPE 31 GUIDE RAIL

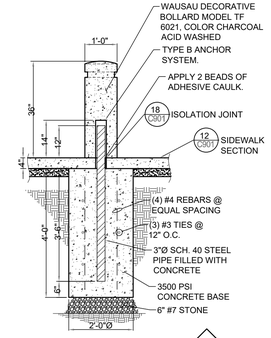
Scale: N.T.S.



NOTE:
SEE PLAN FOR BOLLARD LOCATION.



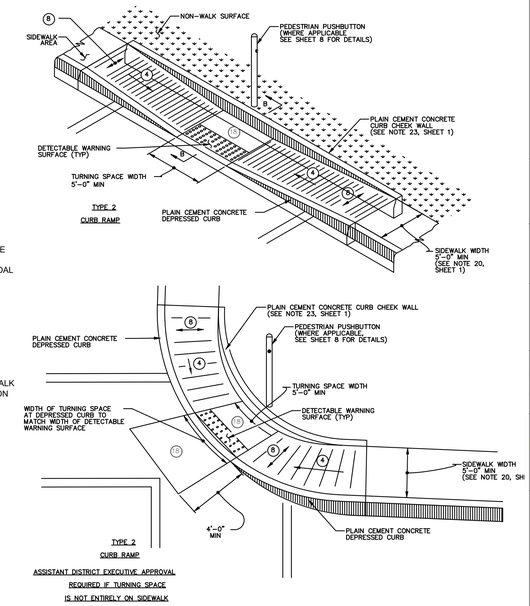
AA STANDARD BOLLARD



DECORATIVE BOLLARD BB

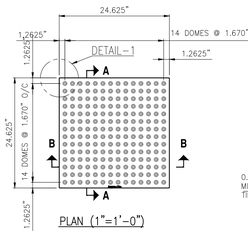
3 BOLLARD DETAILS

Scale: N.T.S.

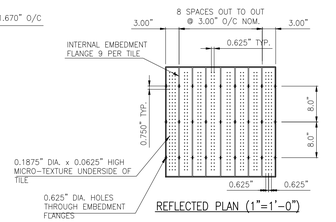


4 PENNDOT TYPE II CURB RAMP

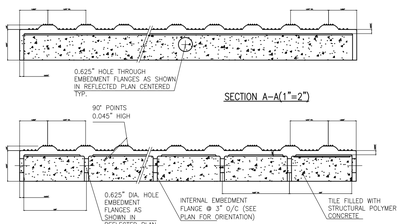
Scale: N.T.S.



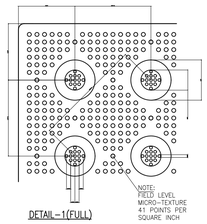
PLAN (1"=1'-0")



REFLECTED PLAN (1"=1'-0")



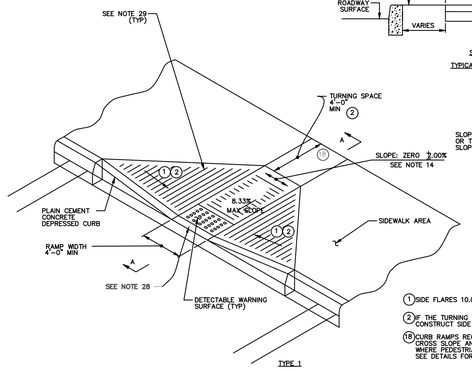
SECTION B-B(1"=2")



DETAIL-1(FULL)

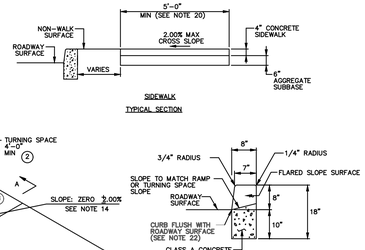
2 DETECTABLE WARNING SURFACE

Scale: N.T.S.

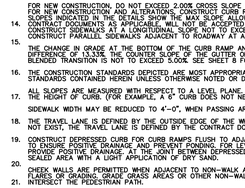


TYPE 1 CURB RAMP

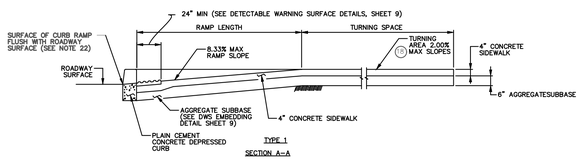
(1) SIDE FLARES 10.00% MAX SLOPE
(2) IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.
(18) CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.



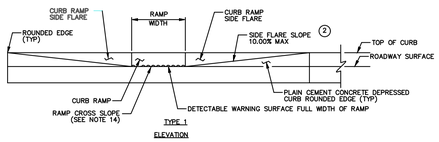
SIDEWALK TYPICAL SECTION



DEPRESSED CURB FOR CURB RAMPS



TYPE 1 SECTION A-A



TYPE 1 ELEVATION

PERCENT SLOPE	EQUIVALENT SLOPE
10.00%	10:1
8.33%	12:1
7.14%	14:1
5.00%	20:1
2.00%	50:1
1.00%	100:1

EQUIVALENT SLOPES

NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, 676, 694, AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL 3/4" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEYOND THE CURB FACE WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTSWHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. SEE TC-8803 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. SEE SHEET 9 FOR INSTALLATIONS ALONG CURVED SURFACES.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
15. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00% FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%. CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
16. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.00%. THE CONTROL SLOPE IS THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP. TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%. SEE SHEET 8 FOR DETAILS.
17. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
18. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE.)

    SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'.
19. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
20. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
21. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
22. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
23. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SHEET 7 FOR DETAILS.

    A 4'-0" MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.
24. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
25. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
    DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY. SEE NOTE 5.
26. THE DEPRESSED CURB MAY BE PLACED MONOLITHICALLY WITH CURB RAMP, SIDE FLARES, OR BOTH. DO NOT PLACE DEPRESSED CURB MONOLITHICALLY WITH OTHER CEMENT CONCRETE SIDEWALK.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY
CURB RAMPS AND SIDEWALKS
NEW CONSTRUCTION OR
ALTERATION DETAILS
TYPE 1 CURB RAMPS AND
TYPICAL SECTIONS

RECOMMENDED DEC. 17, 2019	RECOMMENDED DEC. 17, 2019	SHT 1 OF 14
CHIEF, HWY. DELIVERY DIVISON	DIRECTOR, BUREAU OF PROJECT DELIVERY	RC-67M

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
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No.	Date	Description

SITE PLAN DETAILS

C-04D

112642001
08/30/2023

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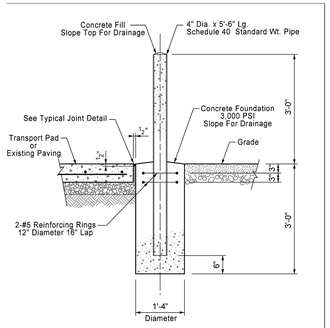


Standard Bollard Detail

Bollard Design Per International Fire Code Section 312

Bollard Pipe Paint Specification
1. Clean Surface Per SSPC- SP3 to Remove Rust and Scale
2. Primer: RUST-OLEUM Industrial Choice 340 VOC Alkyd Enamel Primer.
3. Finish Coat: RUST-OLEUM Industrial Choice 340 VOC Alkyd Enamel Color to be Safety Yellow (206327). Apply Per Manufacturers Recommendations.

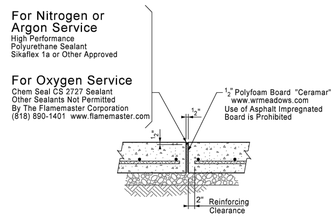
Bollard Locations

1. Bollard Locations To Be Verified By Customer And Airgas Based Upon Site Conditions To Protect Installation On All Sides Exposed To Vehicle Traffic
2. Maximum Distance Between Bollards is 4'-0" C/C.
3. Location of Bollards Should Not Interfere with Any Access Gates (Prevent Gates From Opening Fully).

Airgas Standard Reference Drawings:
STE-GEN-001 "Standard Grounding Guidelines for Bulk Systems"

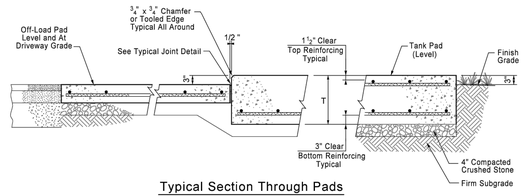
1 AIRGAS BOLLARD DETAIL

Scale: N.T.S.

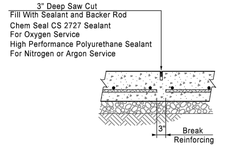


Pad Isolation Construction Joint

For Equipment Isolation

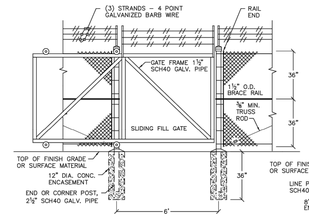


Typical Section Through Pads



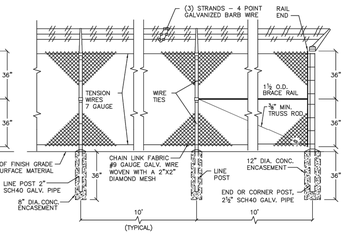
Continuous Pad Construction Joint

For Equipment Isolation



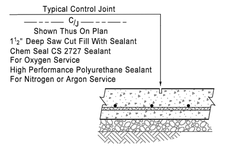
Typ. Sliding Gate - Elevation

N.T.S.



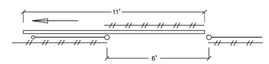
Typical Fence Detail

N.T.S.



Typical Control Joint

For Crack Control



Typ. Sliding Gate - Plan

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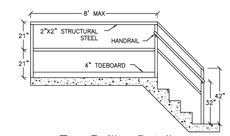

Typ. Railing Detail
See OSHA Standard 1910.23

N.T.S.

2 AIRGAS PAD DETAIL

Scale: N.T.S.

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AIRGAS
CONSTRUCTION
DETAILS

C-04E

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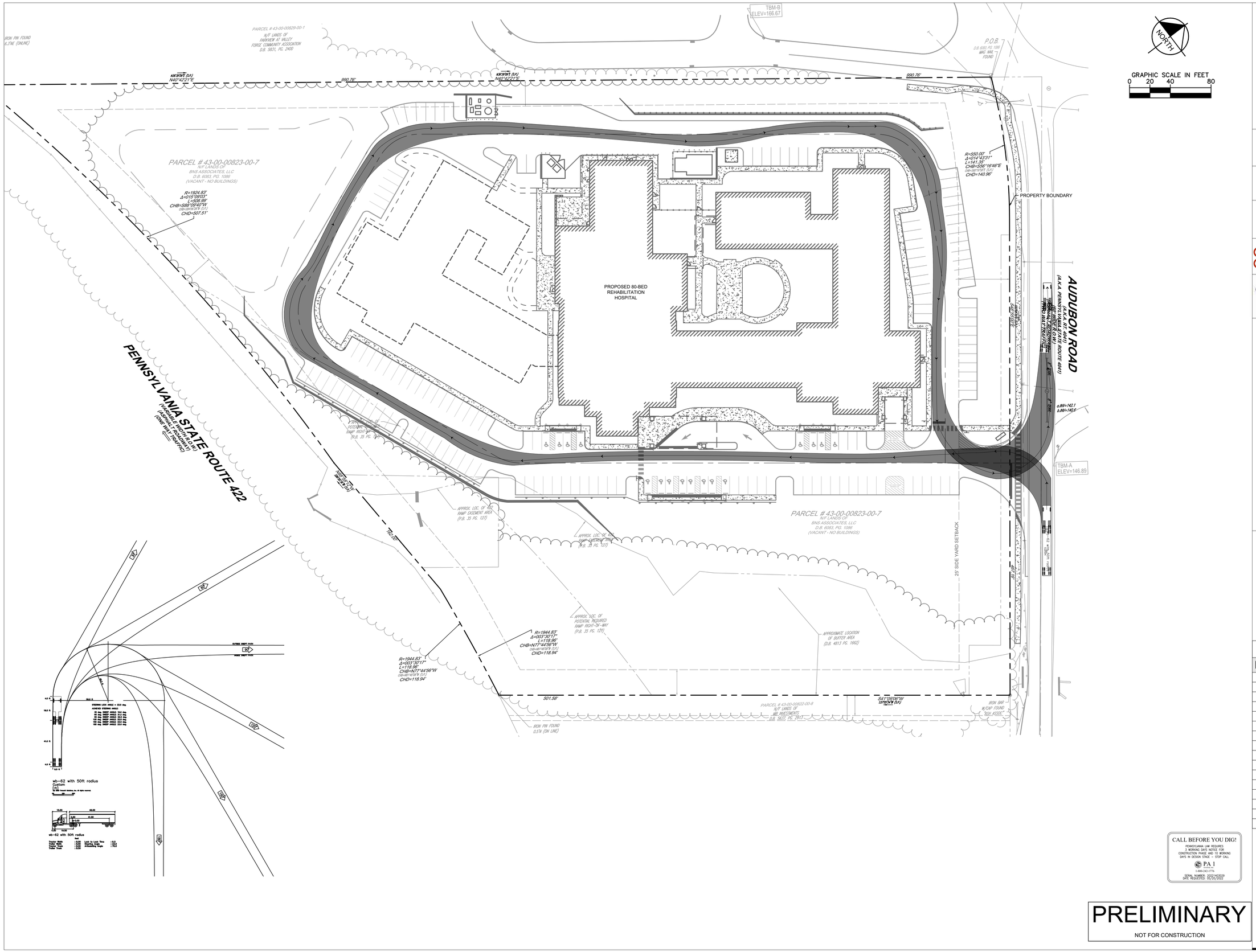

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TRUCK ROUTING PLAN

C-05A

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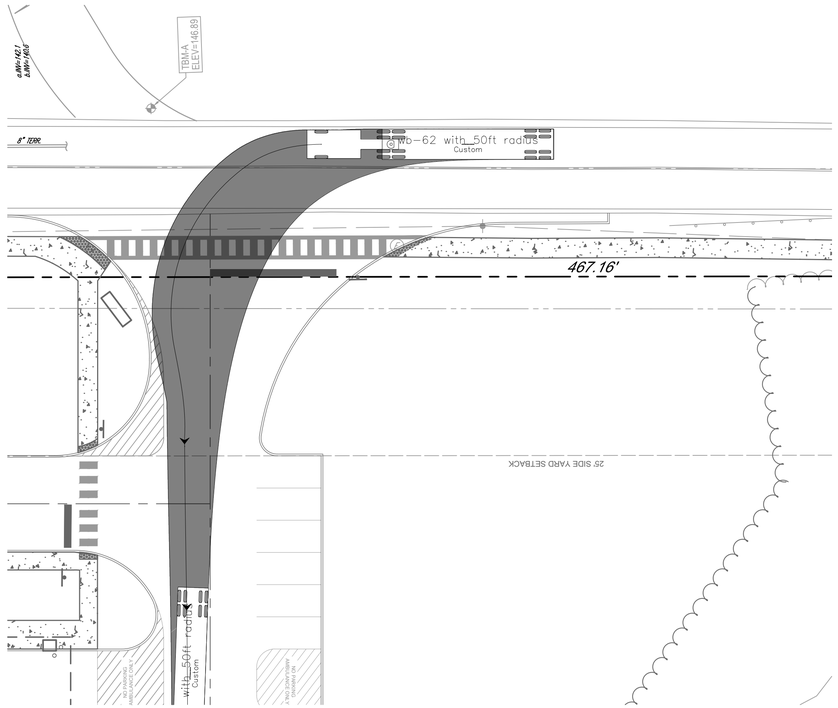

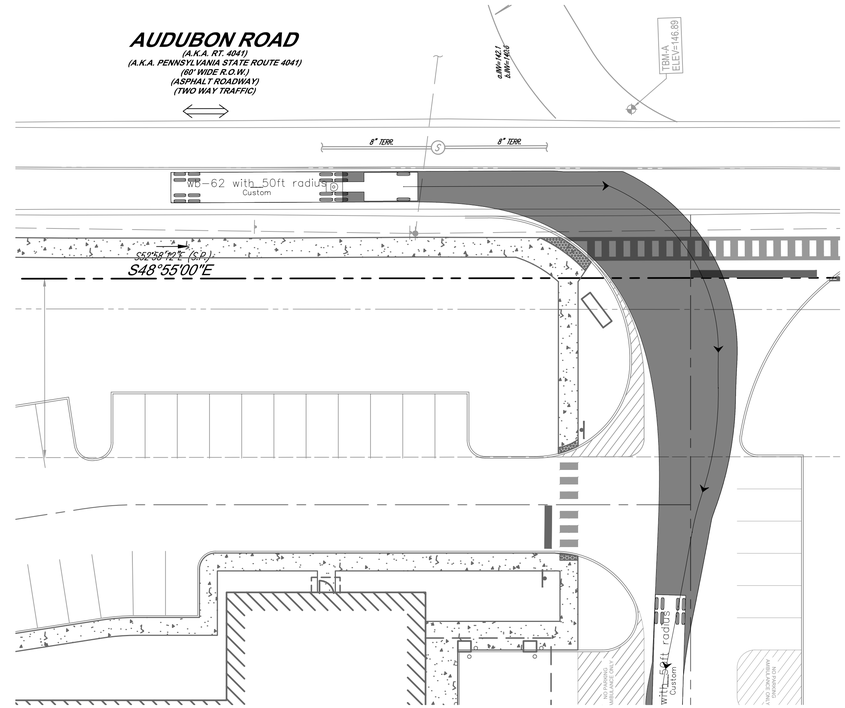

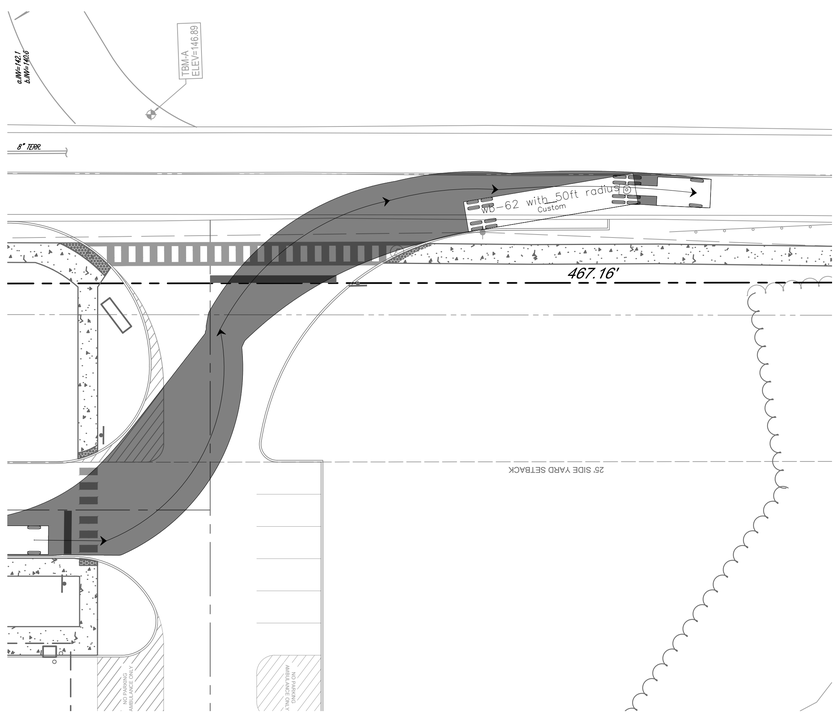

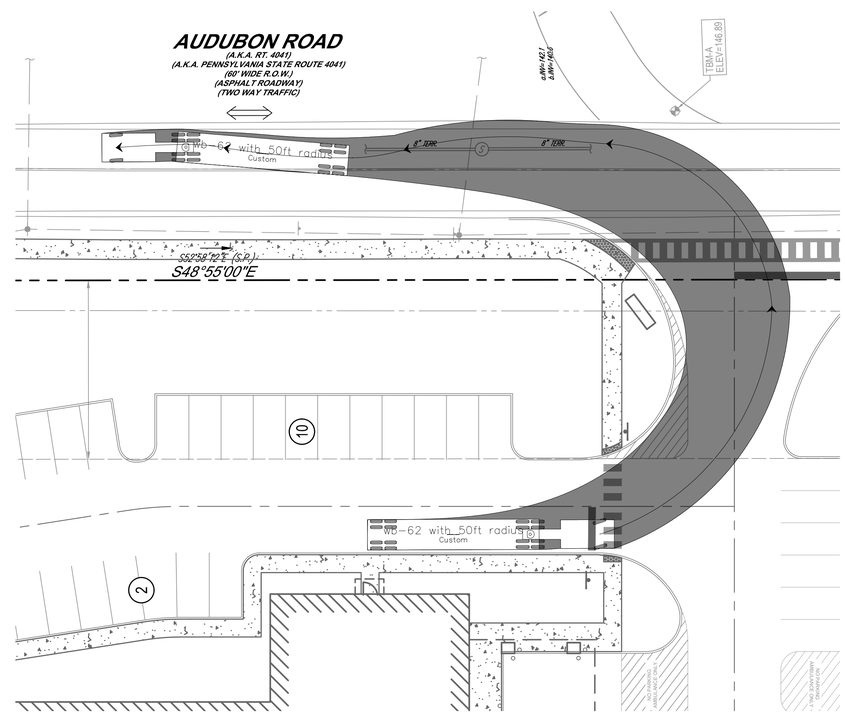

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TRUCK ROUTING PLAN

C-05B

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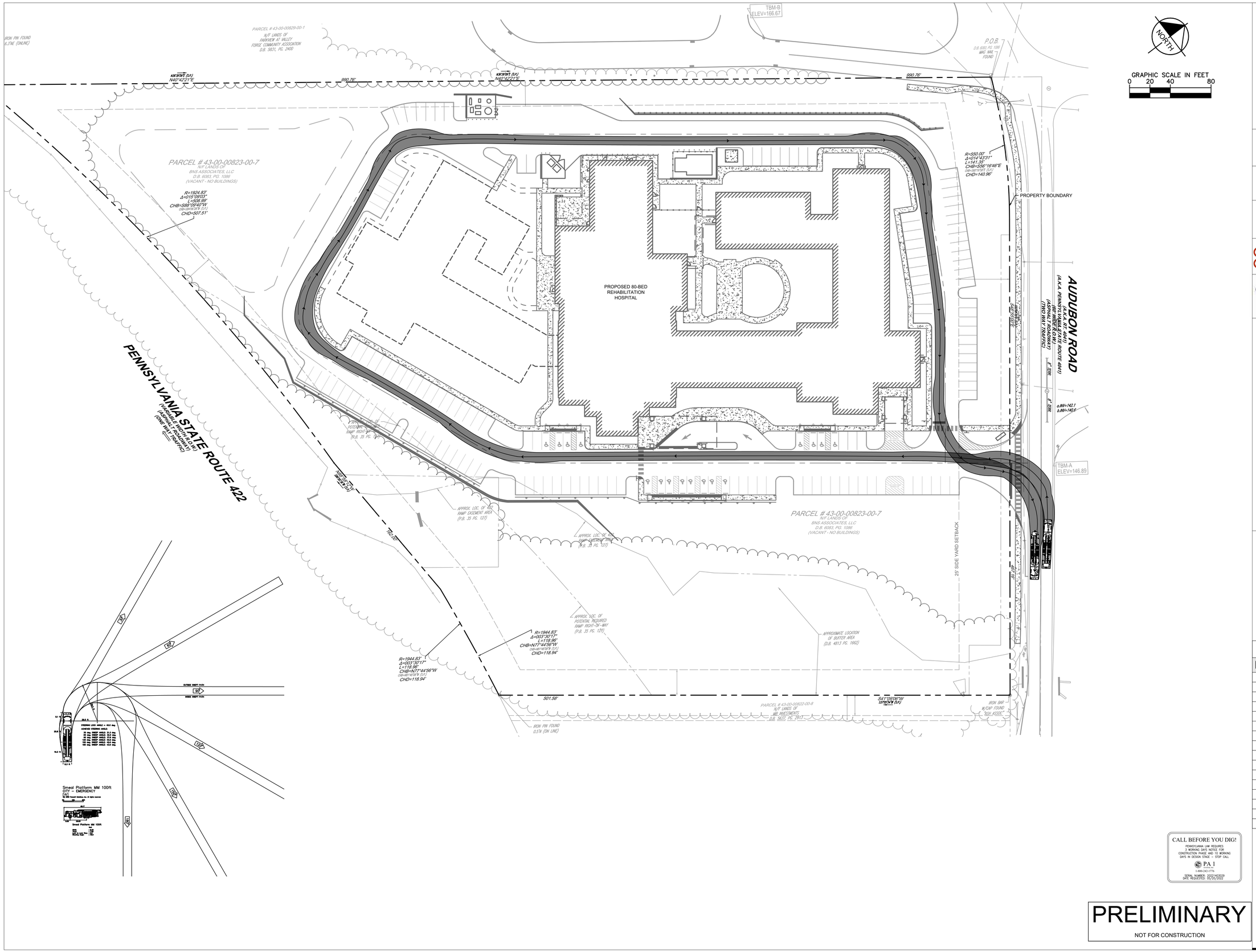

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FIRE TRUCK
ROUTING PLAN

C-05C

112642001
08/30/2023

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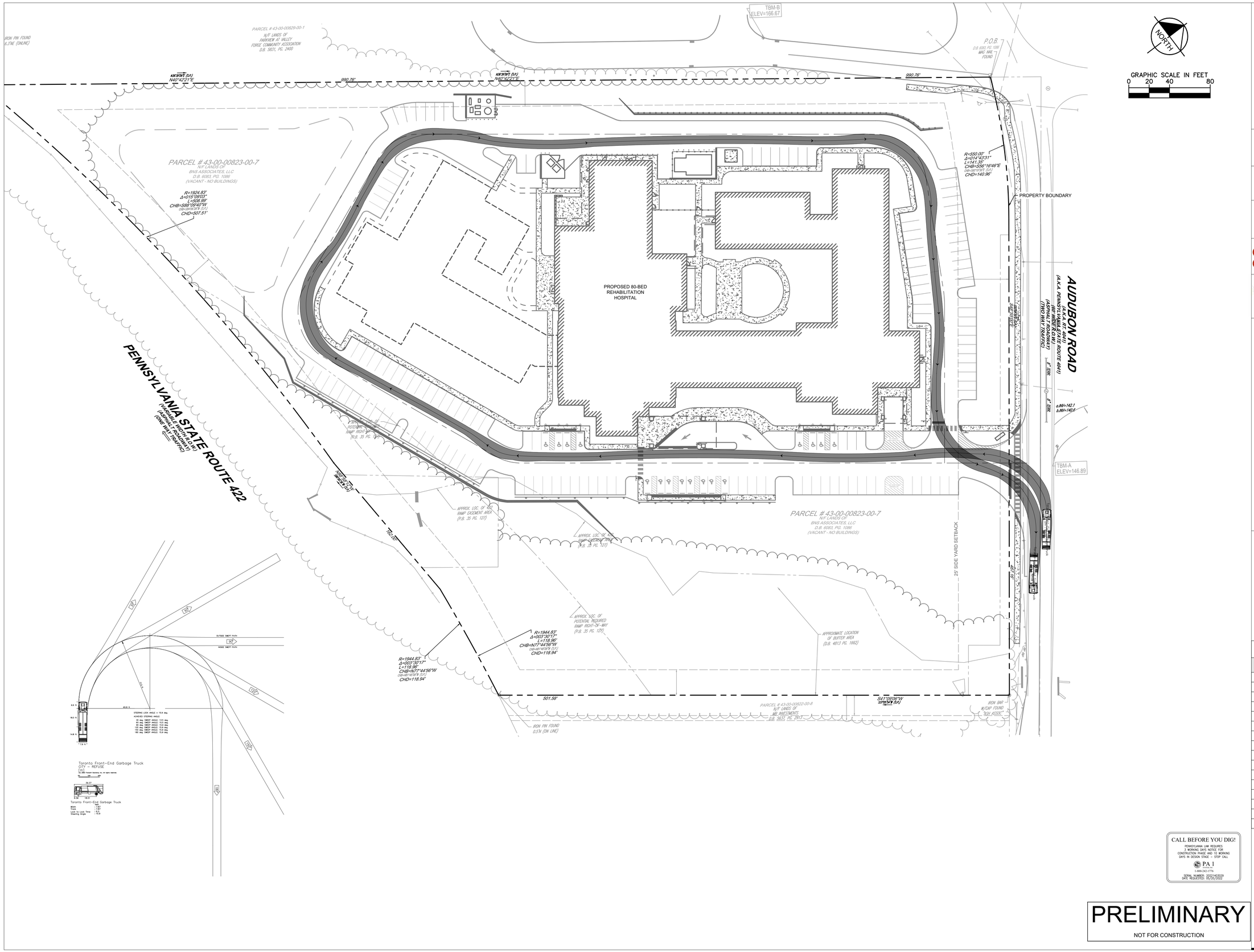

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GARBAGE TRUCK ROUTING PLAN

C-05D

112642001
08/30/2023

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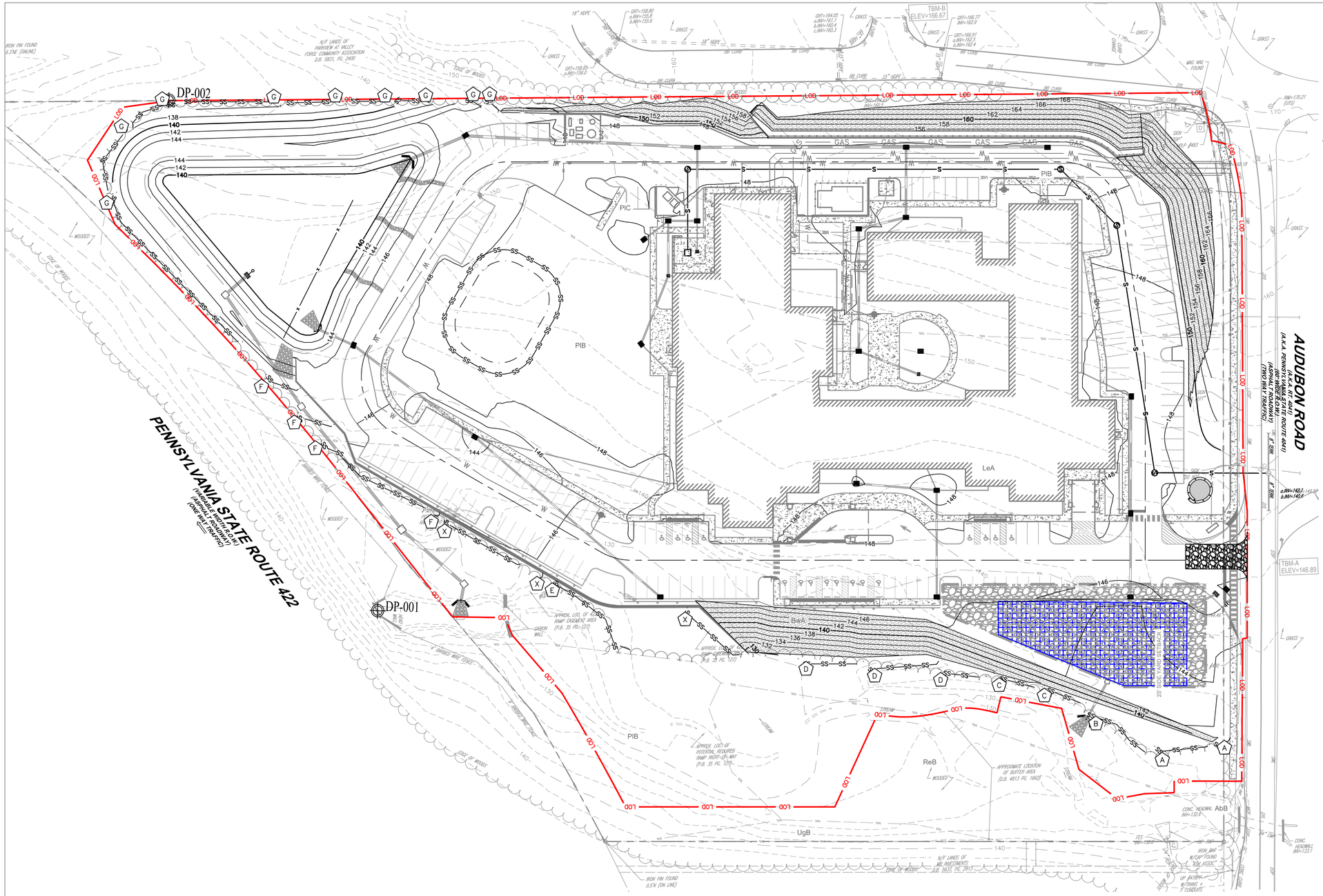

LEGEND

150	EXISTING MAJOR CONTOUR
154	EXISTING MINOR CONTOUR
	EXISTING PROPERTY LINE
	EXISTING PROPERTY SETBACK
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
F	EXISTING ELECTRIC POLE AND MANHOLE
S	EXISTING SANITARY MANHOLE
W	EXISTING WATER VALVE BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING RIPRAP
	EXISTING CURB
	EXISTING PAVEMENT
	EXISTING GUIDERAIL
	EXISTING FENCE
	EXISTING TREELINE
150	PROPOSED MAJOR CONTOUR
154	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GUIDERAIL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
LOD	LIMIT OF DISTURBANCE
POI#_	POINT OF INTEREST
	PROPOSED CONCRETE WASHOUT
	PROPOSED ROCK CONSTRUCTION ENTRANCE
SS—SS—SS—	PROPOSED COMPOST FILTER SOCK
	PROPOSED FILTER BAG INLET PROTECTION
	PROPOSED EROSION CONTROL MATTING
SOIL	SOILS DELINEATION

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EROSION AND SEDIMENT CONTROL PLAN

C-06

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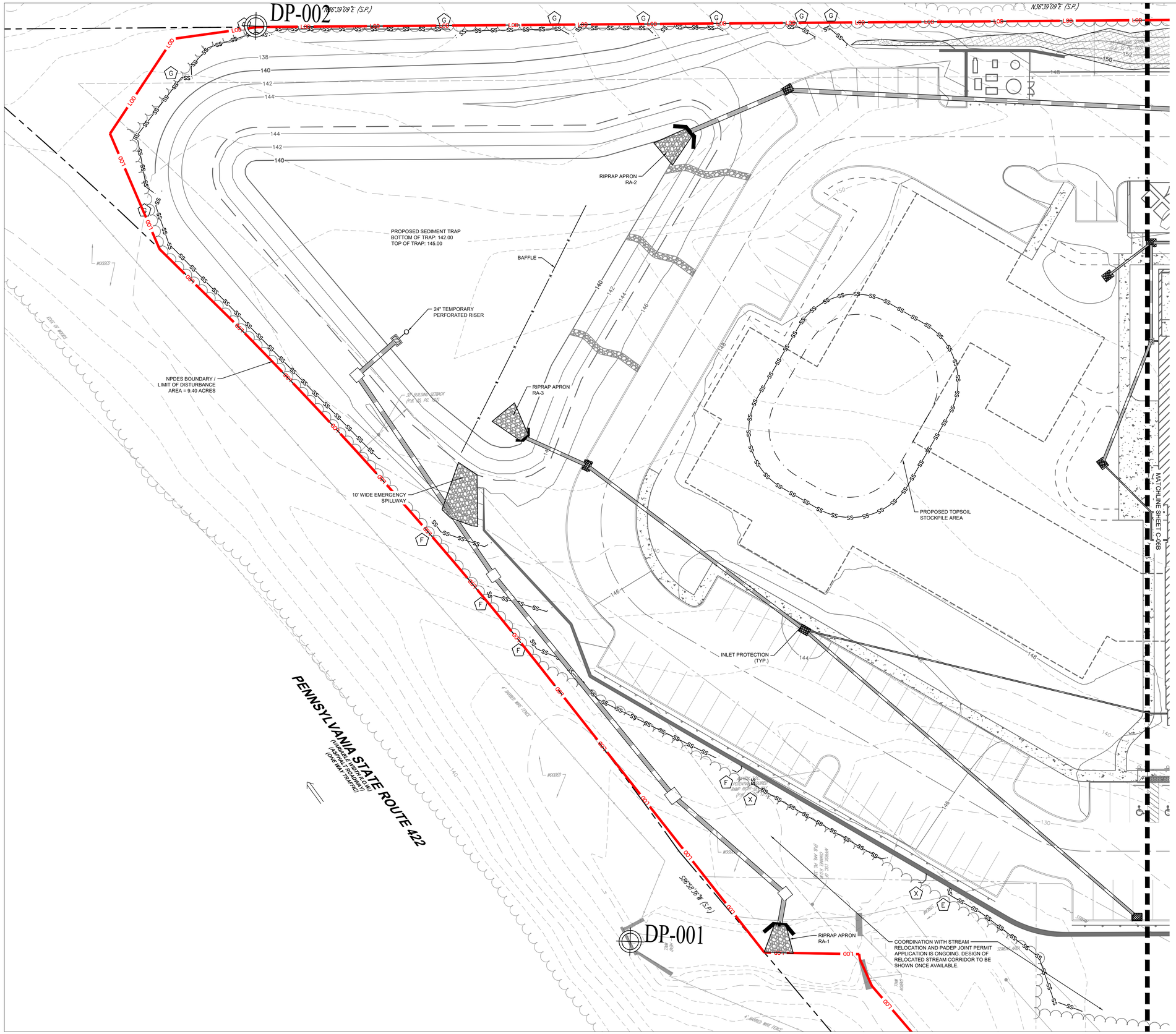

GRAPHIC SCALE IN FEET
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LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- LIMIT OF DISTURBANCE
- POI# POINT OF INTEREST
- PROPOSED CONCRETE WASHOUT
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED COMPOST FILTER SOCK
- PROPOSED FILTER BAG INLET PROTECTION
- PROPOSED EROSION CONTROL MATTING

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EROSION AND SEDIMENT CONTROL PLAN WEST

C-06A

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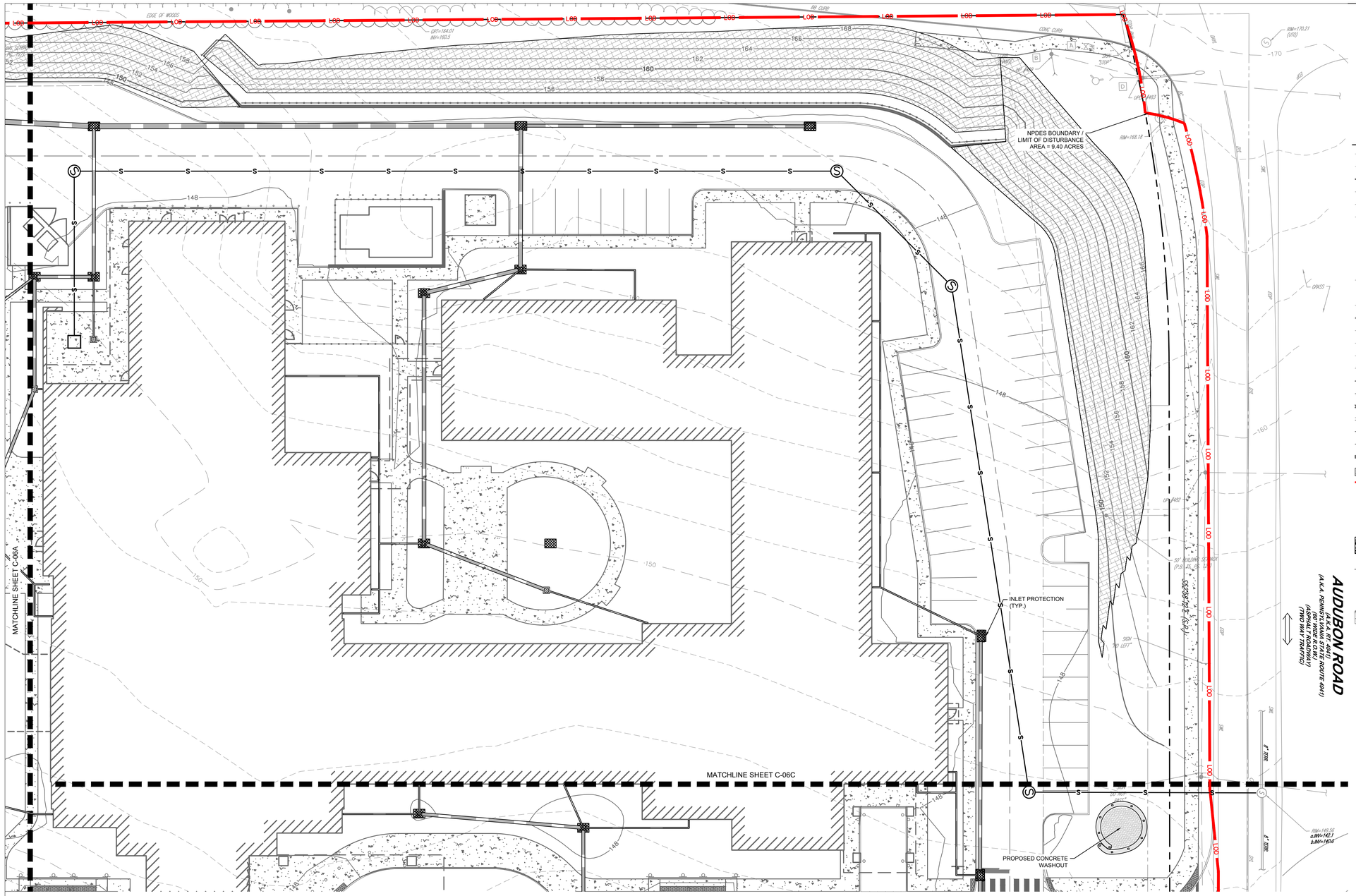

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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- LIMIT OF DISTURBANCE
- POI#_ POINT OF INTEREST
- PROPOSED CONCRETE WASHOUT
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- SS—SS—SS— PROPOSED COMPOST FILTER SOCK
- PROPOSED FILTER BAG INLET PROTECTION
- PROPOSED EROSION CONTROL MATTING

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EROSION AND SEDIMENT CONTROL PLAN EAST

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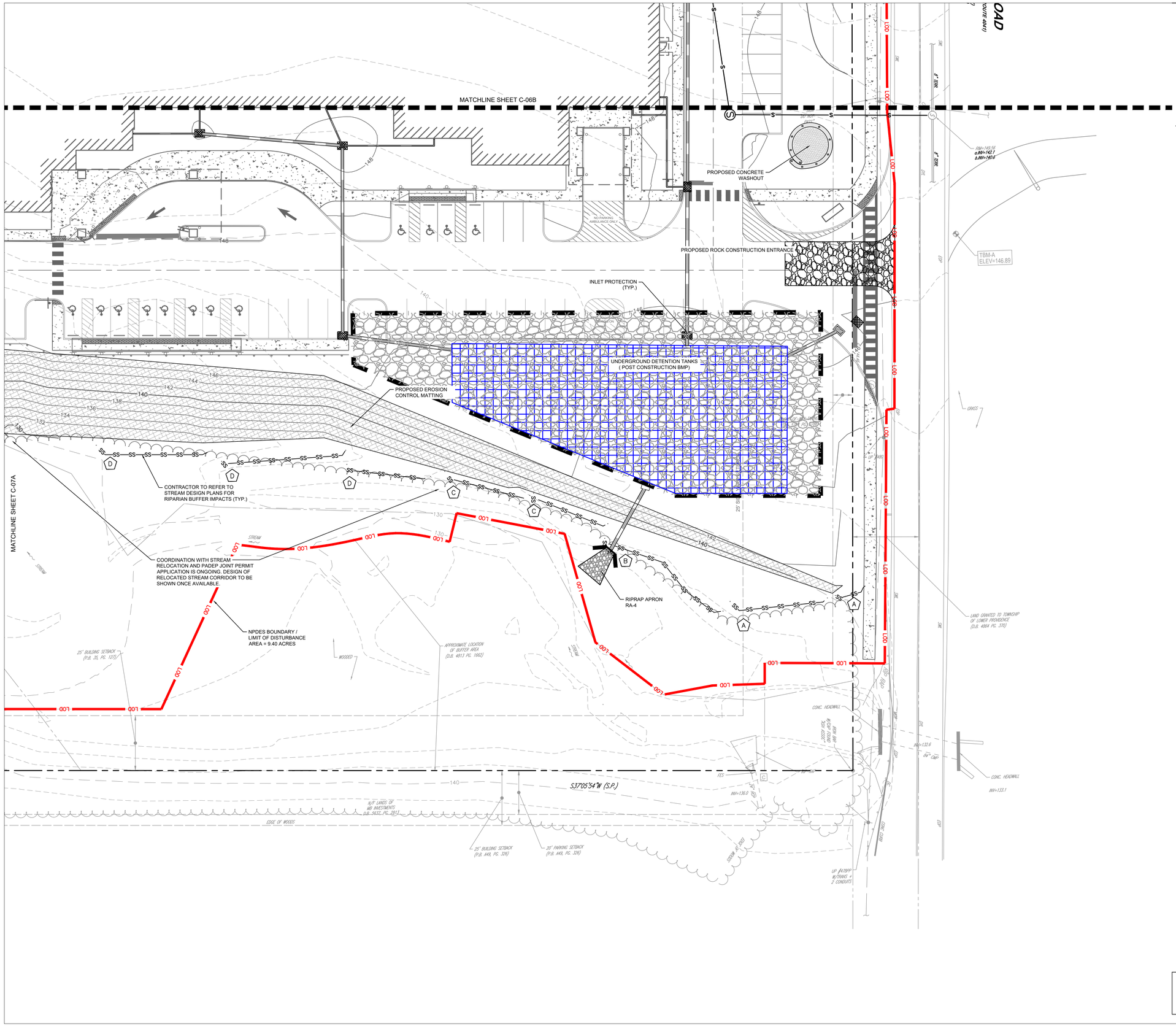

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

150	EXISTING MAJOR CONTOUR
154	EXISTING MINOR CONTOUR
	EXISTING PROPERTY LINE
	EXISTING PROPERTY SETBACK
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC POLE AND MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING RIPRAP
	EXISTING CURB
	EXISTING PAVEMENT
	EXISTING GUIDERAIL
	EXISTING FENCE
	EXISTING TREELINE
150	PROPOSED MAJOR CONTOUR
154	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GUIDERAIL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
LOD	LIMIT OF DISTURBANCE
POI#_	POINT OF INTEREST
	PROPOSED CONCRETE WASHOUT
	PROPOSED ROCK CONSTRUCTION ENTRANCE
SS—SS—SS—	PROPOSED COMPOST FILTER SOCK
	PROPOSED FILTER BAG INLET PROTECTION
	PROPOSED EROSION CONTROL MATTING

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205

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SSOE

Encompass Health

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 09/29/2023

PRELIMINARY
NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN SOUTH

C-06C

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-06C September 22, 2023 12:29:04pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-06AB ES PLAN WEST EAST.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM

EROSION CONTROL NOTES

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, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION 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 THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY ENTER FROM AUDUBON ROAD.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT 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 THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
35. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
36. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.

CONSTRUCTION INSPECTION & MAINTENANCE PROGRAM

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPS ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPS TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:

CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE MUNICIPALITY COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPS MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL 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 AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

1. **ROCK CONSTRUCTION ENTRANCE** - ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
2. **COMPOST FILTER SOCKS** - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF THE SOCK. THE SEDIMENT SHALL BE DISPOSED OF ON-SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
3. **INLET PROTECTION (FILTER BAG)** - SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE BAG. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
4. **VEGETATIVE SURFACE STABILIZATION** - SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY
5. **COMPOST SOCK CONCRETE WASHOUT FACILITY** - ALL FACILITIES SHALL 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 SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
6. **TEMPORARY STOCKPILES** - NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
7. **RIPRAP APRON** - ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
8. **PUMPED WATER FILTER BAG (IF WARRANTED)** - A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ 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.
9. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
10. SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
11. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
12. ALL DRAINAGE SWALES SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN, AS INDICATED ON PLANS. IF SWALES ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
13. ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN, AS INDICATED ON PLANS. IF AREAS ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
14. AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
15. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
16. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
17. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.

FILL MATERIALS

IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

CLEAN FILL: IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

PROJECT CONSTRUCTION WASTES

1. TREES - CHIPPED AND REMOVED OFFSITE FOR MULCH.
2. ROCK WASTE - ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
3. SOIL WASTE - ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WERE ALL BMPS ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROLS DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMPS ARE PROPERLY INSTALLED.
4. SEDIMENT REMOVAL FROM ALL SEDIMENT BMP'S TO BE RETURNED TO SITE UPSTREAM OF ALL PROPOSED BMP'S.
5. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
6. CONCRETE WASHOUT WASTE SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND JURISDICTIONAL REQUIREMENTS.

IT IS REQUIRED TO RECYCLE WASTE MATERIALS, WHEN FEASIBLE.

E&S PLANNING AND DESIGN NOTES

GENERALLY, THE PROPOSED BMPS WERE SELECTED TO:

- MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY LIMITING THE CLEARING, GRUBBING, AND TOPSOIL STRIPPING TO AREAS IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OF THE PROJECT UNTIL THE E&S BMP'S SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE ALL AREAS DISTURBED BY ANY ACTIVITY.
- MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION BY ONLY LIMITING DISTURBANCE TO BE PERMITTED IN ORDER TO PROVIDE ACCESS TO INSTALL REQUIRED E&S BMPS. THE BMPS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREA TO THE UPSTREAM BMP'S. ALL E&S BMP'S SHALL REMAIN FUNCTIONAL UNTIL ALL UPSTREAM TRIBUTARY AREAS HAVE BEEN PERMANENTLY STABILIZED. AT NO TIME WILL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARY. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAYS SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. IN NO CASE SHALL THE SEDIMENT BE WASHED SHOVELED OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER OR SURFACE WATER. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINAL GRADE. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS OF THE SITE.
- MINIMIZE SOIL COMPACTION BY IMPLEMENTING A SEQUENCE OF CONSTRUCTION THAT HAS BEEN DESIGNED TO LIMIT THE EXTENT AND DURATION OF DISTURBANCE ACTIVITIES THAT WILL LIMIT THE EXTENT OF HEAVY TRAFFIC OVER SENSITIVE AREAS NECESSARY FOR THE PCSM DESIGN.
- UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED DESIGN WILL DIRECT RUNOFF FROM THE CONSTRUCTION AREAS TO SPECIFIED E&S BMP'S (AS SHOWN ON THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN) THAT WILL MITIGATE ANY STORMWATER RUNOFF PRIOR TO LEAVING THE SITE.

SEEDING SPECIFICATIONS

TEMPORARY:

SPECIES	ANNUAL RYEGRASS
% PURE LIVE SEED	98%
APPLICATION RATE	87.0 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	STRAW
MULCH RATE	3 T/ACRE

PERMANENT:

SPECIES	KENTUCKY BLUEGRASS / SPREADING FESCUE / PERENNIAL RYEGRASS / CHEWING'S RED FESCUE
% PURE LIVE SEED	98%
APPLICATION RATE	41 / 20 / 14 / 20 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	HAY OR STRAW
MULCH RATE	3 T/ACRE
ANCHOR MATERIAL	HYDRO SEED WITH BONDED FIBER MATRIX
ANCHORING METHOD	DISK ROLLER SOPES <3:1, TACKIFYING AGENT ON SLOPES 3:1 OR GREATER
RATE OF ANCHOR MATERIAL APPL.	PER MANUFACTURER SPECIFICATIONS
SEEDING SEASON DATES	APRIL 15 - MAY 30, AUGUST 15 - OCTOBER 15

TOPSOIL APPLICATION NOTES

- GRADED AREAS SHOULD BE SCARIFIES OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREAS TO A DEPTH OF 4 TO 8 INCHES MINIMUM - 2 INCHES ON FILL SLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OF TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG THE CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

TABLE 11.1

DEPTH (IN)	PER 1,000 SQUARE FEET	PER ACRE
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1074

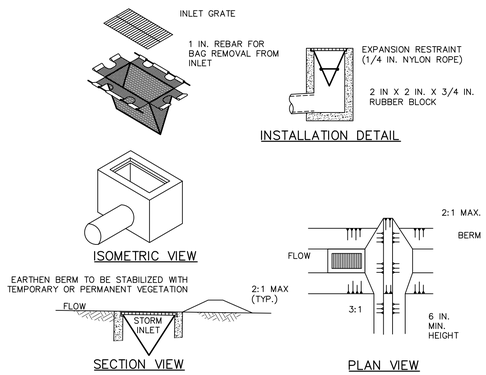
FIELD EXPLORATION OF THE SITE SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT SURFACE SOIL OF GOOD QUALITY TO JUSTIFY STRIPPING. TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS, AND SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE FOLLOWING CRITERIA:

ORGANIC MATTER CONTENT SHALL BE NOT LESS THAN 1.5% BY WEIGHT

PH RANGE SHALL BE FROM 6.0 - 7.5. IF PH IS LESS THAN 6.0, LIME SHALL BE ADDED IN ACCORDANCE WITH SOIL TEST RESULTS OR IN ACCORDANCE WITH THE RECOMMENDATI

Drawn By: JTL
Checked By: JTL
Approved By: BZM



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

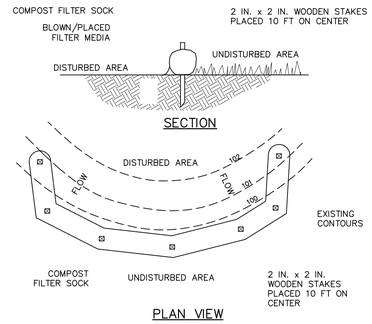
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

1 FILTER BAG INLET PREOTECTION - TYPE M INLET

Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #4-16



NOTES:

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

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE 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.

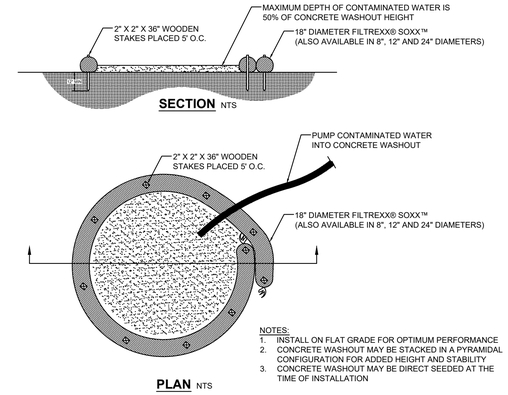
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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.

2 COMPOST FILTER SOCK

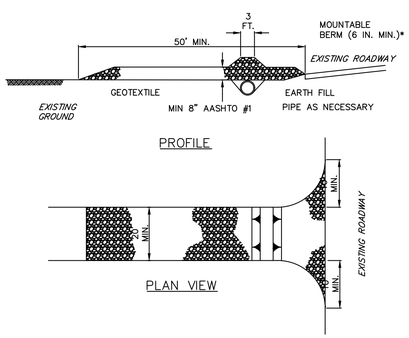
Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #4-1



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

3 FILTREXX® CONCRETE WASHOUT

Scale: N.T.S.



* 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.

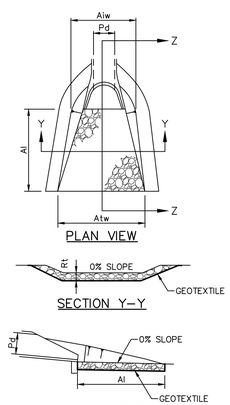
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

4 ROCK CONSTRUCTION ENTRANCE

Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #3-1



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R--	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
RA-1	24	R-3	9	12	6	18
RA-2	24	R-3	9	12	6	18
RA-3	18	R-3	9	8	4.5	12.5
RA-4	18	R-4	18	10	4.5	14.5

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

5 RIPRAP APRON AT PIPE OUTLET WITH ENDWALL

Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #9-1

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 05/30/2023

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Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL
SSOE
Encompass Health

ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

EROSION AND SEDIMENT CONTROL DETAILS

C-06E

112642001
08/30/2023

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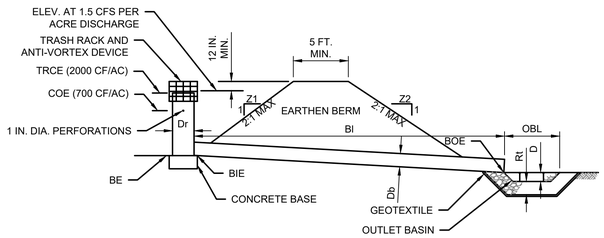


TRAP NO.	Z1 (FT)	Z2 (FT)	RISER				BARREL					EMBANKMENT		CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
			MAT'L	DIA Dr (IN)	CREST ELEV RCE (FT)	BOT PERF ELEV (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	LENGTH BI (FT)	OUTLET ELEV BOE (FT)	TOP ELEV ETE (FT)	TOP WIDTH Etw (FT)		
1	3	3	CMP	24	143.60	143.00	RCP	24	138.00	24	137.35	145.00	10	143.00	142.00

TRAP NO.	CONCRETE BASE			OUTLET BASIN				
	LENGTH CBl (IN)	WIDTH CBw (IN)	THICK. CBt (IN)	RIPRAP SIZE (R-_)	ROCK THICK Rt (IN)	DEPTH D (IN)	WIDTH OBW (FT)	LENGTH OBL (FT)
1	4	4	0.275	R-3	9	N/A	20	14

NOTES:

SEE DETAIL #8-3 TEMPORARY RISER FOR DETAILS OF THE TEMPORARY RISER CONSTRUCTION.

FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.

UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.

ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

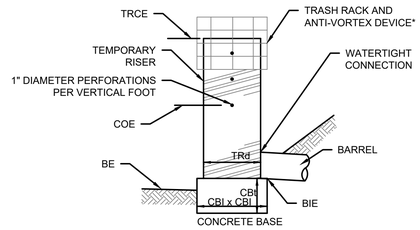
A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.

CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

1 BARREL/RISER SEDIMENT TRAP

Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #8-2



* SEE STANDARD CONSTRUCTION DETAIL #7-5, TRASH RACK AND ANTI-VORTEX DEVICE

** LOWEST HOLE AT SEDIMENT CLEAN-OUT ELEVATION

TRAP NO.	TEMPORARY RISER				CONCRETE BASE			BARREL
	DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	CLEAN OUT ELEV. COE (FT)	LENGTH CBl (IN)	WIDTH CBw (IN)	THICK. CBt (IN)	INLET ELEV BIE (FT)
1	24	143.60	CMP	143.00	4	4	0.275	138.00

NOTES:

A MINIMUM OF 2-#8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF 1/4 RISER DIAMETER BEYOND OUTSIDE OF RISER.

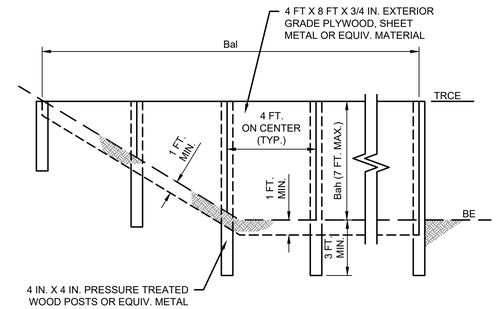
CONCRETE BASE SHALL BE POURED IN SUCH A MANNER SO AS TO INSURE THAT CONCRETE FILLS BOTTOM OF RISER TO INVERT OF THE OUTLET PIPE TO PREVENT RISER FROM BREAKING AWAY FROM THE BASE. MINIMUM BASE WIDTH EQUALS 2 TIMES RISER DIAMETER.

EMBEDDED SECTION OF ALUMINUM OR ALUMINIZED PIPE SHALL BE PAINTED WITH ZINC CHROMATE OR EQUIVALENT.

CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

2 SEDIMENT TRAP TEMPORARY RISER

Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #8-3



BASIN OR TRAP NO.	BAFFLE		TEMPORARY RISER	BOTTOM
	LENGTH Bal (FT)	HEIGHT Bah (FT)	CREST ELEV. TRCE (FT)	BOTTOM ELEV BE (FT)
1	125	1.60	143.60	142.00

NOTES:

SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.

AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION

IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.

BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.

SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.

DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.

BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

3 BAFFLE

Scale: N.T.S. STANDARD CONSTRUCTION DETAIL #7-14

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1-800-242-1776
SERIAL NUMBER: 20231403009
DATE REQUESTED: 09/20/2023

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GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL
SSOE
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ENCOMPASS HEALTH
REHABILITATION HOSPITAL
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PRELIMINARY/FINAL LAND DEVELOPMENT
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Revision

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C-06F

112642001
08/30/2023

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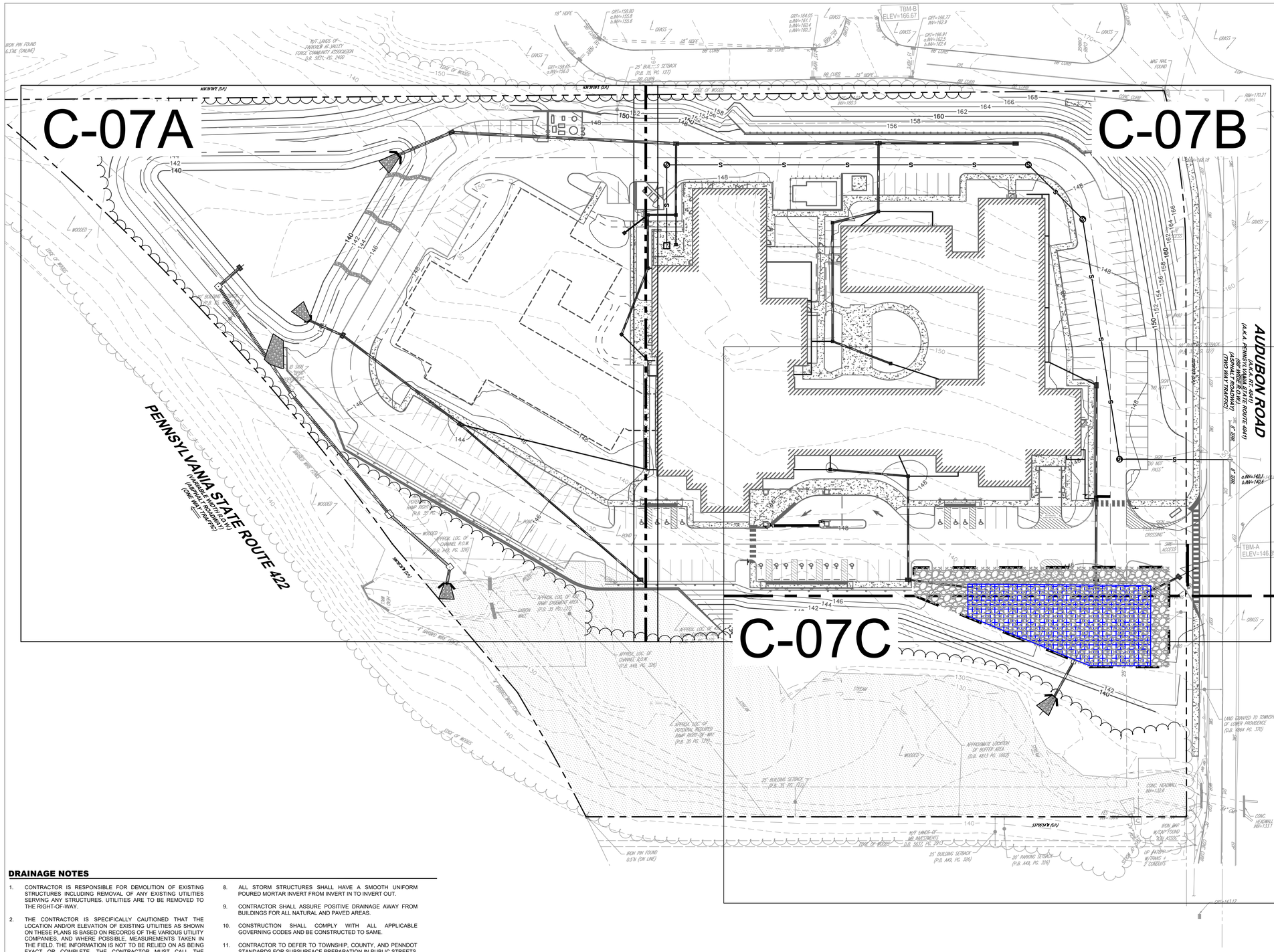


GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED ENDWALL/HEADWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING ANY STRUCTURES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
6. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
7. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO DEFER TO TOWNSHIP, COUNTY, AND PENNDOT STANDARDS FOR SUBSURFACE PREPARATION IN PUBLIC STREETS, MEDIAN OPENINGS, AND TURN LANES.
12. ALL ROOF LEADERS FROM THE PROPOSED BUILDING SHALL CONNECT TO STORMWATER SYSTEM. SEE PLUMBING AND ARCHITECTURAL PLANS FOR DETAILS.
13. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
14. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
15. ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
16. ALL STORM SEWER PIPES TO BE WATERTIGHT UNLESS OTHERWISE NOTED.
17. SEE SHEET C-07F-##### FOR DETAILS.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1 CALL
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 09/30/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL
SSOE
Encompass Health

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

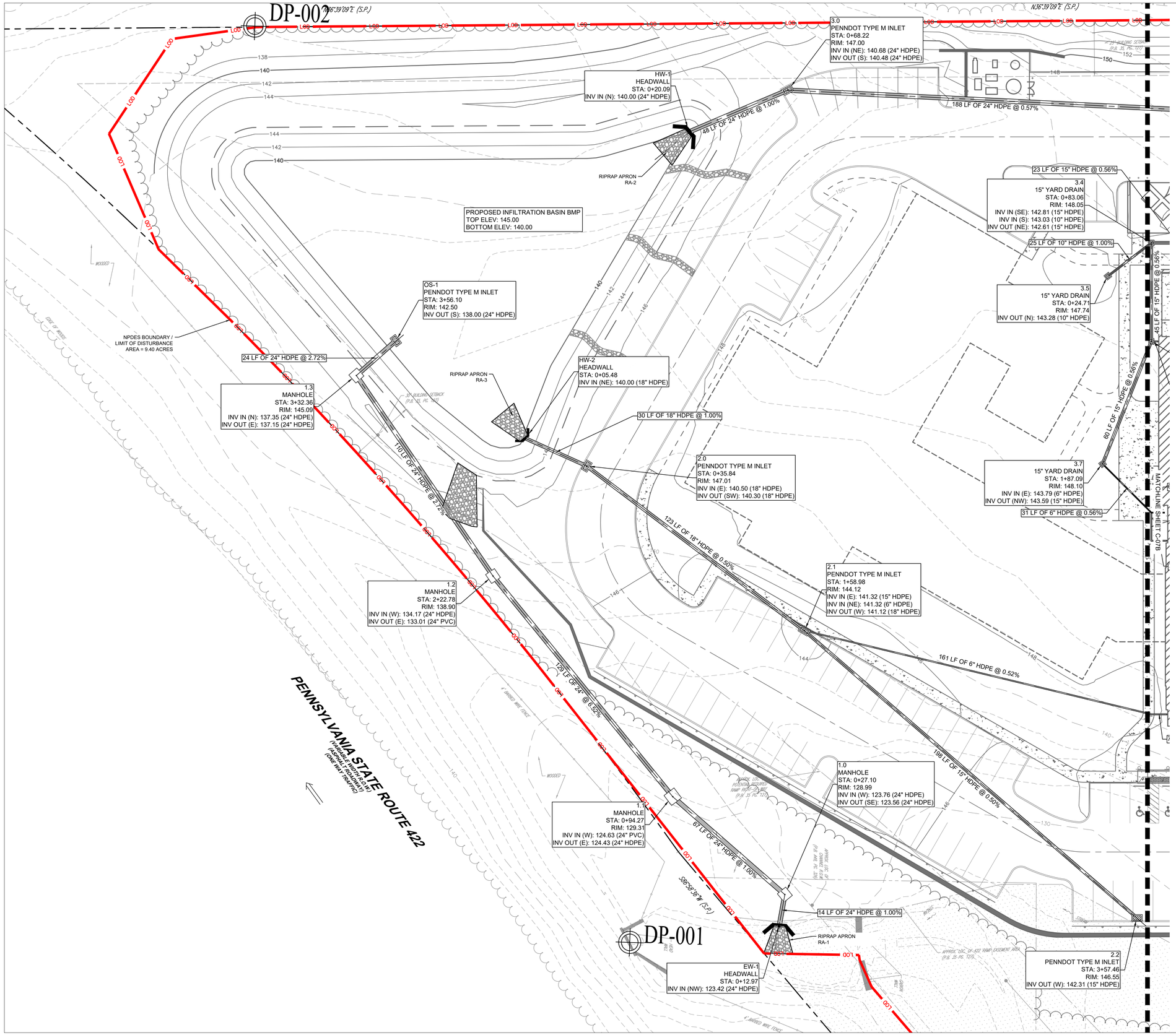
C-07

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN September 22, 2023 12:29:49pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-07 PCSM PLAN.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED PENNDOT INLET
- PROPOSED YARD INLET
- PROPOSED MANHOLE
- PROPOSED ENDWALL/HEADWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231403029
DATE REQUESTED: 05/30/2023

PRELIMINARY
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WEST

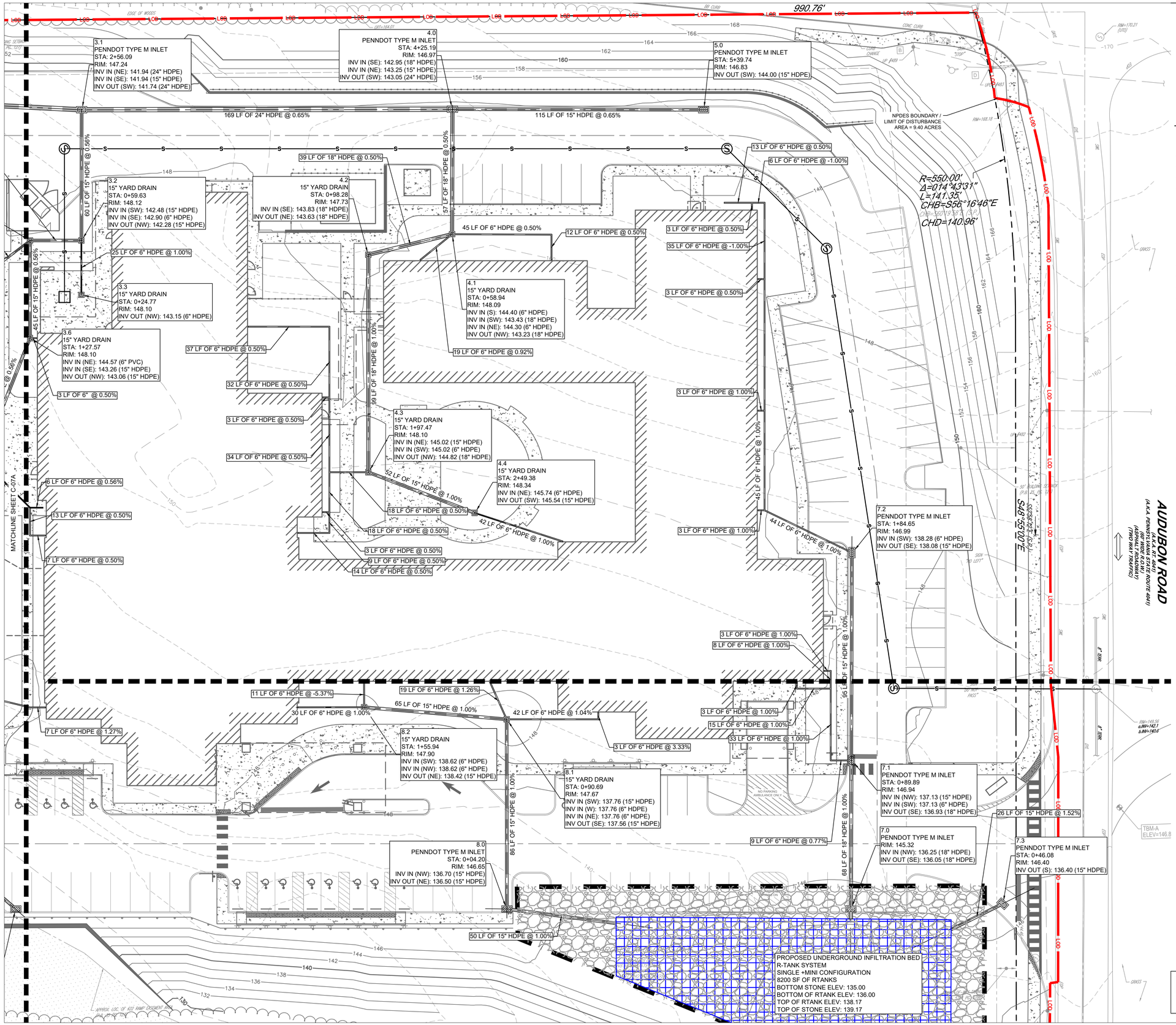
C-07A

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-07A September 22, 2023 12:30:16pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-07AB PCSM PLAN WEST EAST.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED PENNDOT INLET
- PROPOSED YARD INLET
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- PROPOSED ENDWALL/HEADWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

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ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1 CALL
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DATE REQUESTED: 09/20/2022

PRELIMINARY
NOT FOR CONSTRUCTION

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN EAST

C-07B

112642001
08/30/2023

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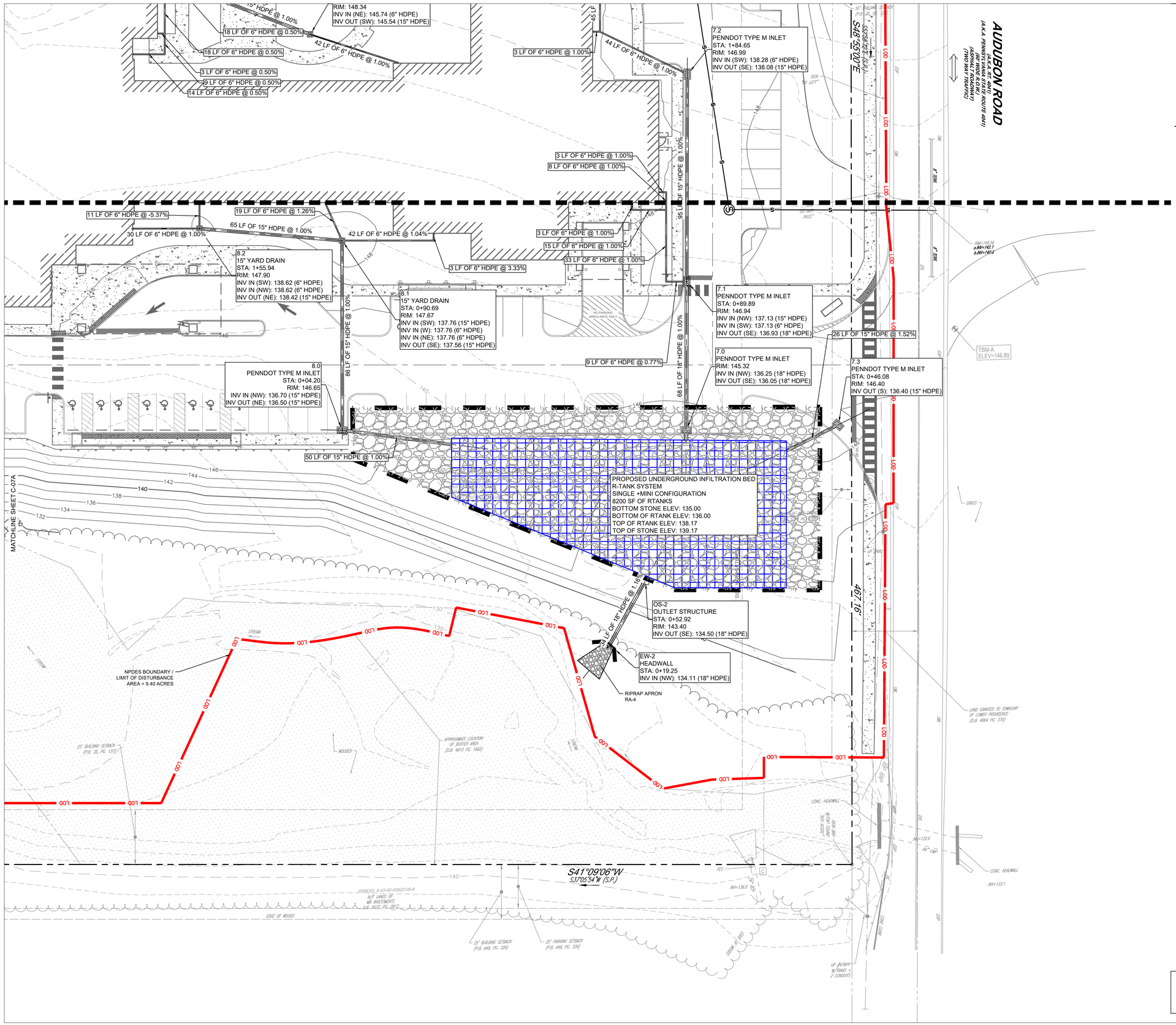
Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-07B September 22, 2023 12:30:20pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-07AB PCSM PLAN WEST EAST.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
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ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 09/20/2022

PRELIMINARY
NOT FOR CONSTRUCTION

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SOUTH

C-07C

112642001
08/30/2023

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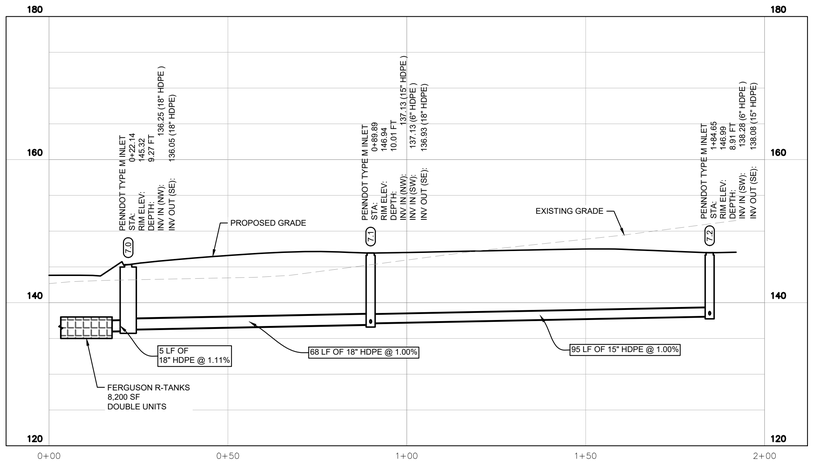
Drawn By: JTL
Checked By: JTL
Approved By: BZM



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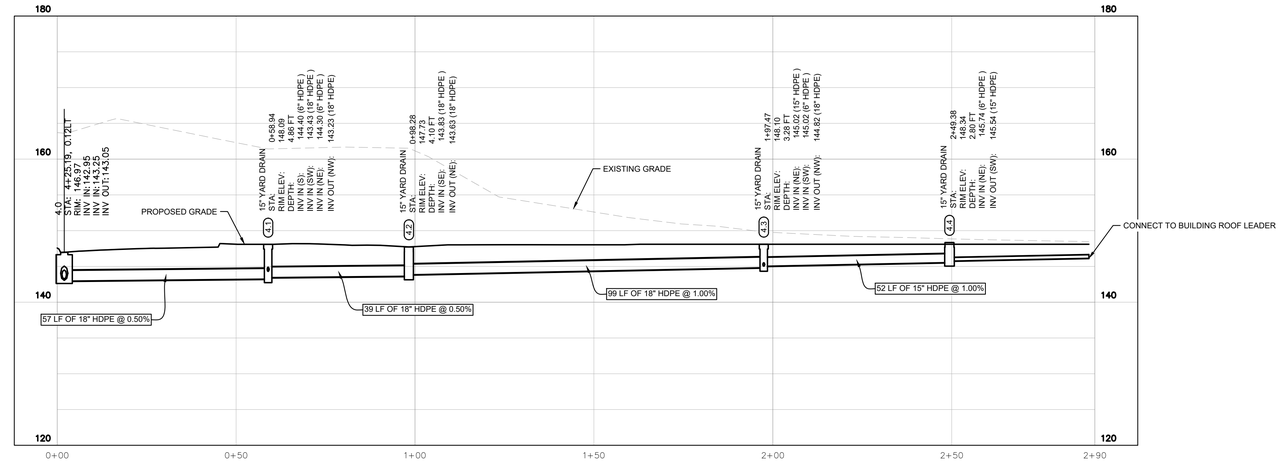
VERTICAL SCALE - 1"=10



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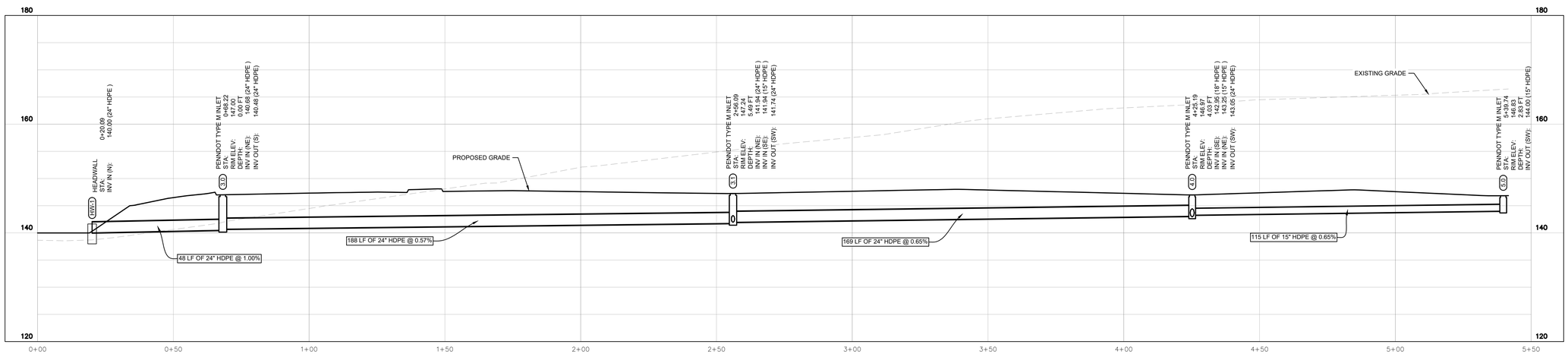

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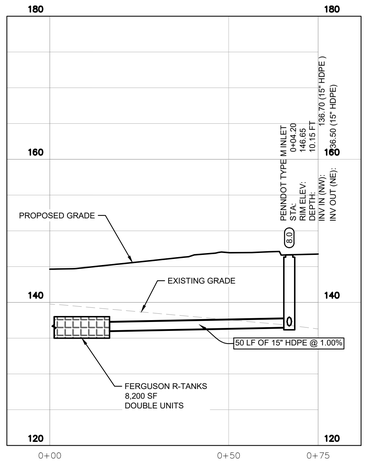

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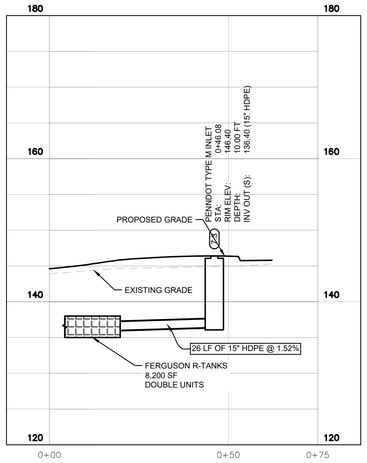

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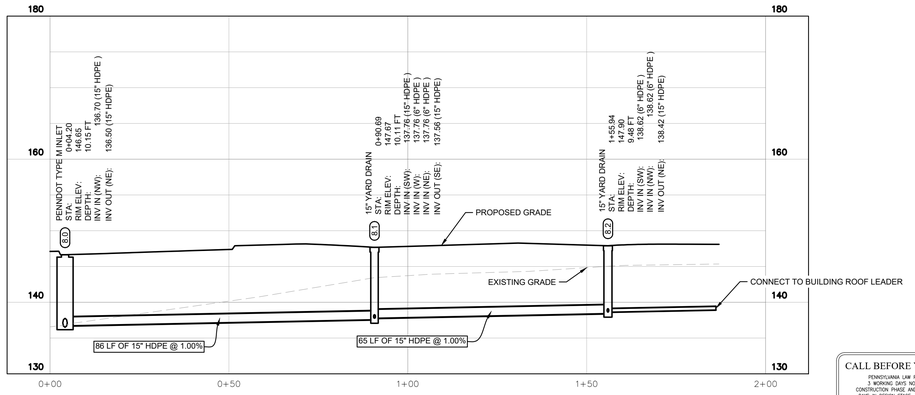

IN 8.0 TO IN 8.2 PROFILE
HORIZONTAL SCALE - 1"=20
VERTICAL SCALE - 1"=10

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL
PA 1
PENNSYLVANIA
ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NUMBER: 20221402029
DATE REQUESTED: 08/30/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205

Kimley»Horn

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ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

POST CONSTRUCTION
STORMWATER
MANAGEMENT
PROFILES

C-07D

112642001
08/30/2023

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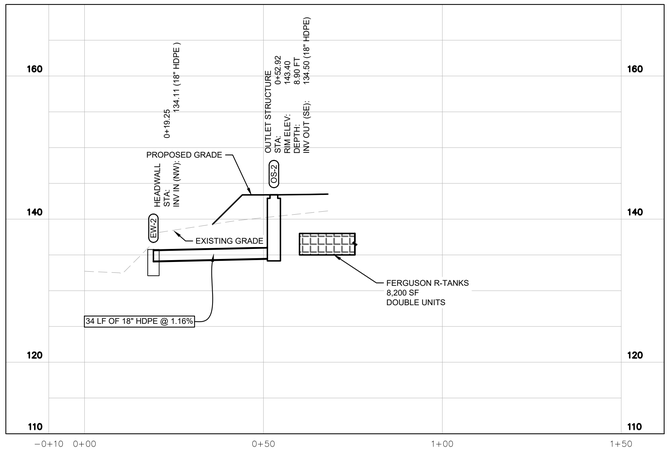
Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-07C September 22, 2023 12:30:38pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-07C PCSM PROFILES.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



EW-2 TO OS-2 PROFILE
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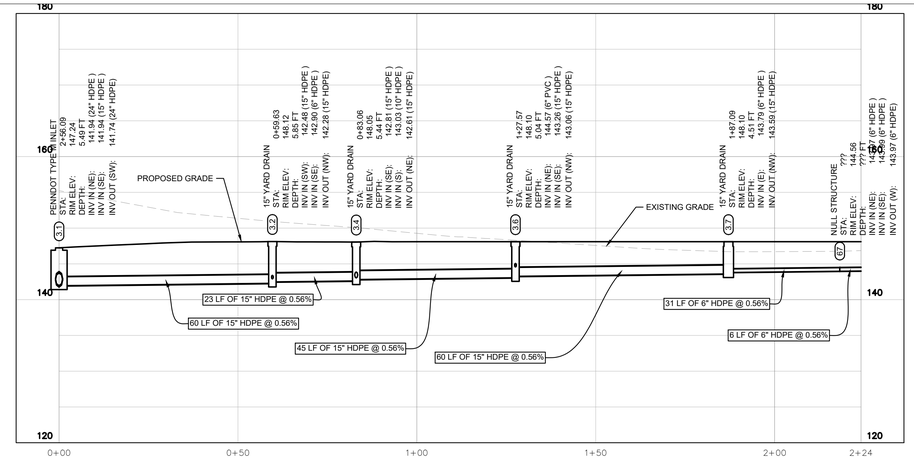
VERTICAL SCALE - 1"=10



IN-3.1 TO BUILDING PROFILE
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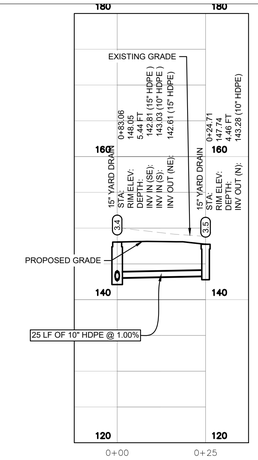

IN 3.4 TO IN 3.5 PROFILE
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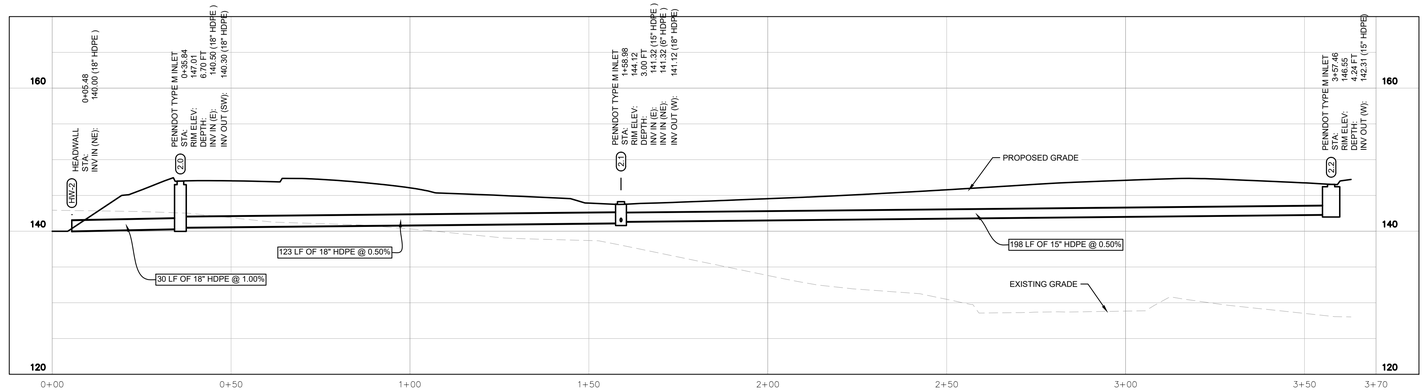
VERTICAL SCALE - 1"=10



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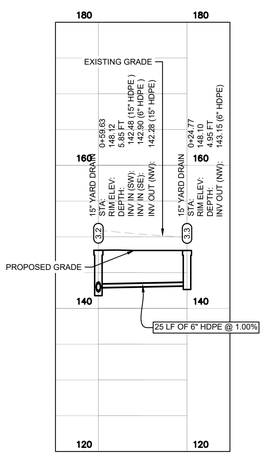
VERTICAL SCALE - 1"=10



IN-3.2 TO IN 3.3 PROFILE
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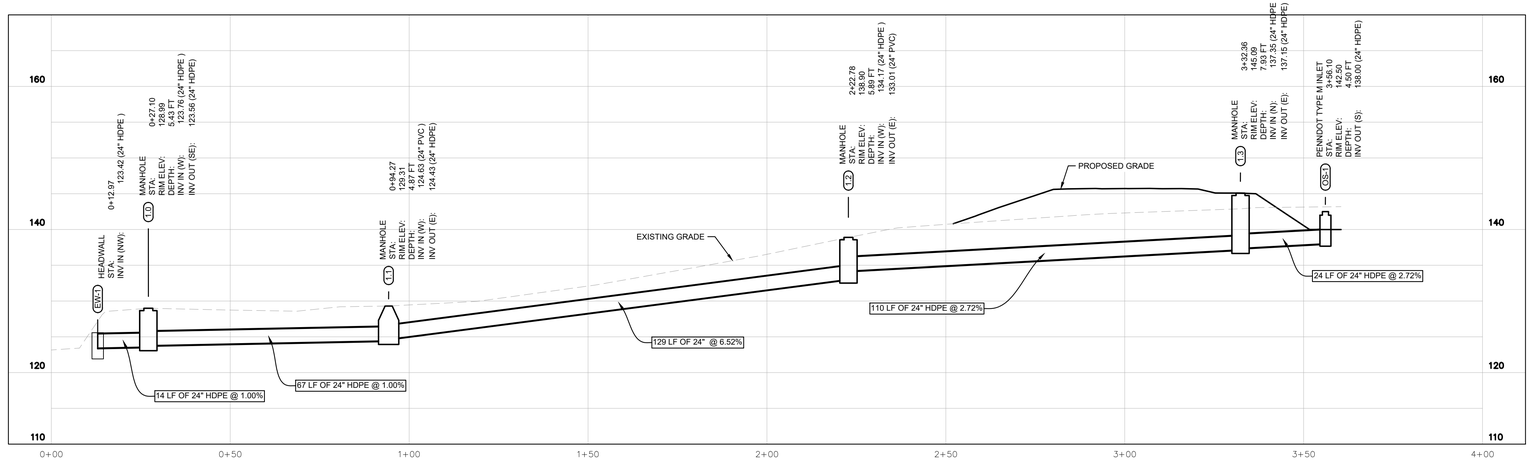
VERTICAL SCALE - 1"=10



EW-1 TO OS-1 PROFILE
HORIZONTAL SCALE - 1"=20
VERTICAL SCALE - 1"=10

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE — STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 22231403029
DATE REQUESTED: 05/25/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
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ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

POST CONSTRUCTION
STORMWATER
MANAGEMENT
PROFILES

C-07E

112642001
08/30/2023

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Drawn By: JTL
Checked By: JTL
Approved By: BZM

GENERAL SEQUENCING NOTES FOR P.C.S.W.M. BMP'S

1. KIMLEY-HORN & ASSOCIATES, INC. SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LIMIT THE COMPACTION IN THE PROPOSED BMP BOTTOMS.
3. REFER TO THE BMP CONSTRUCTION DETAILS FOR CONSTRUCTION GUIDELINES OF ALL PROPOSED STORMWATER MANAGEMENT BMPS.
4. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING ACCEPTANCE OF THE PROPOSED BMP'S BY THE LICENSED PROFESSIONAL RESPONSIBLE FOR BMP INSTALLATION OVERSIGHT. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY INSTALLATION AND FUNCTION OF STORMWATER BMPS.
5. GENERALLY, THE PCSM BMP'S SHALL BE CONSTRUCTED IN THE FOLLOWING ORDER:
   - TO BE COMPLETED ONCE PCSM DESIGN IS ADVANCED

P.C.S.W.M. STANDARD NOTES

PERMIT TERMINATION
UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:
(1) THE FACILITY NAME, ADDRESS AND LOCATION.
(2) THE OPERATOR NAME AND ADDRESS.
(3) THE PERMIT NUMBER.
(4) THE REASON FOR PERMIT TERMINATION.
(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH § 102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(M)(2).

PCSM REQUIREMENTS
PCSM REPORTING AND RECORDKEEPING. THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

LICENSED PROFESSIONAL OVERSIGHT OF CRITICAL STAGES. A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMPS, STRUCTURALLY ENGINEERED BMPS, OR OTHER BMPS AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

FINAL CERTIFICATION. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:
"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

(1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
(2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS.

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS
UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

THE PERMITTEE OR CO-PERMITTEE 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.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH 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 GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(B)(5) (RELATING TO PERMIT TERMINATION

THE 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 AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.

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

FILL MATERIALS

IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

CLEAN FILL: IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

SEEDING SPECIFICATIONS

TEMPORARY:

SPECIES	ANNUAL RYEGRASS
% PURE LIVE SEED	98%
APPLICATION RATE	87.0 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	STRAW
MULCH RATE	3 T/ACRE

PERMANENT:

	KENTUCKY BLUEGRASS / SPREADING FESCUE / PERENNIAL RYEGRASS / CHEWING'S RED FESCUE
% PURE LIVE SEED	98%
APPLICATION RATE	41 / 20 / 14 / 20 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	HAY OR STRAW
MULCH RATE	3 T/ACRE
ANCHOR MATERIAL	HYDRO SEED WITH BONDED FIBER MATRIX
ANCHORING METHOD	DISK ROLLER SOPES <3:1, TACKIFYING AGENT ON SLOPES 3:1 OR GREATER
RATE OF ANCHOR MATERIAL APPL.	PER MANUFACTURER SPECIFICATIONS
SEEDING SEASON DATES	APRIL 15 - MAY 30, AUGUST 15 - OCTOBER 15

P.C.S.W.M. B.M.P. INSPECTION AND MAINTENANCE NOTES

UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPS MUST BE MAINTAINED PROPERLY BY CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE OWNER. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL 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 AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON REQUEST.

STORM CONVEYANCE SYSTEMS

INSPECTION: STORM STRUCTURES AND PIPING SHALL BE INSPECTED ANNUALLY FOR TO ENSURE PROPER FUNCTIONALITY. REPAIR/REPLACE AS NEEDED.

MAINTENANCE: ALL ONSITE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CLEARED OF DEBRIS EVERY THREE (3) MONTHS OR WHEN ACCUMULATION HINDERS OPERATION OF THE FACILITY. SYSTEMS SHALL BE FLUSHED EVERY FIVE (5) YEARS. 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.

ANY BMP NOT DRAINING WITHIN 72 HOURS AFTER THE END OF A RAIN EVENT SHOULD BE CONSIDERED A PCSM BMP FAILURE. BMP FAILURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- POOR CONSTRUCTION TECHNIQUES, ESPECIALLY SOIL COMPACTION/SMEARING, WHICH RESULTS IN SIGNIFICANTLY REDUCED INFILTRATION RATES.
- A LACK OF SITE SOIL STABILIZATION PRIOR TO THE BMP RECEIVING RUNOFF, WHICH GREATLY INCREASES THE POTENTIAL FOR SEDIMENT CLOGGING FROM CONTIGUOUS LAND SURFACES.
- INADEQUATE PRETREATMENT, ESPECIALLY OF SEDIMENT LADEN RUNOFF, WHICH CAN CAUSE A GRADUAL REDUCTION OF INFILTRATION RATES.
- LACK OF PROPER MAINTENANCE (EROSION REPAIR, RE-VEGETATION, REMOVAL OF DETRITUS, CATCH BASIN CLEANING, VACUUMING OF PERVIOUS PAVEMENT, ETC.) WHICH CAN REDUCE THE LONGEVITY OF BMP'S.

IT IS THE RESPONSIBILITY OF "THE RESPONSIBLE PARTY" FOR STORMWATER MAINTENANCE AND OPERATIONS TO REMEDIATE THE PCSM BMP FAILURE IMMEDIATELY. THE RESPONSIBLE PARTY SHALL CONTACT A PROFESSIONAL ENGINEER TO DETERMINE THE CAUSE OF THE BMP FAILURE AND PROVIDE A CORRECTIVE ACTION MEASURE THAT CORRESPONDS TO PROTOCOL 2 OF THE STORMWATER BMP MANUAL. IF IT IS DETERMINED BY THE MUNICIPAL ENGINEER, MONTGOMERY COUNTY CONSERVATION DISTRICT AND/OR PADEP THAT THE BMP'S ARE NOT FUNCTIONING PROPERLY DURING CONSTRUCTION OR DURING THE MAINTENANCE PERIOD, "THE RESPONSIBLE PARTY" WILL BE RESPONSIBLE FOR REDESIGNING/MODIFYING THE BMP'S SO THAT THEY FUNCTION PROPERLY. IF MODIFICATIONS ARE REQUIRED, THE BMP'S SHALL BE MONITORED FOR A MINIMUM OF ONE YEAR AFTER THESE MODIFICATIONS ARE COMPLETE AND WRITTEN CONFIRMATION SHALL BE OBTAINED FROM THE MUNICIPALITY, MONTGOMERY COUNTY CONSERVATION DISTRICT AND/OR PADEP. FINAL GRADING CANNOT BE REVISED WITHOUY FIRST OBTAINING WRITTEN PERMISSION FROM THE MUNICIPALITY AND/OR MONTGOMERY COUNTY CONSERVATION DISTRICT.

GEOLOGIC FORMATIONS

THERE ARE KNOWN NATURALLY OCCURRING GEOLOGIC FORMATIONS THAT MAY CAUSE POLLUTION WITHIN THE PROJECT LIMITS OF DISTURBANCE.

PROJECT CONSTRUCTION WASTE

1. TREES - CHIPPED AND REMOVED OFFSITE FOR MULCH.

2. ROCK WASTE - ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.

3. SOIL WASTE - ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WERE ALL BMPS ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROLS DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMPS ARE PROPERLY INSTALLED.

4. SEDIMENT REMOVAL FROM ALL SEDIMENT BMP'S TO BE RETURNED TO SITE UPSTREAM OF ALL PROPOSED BMP'S.

5. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

6. CONCRETE WASHOUT WASTE SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND JURISDICTIONAL REQUIREMENTS.

7. IT IS REQUIRED TO RECYCLE WASTE MATERIALS, WHEN FEASIBLE.

STORMWATER BMP INSTALLATION OVERSIGHT & CRITICAL STAGES

THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL RESPONSIBLE FOR THE PROPER IMPLEMENTATION OF THE STORMWATER BMP'S (REFERENCE SEQUENCE OF CONSTRUCTION FOR SITE SPECIFICS AND TIMING).

- TO BE COMPLETED ONCE PCSM DESIGN IS ADVANCED

PCSM PLAN PLANNING AND DESIGN NOTES

THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED TO INTERCEPT RUNOFF AT TOPOGRAPHIC LOW POINTS AND AREAS OF SIGNIFICANT RUNOFF QUANTITIES AND CONVEY STORMWATER TO THE PROPOSED STORMWATER MANAGEMENT BMP FACILITIES.

THE PROPOSED STORMWATER MANAGEMENT PROGRAM DESCRIBED ABOVE HAS BEEN DESIGNED TO COMPLY WITH THE LOWER PROVIDENCE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, NPDES AND THE STORMWATER MANAGEMENT ACT OF 1978.

THE PCSM AND BMP APPROACH OF THIS DEVELOPMENT IS MEANT TO PREVENT ADVERSE STORMWATER IMPACTS AND PROVIDE THE NECESSARY TREATMENT OF RUNOFF CLOSE TO THE ORIGIN OF THE IMPACT. THE PRIMARY GOAL OF THIS DEVELOPMENT'S STORMWATER MANAGEMENT PROGRAM WAS TO MIMIC, AS BEST AS POSSIBLE, THE PRE-DEVELOPMENT SITE HYDROLOGY BY USING BOTH STRUCTURAL AND NON-STRUCTURAL BMP'S TO PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF.

GENERALLY, THE PROPOSED BMP'S WERE SERE SELECTED TO:

- PRESERVE THE INTEGRITY OF THE DOWNSTREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES THROUGH MITIGATING ANY INCREASES IN STORMWATER RUNOFF VOLUME DUE TO THE PROPOSED DEVELOPMENT AND TREATING RUNOFF FOR WATER QUALITY PURPOSES PRIOR TO BEING DISCHARGED FROM THE SITE.
- PREVENT AN INCREASE IN RATE OF STORMWATER RUNOFF. THE PROPOSED STORMWATER MANAGEMENT DESIGN HAS REDUCED THE POST-DEVELOPMENT PEAK RATE FROM THE PRE-DEVELOPMENT CONDITIONS, AS REQUIRED BY THE LOWER PROVIDENCE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- TO THE GREATEST EXTENT FEASIBLE, MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME BY IMPLEMENTING VOLUME REDUCING BMP'S TO MITIGATE ANY ADDITIONAL RUNOFF VOLUME ASSOCIATED WITH THE PROPOSED IMPROVEMENTS.
- MINIMIZE IMPERVIOUS SURFACES AND BREAK UP OR DISCONNECT THE FLOW OF RUNOFF OVER IMPERVIOUS SURFACES. RUNOFF FROM IMPERVIOUS AREAS IS DIRECTED TO WATER QUALITY BMP'S IN ORDER TO PRE-TREAT RUNOFF PRIOR TO BEING DISCHARGED FROM THE SITE. THE SITE CONVEYS RUNOFF THROUGH A SERIES OF WATER QUALITY BMP'S IN ORDER TO MAXIMIZE PRE-TREATMENT OF RUNOFF AND FURTHER MITIGATE ANY IMPACT TO PEAK RATE AND VOLUME IN THE POST DEVELOPMENT CONDITIONS.
- MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS OF THE SITE AND PRESERVE EXISTING VEGETATION WHERE FEASIBLE.
- MINIMIZE LAND CLEARING AND GRADING. THE PROPOSED DEVELOPMENT IS DESIGNED TO MINIMIZE THE SMALLEST AMOUNT OF LAND DISTURBANCE FEASIBLE FOR ALL CONSTRUCTION RELATED ACTIVITIES.
- MINIMIZE SOIL COMPACTION. THE SEQUENCE OF CONSTRUCTION HAS BEEN DESIGNED TO LIMIT THE EXTENT AND DURATION OF DISTURBANCE ACTIVITIES AND TO LIMIT THE EXTENT OF HEAVY TRAFFIC OVER SENSITIVE AREAS NECESSARY FOR THE PCSM DESIGN.
- THE PROPOSED STORMWATER MANAGEMENT DESIGN UTILIZES OTHER STRUCTURAL AND NON-STRUCTURAL BMP'S TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF TO THE GREATEST EXTENT POSSIBLE GIVEN THE EXISTING SITE CONSTRAINTS/CHARACTERISTICS.

SOIL DISPOSITION - SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. SEDIMENT SHALL BE IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES.

STAGE I - SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL CONTACT ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 E. SEQ. AND 287.1 ET SEQ.

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 MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS.

STAGE I

1. FIELD MARK LIMIT OF DISTURBANCE AS DEPICTED ON THIS PLAN USING TEMPORARY CONSTRUCTION FENCING AND/OR PAINT.
2. INSTALL THE FOLLOWING EROSION AND SEDIMENT POLLUTION CONTROL BMP'S AS SHOWN ON THE PLAN:
   - MOBILIZE AND CONSTRUCT STAGING AREA.
   - PERFORM INITIAL CLEARING AND GRUBBING WHICH SHALL BE LIMITED TO THE AREAS NEEDED TO INSTALL THE PROPOSED PERIMETER BMP'S.
   - INSTALL ROCK CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT.
   - INSTALL COMPOST FILTER SOCKS #0-#[NUMBER]. PROVIDE IMMEDIATE STABILIZATION FOR TEMPORARY STOCKPILES.
   - INSTALL TREE PROTECTION FENCE.
3. GC TO PERFORM UTILITY DIGS IN ORDER TO CONFIRM EXISTING DEPTHS/LOCATIONS PRIOR MAJOR EARTH DISTURBANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO EXISTING GAS, SEWER, STORM AND WATER MAINS.
4. STRIP SITE. DEMOLISH REMAINING ITEMS NOTED TO BE REMOVED. (REFERENCE C-02B - EXISTING CONDITIONS AND DEMOLITION PLAN).
   - OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE AND BUILDING MATERIAL OR WASTE AT THIS SITE. ANY WATER TRAPPED IN LOW LYING AREA MUST BE PUMPED THROUGH A FILTER BAG.
   - AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. PROVIDE TEMPORARY STABILIZATION UPON COMPLETION OR TEMPORARY CESSATION OF ALL EARTH DISTURBANCE ACTIVITIES OF AT LEAST FOUR (4) DAYS. TO AVOID AIRBORNE PARTICLE ISSUES, DUST CONTROL MEASURES SHOULD BE ENACTED. SPRINKLING AND IRRIGATION IS RECOMMENDED.

STAGE II - SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL CONTACT ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE MONGOMERY COUNTY CONSERVATION DISTRICT TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

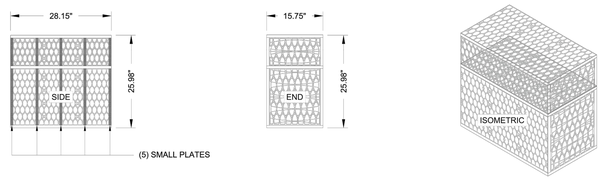
THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 E. SEQ. AND 287.1 ET SEQ.

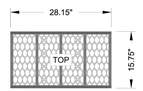
BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS.

STAGE II

1. ROUGH GRADE PROPOSED BUILDING PAD. DRIVE AISLES AND PARKING AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. PROVIDE TEMPORARY STABILIZATION (FOR TEMPORARY STABILIZATION REQUIREMENTS REFER TO GENERAL CONSERVATION NOTES AND SPECIFICATIONS ON SHEET C-01 - GENERAL NOTES) AND INSTALL EROSION CONTROL MATTING WHERE SHOWN AS PER DETAILS AND MANUFACTURES SPECIFICATIONS.
2. COMMENCE BUILDING CONSTRUCTION. GC TO ENSURE POSITIVE DRAINAGE TO ALL SEDIMENT CONTROL BMP'S.
   - ONCE BUILDING ROOF ROOF HAS BEEN CONSTRUCTED, CONNECT ROOF DRAINS INTO SPECIFIED STORM SEWERS.
3. INSTALL REMAINING STORM SEWERS AS SHOWN ON THIS PLAN.
   - CONSTRUCT NEW STORM SEWERS FROM DOWN STREAM TO UPSTREAM.
   - TRENCH ONLY AS FAR IN ONE DAY AS PIPE CAN BE INSTALLED IN THAT SAME PERIOD.
   - PLACE SPOIL UPSLOPE OF THE TRENCH. BACKFILL TRENCH AND STABILIZE IMMEDIATELY.
   - INSTALL INLET PROTECTION ONCE INSTALLATION HAS BEEN COMPLETED.
4. EXCAVATE AND INSTALL ALL REMAINING UTILITIES.
5. INSTALL CONCRETE CURBING.
6. INSTALL CARTWAY AND PARKING AREAS TO BINDER COURSE.
   - TOP COAT AND PAVEMENT MARKINGS DO NOT NEED TO BE INSTALLED AT THIS TIME.
7. INSTALL CONCRETE SIDEWALKS.
8. PERFORM FINAL GRADING. STABILIZE IMMEDIATELY.
   - RESPREAD TOPSOIL.
   - SEED AREAS THAT ARE TO BE CONVERTED TO LAWN WITH PERMANENT MATERIAL.
   - INSTALL FINAL VEGETATION INCLUDING SOD, LANDSCAPING AND TREES ASSOCIATED WITH THE REVEGETATE USING NATIVE SPECIES BMP.
   - FLUSH STORMSEWERS OF DEBRIS AND ALL UNWANTED MATERIALS.
9. INSTALL WEARING COURSE WITHIN CARTWAY, PARKING AREAS AND DRIVEWAYS AND WITHIN THE RIGHT-OF-WAY.
   - PAINT AND INSTALL ALL PROPOSED SIGNAGE.
10. UPON SIT

Drawn By: JTL
Checked By: JTL
Approved By: BZM





MODULE DATA

GEOMETRY: LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 25.98 IN. (660 MM)
TANK VOLUME = 6.67 CF
STORAGE VOLUME = 6.33 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING: 33.4 PSI, (MODULE ONLY)
HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS

MATERIAL: 100% RECYCLED POLYPROPYLENE

SMALL PLATES REQUIRED: 5/SEGMENT, 10/MODULE

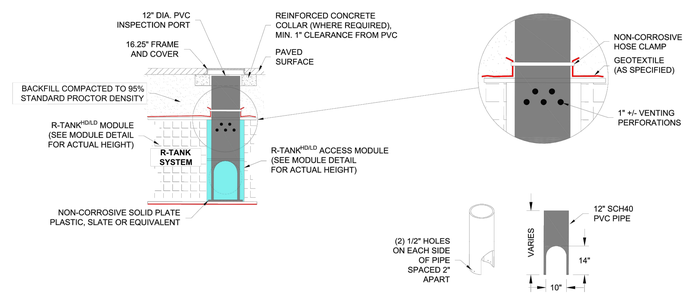
FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT:
FERGUSON WATERWORKS, 1-800-448-3636, www.ferguson.com

NOT TO SCALE

05/16/2022

R-TANK^{HD} SINGLE+MINI MODULE

NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK^{HD} MAY BE USED IN TRAFFIC APPLICATIONS.
4. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
5. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.



FERGUSON WATERWORKS
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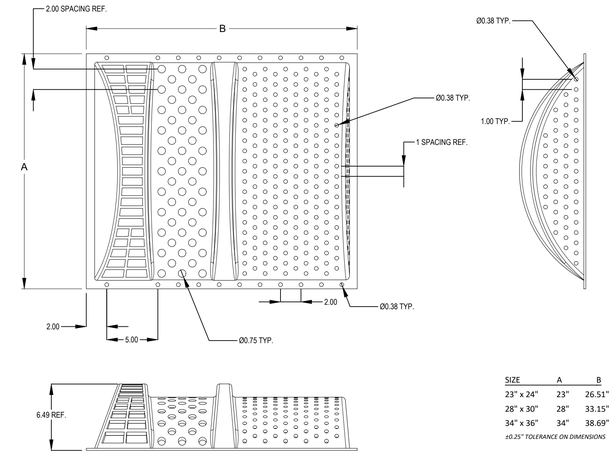
NOT TO SCALE

06/17/2022

R-TANK$^{HD/LD}$ 12" INSPECTION PORT

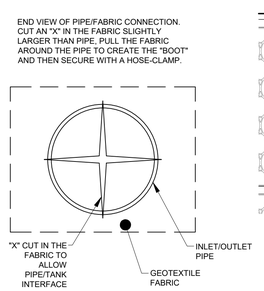


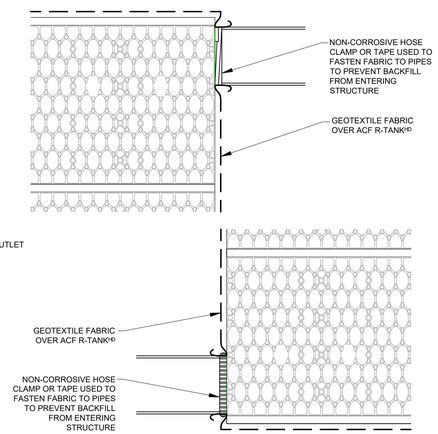
SIZE	A	B
23" x 24"	23"	26.51"
28" x 30"	28"	33.15"
34" x 36"	34"	38.69"

±0.25" TOLERANCE ON DIMENSIONS

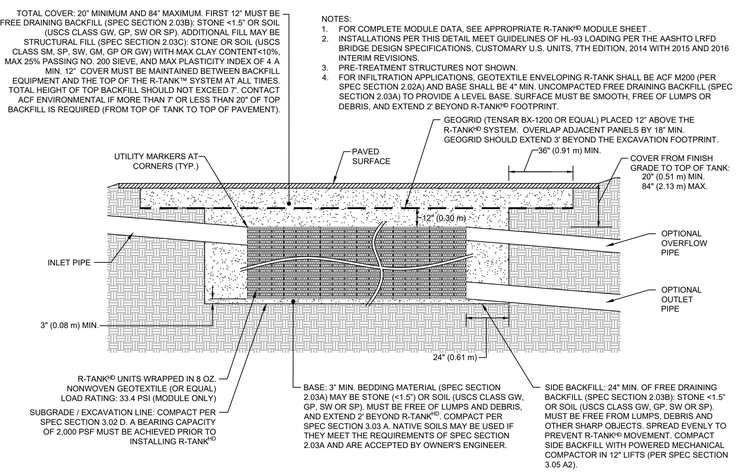
TRASH GUARD PLUS DETAIL

END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE, PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.





R-TANK^{HD} TYPICAL TANK INLET/OUTLET DETAIL



NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{HD} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT.

R-TANK^{HD} & H-20 LOADS - SECTION VIEW

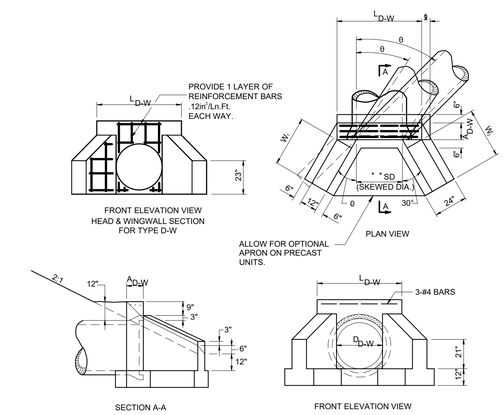
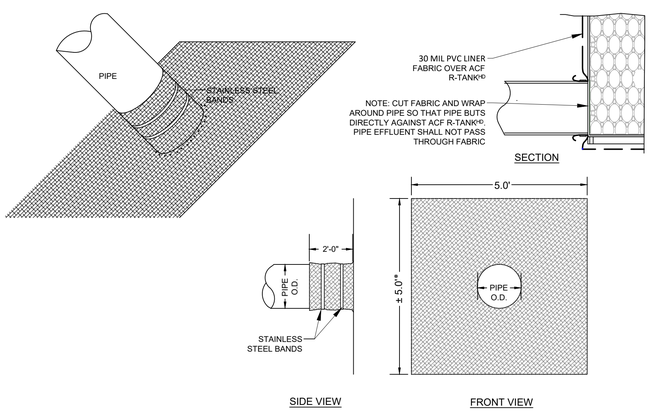


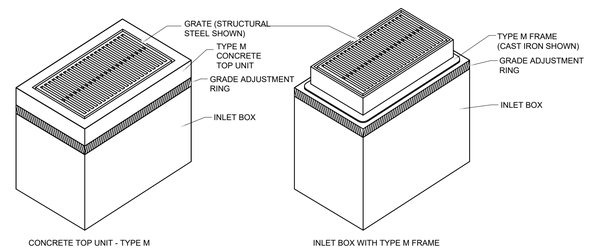
TABLE A
2:1 EMBANKMENT SLOPES

PIPE DIAMETER	SKEW ∠ = 90° TO 60° θ = 30°						SKEW ∠ = 55° θ = 35°						SKEW ∠ = 50° θ = 40°						SKEW ∠ = 45° θ = 45°						SKEW ∠ = 40° θ = 50°						SKEW ∠ = 30° θ = 60°						SKEW ∠ = 20° θ = 70°						SKEW ∠ = 10° θ = 80°					
D_{OR} (IN.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	L_{DW} (FT.)	⇕ (FT.)	W_1 (FT.)	A_{min} (IN.)
36	5.8	0	4.6	6.0	.33	4.9	6.2	.5	5.2	6.5	.67	5.7	7.0	.75	6.2	8.3	1.33	8.0	11.1	1.75	11.7	19.6	5.0	23.0	4.6	12
42	6.3	0	5.8	6.6	.33	6.1	6.9	.5	6.5	7.3	.67	7.1	7.8	.75	7.8	9.3	1.33	10.0	12.5	1.75	14.6	22.5	5.0	28.8	5.8	12
48	6.9	0	6.9	7.2	.33	7.3	7.5	.5	7.8	8.0	.67	8.5	8.5	.75	9.4	10.3	1.33	12.0	14.0	1.75	17.5	25.3	5.0	34.6	6.9	12
54	7.5	0	8.0	7.8	.33	8.5	8.2	.5	9.1	8.7	.67	9.9	9.3	.75	10.9	11.3	1.33	14.0	15.5	1.75	20.5	28.2	5.0	40.3	8.0	12
60	8.1	0	9.2	8.4	.33	9.8	8.8	.5	10.4	9.4	.67	11.3	10.1	.75	12.5	12.3	1.33	16.0	16.9	1.75	23.4	31.1	5.0	46.0	9.2	15
72	9.2	0	11.5	9.6	.33	12.2	10.1	.5	13.0	10.8	.67	14.1	11.7	.75	15.6	14.3	1.33	20.0	19.8	1.75	29.2	36.9	5.0	57.6	11.5	15

(SEE TABLE A FOR DIMENSIONS NOT INDICATED.)



GEOTEXTILE PIPE BOOT FOR R-TANK^{HD}



REV 2/1/17

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1 CALL
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 08/30/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL
SSOE
Encompass Health

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

C-07G

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:ENC Norristown LD Layout:C-07G September 22, 2023 12:30:57pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-07D PCSM NOTES AND DETAILS.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM

Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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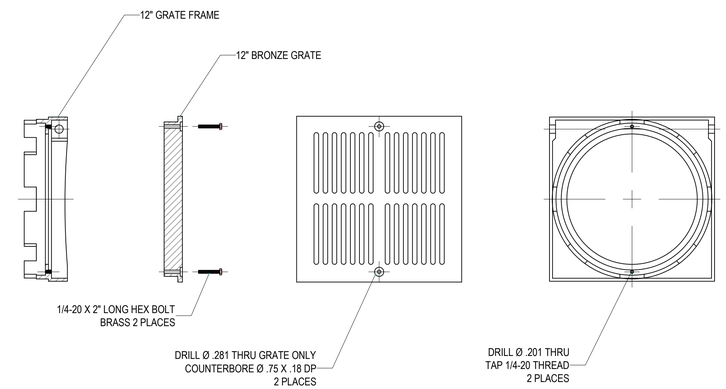
DRAWN BY CJA	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 3-10-00			
REVISED BY NMH	PROJECT NO./NAME	TITLE 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS	
DATE 02-21-18			
DWG SIZE A	SCALE 1:1 SHEET 1 OF 1	DWG NO. 7001-110-011	REV J

1299CGPBL



NOTE: LOCATION OF LOCKING DEVICE MAY VARY

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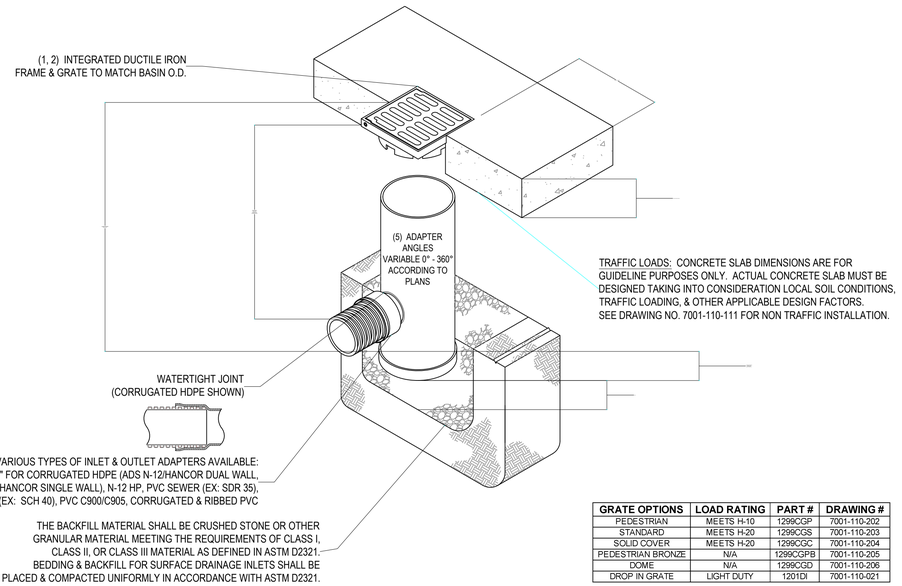
DATE 8-27-03			
REVISED BY EBC	PROJECT NO./NAME	TITLE 12 IN BRONZE LOCKING GRATE ASSEMBLY	
DATE 2-22-10			
DWG SIZE A	SCALE 1:8 SHEET 1 OF 1	DWG NO. 7001-110-128	REV C

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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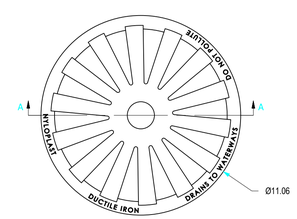
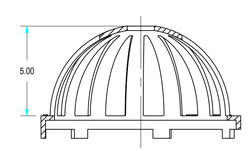
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-29-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DATE 03-11-16			
DWG SIZE A	SCALE 1:20 SHEET 1 OF 1	DWG NO. 7001-110-189	REV E

1099CGDF

APPROX. DRAIN AREA = 84.32 SQ IN
APPROX. WEIGHT = 8.85 LBS





SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY NMH	MATERIAL DUCTILE IRON	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 6-25-18			
REVISED BY NMH	PROJECT NO./NAME	TITLE 10 IN DOME GRATE ASSEMBLY - TYPE B	
DATE 6-25-18			
DWG SIZE A	SCALE NTS SHEET 1 OF 1	DWG NO. 7001-110-542	REV A

Gresham Smith

GreshamSmith.com

2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205

Kimley»Horn

MBA ENGINEERS, INC.
STRUCTURAL CIVIL GEOTECHNICAL

SSOE

Encompass Health

ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE — STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231403029
DATE REQUESTED: 05/25/2023

PRELIMINARY
NOT FOR CONSTRUCTION

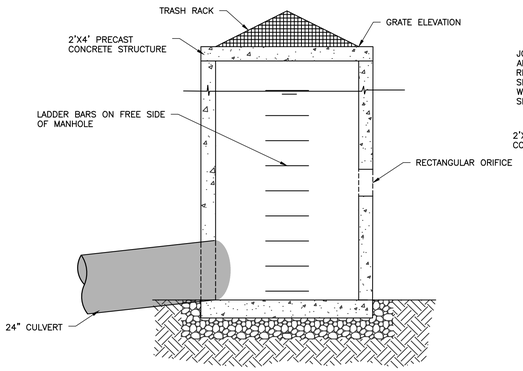
POST CONSTRUCTION
STORMWATER
MANAGMENT NOTES

C-07H

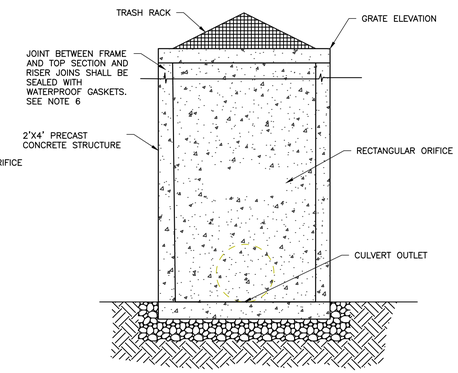
112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Drawn By: JTL
Checked By: JTL
Approved By: BZM

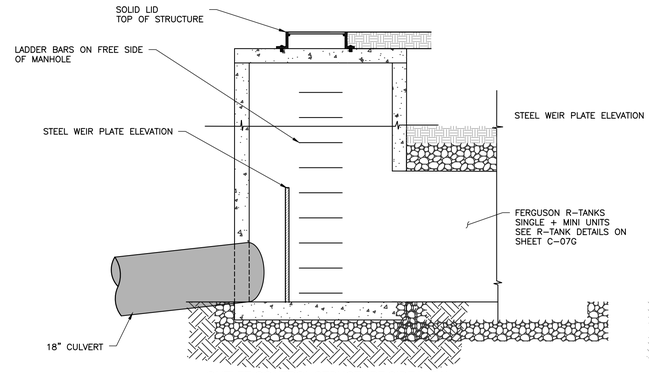


OUTLET CONTROL STRUCTURE SIDE VIEW

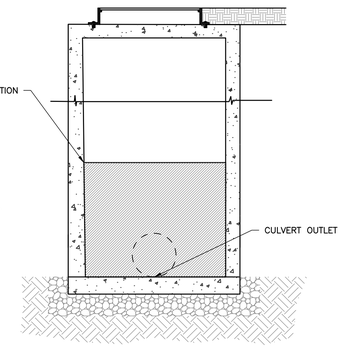


OUTLET CONTROL STRUCTURE FRONT VIEW

OUTLET CONTROL STRUCTURE #1 (OS-1)					
BMP	ORIFICE SIZE (IN)	ORIFICE INVERT ELEVATION	OUTLET ELEVATION	OUTLET PIPE SIZE (IN)	GRATE ELEVATION
BASIN 1	14" W X 6" H	141.17	138.00	24	142.50



OUTLET CONTROL STRUCTURE SIDE VIEW



OUTLET CONTROL STRUCTURE FRONT VIEW

OUTLET CONTROL STRUCTURE #2 (OS-2)					
BMP	STEEL WEIR PLATE	WEIR ELEVATION	OUTLET ELEVATION	OUTLET PIPE SIZE (IN)	SOLID LID ELEVATION
BASIN 2	4' WIDE	136.60	134.50	24	144.21

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 09/20/2023

PRELIMINARY
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GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
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MBA ENGINEERS, INC.
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REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision		
No.	Date	Description

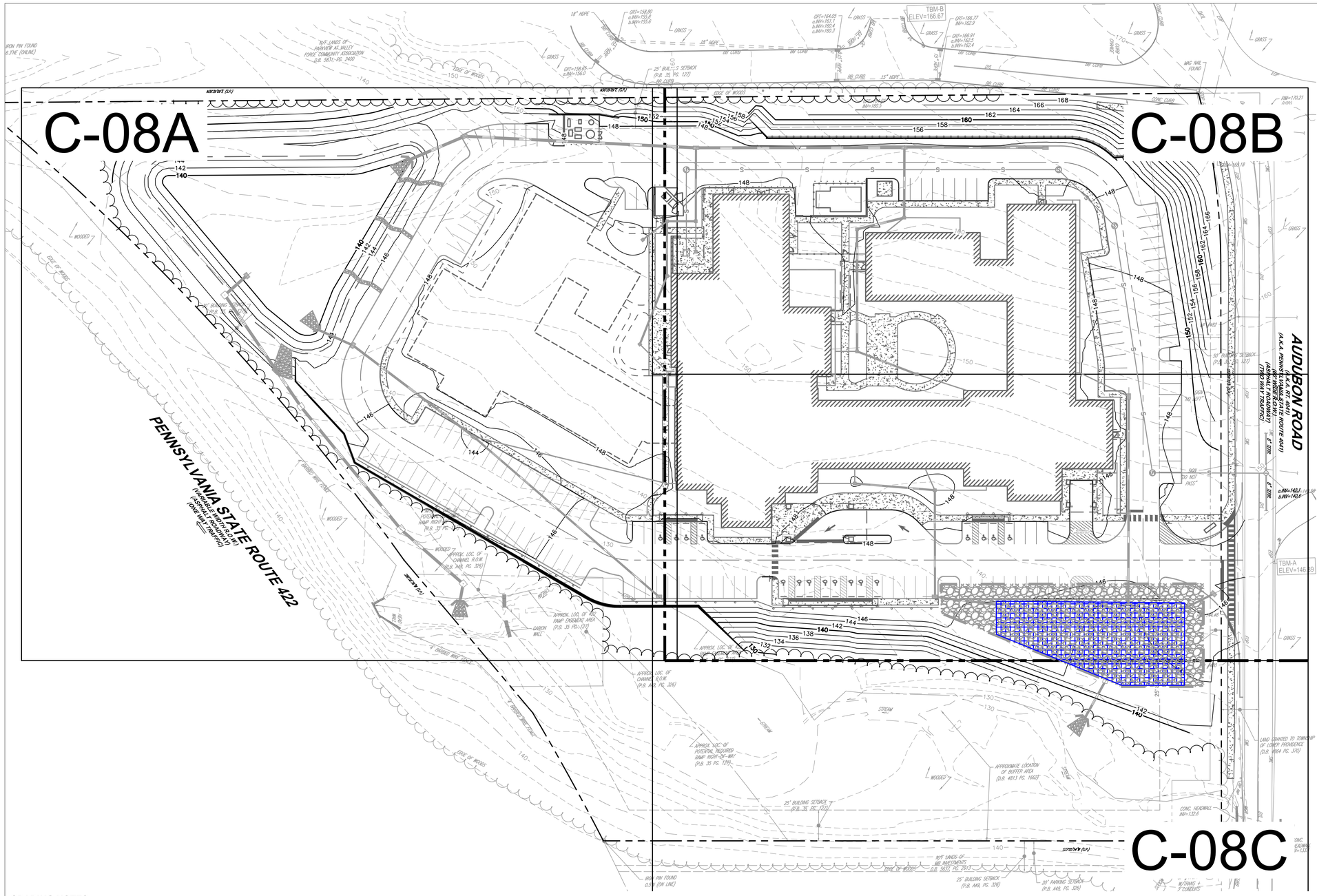
POST CONSTRUCTION
STORMWATER
MANAGMENT NOTES

C-07I

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Drawn By: JTL
Checked By: JTL
Approved By: BZM



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED ENDWALL/HEADWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING ANY STRUCTURES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT.
4. IF ANY EXISTING STRUCTURES & UTILITIES ARE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY PROVIDED BY CONTROL POINT ASSOCIATES, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. CONTRACTOR TO MATCH EXISTING GRADE AT PROJECT PROPERTY LINES AND LIMITS OF DISTURBANCE.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V.
11. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT.
12. SIDEWALK / CROSSWALK GRADES AND CROSS SLOPE ARE TO BE A MAXIMUM OF $\frac{1}{2}$" PER LF (2%, PER ADA).
13. TOP OF CURB ELEVATIONS AT DICTATE A 6" GRADE CHANGE TO FRONT OF CURB. UNLESS OTHERWISE NOTED.

SPOT ELEVATION LEGEND

ME	MATCH EXISTING	EX	EXISTING ELEVATION
TW	TOP OF WALL	BW	BOTTOM OF WALL
TC	TOP OF CURB	BC	BOTTOM OF CURB
SW	SIDEWALK ELEV.	TOB	TOP OF BERM
P	PARKING		

*ALL UNLABELED SPOT ELEVATIONS ARE MEASURED AT THE FLOW LINE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL.
PA 1 one-call.com
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 09/30/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Gresham Smith
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2222 Arlington Avenue South
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ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

OVERALL GRADING PLAN

C-08

112642001
08/30/2023

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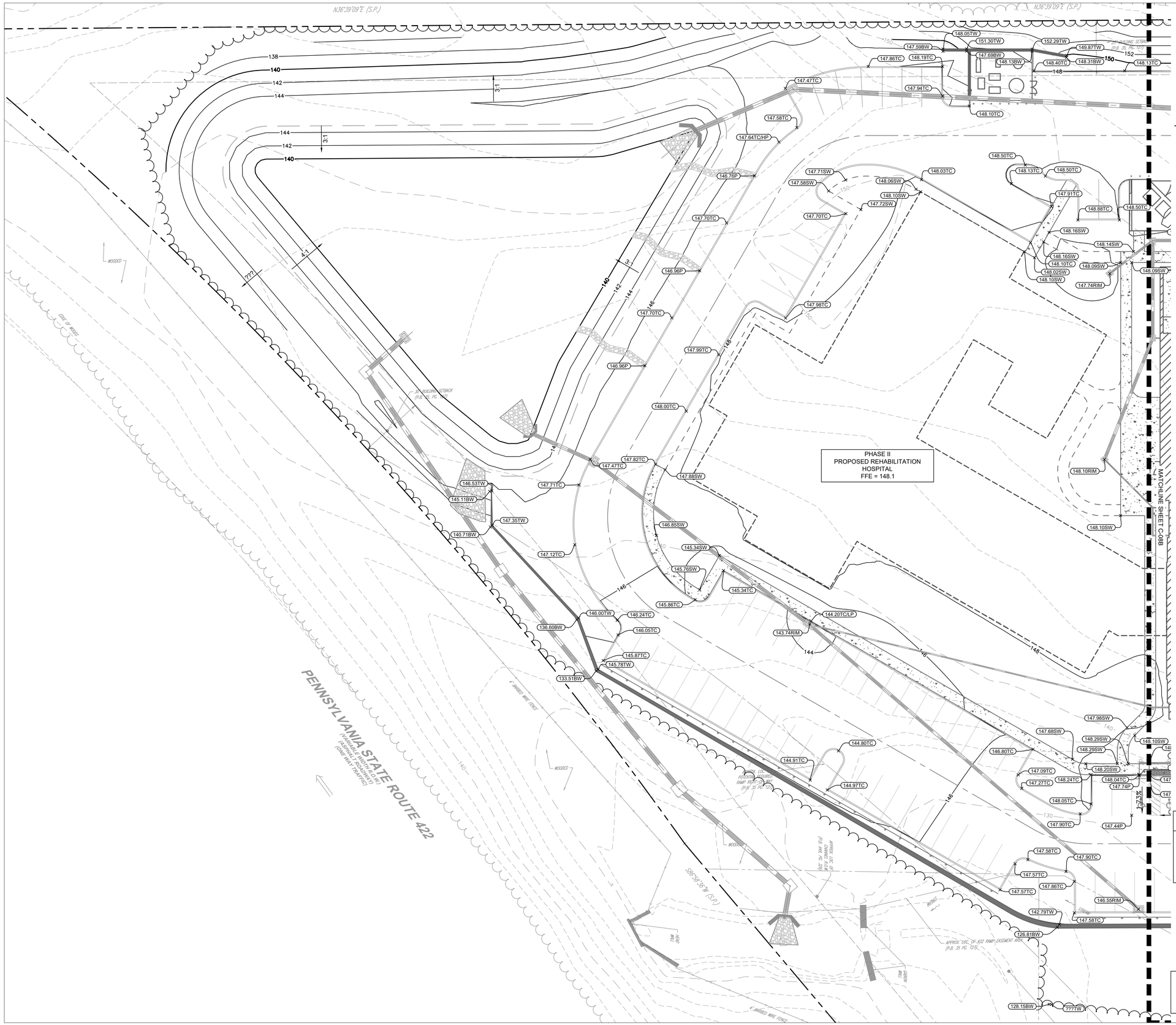
Plotted By:Lilvin, Jared Sheet Set:EHC Norristown LD Layout:C-08 September 22, 2023 12:31:29pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-08 GRADING PLAN.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

SPOT ELEVATION LEGEND

ME	MATCH EXISTING	EX	EXISTING ELEVATION
TW	TOP OF WALL	BW	BOTTOM OF WALL
TC	TOP OF CURB	BC	BOTTOM OF CURB
SW	SIDEWALK ELEV.	TOB	TOP OF BERM
P	PARKING		

*ALL UNLABELED SPOT ELEVATIONS ARE MEASURED AT THE FLOW LINE

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PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

GRADING PLAN WEST

C-08A

112642001
08/30/2023

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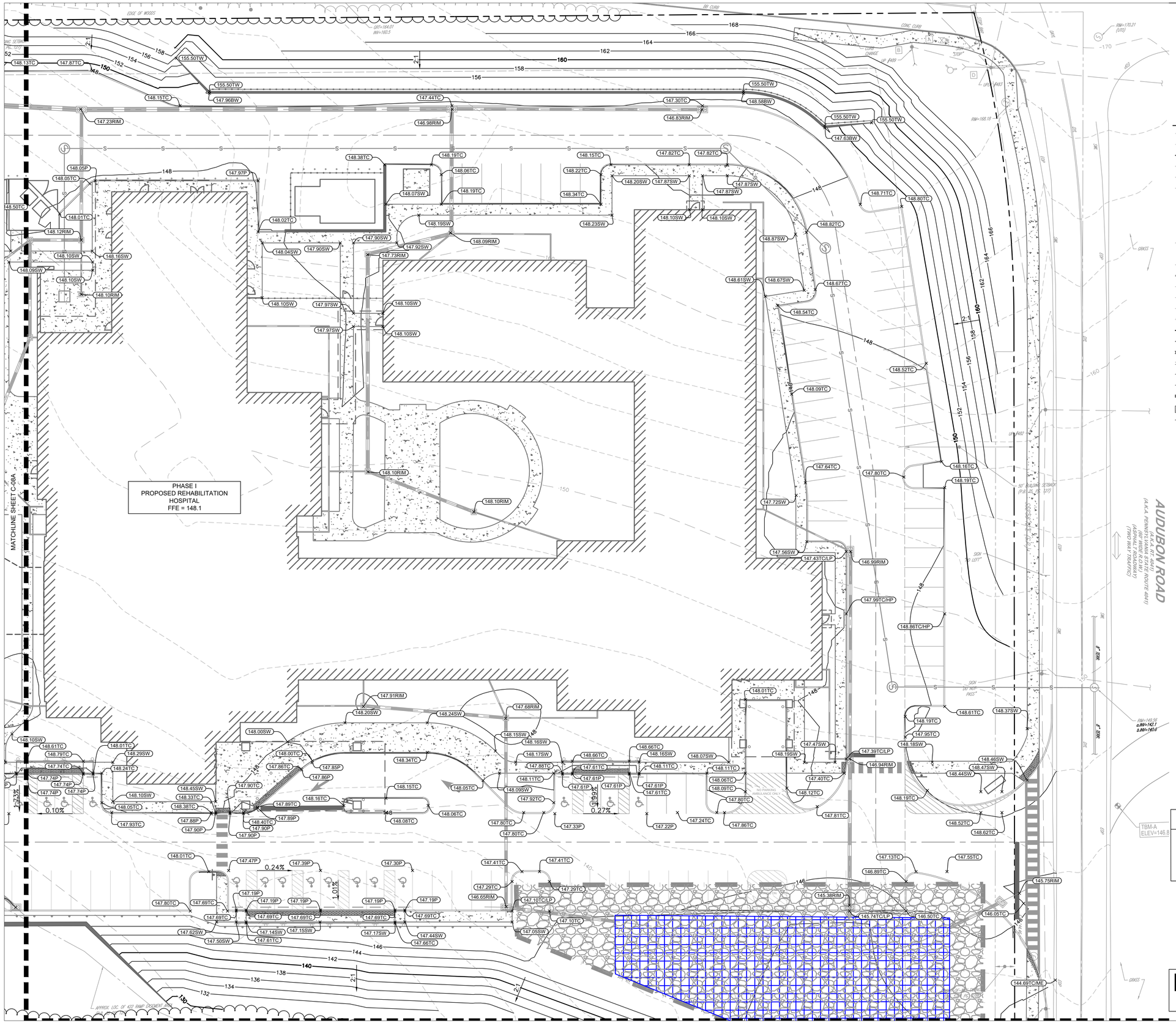
Plotted By: Litvin, Jared Sheet Set: EHC Norristown LD Layout: C-08A September 22, 2023 12:31:52pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-08AB GRADING PLAN WEST EAST.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

SPOT ELEVATION LEGEND

ME	MATCH EXISTING	EX	EXISTING ELEVATION
TW	TOP OF WALL	BW	BOTTOM OF WALL
TC	TOP OF CURB	BC	BOTTOM OF CURB
SW	SIDEWALK ELEV.	TOB	TOP OF BERM
P	PARKING		

*ALL UNLABELED SPOT ELEVATIONS ARE MEASURED AT THE FLOW LINE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 08/30/2023

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PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

GRADING PLAN EAST

C-08B

112642001
08/30/2023

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Drawn By: JTL
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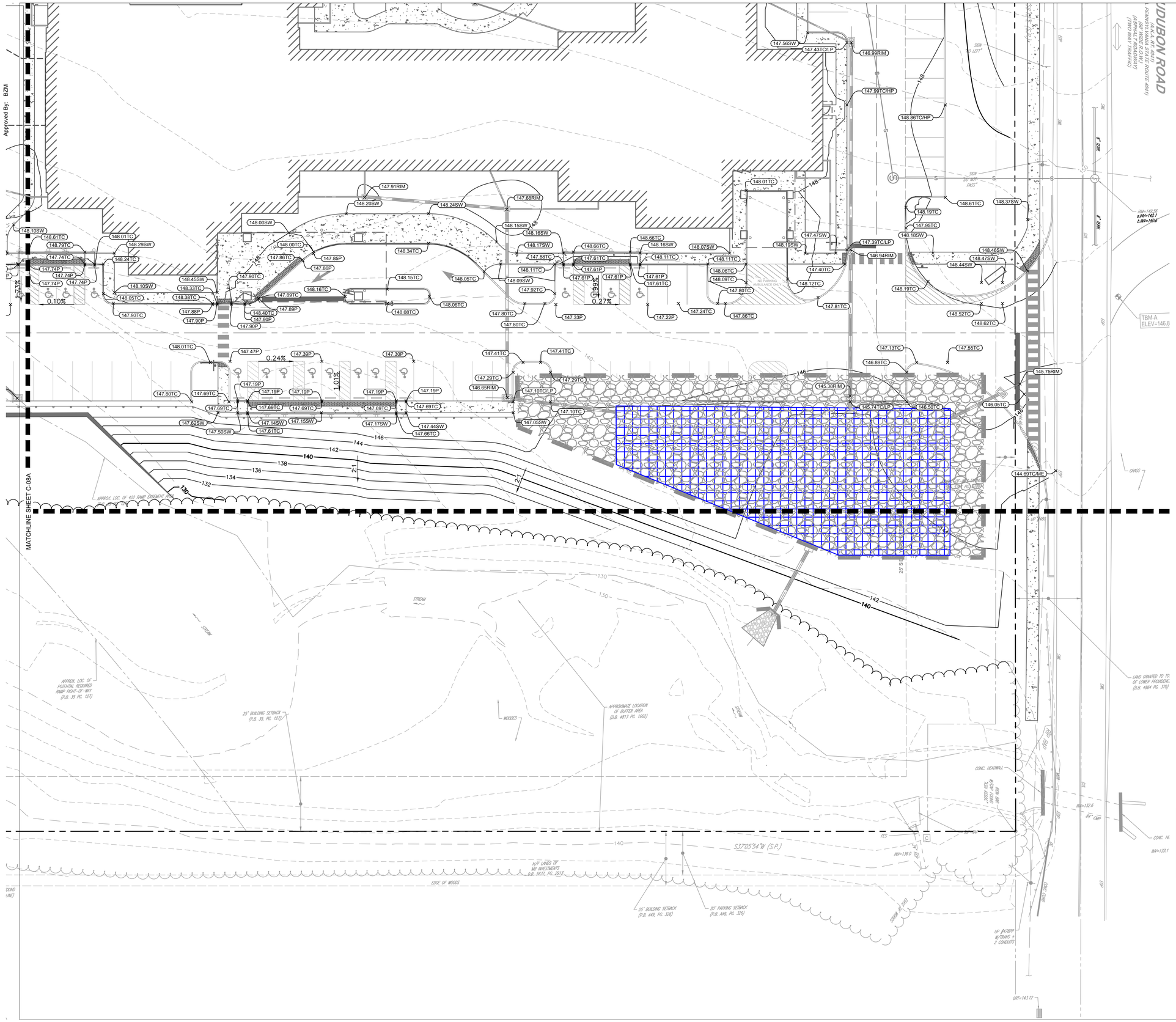

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)

SPOT ELEVATION LEGEND

ME	MATCH EXISTING	EX	EXISTING ELEVATION
TW	TOP OF WALL	BW	BOTTOM OF WALL
TC	TOP OF CURB	BC	BOTTOM OF CURB
SW	SIDEWALK ELEV.	TOB	TOP OF BERM
P	PARKING		

*ALL UNLABELED SPOT ELEVATIONS ARE MEASURED AT THE FLOW LINE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1 One Call System, Inc.
1-800-242-1776
SERIAL NUMBER: 20231403029
DATE REQUESTED: 09/20/2023

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PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

GRADING PLAN SOUTH

C-08C

112642001
08/30/2023

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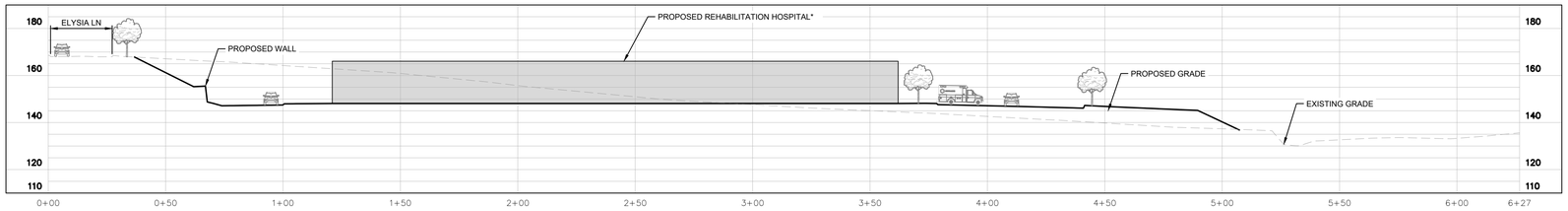
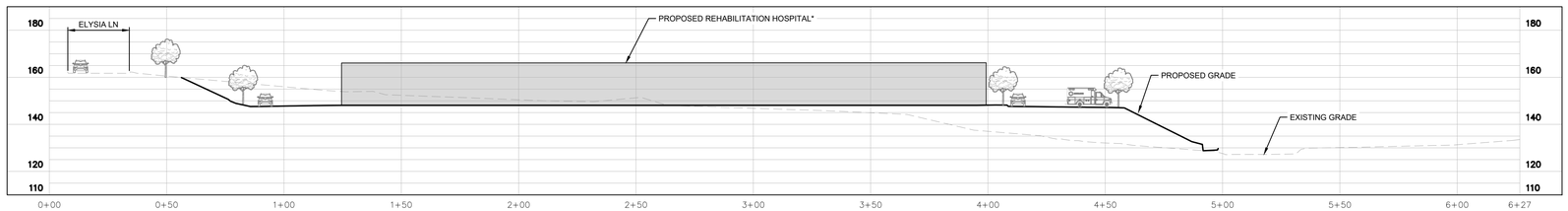


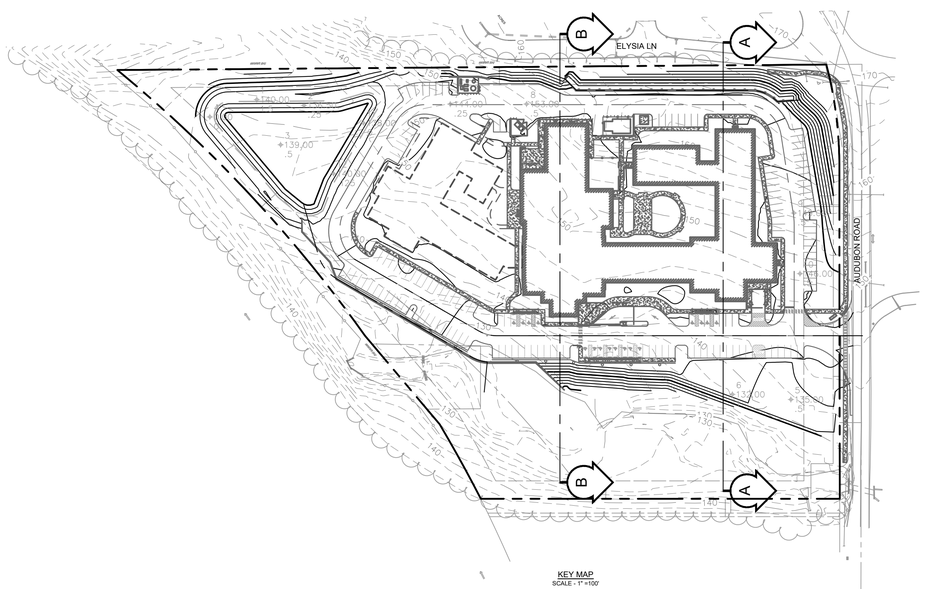
SECTION A - A
HORIZONTAL SCALE - 1"=30
VERTICAL SCALE - 1"=30

*BUILDING HEIGHT SHOWN AT MAXIMUM ELEVATION. REFER TO ARCHITECTURAL ELEVATIONS FOR ACTUAL BUILDING DETAIL.



SECTION B - B
HORIZONTAL SCALE - 1"=30
VERTICAL SCALE - 1"=30

*BUILDING HEIGHT SHOWN AT MAXIMUM ELEVATION. REFER TO ARCHITECTURAL ELEVATIONS FOR ACTUAL BUILDING DETAIL.



KEY MAP
SCALE - 1" =100'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 09/20/2023

PRELIMINARY

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Drawn By: JTL
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Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-08D September 22, 2023 12:32:25pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-08AB SITE SECTIONS.dwg

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PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

SITE SECTIONS

C-08D

112642001
08/30/2023

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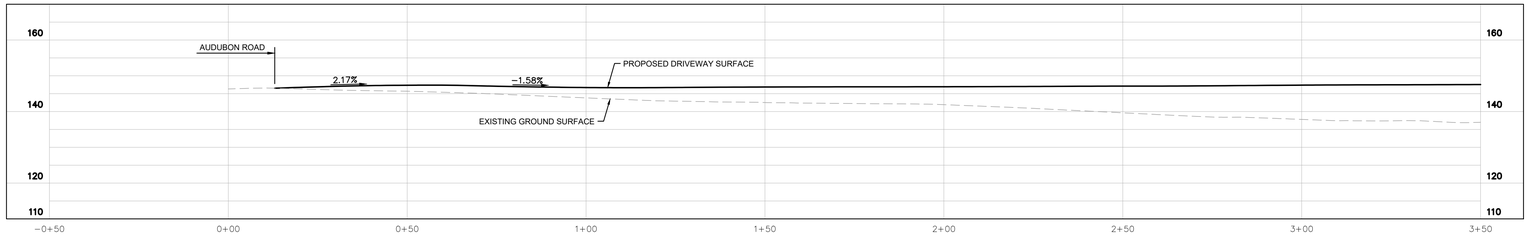

ENTRANCE PROFILE
HORIZONTAL SCALE - 1"=20
VERTICAL SCALE - 1"=20

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PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
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1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 09/20/2023

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2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

DRIVEWAY PROFILE

C-08E

112642001
08/30/2023

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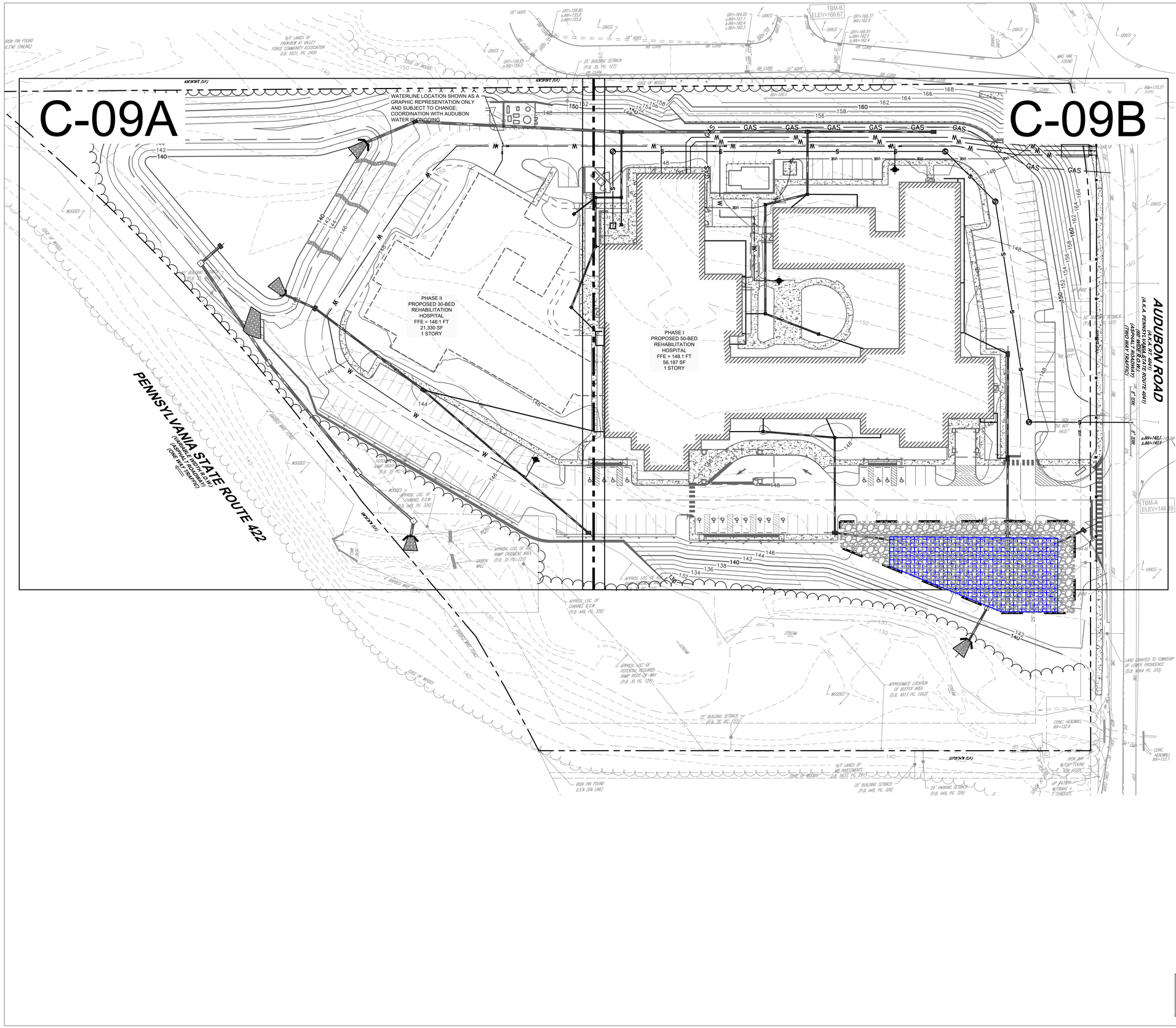
Approved By: BZM



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

150	EXISTING MAJOR CONTOUR
154	EXISTING MINOR CONTOUR
	EXISTING PROPERTY LINE
	EXISTING PROPERTY SETBACK
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC POLE AND MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING RIPRAP
	EXISTING CURB
	EXISTING PAVEMENT
	EXISTING GUIDERAIL
	EXISTING FENCE
	EXISTING TREELINE
150	PROPOSED MAJOR CONTOUR
154	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GUIDERAIL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED PENNDOT INLET
	PROPOSED YARD INLET
	PROPOSED MANHOLE
	PROPOSED ENDWALL/HEADWALL
	PROPOSED STORM PIPE
S	PROPOSED SANITARY LINE
	PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)
UGE	PROPOSED ELECTRIC
W	PROPOSED WATER
	PROPOSED WATER STRUCTURE (FIRE HYDRANT/VALVE)
GAS	PROPOSED GAS

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CALL BEFORE YOU DIG!
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3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
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PA 1 CALL
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 09/30/2022

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OVERALL UTILITY PLAN

C-09

112642001
08/30/2023

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Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-09 September 22, 2023 12:32:53pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-09 UTILITY PLAN.dwg

Drawn By: JTL
Checked By: JTL
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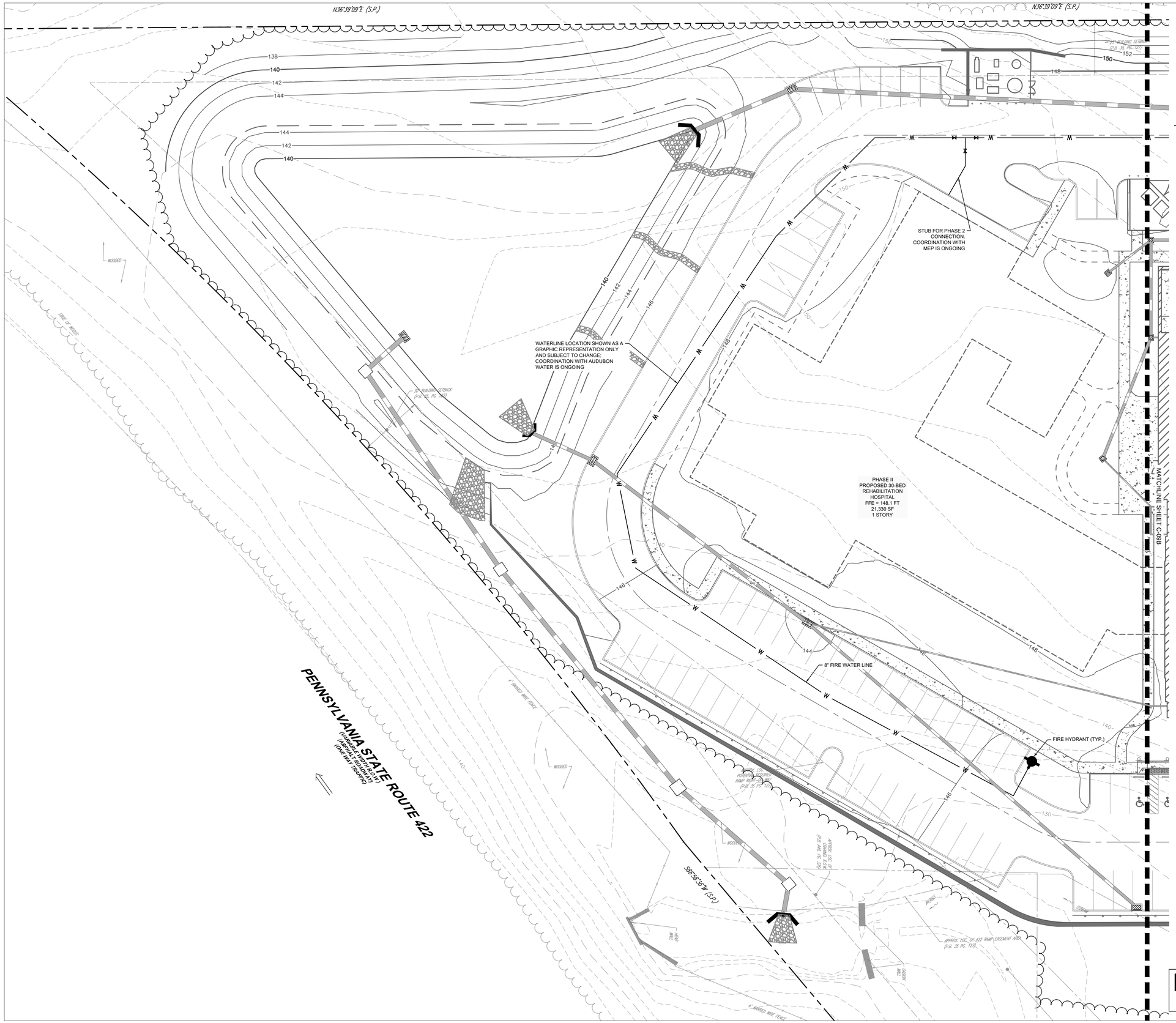

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING PROPERTY SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED PENNDOT INLET
- PROPOSED YARD INLET
- PROPOSED MANHOLE
- PROPOSED ENDWALL/HEADWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)
- PROPOSED ELECTRIC
- PROPOSED WATER
- PROPOSED WATER STRUCTURE (FIRE HYDRANT/VALVE)
- PROPOSED GAS

CALL BEFORE YOU DIG!
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PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

UTILITY PLAN
WEST

C-09A

112642001
08/30/2023

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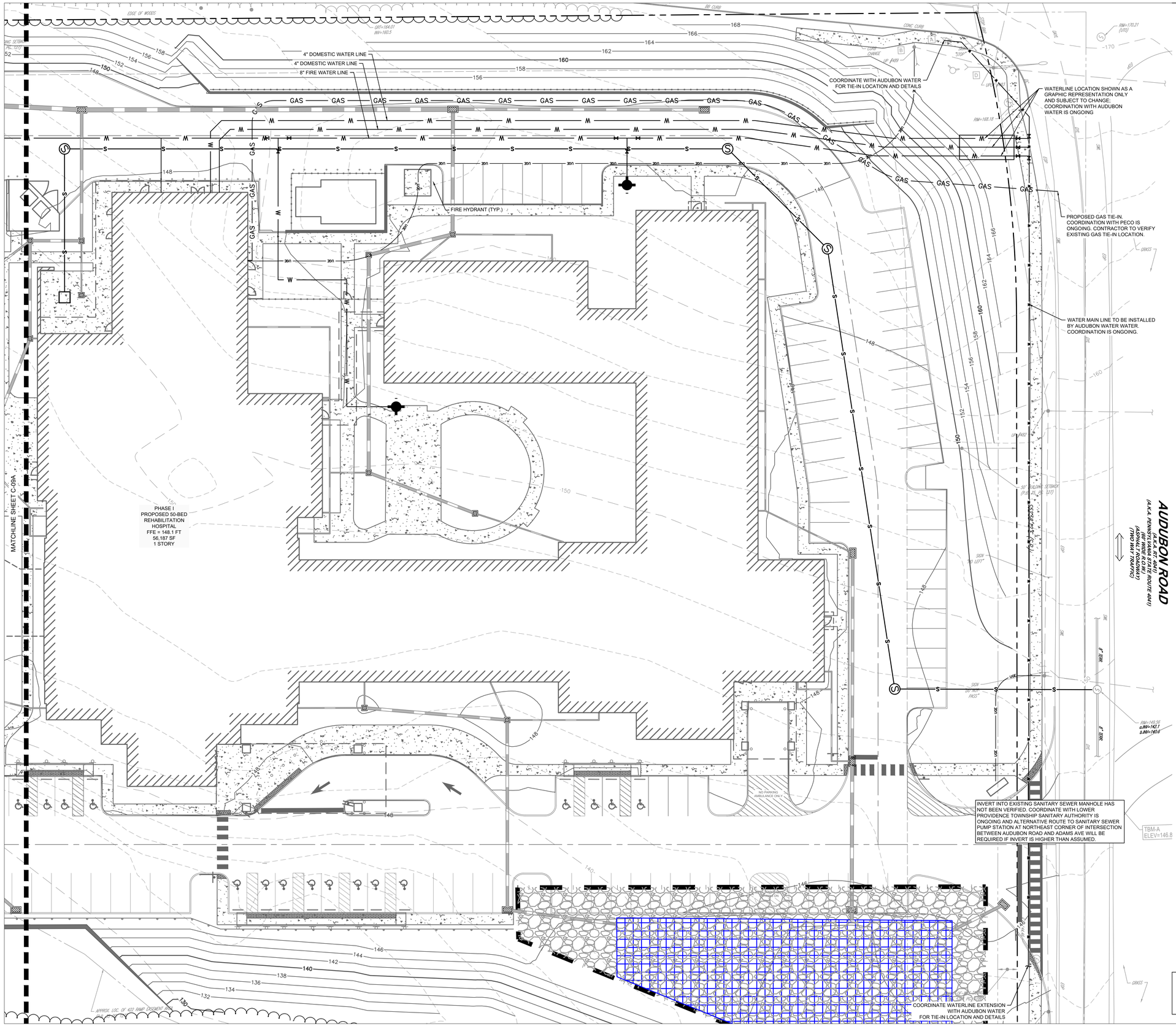
Drawn By: JTL
Checked By: JTL
Approved By: BZM



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

150	EXISTING MAJOR CONTOUR
154	EXISTING MINOR CONTOUR
	EXISTING PROPERTY LINE
	EXISTING PROPERTY SETBACK
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC POLE AND MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING RIPRAP
	EXISTING CURB
	EXISTING PAVEMENT
	EXISTING GUIDERAIL
	EXISTING FENCE
	EXISTING TREELINE
150	PROPOSED MAJOR CONTOUR
154	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GUIDERAIL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED PENNDOT INLET
	PROPOSED YARD INLET
	PROPOSED MANHOLE
	PROPOSED ENDWALL/HEADWALL
	PROPOSED STORM PIPE
S	PROPOSED SANITARY LINE
	PROPOSED SANITARY STRUCTURE (MANHOLE / CLEAN OUT)
UGE	PROPOSED ELECTRIC
	PROPOSED WATER
	PROPOSED WATER STRUCTURE (FIRE HYDRANT/VALVE)
GAS	PROPOSED GAS

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231402029
DATE REQUESTED: 08/30/2023

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ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

UTILITY PLAN
EAST

C-09B

112642001
08/30/2023

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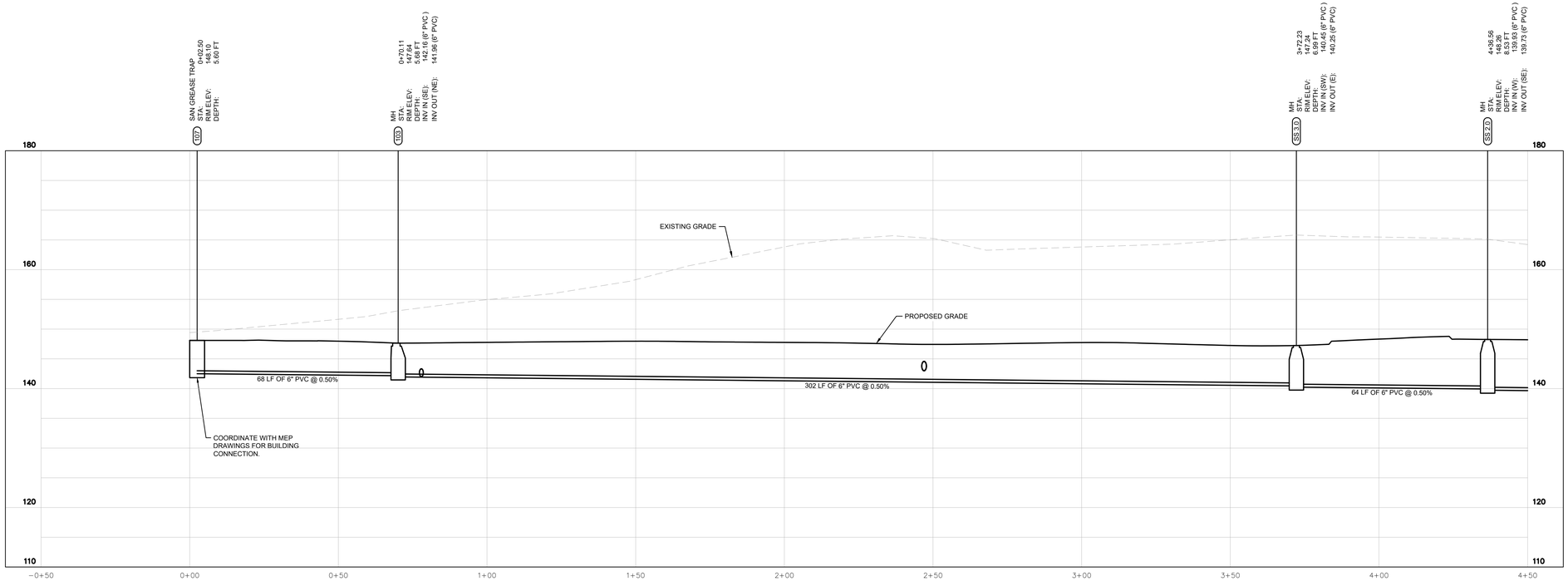
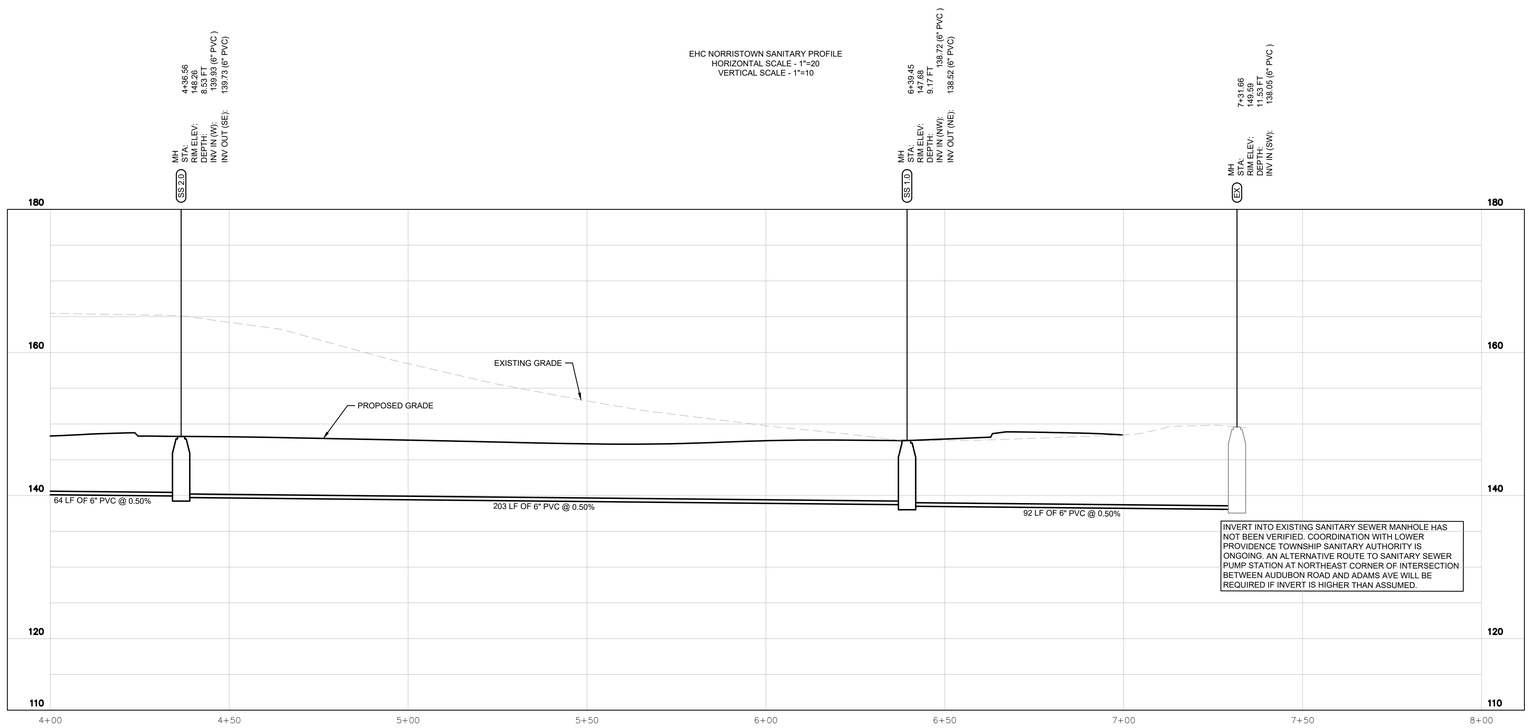
Drawn By: JTL
Checked By: JTL
Approved By: BZM



EHC NORRISTOWN SANITARY PROFILE
HORIZONTAL SCALE - 1"=20
VERTICAL SCALE - 1"=10



EHC NORRISTOWN SANITARY PROFILE
HORIZONTAL SCALE - 1"=20
VERTICAL SCALE - 1"=10

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SERIAL NUMBER: 20231403009
DATE REQUESTED: 09/20/2023

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REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

UTILITY PROFILES

C-09C

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:C-09C September 22, 2023 12:33:44pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\C-09C UTILITY PROFILES.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM

MINIMUM THRUST BLOCK

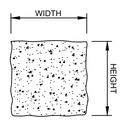
AREAS REQUIRED

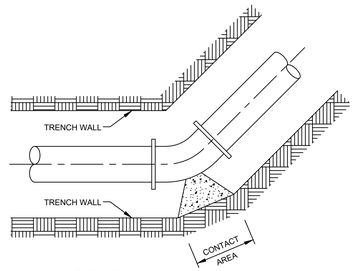
(SQUARE FEET OF CONTACT SURFACE AREA ALONG TRENCH WALL)

PIPE DIAMETER (INCHES)	HYDRANTS, TEES & BLOW-OFFS			90° BENDS			45° BENDS			11 1/4° & 22 1/2° BENDS		
	0-100 PSI	101-150 PSI	151-200 PSI	0-100 PSI	101-150 PSI	151-200 PSI	0-100 PSI	101-150 PSI	151-200 PSI	0-100 PSI	101-150 PSI	151-200 PSI
6	3	4	5	3	5	6	2	3	4	1	2	2
8	4	6	8	6	8	11	3	5	6	2	3	3
12	9	13	17	12	18	24	7	10	13	4	5	7
16	15	23	30	21	32	43	12	17	23	6	9	12
24	36	54	72	48	72	96	26	39	52	13	20	26

NOTE:

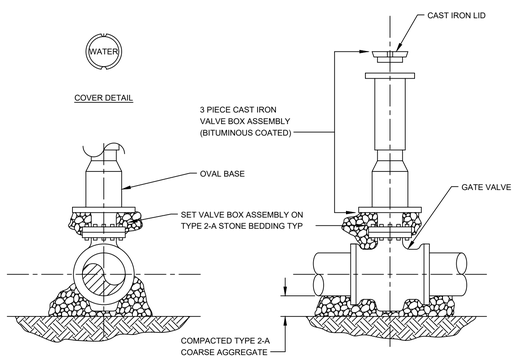
REFER TO ENGINEERING DEPT FOR ALL VERTICAL BENDS AND HORIZONTAL BENDS HAVING ANGLES, PRESSURES OR PIPE DIAMETERS NOT LISTED ABOVE





PLAN VIEW

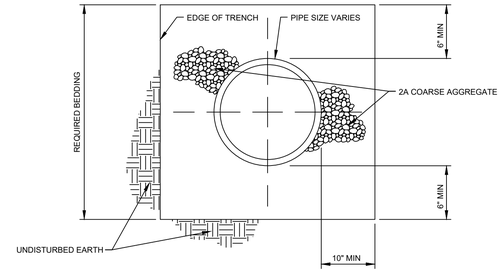
COVER DETAIL



SECTION ELEVATION

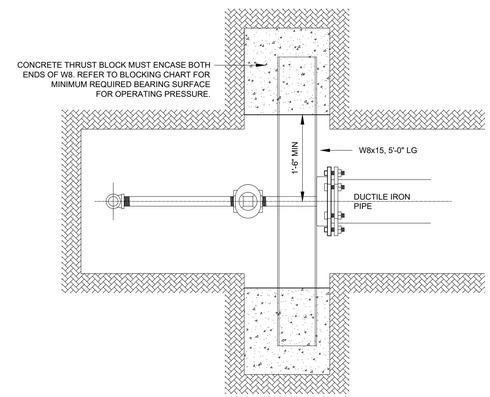
1 STANDARD GATE VALVE AND VALVE BOX ASSEMLY DETAIL

Scale: N.T.S.



2 STANDARD PIPE BEDDING DETAIL

Scale: N.T.S.



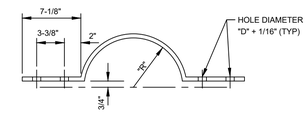
PLAN VIEW

UTILITY DETAILS ARE BEING FURNISHED AS A PLACEHOLDER. COORDINATION WITH UTILITY PROVIDERS, TOWNSHIP, AND MUNICIPAL AUTHORITY IS ONGOING AND STANDARD DETAILS WILL BE PROVIDED.

MINIMUM CONCRETE VOLUMES AND STEEL STRAP SIZES REQUIRED FOR BLOCKING 6", 8", & 12" VERTICAL BENDS

KEY	PIPE DIAMETER	PRESSURE (PSI)	BEND ANGLE	CONCRETE REQUIRED (CU YD)	STEEL STRAP SIZE	"R" STRAP RADIUS	ANCHOR BOLT DIAMETER "D" AND NUMBER REQUIRED PER STRAP	EMBEDMENT LENGTH
A	6"	0 - 100	ALL	1.0	1/4" x 2 1/2"	3 5/8"	(2) 3/4"	24"
A-1	6"	101 - 200	ALL	2.5	1/4" x 2 1/2"	3 5/8"	* (2) 1"	36"
B	8"	0 - 100	ALL	2.0	3/8" x 3"	4 3/4"	* (2) 1"	36"
B-1	8"	101 - 200	45°	3.0	3/8" x 3"	4 3/4"	* (2) 1"	36"
B-2	8"	101 - 200	90°	4.0	3/8" x 3"	4 3/4"	(4) 1"	36"
C	12"	0 - 100	ALL	4.5	1/2" x 3"	6 3/4"	(4) 1"	36"
C-1	12"	101 - 200	45°	6.0	(2) 1/2" x 3"	6 3/4"	(4) 1"	36"
C-2	12"	101 - 200	90°	8.5	(2) 1/2" x 3"	6 3/4"	(4) 1"	36"

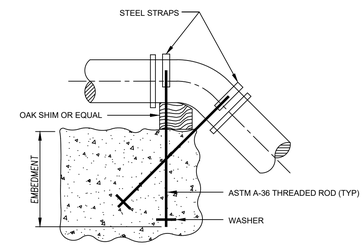
* - WHERE (2) 1" DIAMETER BOLTS ARE REQUIRED
(4) 3/4" DIAMETER BOLTS MAY BE USED



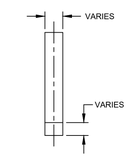
STRAP DETAIL

NOTES:

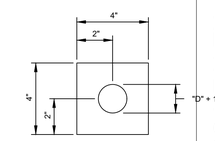
1. ALL STEEL SHALL CONFORM TO ASTM A-36
2. (2) STRAPS ARE REQUIRED, EACH WITH (4)-1" DIAMETER ANCHOR BOLTS FOR CASES C-1 AND C-2
3. REFER TO AQUA DRAWING E-4453 FOR USE AS PIPE AND VALVE CLAMP
4. CONTRACT ENGINEERING DEPARTMENT FOR DESIGN ON PRESSURE EXCEEDING 200 PSI OR IF PIPE SIZE IS LARGER THAN 12"
5. COAT ALL EXPOSED METAL WITH 12 MILS OF ROSKOTE.
6. BOLT LENGTH WILL EQUAL "EMBEDMENT LENGTH" +SHIM +1/2" OD OF PIPE +3-1/2".



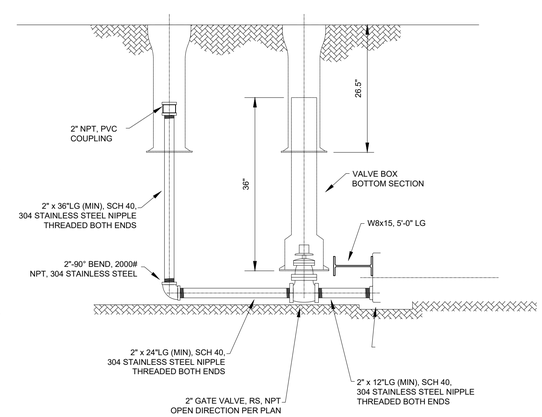
TYPICAL ANCHOR DETAIL



STRAP SECTION



WASHER DETAIL

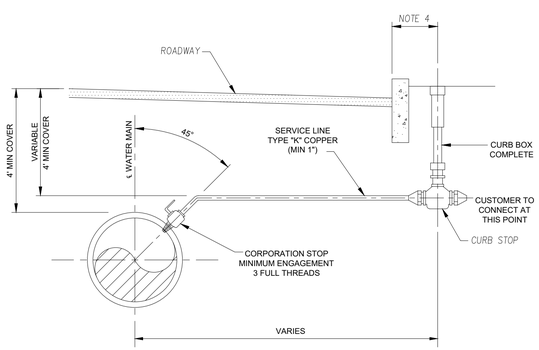


SECTION A

NOTES:
1. W8 MEMBER MUST MAKE FULL CONTACT WITH CAP OR PLUG, AND MUST BE SUPPORTED TO PROVIDE 1" MINIMUM VERTICAL CLEARANCE FROM STAINLESS STEEL PIPE.
2. CONCRETE THRUST BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL. NO EXCAVATION IS PERMITTED DOWNSTREAM OF BLOCKING, CONSULT WITH THE ENGINEERING DEPT OF AQUA PA FOR MINIMUM PERMITTED DISTANCE.
3. ALL MALE PIPE THREADS ARE TO BE COATED WITH 1/2" WIDE PTFE (TEFLON) THREAD SEAL TAPE, MIL SPEC T277730A, 4 TO 6 WRAPS PER JOINT.

5 STANDARD 2" BLOW OFF

Scale: N.T.S.

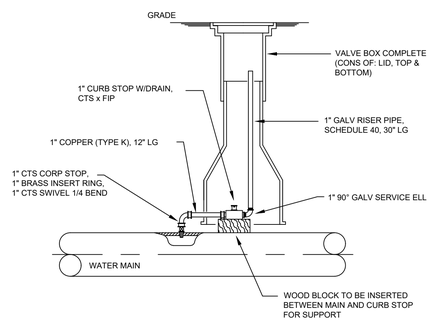


NOTES:

1. FOR STANDARD 1" CONNECTION, PROVIDE A TAPPED COUPLING WITH THREADED INSERT OR DOUBLE-STRAPPED SADDLE CLAMP.
2. DO NOT PLACE CURB STOP IN PAVED AREAS.
3. ALL SERVICE CONNECTIONS SHALL BE LOCATED AT THE MIDPOINT BETWEEN SIDE LOT LINES OR AS DIRECTED BY A AQUA PA FIELD REPRESENTATIVE.
4. WHERE SIDEWALK PARALLELS ROADWAY, THE CURB BOX SHALL BE PLACED BETWEEN THE CURB AND SIDEWALK. ALL OTHER LOCATIONS, CURB BOX TO BE PLACED AS DIRECTED BY A AQUA PA FIELD REPRESENTATIVE.

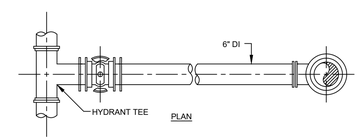
3 STANDARD SERVICE CONNECTION

Scale: N.T.S.

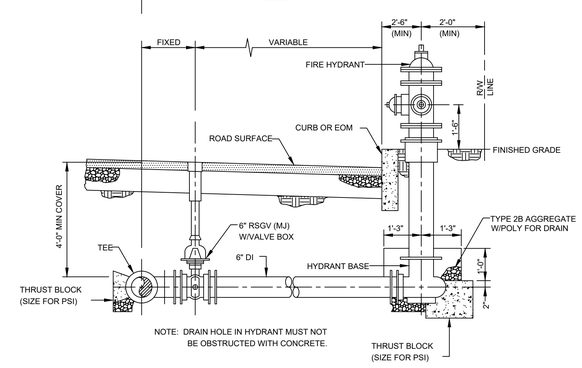


4 STANDARD 1" MAV & CL2 ASSEMBLY

Scale: N.T.S.



PLAN



ELEVATION

6 FIRE HYDRANT DETAIL

Scale: N.T.S.

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DATE REQUESTED: 09/20/2022

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ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision		
No.	Date	Description

UTILITY DETAILS

C-09D

112642001
08/30/2023

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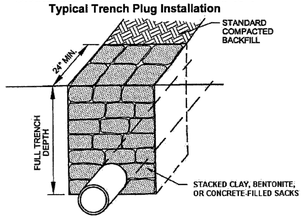
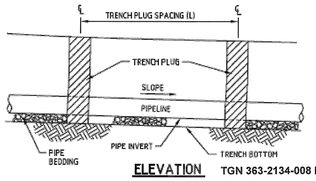
STANDARD CONSTRUCTION DETAIL # 13-4
Typical Trench Plug Installation



SECTION VIEW



ELEVATION TGN 363-2134-008 March 2012

PA DEP

TABLE 13.1
Maximum Spacing and Materials for Trench Plugs

Trench Slope (%)	Spacing L (FT)	Plug Material
< 5	1,000	* Clay, Bentonite, or Concrete Filled Sacks
5 - 15	500	* Clay, Bentonite, or Concrete Filled Sacks
15 - 25	300	* Clay, Bentonite, or Concrete Filled Sacks
25 - 35	200	* Clay, Bentonite, or Concrete Filled Sacks
35 - 100	100	* Clay, Bentonite, or Concrete Filled Sacks
> 100	50	Cement Filled Bags (Wetted) or Mortared Stone

***TOPSOIL MAY NOT BE USED TO FILL SACKS.**

Impervious trench plugs are required for all stream, river, wetland, or other water body crossings.

363-2134-008 / March 31, 2012 / Page 291

1 TRENCH PLUG DETAIL
Scale: N.T.S.

Drawn By: JTL
Checked By: JTL
Approved By: BZM

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UTILITY DETAILS

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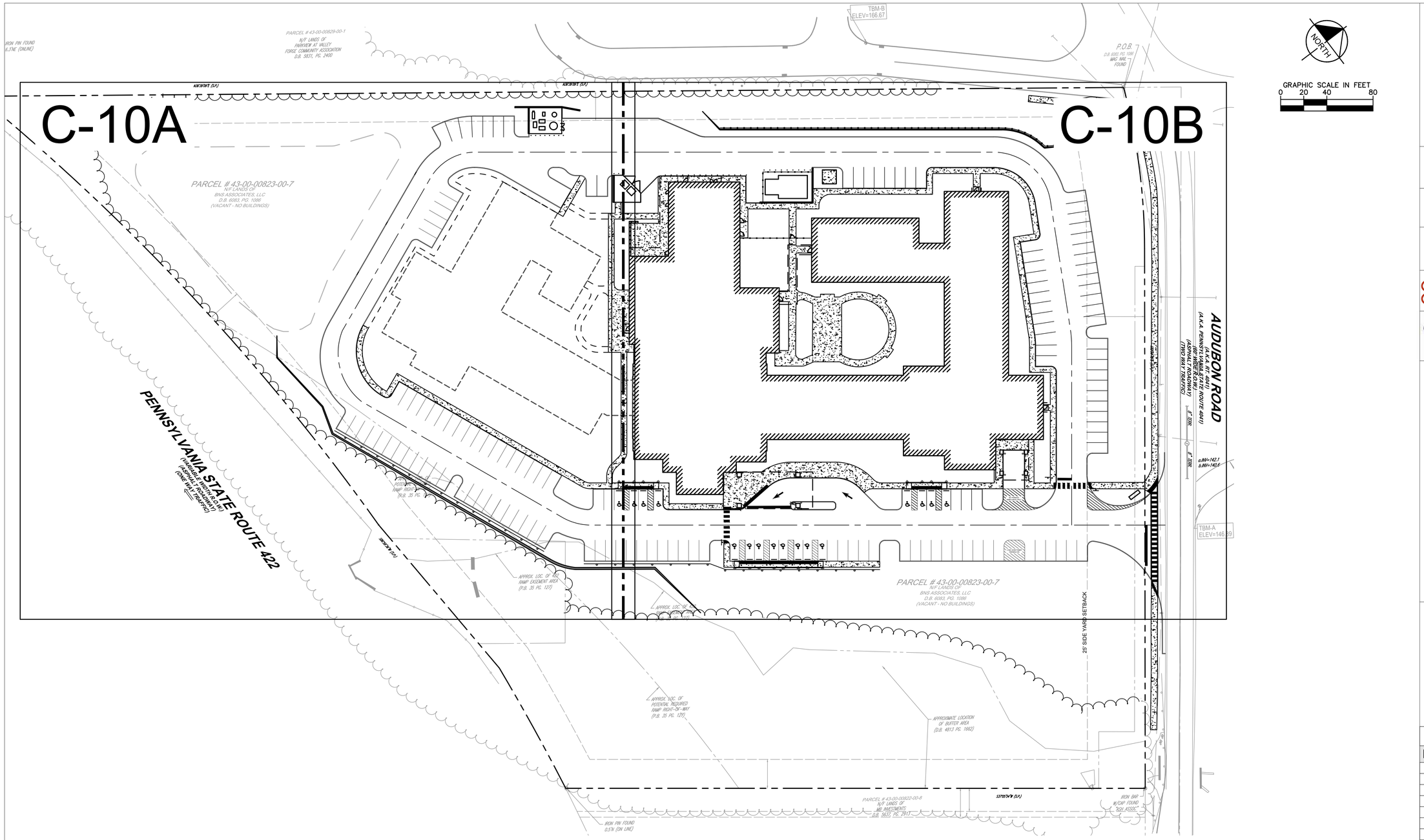

PAVEMENT MARKING LEGEND

1. 12" WIDE SOLID WHITE LINE
2. 24" WIDE SOLID WHITE LINE
3. 6" WIDE SOLID WHITE LINE
4. PAVEMENT ARROW WHITE
5. 6" WIDE SOLID YELLOW LINE
6. 6" WIDE 6'-10' SKIP WHITE LINE
7. 18" WIDE SOLID YELLOW LINE

SIGNAGE LEGEND

- A — "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- B — HANDICAP PARKING SIGN. SEE SHEET C-04C
- C — "DO NOT ENTER" SIGN AND POST (R5-1, 30"x30")
- D — PEDESTRIAN CROSSING SIGN & POST (W11-2, 30"x30") WITH DIAGONAL DOWNWARD POINTING ARROW PLAQUE (W16-7P, 24"x12") AND FLUORESCENT YELLOW-GREEN BACKGROUND

BOLLARD LEGEND

- AA — STANDARD BOLLARD
- BB — DECORATIVE BOLLARD
- CC — AIRGAS BOLLARD

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES:
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DATE REQUESTED: 08/30/2022

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PRELIMINARY/FINAL LAND DEVELOPMENT
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Revision		
No.	Date	Description

SIGNAGE AND PAVEMENT MARKING

C-10

112642001
08/30/2023

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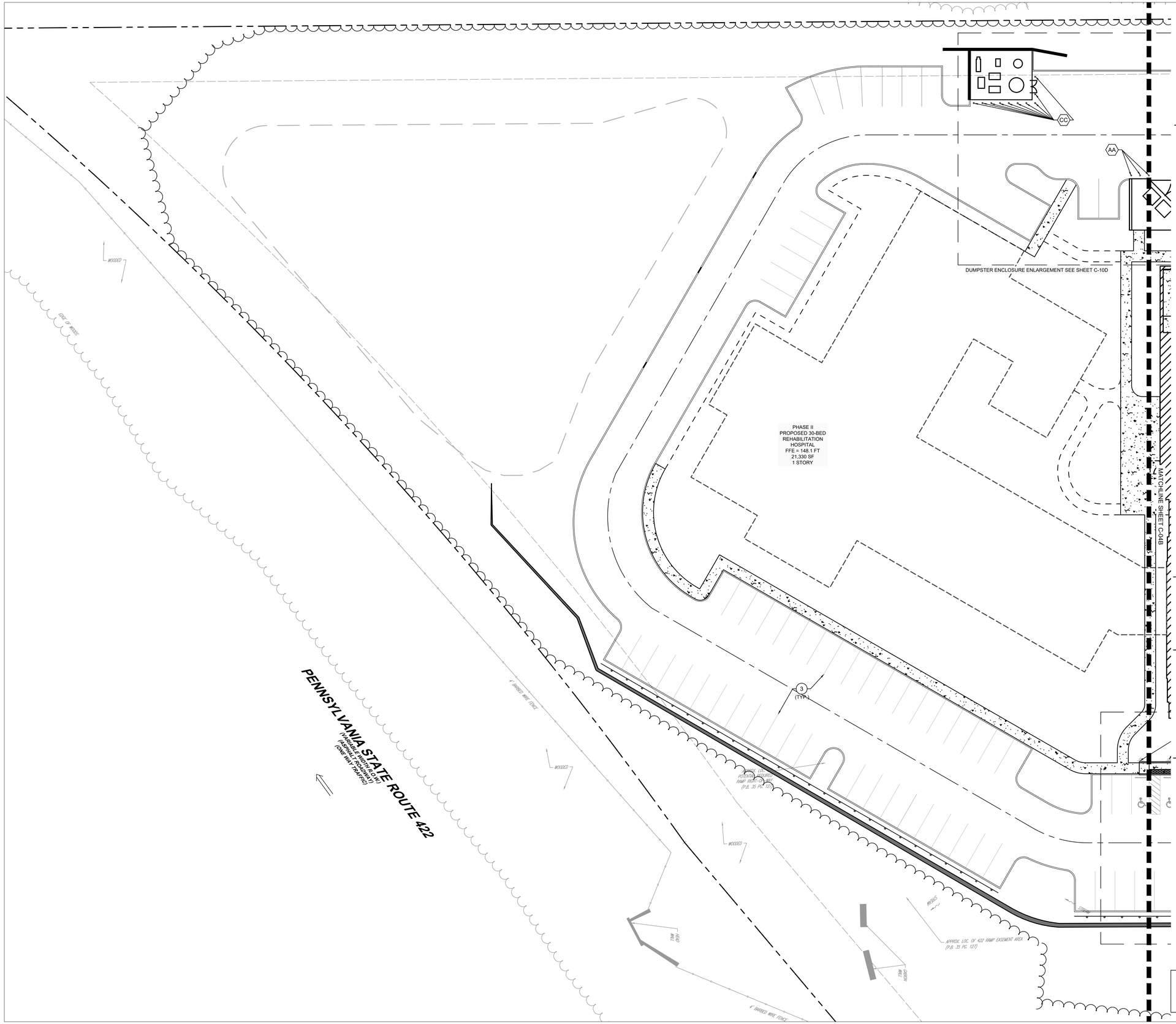

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK

BOLLARD LEGEND

- AA STANDARD BOLLARD
- BB DECORATIVE BOLLARD
- CC AIRGAS BOLLARD

SIGNAGE LEGEND

- A "STOP" SIGN & POST (R1-1, W/R, 30"x30")
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- D PEDESTRIAN CROSSING SIGN & POST (W11-2, 30"x30") WITH DIAGONAL DOWNWARD POINTING ARROW PLAQUE (W16-7P, 24"x12") AND FLUORESCENT YELLOW-GREEN BACKGROUND

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- 3 6" WIDE SOLID WHITE LINE
- 4 PAVEMENT ARROW WHITE
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- 6 6" WIDE 6'-10' SKIP WHITE LINE
- 7 18" WIDE SOLID YELLOW LINE

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Revision

No.	Date	Description

SIGNAGE AND PAVEMENT MARKING WEST

C-10A

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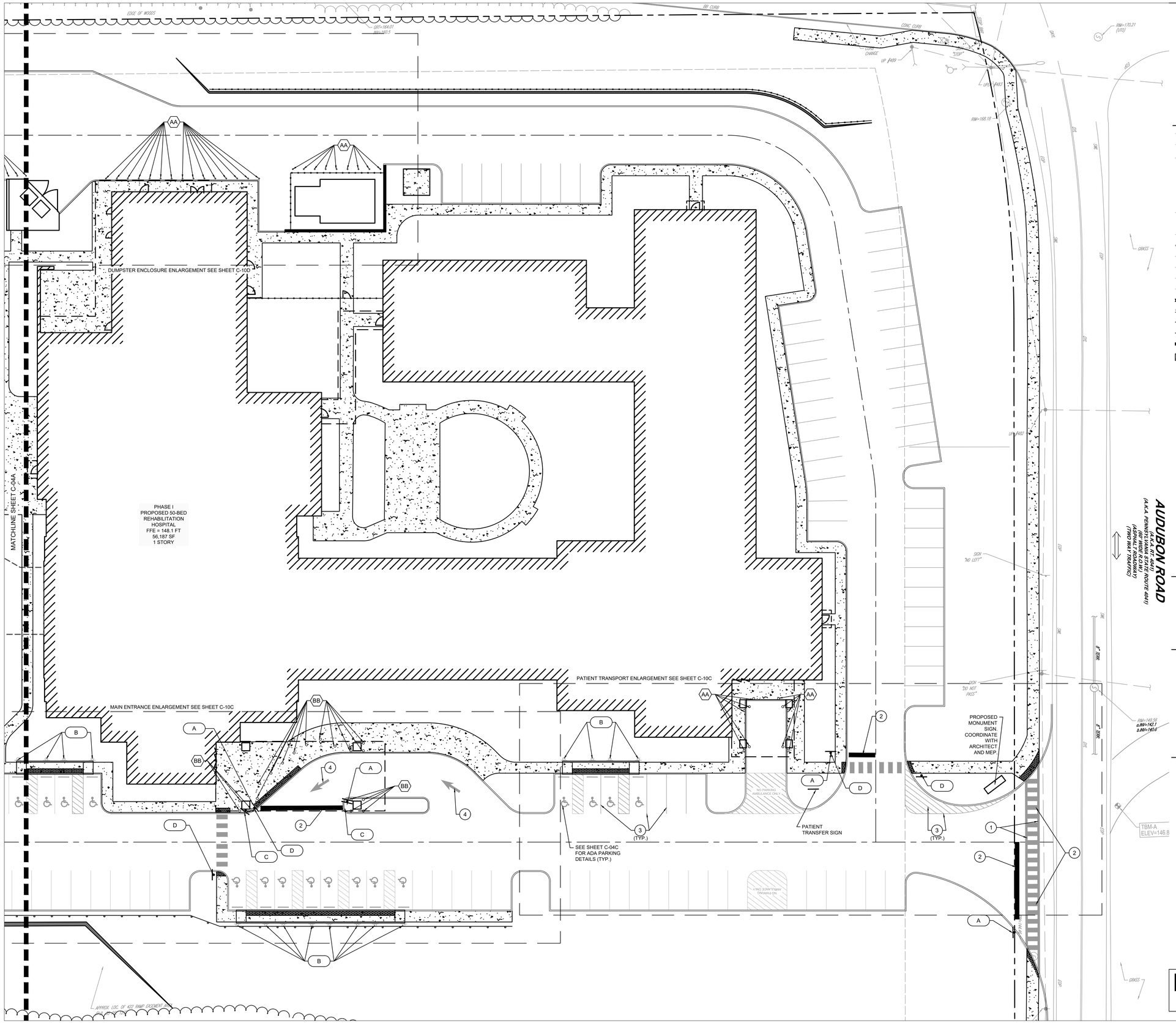

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
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- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
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BOLLARD LEGEND

- AA STANDARD BOLLARD
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- B HANDICAP PARKING SIGN. SEE SHEET C-04C
- C "DO NOT ENTER" SIGN AND POST (R5-1, 30"x30")
- D PEDESTRIAN CROSSING SIGN & POST (W11-2, 30"x30") WITH DIAGONAL DOWNWARD POINTING ARROW PLAQUE (W16-7P, 24"x12") AND FLORESCENT YELLOW-GREEN BACKGROUND

PAVEMENT MARKING LEGEND

1. 12" WIDE SOLID WHITE LINE
2. 24" WIDE SOLID WHITE LINE
3. 6" WIDE SOLID WHITE LINE
4. PAVEMENT ARROW WHITE
5. 6" WIDE SOLID YELLOW LINE
6. 6" WIDE 6'-10' SKIP WHITE LINE
7. 18" WIDE SOLID YELLOW LINE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1 CALL BEFORE YOU DIG!
1-800-242-1776
SERIAL NUMBER: 20221402029
DATE REQUESTED: 09/20/2022

PRELIMINARY

NOT FOR CONSTRUCTION

Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205

Kimley»Horn

MBA ENGINEERS, INC.
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Encompass Health

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision		
No.	Date	Description

SIGNAGE AND PAVEMENT MARKING EAST

C-10B

112642001
08/30/2023

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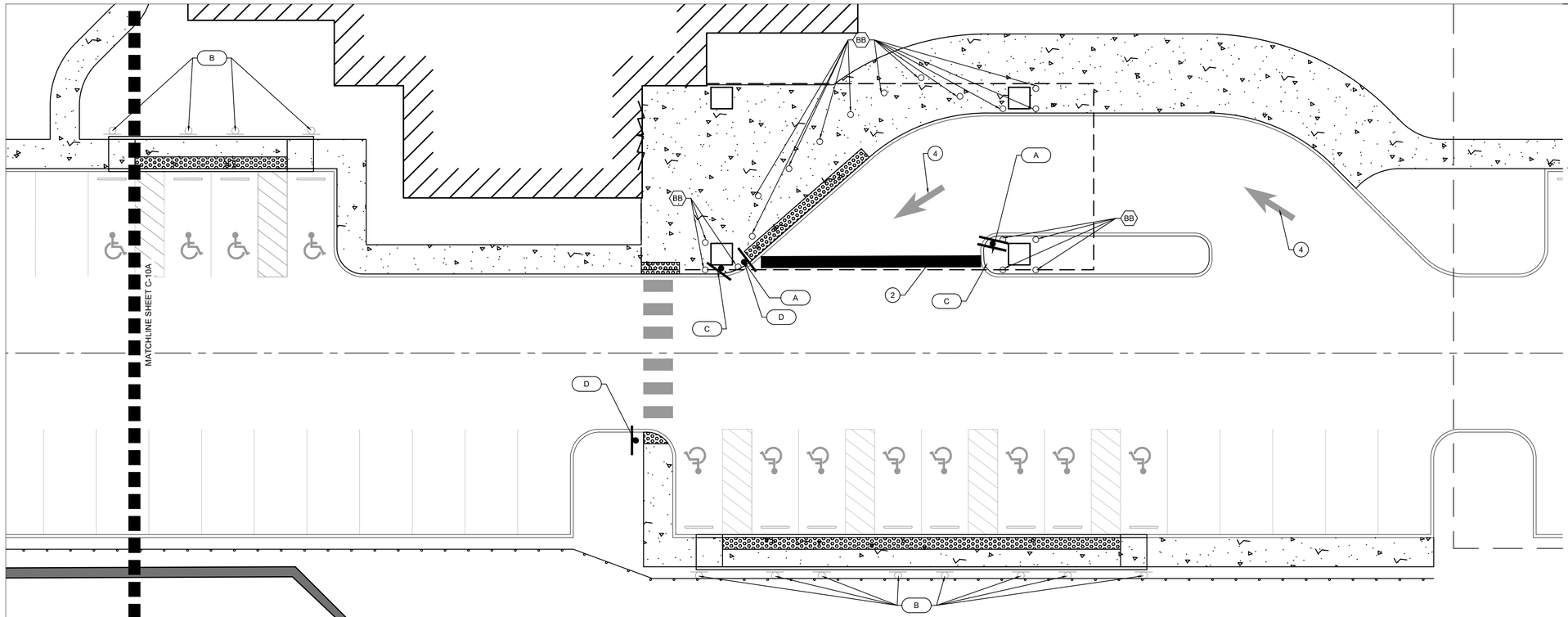
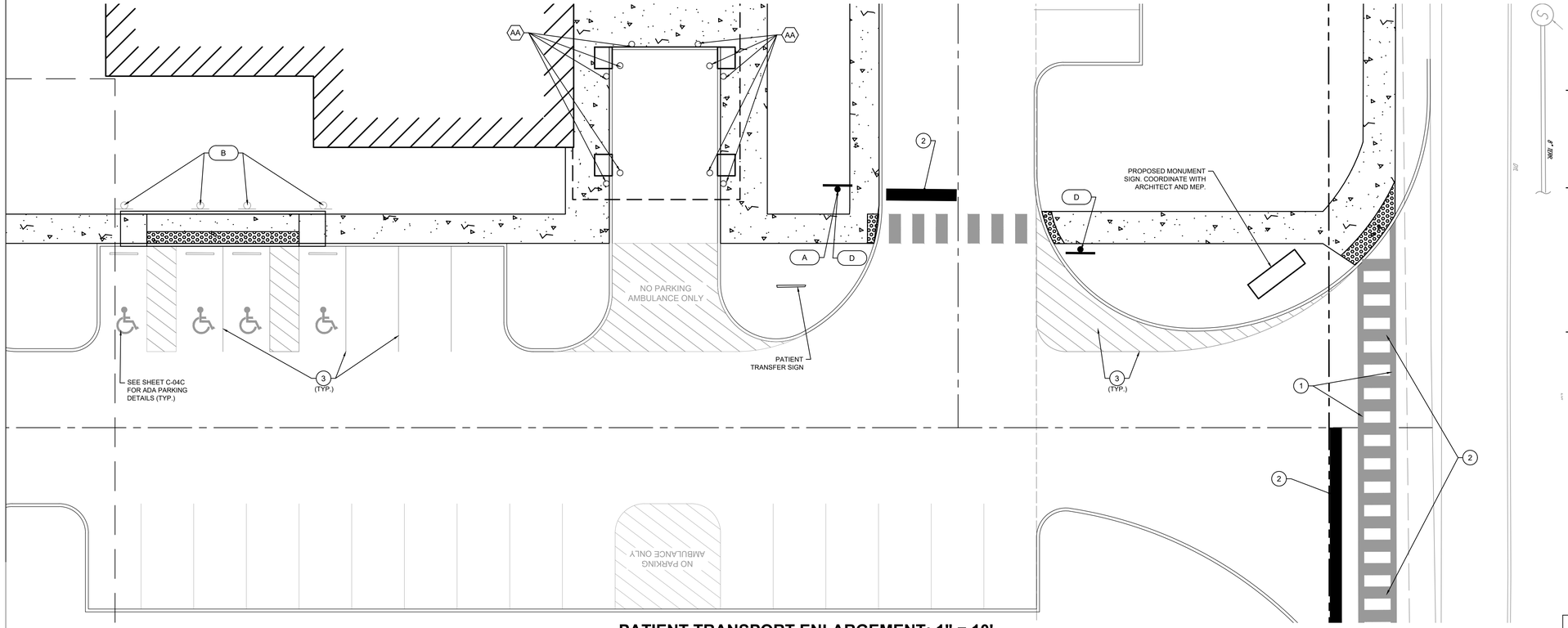
Plotted By: Litvin, Jared Sheet Set: EHC Norristown LD Layout: C-10B September 22, 2023 12:34:41pm K:\PIT_LDS\112642001 – EHC Norristown, PA\CAD\Plan Sheets\C-10AB SIGNAGE AND PAVEMENT MARKING WEST EAST.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



MAIN ENTRANCE ENLARGEMENT: 1" = 10'



PATIENT TRANSPORT ENLARGEMENT: 1" = 10'

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK

BOLLARD LEGEND

- AA STANDARD BOLLARD
- BB DECORATIVE BOLLARD
- CC AIRGAS BOLLARD

SIGNAGE LEGEND

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PAVEMENT MARKING LEGEND

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- 7 18" WIDE SOLID YELLOW LINE

CALL BEFORE YOU DIG!
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3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL
PA 1
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SERIAL NUMBER: 20231403509
DATE REQUESTED: 09/30/2022

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2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

SIGNAGE AND
PAVEMENT
MARKING
ENLARGEMENTS

C-10C

112642001
08/30/2023

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Drawn By: JTL
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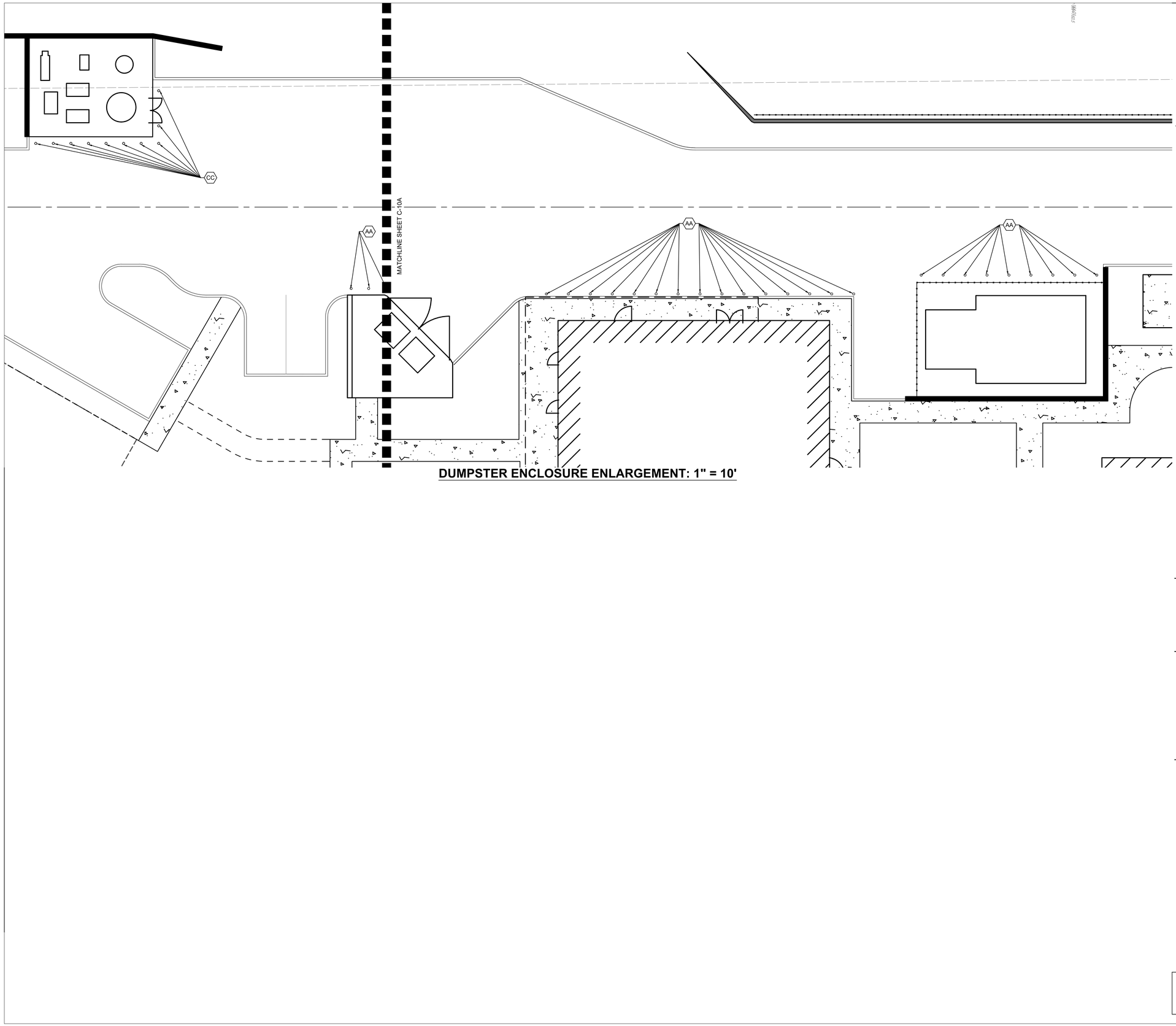

DUMPSTER ENCLOSURE ENLARGEMENT: 1" = 10'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK

BOLLARD LEGEND

- AA STANDARD BOLLARD
- BB DECORATIVE BOLLARD
- CC AIRGAS BOLLARD

SIGNAGE LEGEND

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DATE REQUESTED: 09/20/2023

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PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

SIGNAGE AND
PAVEMENT
MARKING
ENLARGEMENTS

C-10D

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08/30/2023

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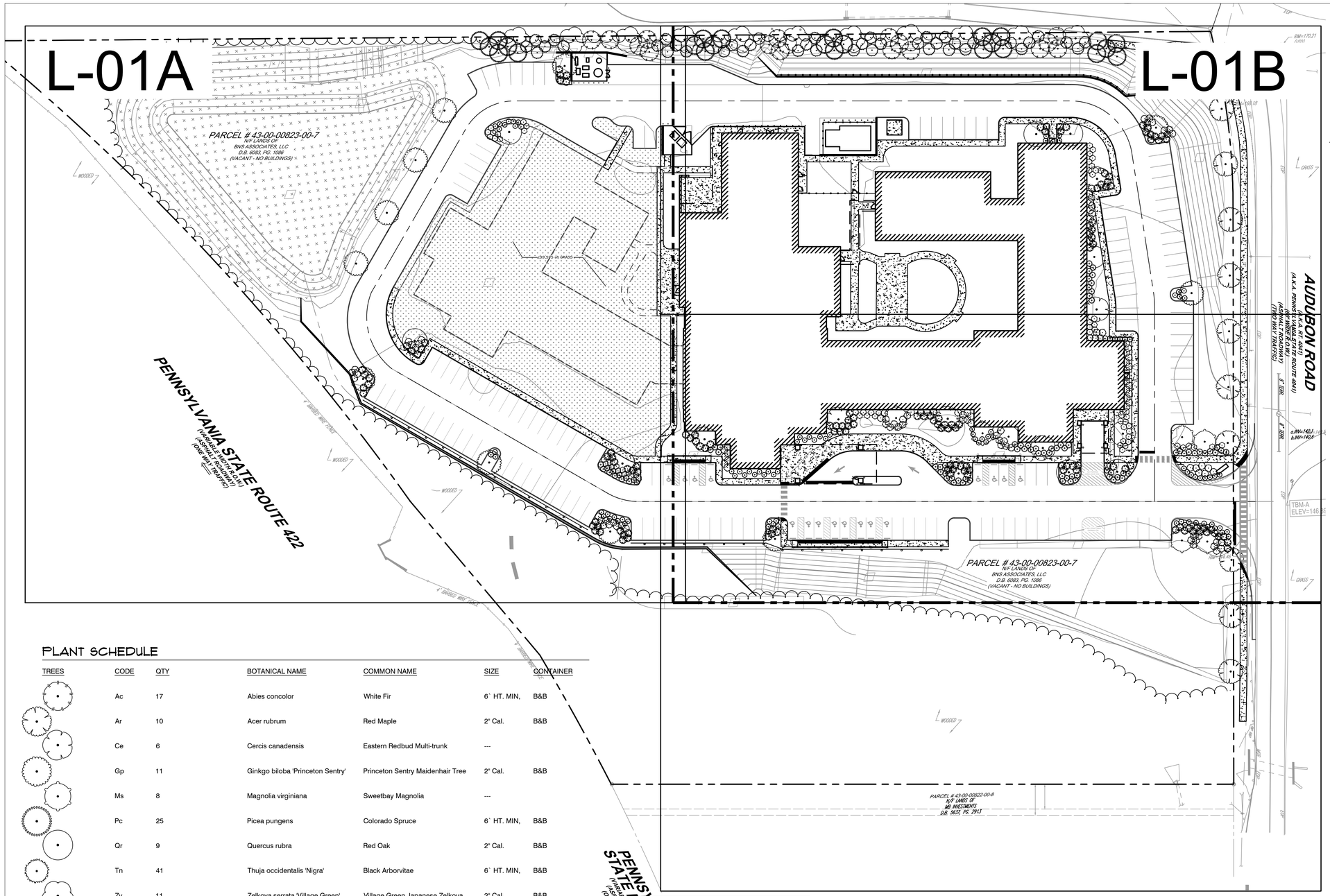

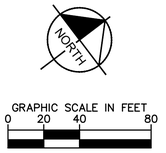

LEGEND

150	EXISTING MAJOR CONTOUR
154	EXISTING MINOR CONTOUR
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC POLE AND MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING RIPRAP
	EXISTING CURB
	EXISTING PAVEMENT
	EXISTING GUIDERAIL
	EXISTING FENCE
	EXISTING TREELINE
150	PROPOSED MAJOR CONTOUR
154	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GUIDERAIL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	Ac	17	Abies concolor	White Fir	6` HT. MIN,	B&B
	Ar	10	Acer rubrum	Red Maple	2" Cal.	B&B
	Ce	6	Cercis canadensis	Eastern Redbud Multi-trunk	---	
	Gp	11	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2" Cal.	B&B
	Ms	8	Magnolia virginiana	Sweetbay Magnolia	---	
	Pc	25	Picea pungens	Colorado Spruce	6` HT. MIN,	B&B
	Qr	9	Quercus rubra	Red Oak	2" Cal.	B&B
	Tn	41	Thuja occidentalis 'Nigra'	Black Arborvitae	6` HT. MIN,	B&B
	Zv	11	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	Ak	66	Abelia chinensis `Keiser`	Ruby Anniversary® Chinese Abelia	1.5` Ht.	# 3 Cont.
	Bs	87	Buxus sempervirens	Common Boxwood	1.5` Ht.	# 3 Cont.
	Cg	104	Cornus racemosa	Gray Dogwood	1.5` Ht.	# 3 Cont.
	Jf	85	Juniperus chinensis `Sea Green`	Sea Green Juniper	1` Ht.	# 3 Cont.
	Vc	136	Viburnum carlesii	Koreanspice Viburnum	1.5` Ht.	#5 Cont.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	DENSITY
	39,575 sf	GRASS SEED		
	38,940 sf	Retention Basin Floor Mix	ERNMX-126	

INTERNAL LANDSCAPING *§ 123-50 (A)*

1 Shade Tree per 5,000 SF of Paved Area
One Flowering/ Evergreen Shrub per 1,500 SF

		Required	Provided
Area	83403.55 SF	17 Trees	20 Trees
		56 Shrubs	59 shrubs

SCREEN BUFFER *§ 123-50 (C)*

Double Row of Evergreen per 15 LF
AND
Earthen Mound
OR
Additional 50% of Required Evergreen screening

	REQUIRED	EXISTING TREELINE	PROVIDED
Buffer Line AC 990.8 LF	132 Evergreen Trees	503.3 LF	55 Evergreen Trees

PERIMETER LANDSCAPING (RIGHT OF WAY) *§ 123-50 (B.1)*

Right of Way: One Tree per 40 LF

	REQUIRED	EXISTING	PROVIDED
Audobon Road *488.4 LF*	12 Trees	80 LF	10 Trees
Rittenhouse Road 441.2 LF	11 Trees	N/A	11 Trees

PERIMETER LANDSCAPING (PROPERTY LINE) *§ 123-50 (B.2)*

Property Line: *One Shade Tree per 100 LF*
AND
1 evergreen and 1 flowering tree per 150 LF
OR
3 Flowering/evergreen shrubs per 150 LF

	REQUIRED		PROVIDED
SW Property Line 487.5 LF	5 Shade Trees	10 Evergreeen/Flowering Shrubs	Existing treeline to remain
NE Property Line 501.6 LF	5 Shade Trees	10 Evergreeen/Flowering Shrubs	Existing treeline to remain
South Property Line 788.3 LF	8 Shade Trees	16 Evergreeen/Flowering Shrubs	Existing treeline to remain

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3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1 One Call
1-800-242-1776
SERIAL NUMBER: 20221403029
DATE REQUESTED: 08/30/2022

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Birmingham, AL 35205

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ENCOMPASS HEALTH REHABILITATION HOSPITAL OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

LANDSCAPE PLAN

L-01

112642001
08/30/2023

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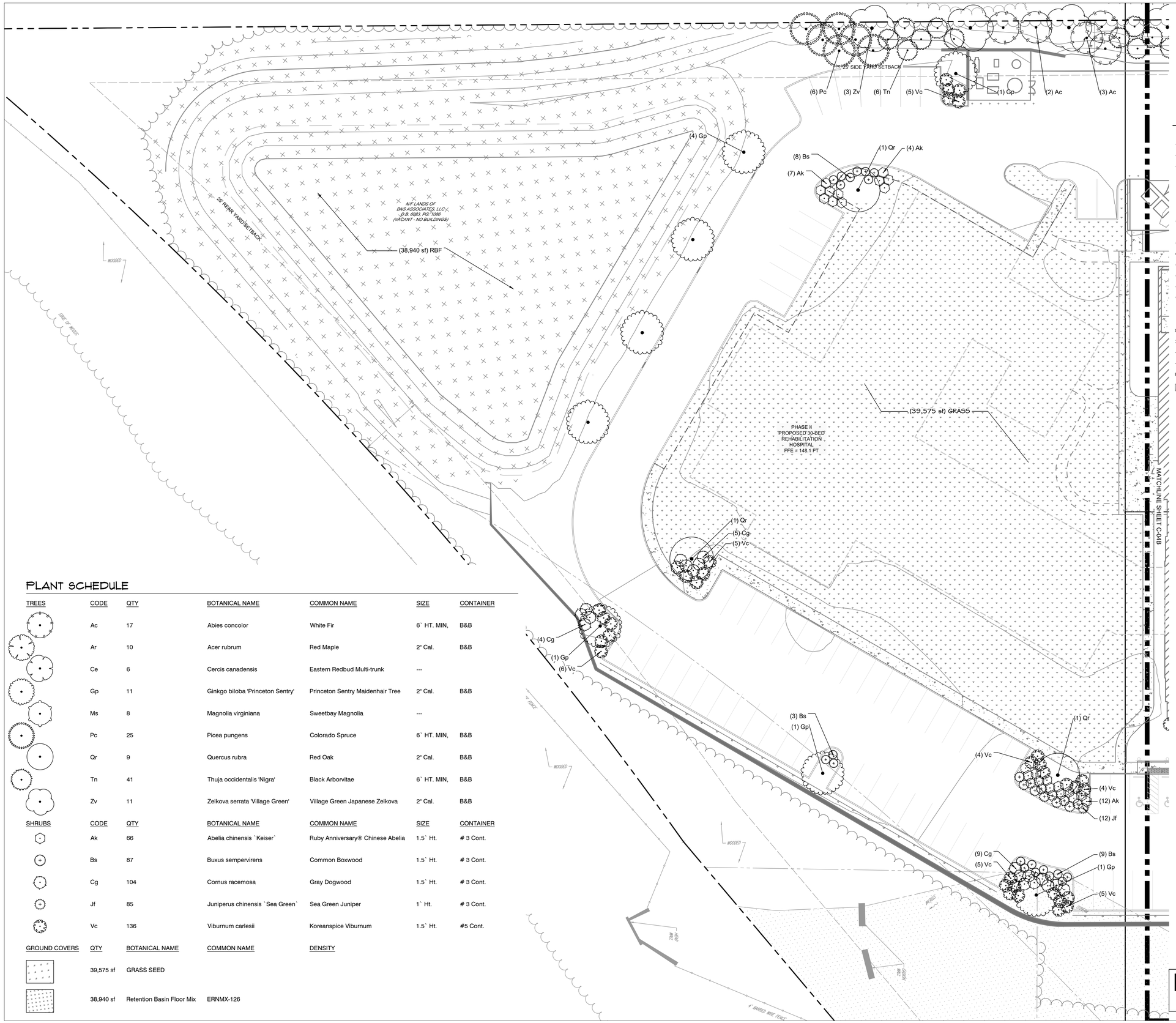
Checked By: JTL
Approved By: BZM

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:L-01 September 22, 2023 12:35:15pm K:\PIT_DS\112642001 - EHC Norristown, PA\CAD\Plan Sheets\L- 01 LANDSCAPE PLAN.dwg

Drawn By: JTL
Checked By: JTL
Approved By: BZM



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
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	Ce	6	Cercis canadensis	Eastern Redbud Multi-trunk	---	
	Gp	11	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2" Cal.	B&B
	Ms	8	Magnolia virginiana	Sweetbay Magnolia	---	
	Pc	25	Picea pungens	Colorado Spruce	6` HT. MIN,	B&B
	Qr	9	Quercus rubra	Red Oak	2" Cal.	B&B
	Tn	41	Thuja occidentalis 'Nigra'	Black Arborvitae	6` HT. MIN,	B&B
	Zv	11	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2" Cal.	B&B

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	Cg	104	Cornus racemosa	Gray Dogwood	1.5` Ht.	# 3 Cont.
	Jf	85	Juniperus chinensis `Sea Green`	Sea Green Juniper	1` Ht.	# 3 Cont.
	Vc	136	Viburnum carlesii	Koreanspice Viburnum	1.5` Ht.	#5 Cont.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	DENSITY
	39,575 sf	GRASS SEED		
	38,940 sf	Retention Basin Floor Mix	ERNMX-126	

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE AND MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE BOX
- EXISTING FIRE HYDRANT
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- EXISTING STORM INLET
- EXISTING RIPRAP
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING GUIDERAIL
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- PROPOSED BUILDING
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PA 1
PENNSYLVANIA
1-800-242-1776
SERIAL NUMBER: 20221402029
DATE RECEIVED: 08/30/2022

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PRELIMINARY/FINAL LAND DEVELOPMENT
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Revision

No.	Date	Description

LANDSCAPE PLAN WEST

L-01A

112642001
08/30/2023

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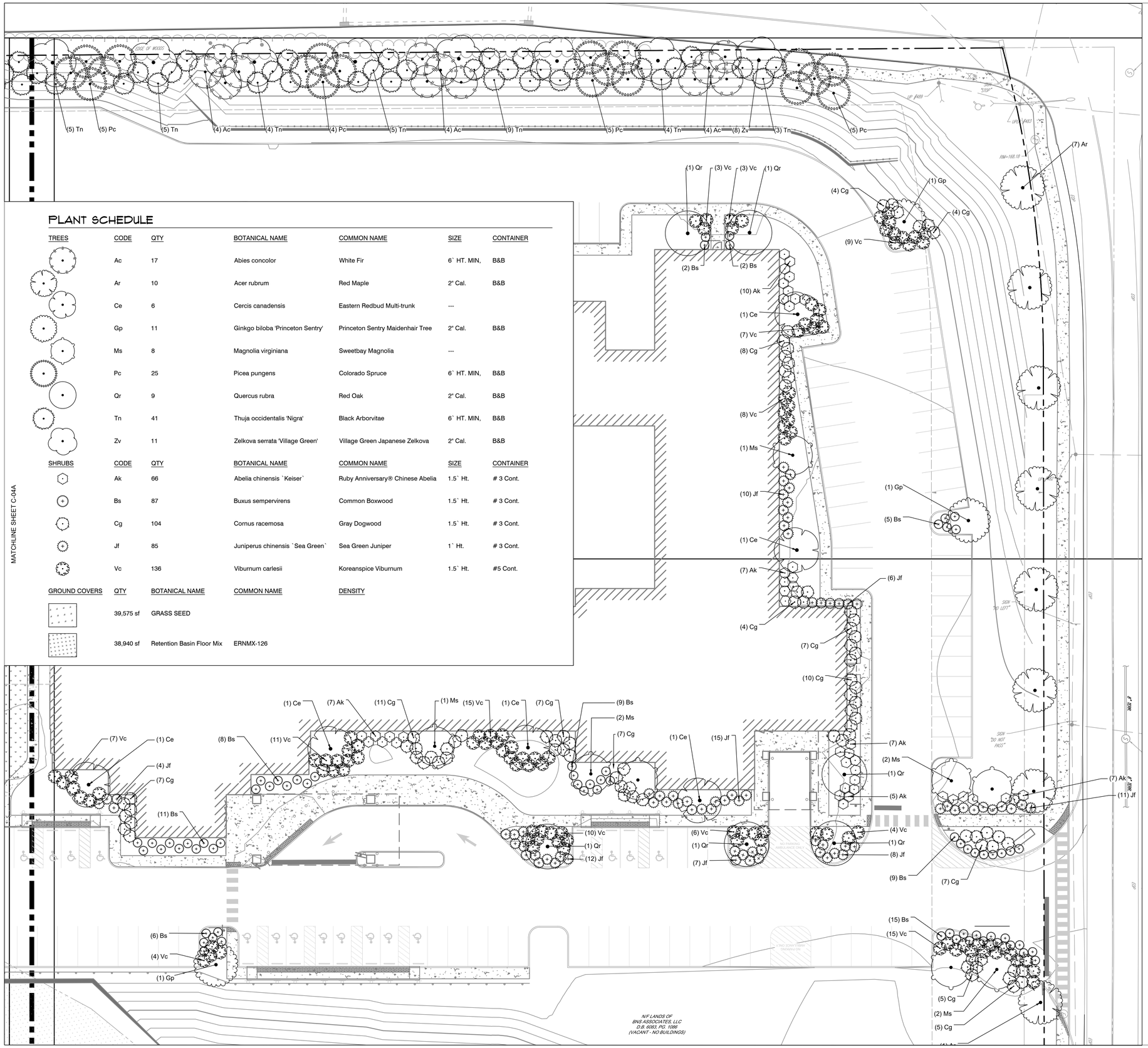
Drawn By: JTL
Checked By: JTL
Approved By: BZM



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GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

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LANDSCAPE PLAN EAST

L-01B

112642001
08/30/2023

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Drawn By: JTL
Checked By: JTL
Approved By: BZM

GENERAL NOTES

1. Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
2. Contractor shall identify all materials at growing location prior to purchase and submit digital photographs, and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
3. Planting beds and individual tree plantings shall be mulched continuously as specified.
4. Prior to construction the contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible or remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
5. Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference-it is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
6. Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings and turf areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specification identified on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
7. Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-per individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage.
   Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
8. Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
9. All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
10. Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

PERFORMANCE SPECIFICATION

I. PLANTS

A. General

1. Live healthy plants free of dead branches and parts
2. Free of disease, insect, injury and damage
3. Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
4. Free of girdling roots or rootbound/circling container conditions
5. Plants of consistent in growth habit and healthy character
6. Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and scars
7. Point of origin growing location within 100 miles of project site
8. Graded, standards, caliper, sizes and stock consistent with *ANSI Z60.1, American Standard for Nursery Stock* most current edition
9. Species identified consistent with *Hortus Third: Concise Dictionary of Plants Cultivated in the United States and Canada*, most current edition and *Manual of Woody Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses*, most current edition
10. All disturbed areas shall be grass seed unless otherwise identified on landscape plans

B. Trees:

1. Deciduous Single Trunk
   a. Full, straight and upright with consistent symmetrical natural branching pattern throughout
   b. Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction

2. Deciduous Multi-Trunk
   a. Full and upright with straight consistent symmetrical natural branching pattern throughout
   b. Canes evenly spaced and of similar growth habit
   c. Free of suckers and extraneous branching

3. Evergreen Single-Trunk
   a. Full and upright with continuous symmetrical dense natural habit
   b. Clear branching height twelve (12) inches above top of rootball
   c. Free of suckers and extraneous branching
   d. Do not shear or otherwise prune to shape plantings

C. Evergreen and Deciduous Shrubs

1. Full, dense and naturally symmetrical.
2. Consistent with container and/or balled and burlapped size
3. Free of suckers and extraneous branching
4. Do not shear or otherwise prune or shape plantings

D. Evergreen and Deciduous Groundcover

1. Full and dense in pots or flats

E. Perennials and Seasonal Color

1. Full and dense in pots or flats

F. Turf Grass

1. Subgrade

a. Soil Mix-10% Compost, 90% topsoil by volume
b. Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ¾ inch in any dimension
c. Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

2. Grass Sod

a. Install not longer than twenty-four (24) hours from harvest
b. Grass bed not less than two (2) inches in continuous thickness
c. 100% continuous live sod coverage after first growing season and at end of warranty period.
d. Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
e. Stagger installation rows and place aligned parallel to contours
f. Fill joints solidly with planting bed preparation soil
g. Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1

3. Grass Seed

a. Mix approved by the Landscape Architect
b. Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
c. Provide seed mix not greater than 15% annual or perennial rye
d. Coverage 85% continuous coverage live stand after first growing season and at end of warranty
e. Replacement or overseeding mixes consistent with original application/installation
f. Provide erosion blankets or other slope retention methods as noted on drawings

II. Materials and Appurtenances

A. Testing

1. Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

B. Top Soil

1. Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¾ inch in any direction. Clay content shall not exceed 25%.Gravel content shall not exceed 10%. Silt shall not exceed 25%

C. Use of Existing Topsoil

1. Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

D. Shredded Hardwood Mulch

1. 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed. Neutral Ph balance 5.5-7.5

E. Compost Ph

1. Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

G. Compost Testing

1. Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
2. Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph; physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

H. Planting Mix

1. 85% topsoil and 15% Compost

I. Fertilizer

1. Granular 10% nitrogen, 6% Phosphorous, 4% Potassium granular form with 50% Nitrogen in organic form. Product and Material Safety Data as approved by Owner

J. Herbicide

1. Product and Material Safety Data as approved by Owner

K. Water

1. Potable only unless otherwise approved by Owner

L. Hardwood Stakes

1. 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

M. Tree Ties

1. Villa Non-Abrasive Rubber Tree Ties or approved equal

N. Filter Fabric

1. Mirafi 140-N or approved equal

O. Steel Edging

1. 1/8-inch x 4-inch in full sections. Ryerson, Timec or approved equal with integral stakes. No open corners. Corners shall be formed and trued to compliant angle or welded closed

P. River Stone

1. Locally sourced, river rounded, unfaceted river stone/cobbles.
2. Size shall not exceed 3 total inches in any dimension.
3. Color and texture approved by Owner
4. When placed in concrete or mortar setting bed, tamp to secure and brush clear joints.
5. Concrete or mortar as approved by owner.

III. Execution

A. Site Conditions

1. Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
2. Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
3. Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and/or composition, access to storage/work areas, damage to conditions, etc.
4. Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
5. Coordinate and cooperate with other trades working in and adjacent to work areas. Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

B. Planting Seasons

Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

1. Deciduous and Evergreen Trees

Do not install/plant the following trees between September 15 and March 15
1. Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinnea)
2. Dogwood (Cornus Sp.)
3. Sweetgum (Liquidambar Sp.)
4. All Conifers and Evergreens except White Pine (Pinus strobus Sp.)

2. Deciduous and Evergreen Shrubs

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

3. Perennials

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

4. Spring Flowering Bulbs

a. Install/plant between September 15 and December 15

5. Seasonal Annuals

a. Install/plant in season per approved schedule

6. Turf Grass

a. Install/plant between March 15 and May 15 and/or September 15 and November 30
b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work

7. No Plant Installation

a. Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

C. Positioning & Location of Plantings

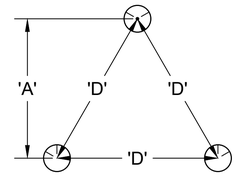
1. Position plants to show the most-prominent and well-formed face to most-public view
2. Field locate plants and location/spacing/dimension of planting beds on project site prior to beginning installation
3. Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

D. Implementation

1. Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
2. Provide project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
3. Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-completion of scheduled delivery of work
4. Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
5. Report delays due to extraordinary natural or other conditions beyond control of Contractor

E. Clean Up

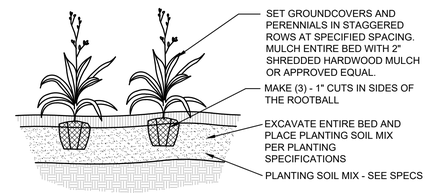
1. Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
2. Repair any damage to existing conditions that occurred during execution of work.
3. All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.



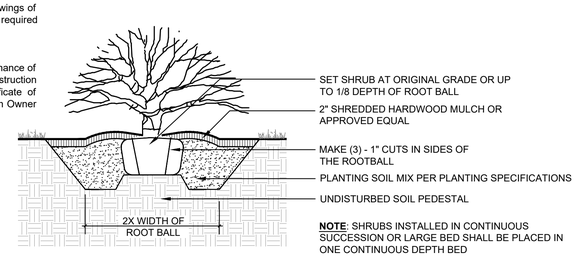
NOTE: GROUNDCOVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

XX GROUNDCOVER SPACING
NOT TO SCALE

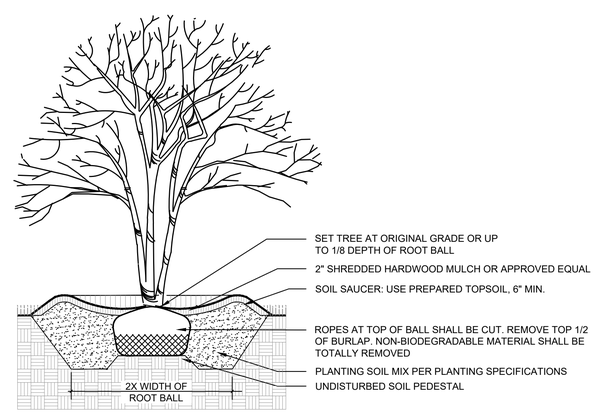


XX GROUNDCOVER PLANTING
NOT TO SCALE

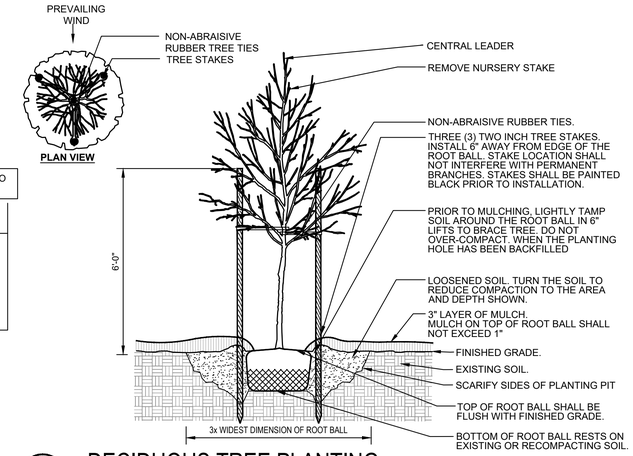


NOTE: SHRUBS INSTALLED IN CONTINUOUS SUCCESSION OR LARGE BED SHALL BE PLACED IN ONE CONTINUOUS DEPTH BED

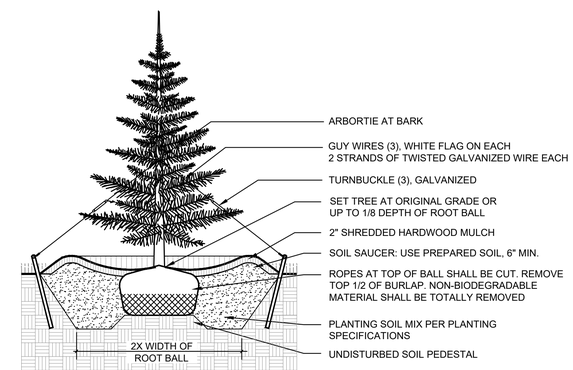
XX SHRUB PLANTING
NOT TO SCALE



XX ORNAMENTAL TREE PLANTING
NOT TO SCALE



XX DECIDUOUS TREE PLANTING
NOT TO SCALE



XX EVERGREEN TREE PLANTING
NOT TO SCALE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1
1-800-242-1776
SERIAL NUMBER: 20231403029
DATE REQUESTED: 08/30/2023

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REHABILITATION HOSPITAL
OF NORRISTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT
2660 Audubon Road, Norristown, PA 19403

Revision

No.	Date	Description

LANDSCAPE DETAILS

L-01C

112642001
08/30/2023

This Line is 3 Inches When Printed Full Size

Plotted By:Litvin, Jared Sheet Set:EHC Norristown LD Layout:L-01C September 22, 2023 12:35:52pm K:\PIT_DS\112642001 – EHC Norristown, PA\CAD\Plan Sheets\L-01C LANDSCAPE NOTES AND DETAILS.dwg