PRELIMINARY | FINAL LAND DEVELOPMENT PLANS

FOR ——



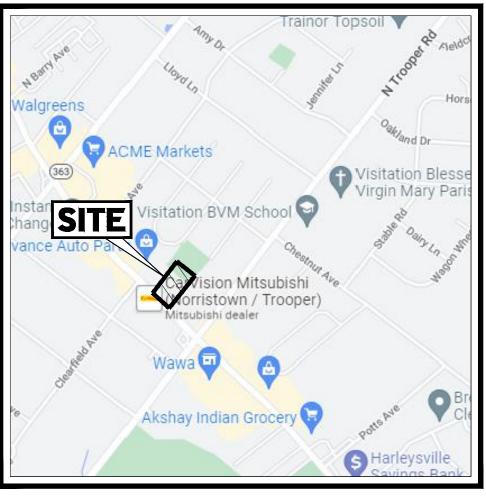
PROPOSED

CAR WASH

LOCATION OF SITE: 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA 19403

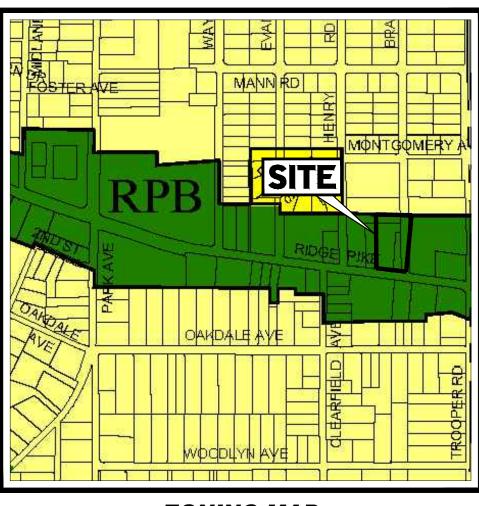


USGS MAP SCALE: 1" = 1,000' SOURCE: USGS.GOV



LOCATION MAP SCALE: 1" = 1,000'

SOURCE: GOOGLE MAPS



ZONING MAP

SCALE: 1" = 1,000' SOURCE: LOWERPROVIDENCE.ORG

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LIST OF WAIVERS REQUESTED:

a. FROM S.A.L.D.O. §123-18.A TO SUBMIT PLANS AS PRELIMINARY/FINAL LAND DEVELOPMENT PLANS.

MONTGOMERY COUNTY PLANNING COMMISSION

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date_____

Montgomery County Planning Commission

APPLICANT STORMWATER MANAGEMENT CERTIFICATION

I/WE, PJ LAND DEVELOPMENT, LLC, ON THIS DATE ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION.

MICHAEL MCGRATH, VICE PRESIDENT OF DEVELOPMENT PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735

OFFER OF DEDICATION

I HEREBY OFFER FOR DEDICATION ANY RIGHTS-OF-WAY, WIDENING, OPEN SPACE, FLOODPLAIN AREAS OR EASEMENTS TO THE AGENCY HAVING JURISDICTION AT TIME OF RECORDING OF THE PLAN.

SURVEYOR'S CERTIFICATION, BOUNDARY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

JAMES C. WEED, PLS PLS NO. SU075250

DESIGN ENGINEER'S CERTIFICATION

HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF LOWER PROVIDENCE TOWNSHIP.

MATTHEW KEARSE, PE LICENSE NO. PE092988

OWNER CERTIFICATION AND CORPORATE ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH/STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

BE RECORDED ACCORDING TO LAW.

, 2022 , BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH/STATE OF PENNSYLVANIA, PERSONALLY APPEARED MICHAEL MCGRATH, VICE PRESIDENT OF DEVELOPMENT, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN

NOTARY PUBLIC

MY COMMISSION EXPIRES

I/WE, PJ LAND DEVELOPMENT, LLC, HAVE LAID UPON MY/OUR LANDS IN LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANIED PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY/OUR HAND AND SEAL THIS____ DAY OF __

BY: PJ LAND DEVELOPMENT, LLC

NAME: MICHAEL MCGRATH TITLE: VICE PRESIDENT OF DEVELOPMENT 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735

REVISIONS

PP213264-X-TTLB-LDV

PROJECT: PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

> **TIDAL WAVE AUTO SPA STORE #:004**

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

1515 MARKET STREET, SUITE 920 Phone: (267) 402-3400

PHILADELPHIA, PA 19102 Fax: (267) 402-3401 www.BohlerEngineering.com



COVER

REVISION 3 - 01/27/2023

APPROVAL OF TOWNSHIP APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER PROVIDENCE, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE __ DAY OF **REVIEW OF TOWNSHIP ENGINEER**

(Rev. 2/2021)

THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES. AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES

CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS RULES REGULATIONS STATUTORY REQUIREMENTS CODES LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME

THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL FLECTRICAL PLUMBING AND FIRE SUPPRESSION PLANS WHERE APPLICABLE) THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

THE CONTRACTOR MUST FIELD VERIEY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS. DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS, THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

D. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED

WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS. THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND. IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND ECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK IF A GEOTECHNICAL REPORT WAS NOT CREATED. THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT

2. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT

WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT. UTILITIES. BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE

THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURES FTC

5. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.

16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE. WIRING CONDUITS, AND ANY UNDERGROUN ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION FOLIVALENT TO OR RETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES. REGULATIONS STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE

B. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL LEGAL OR OTHER RESPONSIBLITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION OR ANYTHING RELATED TO SAME THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME

19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING TO THE ENGINEER OF RECORD AND BOHLER. ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.

0. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND TH LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.

ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND. IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS

ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW INDEMNIEY DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST PRESENT AND FUTURE OWNERS OFFICERS DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES. AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES. INJURIES. CLAIMS. ACTIONS. PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY

CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL

CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER. 2. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON

THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING OVERSEFING SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY, BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE

WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH OTHER TRADES. AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE. MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT, BOHLER IS NOT

RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.

26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND FLEMENTS IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REQUIREMENTS FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL FITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY

OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL STATE AND LOCAL RULES AND REGULATIONS LAWS ORDINANCES AND CODES AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS 29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS. AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

33. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SUBMITTALS PREPARED FOR ANY CONSTRUCTION DETAILED ITEMS AND TO COORDINATE THE

SUBMITTALS WITH THE RESPECTIVE GOVERNING AGENCIES OR SERVICE PROVIDERS, WHO SHALL HAVE THE FINAL AUTHORITY IN APPROVING THE

DEMOLITION NOTES

UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS. STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY

WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY THE CONTRACTOR MUST PROVIDE TRAFFIC. CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON

4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.

A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE

THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION. OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE

ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND

THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.

PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALI COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES.

10 PRIOR TO COMMENCING ANY DEMOLITION THE CONTRACTOR MUST:

SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.

CONTRACTOR AND THE PUBLIC.

A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK. B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK. C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS

IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION. E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS. WATER. ELECTRIC. SANITARY AND STORM SEWER. TELEPHONE CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND

COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE LITH ITY NOTIFICATION SYSTEM TO LOCATE ALL LINDERGROUND LITH ITIES F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION

G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON

PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.

WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE

11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER

12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.

13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES, BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.

14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.

15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE. THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.

16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC

17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED. ABANDONED IN PLACE OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE

18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

SITE LAYOUT NOTES

THE ENTITY WITH JURISDICTION OVER THE PROJECT.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC

PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER

POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN

CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS 4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH

5 ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB FDGE OF PAVEMENT OR FDGE OF BUILDING EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE

DRAINAGE AND UTILITY NOTES

I. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.

THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE WHICHEVER IS GREATER THE CONTRACTOR MUST USE REFER TO AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO AN EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE

CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION. 4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST

PIT TO CONFIRM EXACT DEPTH. PRIOR TO COMMENCEMENT OF CONSTRUCTION. 5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF

NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS: GREASE TRAP REQUIREMENTS: AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING, THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF AL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS

DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE IN ANY RESPECT FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY

9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME. 10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY

2. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED

WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS ORDINANCES AND CODES

SITE-SPECIFIC

UPON THE COMPLETION OF WORK.

COMPANY REGARDLESS OF WHAT THIS PLAN DEPICTS

(Rev. 2/2021)

S. THESE PLANS INVOLVE BUILDINGS THAT MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING, BUT NOT LIMITED TO STORM SANITARY TELECOM GAS AND ELECTRIC AND IRRIGATION LINES TO A POINT AT LEAST FIVE FEET (5') BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF A PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON

14. STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS ARE NOMINAL AND ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES.

15. UNLESS OTHERWISE NOTED, ALL NEW UTILITIES/SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELECOM, GAS, ETC. MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDERS' INSTALLATION SPECIFICATIONS AND STANDARDS.

16. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS, MUST BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY(IES) HAVING JURISDICTION.

'. VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL, SERVICE PROVIDER, OR MANUFACTURER REQUIREMENTS IN ORDER TO ACHIEVE PROPER SITING, OPERATION, CONNECTIONS SEPARATIONS AND ACCESSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THAT INCORPORATE ANY AND ALL INTEGRAL COMPONENTS. SUCH AS TRASH RACKS, GATES, VALVES, INTERNAL OR EXTERNAL LININGS, WATER QUALITY DEVICES, SUMPS, RESTRAINTS, STEPS, FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON THE DESIGN OF THESE STRUCTURES OR INCORPORATION OF THE VARIOUS ELEMENTS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OR BOHLER IN WRITING.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE LOWER PROVIDENCE SEWER AUTHORITY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOWER PROVIDENCE SEWER AUTHORITY STANDARD SPECIFICATIONS.

9. THE CONTRACTOR MUST NOTIFY, IN WRITING. THE LOWER PROVIDENCE SEWER AUTHORITY AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF THE SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY THE LOWER PROVIDENCE SEWER AUTHORITY MAY REQUIRE RE-EXCAVATION OF THE SANITARY LINE(S). AND RE-TESTING, WHICH WILL BE DONE AT THE SOLE EXPENSE OF THE

20. SANITARY SEWERS CROSSING STREAMS SHALL BE CONFIGURED TO BE NEARLY PERPENDICULAR TO THE STREAM AND SHALL BE PROVIDED WITH A ENCASEMENT. IN OTHER WET AREAS, SUCH AS WETLANDS, FLOODPLAINS, OR ALLUVIAL AREAS, ADDITIONAL MEASURES MAY BE REQUIRED. SUCH AS CONCRETE ENCASEMENTS OR ANTI-SEEP COLLARS, AS SPECIFIED ON THE PLANS OR AS REQUIRED BY THE LOWER PROVIDENCE SEWER

21. UNLESS OTHERWISE NOTED, SANITARY MAIN SHALL BE SDR 35 PVC FOR NORMAL DEPTHS AND DUCTILE IRON PIPE (DIP) WHERE ANY PORTION OF A SEWER SEGMENT IS 16' IN DEPTH OR GREATER. SANITARY LATERALS SHALL BE SDR 35 PVC UNLESS INDICATED IN WRITING OTHERWISE.

SURFACE ELEVATION . CLEANOUTS SHALL BE PROVIDED FOR ALL LATERALS LONGER THAN 75' AND REGARDLESS OF LENGTH, SHALL BE PROVIDED AT ALL CHANGES OF

2. ALL SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED

DIRECTION. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY CLEANOUT, EXCEPT THAT CLEANOUTS FOR PIPING LARGER THAN FOUR INCHES (4") SHALL NOT NEED TO BE LARGER THAN FOUR INCHES (4"). 24. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER

MAINS BY A DISTANCE OF AT LEAST TEN FEET (10') HORIZONTALLY. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THI GOVERNING AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONCRETE OR CONSTRUCTED OF DIPLISING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN FEET (10') ON FITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

25. NO PLANTINGS SHALL BE LOCATED WITHIN TEN FEET (10') OF SANITARY SEWER MAINS OR LATERALS.

3. UNLESS INDICATED OTHERWISE, STORM MAINS MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SOIL TIGHT JOINTS. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" O 60" AND BE TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SOIL TIGHT JOINTS. PIPE FOR ROOF DRAINS SHAL BE HDPE, SDR 35 PVC, OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS SHALL BE PROVIDED AND CONFORM TO

27. A MINIMUM OF FOUR FEET (4') OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN STORM STRUCTURES AND OTHER UTILITIES. A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER

28. UNLESS SPECIFIC MUNICIPAL DETAILS DICTATE OTHERWISE, ALL STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT REVISION OF PENNDOT PUBLICATION 408 - "SPECIFICATIONS", PUBLICATION 72M - "STANDARDS FOR ROADWAY CONSTRUCTION".

29. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES.

30. ALL STORM PIPE CONNECTIONS TO STRUCTURES SHALL BE MADE WATER TIGHT

. WATER SERVICE SHALL BE PROVIDE THE AUDUBON WATER COMPANY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH AUDUBON WATER COMPANY STANDARD SPECIFICATIONS.

ABSENT SPECIFIC REQUIREMENTS, WATER MAIN PIPING SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) WITH A MINIMUM THICKNESS CLASS 52. ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 33. ALL WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE

32. THE WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY

34. WATER MAINS AND LATERALS SHALL BE HORIZONTALLY SEPARATED FROM STORM STRUCTURES BY A MINIMUM OF FOUR FEET (4'). A MINIMUM OF

18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER. 35. WATER JOINTS SHALL BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION, AND/OR AS DEFINED IN THE

SITE SPECIFIC NOTES (Rev. 1/2020)

TOTAL SITE AREA: 55,380 SF OR 1.27 AC

PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD. FARMINGDALE, NY 11735 1.2. EXISTING PROPERTY INFORMATION:

APPLICANT/EQUITABLE OWNER

PJ LAND DEVELOPMENT, LLC

71 CAROLYN BOULEVARD

SPECIFICATIONS/DETAILS

1.1. PROPERTY OWNER:

(Rev. 1/2020)

TPN 430011875007 2619 RIDGE PIKE, UNIT 6 BLOCK 6 LOWER PROVIDENCE TOWNSHIP, PA 19426 ZONED RPB (RIDGE PIKE BUSINESS DISTRICT)

FARMINGDALE, NY 11735 3. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988,

3.1. BENCHMARK: TBM-A: 277.21' & TBM-B: 285.77'.

4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42091C0245G, EFFECTIVE DATE: MARCH 2, 2016 5. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED

6. ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

7. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139

GRADING NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THI GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS

> SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THI GRADING WORK, THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.

> THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATION: BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING

5 THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL LINSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED SEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREA AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT, SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS, SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, ANI COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES

THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

SITE SPECIFIC 8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.

THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED.

10. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT, THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS RULES, STATUTES, LAWS, ORDINANCES, AND CODES.

. WHERE SUBGRADE BUILDING AREAS ARE PROVIDED, THE CONTRACTOR MUST DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED SUBGRADE BUILDING AREA. WHERE GROUNDWATER IS ENCOUNTERED AT THE ELEVATION OF THE SUBGRADE BUILDING AREA APPROPRIATE CONSTRUCTION METHODS SHALL BE EMPLOYED TO PREVENT GROUNDWATER FROM ENTERING THE STRUCTURE(S). IF AND WHERE SUMP PUMPS ARE PROVIDED. ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER OR OTHERWISE PROTECTED FROM CAUSING SURFACE

12. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED STABILIZATION MEASURES FOR ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1.

13. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS OR GEOTECHNICAL SPECIFICATIONS.

14. THE TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL, WHICH MAY INCLUDE CAP UNITS AND FOOTINGS. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURE DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THE WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE FEATURES IN THE VICINITY OF THE WALL(S), SHALL BE CONSIDERED AND INCORPORATED INTO THE

15. ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. REMOVAL OF TOPSOIL IS NOT ALLOWED. UNLESS OTHERWISE SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOIL'S UNSUITABILITY FOR PLACEMENT.

ACCESSIBILITY DESIGN GUIDELINES

ALL ACCESSIBLE (A K.A. ADA) COMPONENTS AND ACCESSIBLE ROLITES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE

2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.

THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE

GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.

B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY, UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH, THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE, WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%) AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS, LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION, RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.

D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%), WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE, LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS. WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).

DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS

LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE). F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES. THE CONTRACTOR MUST VERIEV ALL EXISTING FLEVATIONS SHOWN ON THE PLAN NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES,

REGULATIONS AND THE ACCESSIBLE GUIDELINES. G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN

REFERENCES AND CONTACT INFORMATION

IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES

AND/OR FIFLD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY

WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE

WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH TH

Fax: (267) 402-3401

(Rev. 1/2020)

PLANS BY CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100, CHALFONT, PA 18914

DATED: 02/02/2022, LAST REVISED 05/05/2022 GEOTECHNICAL REPORT: A REPORT BY WHITESTONE ASSOCIATES, INC. 30 INDEPENDENCE BLVD, SUITE 250, WARREN, NJ 07059 NTITLED: "REPORT OF GEOTECHNICAL INVESTIGATION PROJECT: "PROPOSED TIDAL WAVE AUTO SPA SITE"

ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"

FILE NO: 02-160432-0

DATED 05/26/2022, NO REVISION

LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

INFILTRATION REPORT: A REPORT BY WHITESTONE ASSOCIATES, INC. 30 INDEPENDENCE BLVD, SUITE 250, WARREN, NJ 07059 ENTITLED: "STORMWATER MANAGEMENT AREA EVALUATION" PROJECT: "PROPOSED TIDAL WAVE AUTO SPA SITE" DATED 07/27/2022

4 SWM REPORT A REPORT BY BOHLER ENGINEERING 1515 MARKET STREET, SUITE 920, PHILADELPHIA, PA 19102 ENTITLED: "GENERAL PROJECT DESCRIPTION AND STORMWATER MANAGEMENT CALCULATIONS" PROJECT: PP213264 DATED 8/19/2022

PCSM REPORT A REPORT BY BOHLER ENGINEERING 1515 MARKET STREET, SUITE 920, PHILADELPHIA, PA 19102 ENTITLED: "POST CONSTRUCTION STORMWATER MANAGEMENT REPORT" PROJECT: PP213264 DATED 8/19/2022

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS. BY OTHERS

(Rev. 2/2021)

REVISIONS

COMMENT

REV DATE

PER COMPLETENESS 11/21/2022 REVIEW PER COMPLETENESS 01/05/2023 REVIEW PER PENNDOT 01/27/2023 COMMENTS

> Know what's **below**. Call before you dig YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

1-800-242-1776

PROJECT No.: DRAWN BY: CHECKED BY: PP213264-X-TTLB-LDV

PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

> TIDAL WAVE **AUTO SPA** STORE #:004

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE

LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400

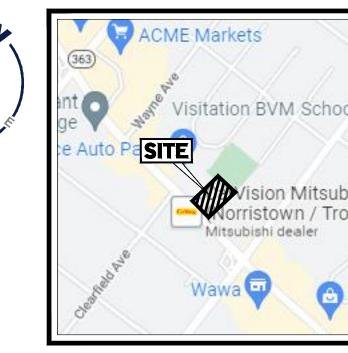
www.BohlerEngineering.com

SHEET TITLE:

NOTES







SITE LOCATION MAP SCALE: 1"=1000' SOURCE: GOOGLE MAPS

LEGEND

EXISTING

PROPERTY LINE

R.O.W. LINE ADJACENT PROPERTY LINE EASEMENT LINE

BUILDING

CONCRETE CURB

FLUSH CURB

FENCE

ACCESSIBLE SYMBOL CONCRETE MONUMENT/ IRON PIN

PARKING COUNT

AREA LIGHT

TREE

DRAINAGE INLET

STORM/SANITARY MANHOLE

WATER/GAS VALVES

ROOF DRAIN/CLEANOUT

FIRE HYDRANT

UTILITY POLE W/ LIGHT

UTILITY POLE

ELECTRIC LINE

TELEPHONE LINE

GAS LINE WATER LINE SANITARY SEWER STORM PIPE

OVERHEAD UTILITY WIRES

REVISIONS

REV	DATE	TE COMMENT	
VE A	DAIL	COMMENT	CHECKED BY
1	11/21/2022	PER COMPLETENESS	RG
ı	1 1/2 1/2022	REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
2	01/03/2023	REVIEW	SU
3 01	01/27/2023	PER PENNDOT	RG
3	01/21/2023	COMMENTS	SU



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776

DRAWN BY: CHECKED BY: DATE: CAD I.D.: PP213264-X-TTLB-LDVF

PROJECT:
PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

> **TIDAL WAVE AUTO SPA** STORE #:004

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com



EXISTING CONDITIONS DEMOLITION PLAN

C-201

REVISION 3 - 01/27/2023

THE PROJECT SITE BOUNDARY IS SHOWN OFFSET FROM THE LIMIT OF DISTURBANCE FOR GRAPHICAL PURPOSES ONLY.

ALL EXISTING FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL FEATURES OUTSIDE THE LIMIT OF DISTURBANCE ARE TO REMAIN.

PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRIC LINE, ETC. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTLITY LATERALS SERVICING ADJACENT BUILDINGS TO REMAIN. ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH **EXISTING OPERATIONS.**

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20191861896.

PHONE NUMBER

215-233-3474

215-961-3800

610-539-8020

610-539-6161

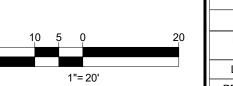
215-956-3220

800-565-7292

215-657-9260

610-631-0450

UTILITY COMPANY COMCAST CABLEVISION LOWER PROVIDENCE TOWNSHIP LOWER PROVIDENCE TOWNSHIP AUTHORITY PENNSYLVANIA AMERICAN WATER VERIZON WEST NORRITON TOWNSHIP



	LEGEN	D			
	PROPOSED				
)	INFILTRATION TESTING LOCATIONS	SPP-1			
	LIMIT OF DISTURBANCE	LOD			
	PROJECT SITE BOUNDARY	PSB PSB			

SIGN	
PARKING COUNT	<u>/10\</u>
AREA LIGHT	
TREE	
POOE DRAIN/CLEANOLIT	, RD

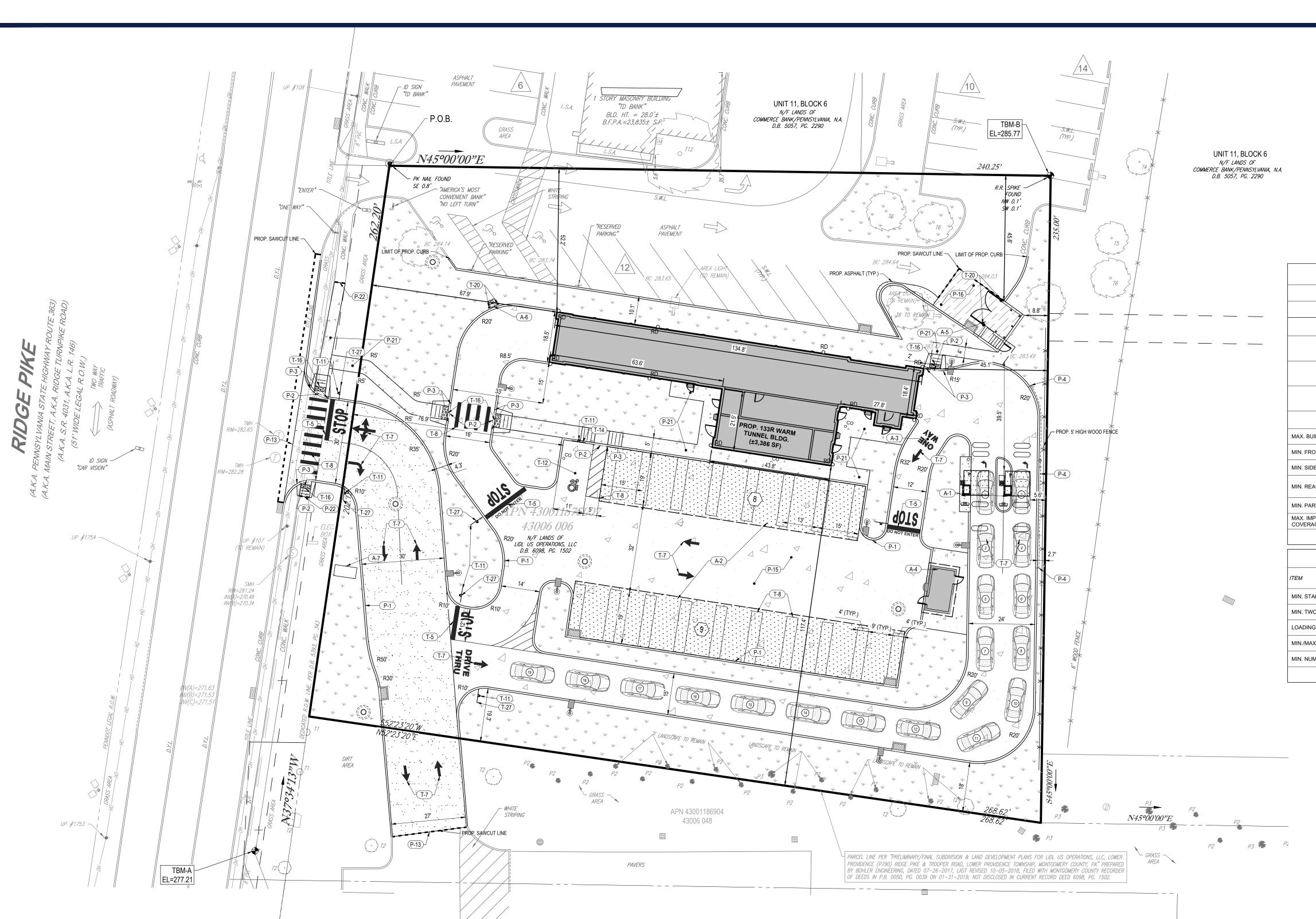
CONCRETE CURB

FLUSH CURB

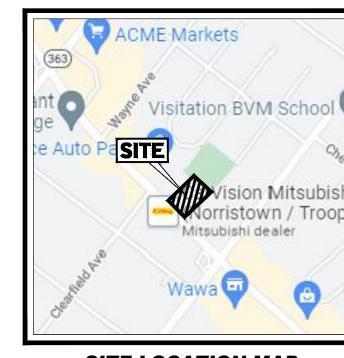
ACCESSIBLE SYMBOL

LEGEND

TO BE REMOVED







SITE LOCATION MAP SCALE: 1"=1000' SOURCE: GOOGLE MAPS

VARIANCE REQUIRED

ZONING TABLE			
EXIST	ING ZONING: RPB - RIDGE PIKE BUSINESS DISTRICT		
	PROPOSED USE: CAR WASH		
APPLICA	NT / OWNER INFORMATION		
APPLICANT:	PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735		

PROPERTY OWNER.		FARMINGDALE, NY 11735			
BULK REQUIREMENTS					
ITEM	CODE	PERMITTED	EXISTING	PROPOSED	
MAX. BUILDING HEIGHT	§143-262(A)	35'	N/A	< 35'	
MIN. FRONT YARD	§143-262(B)	10'	N/A	67.9'	
MIN. SIDE YARD	§143-262(B)	10'	N/A	45.6'	
MIN. REAR YARD	§143-262(B)	10' (30' WHERE ABUTTING RESIDENTIAL ZONE)	N/A	5.6'	
MIN. PARKING SETBACK	§143-262(C)	10'	0'	71.9'	
MAX. IMPERVIOUS COVERAGE	§143-262(E)	50%	79.8%	63.1%	

PJ LAND DEVELOPMENT, LLC

71 CAROLYN BOULEVARD,

PROPERTY OWNER:

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. STALL SIZE	§123-37(O)	9' X 18'	9' X 18'	9' X 19'
MIN. TWO-WAY AISLE WIDTH	§123-37(O)	22'	23'	26.9'
LOADING REQUIREMENTS	NOT SPECIFIED	NS	0	0
MIN./MAX. STACKING	NOT SPECIFIED	NS	N/A	19
MIN. NUMBER OF STALLS	NOT SPECIFIED	NS	43	17
			EXISTING NON CONFORMITY	VARIANCE REQUIRED

ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION. THE CONTRACTOR

CONTRACTOR MUST PROTECT ALL STREET SIGNS WITHIN THE LIMITS OF WORK AND

MUST REPLACE ANY DAMAGED STREET SIGNS WITH NEW SIGNS IN KIND.

OWNER/APPLICANT: PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735

	PROPOSED FEATURES
	(A-1) DUAL LANE PAY KIOSK W/ 18' X 26' CANOPY (DESIGNED BY OTHERS).
	A-2 VACUUM CANOPY (DESIGNED BY OTHERS).
- 1	A-3 CAN NOT WASH LANE.
1	A4 DOUBLE VACUUM BUILDING (DESIGNED BY OTHERS).
	(A-5) TRASH ENCLOSURE 10' X 16' (DESIGNED BY OTHERS).
	(A-6) EXIT LIGHT (DESIGNED BY OTHERS).
	A-7 ENTRANCE MONUMENT (DESIGNED BY OTHERS).
	P-1 TYPICAL CONCRETE CURB.
	P-2 TYPICAL FLUSH CONCRETE CURB.
	P-3 TAPERED CURB.
	P4 EXTENDED CURB.
	P-13 PAVEMENT AND TIE-IN.
	P-15 CONCRETE PAVEMENT.
	(P-16) REINFORCED CONCRETE PAVEMENT
	(P-21) CONCRETE SIDEWALK.
	P-22 SIDEWALK TIE-IN.
	T.5 WHITE PAINTED STOP BAR & STOP LETTERING.
	T.7 WHITE PAINTED TRAFFIC ARROW.
	T-8 PAVEMENT MARKING.
	T-11 STANDARD POLE MOUNTED SIGN INSTALLATION.
	(T-12) ADA ACCESSIBLE PARKING SPACE STRIPING (1 SPACE).
20	T-14 RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS.
	T-16 TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES.
	T-20 BOLLARD.
	(T-27) STANDARD SIGN.

LEGEND

LEGEND			
PROPOS	SED		
BUILDING			
CONCRETE CURB			
FLUSH CURB			
ACCESSIBLE SYMBOL	ð		
CROSSWALK	1111		
SIDEWALK	D b b D b		
CONCRETE	. D b b b a b		
HEAVY DUTY CONCRETE			
ASPHALT			
CANOPY			
RAMP	000000		
SIGN	-v		
BOLLARD	٠		
PARKING COUNT	(3)		
AREA LIGHT			
DRAINAGE INLET			
MANHOLE			
CLEANOUT	oCO		

LEGE	ND		
EXISTING			
PROPERTY LINE			
R.O.W. LINE			
ADJACENT PROPERTY LINE			
EASEMENT LINE			
BUILDING			
CONCRETE CURB			
FLUSH CURB			
FENCE	——X		
ACCESSIBLE SYMBOL	£		
CONCRETE MONUMENT/ IRON PIN	· •		
SIGN			
PARKING COUNT	10		
AREA LIGHT			
TREE			
DRAINAGE INLET			
STORM/SANITARY MANHOLE	O S		
WATER/GAS VALVES	WV GV		
ROOF DRAIN/CLEANOUT	o RD o ^{CO}		
FIRE HYDRANT	~		
UTILITY POLE W/ LIGHT			
UTILITY POLE			

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	L AND CONSULTING ENGII LAND SURVEYING PROGRAM MANAGEMENT ANDSCAPE ARCHITECTUR SUSTAINABLE DESIGN PERMITTING SERVICES	IETARY AND SHALL NO
	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES	IE INFORMATION, DESIGN AND CONTRITY OF THIS PARA NATE FROPRIETARY AND SHALL NOT BE COPIED ON USED FOR ANY PRIPOSE WITHOUT PRIOR WI
0	SITE CIV	ON, DESIGN AND CONTENT OF
M		IE INFORMATION, DES

REVISIONS	
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REV	DATE	COMMENT	DRAWN BY
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1	11/21/2022	PER COMPLETENESS	RG
'	1 1/2 1/2022	REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
2	01/03/2023	REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
3	01/21/2023	COMMENTS	SU



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776

DRAWN BY: DATE: CAD I.D.: 08/29/2022 PP213264-X-TTLB-LDVP

PROJECT:
PRELIMINARYIFINAL LAND **DEVELOPMENT DOCUMENTS**

> **TIDAL WAVE AUTO SPA** STORE #:004

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

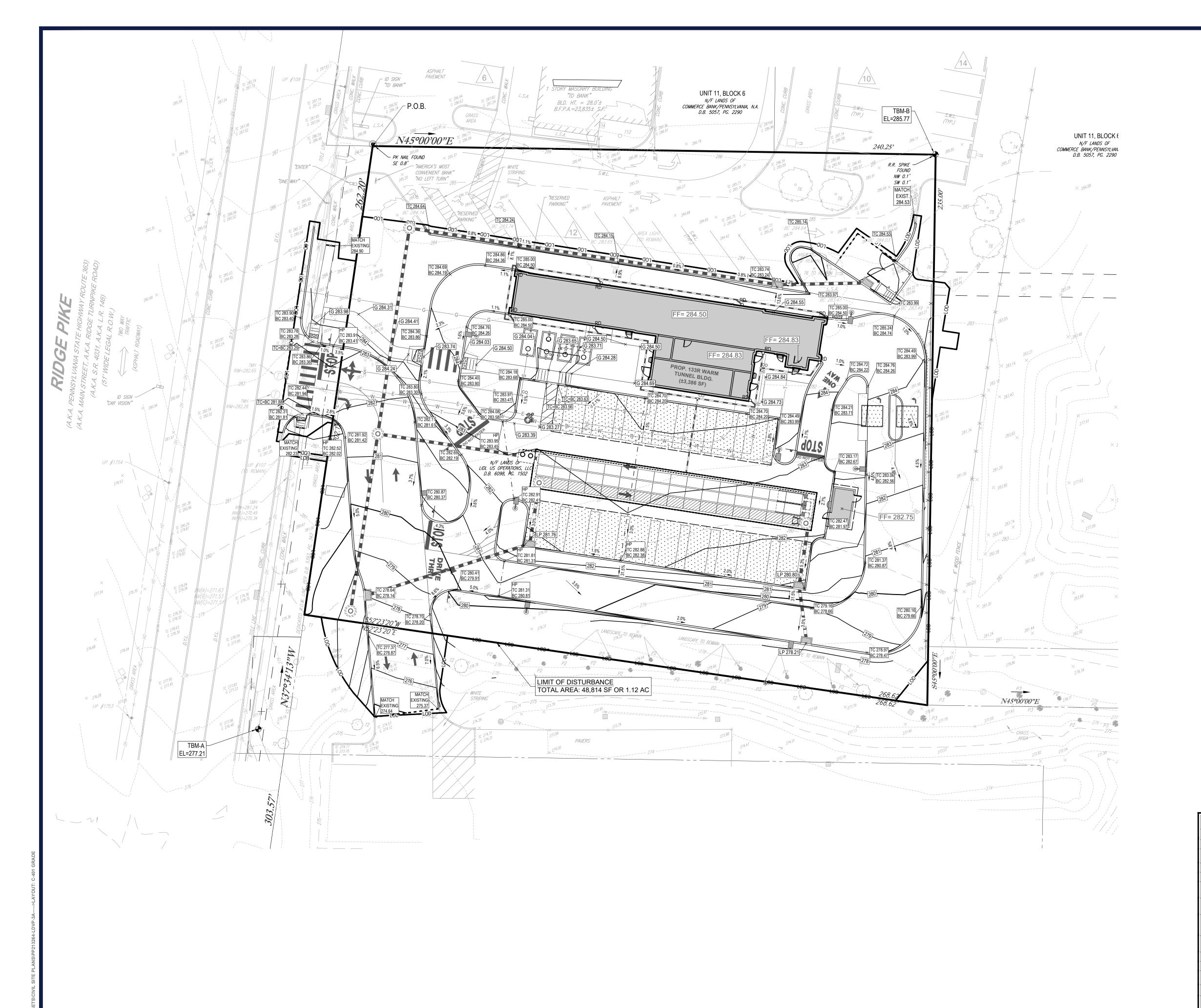
BOHLER

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

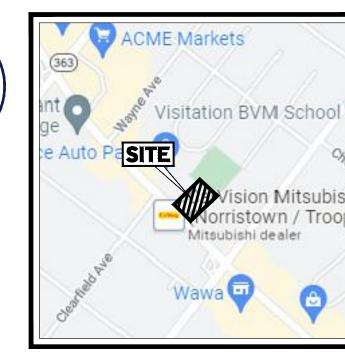


SITE PLAN

C-301







SITE LOCATION MAP SCALE: 1"=1000' SOURCE: GOOGLE MAPS

LEGEND **EXISTING**

____X

PROPERTY LINE R.O.W. LINE

ADJACENT PROPERTY LINE

EASEMENT LINE

BUILDING

CONCRETE CURB

FLUSH CURB

FENCE

CONCRETE MONUMENT

AREA LIGHT

TREE

DRAINAGE INLET

STORM/SANITARY MANHOLE

WATER/GAS VALVES

ROOF DRAIN/CLEANOUT

FIRE HYDRANT

UTILITY POLE W/ LIGHT

UTILITY POLE

OVERHEAD UTILITY WIRES

ELECTRIC LINE

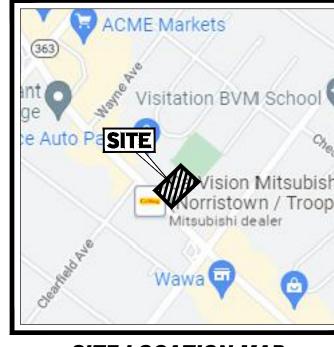
TELEPHONE LINE

GAS LINE

WATER LINE

SANITARY SEWER

STORM PIPE



REVISIONS

REV	DATE	COMMENT	DRAWN BY
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1	11/21/2022	PER COMPLETENESS	RG
'	1 1/2 1/2022	REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
	01/03/2023	REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
3	01/21/2023	COMMENTS	SU

Know what's **below. Call** before you dig.

PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776

DRAWN BY: CHECKED BY: DATE: CAD I.D.: 08/29/2022 PP213264-X-TTLB-LDVF

PROJECT:
PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

> **TIDAL WAVE AUTO SPA** STORE #:004

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6 **2619 RIDGE PIKE** LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

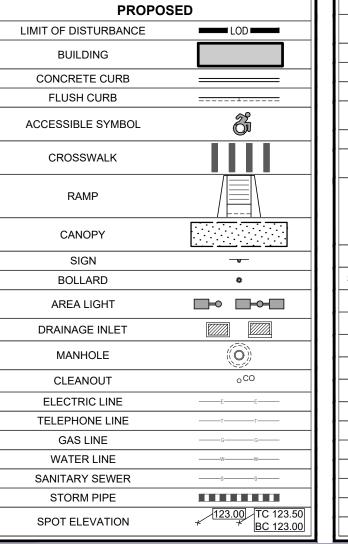
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

SHEET TITLE:

GRADING PLAN

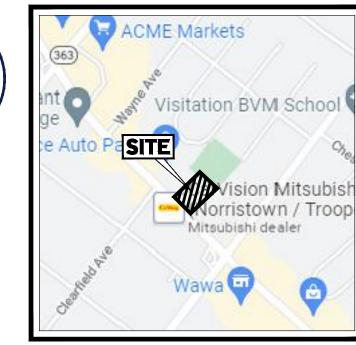
C-401

REVISION 3 - 01/27/2023



LEGEND





SITE LOCATION MAP SCALE: 1"=1000' SOURCE: GOOGLE MAPS

s	STORM STRUCTURE SCHEDULE						
NAME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS				
IN05	STANDARD BOX	283.32'	INV IN = 279.69' (15" RCP) INV OUT = 279.50' (15" RCP)				
IN06	STANDARD BOX	283.93'	INV OUT = 280.49' (15" RCP)				
MH01	TYPE 4	278.72'	INV IN = 272.04' (15" RCP)				
MH02	TYPE 4	281.47'	INV IN = 272.98' (15" RCP) INV IN = 274.39' (15" RCP) INV OUT = 272.80' (15" RCP)				
MH03	TYPE 4	284.51'	INV IN = 277.91' (15" RCP) INV OUT = 273.87' (15" RCP)				
OS01	OUTLET STRUCTURE	276.50'	INV OUT = 275.00' (15" RCP)				

S	STORM STRUCTURE SCHEDULE						
NAME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS				
IN01	STANDARD BOX	278.34'	INV OUT = 275.89' (15" RCP)				
IN02	STANDARD BOX	281.83'	INV IN = 275.46' (15" RCP) INV OUT = 275.29' (15" RCP)				
IN03	STANDARD BOX	278.24'	INV OUT = 275.82' (15" RCP)				
IN04	STANDARD BOX	280.90'	INV IN = 275.58' (15" RCP) INV OUT = 275.41' (15" RCP)				
UGB	CONNECTION TO BASIN	276.93'	INV IN = 275.17' (15" RCP)				
UGB	CONNECTION TO BASIN	276.93'	INV IN = 275.17' (15" RCP)				

S7	STORM SEWER PIPE SCHEDULE					
FROM	ТО	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	
IN05	MH03	15"	RCP	159	1.00%	
IN06	IN05	15"	RCP	38	2.09%	
MH02	MH01	15"	RCP	76	1.00%	
MH03	MH02	15"	RCP	89	1.00%	
OS01	MH02	15"	RCP	61	1.00%	

STORM SEWER PIPE SCHEDULE								
FROM	ТО	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)			
IN01	IN02	15"	RCP	72	0.59%			
IN02	UGB	15"	RCP	24	0.50%			
IN03	IN04	15"	RCP	24	1.01%			
IN04	UGB	15"	RCP	24	1.01%			

ADJACENT PROPERTY LINE		-
EASEMENT LINE		
BUILDING		
CONCRETE CURB		
FLUSH CURB		
FENCE	X	
CONCRETE MONUMENT/ IRON PIN	· •	
SIGN		
AREA LIGHT		
TREE		
DRAINAGE INLET		
STORM/SANITARY MANHOLE	Ø	
WATER/GAS VALVES	WV GV	SH
ROOF DRAIN/CLEANOUT	○ RD ○ CO	
FIRE HYDRANT	~	
UTILITY POLE W/ LIGHT		
UTILITY POLE		
OVERHEAD UTILITY WIRES	OH	
ELECTRIC LINE	ε	SH
TELEPHONE LINE		
GAS LINE		
WATER LINE		
SANITARY SEWER		
STORM PIPE		

LEGEND EXISTING

PROPERTY LINE R.O.W. LINE

STORM STRUCTURE SCHEDULE							
AME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS				
N05	STANDARD BOX	283.32'	INV IN = 279.69' (15" RCP) INV OUT = 279.50' (15" RCP)				
N06	STANDARD BOX	283.93'	INV OUT = 280.49' (15" RCP)				
1H01	TYPE 4	278.72'	INV IN = 272.04' (15" RCP)				
1H02	TYPE 4	281.47'	INV IN = 272.98' (15" RCP) INV IN = 274.39' (15" RCP) INV OUT = 272.80' (15" RCP)				
1H03	TYPE 4	284.51'	INV IN = 277.91' (15" RCP) INV OUT = 273.87' (15" RCP)				
DS01	OUTLET STRUCTURE	276.50'	INV OUT = 275.00' (15" RCP)				

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IN04	STANDARD BOX	280.90'	INV IN = 275.58' (15" RCP) INV OUT = 275.41' (15" RCP)				
UGB	CONNECTION TO BASIN	276.93'	INV IN = 275.17' (15" RCP)				
UGB	CONNECTION TO BASIN	276.93'	INV IN = 275.17' (15" RCP)				

MH03	MH02	15"	RCP	89	1.00%
OS01	MH02	15"	RCP	61	1.00%
S	TORM	SEW	ER PI	PE SCHE	DULE
FROM	то	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)
IN01	IN02	15"	RCP	72	0.59%

LEGE	ND	
PROPOS	SED	
LIMIT OF DISTURBANCE	1	
BUILDING		
CONCRETE CURB		
FLUSH CURB	=======================================	
RAMP		
SIGN	- v -	
BOLLARD	•	
CANOPY		
AREA LIGHT		
DRAINAGE INLET		
MANHOLE	(O)	
CLEANOUT	oCO	
ELECTRIC LINE	EE	
TELEPHONE LINE	тт	
GAS LINE		
WATER LINE		
SANITARY SEWER	ss	

STORM PIPE

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2	01/05/2023	PER COMPLETENESS	RG		
	01/03/2023	REVIEW	SU		
3	01/27/2023	PER PENNDOT	RG		
	01/21/2020	COMMENTS	SU		
<u> </u>					



ROJECT:	
AD I.D.:	PP213264-X-TTLB-LDVP
ATE:	08/29/2022
HECKED BY:	SU
RAWN BY:	RG
ROJECT No.:	PP213264

PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6 **2619 RIDGE PIKE** LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com



SHEET TITLE:

UTILITY PLAN

C-501

REVISION 3 - 01/27/2023

	SE 0.8 "AMERICA'S MOST CONVENIENT BANK" NO LEFT TURN" "ONE WAY"	UNIT 11, BLOCK 6 N/F LANDS OF COMMERCE BANK/PENNSYLVANIA, N.A. D.B. 5057, PG. 2290
	PROP. GAS CONNECTION TO BE CONNECTION TO BE SOUTH FEED AND THE PROPERTY OF THE	
	CONNECTION TO BE CONNECTION.	- 12" RCP INV=275.6.
	BOTTOM OF BASIN 274.00 BASIN HEIGHT 74.00 BASIN HEI	
	### TEMMA EL-277.21 TEMMA TEMPA TEMPA	P2 P3 P.
LAYOUT: C-501 UTILITY	258.00	
TS\CIVIL SITE PLANS\PP213264-LDVP-3A>L	UTILITIES: THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20191861896. UTILITY COMPANY PHONE NUMBER ATRI 215-233-3474 COMCAST CABLEVISION 215-961-3800 LOWER PROVIDENCE TOWNSHIP 610-539-8020 LOWER PROVIDENCE TOWNSHIP 610-539-8020 LOWER PROVIDENCE TOWNSHIP 810-539-8020 THIS PLAN TO BE UTILIZED FOR UTILITIES	

THIS PLAN TO BE UTILIZED FOR UTILITIES

PURPOSES ONLY

PECO PENNSYLVANIA AMERICAN WATER

VERIZON

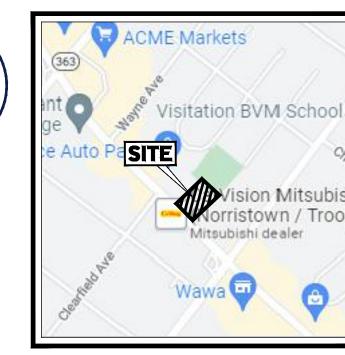
WEST NORRITON TOWNSHIP

215-956-3220 800-565-7292

215-657-9260

610-631-0450





SITE LOCATION MAP

SCALE: 1"=1000'
SOURCE: GOOGLE MAPS

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS	
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1	11/21/2022	PER COMPLETENESS	RG
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2	01/05/2023	PER COMPLETENESS	RG
_	01/03/2023	REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
3	01/21/2023	COMMENTS	SU



 PROJECT No.:
 PP213264

 DRAWN BY:
 RG

 CHECKED BY:
 SU

 DATE:
 08/29/2022

 CAD I.D.:
 PP213264-X-TTLB-LDVP

PROJECT:
PRELIMINARY/FINAL
LAND
DEVELOPMENT

FOR TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT
P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA 19403

BOHLER/

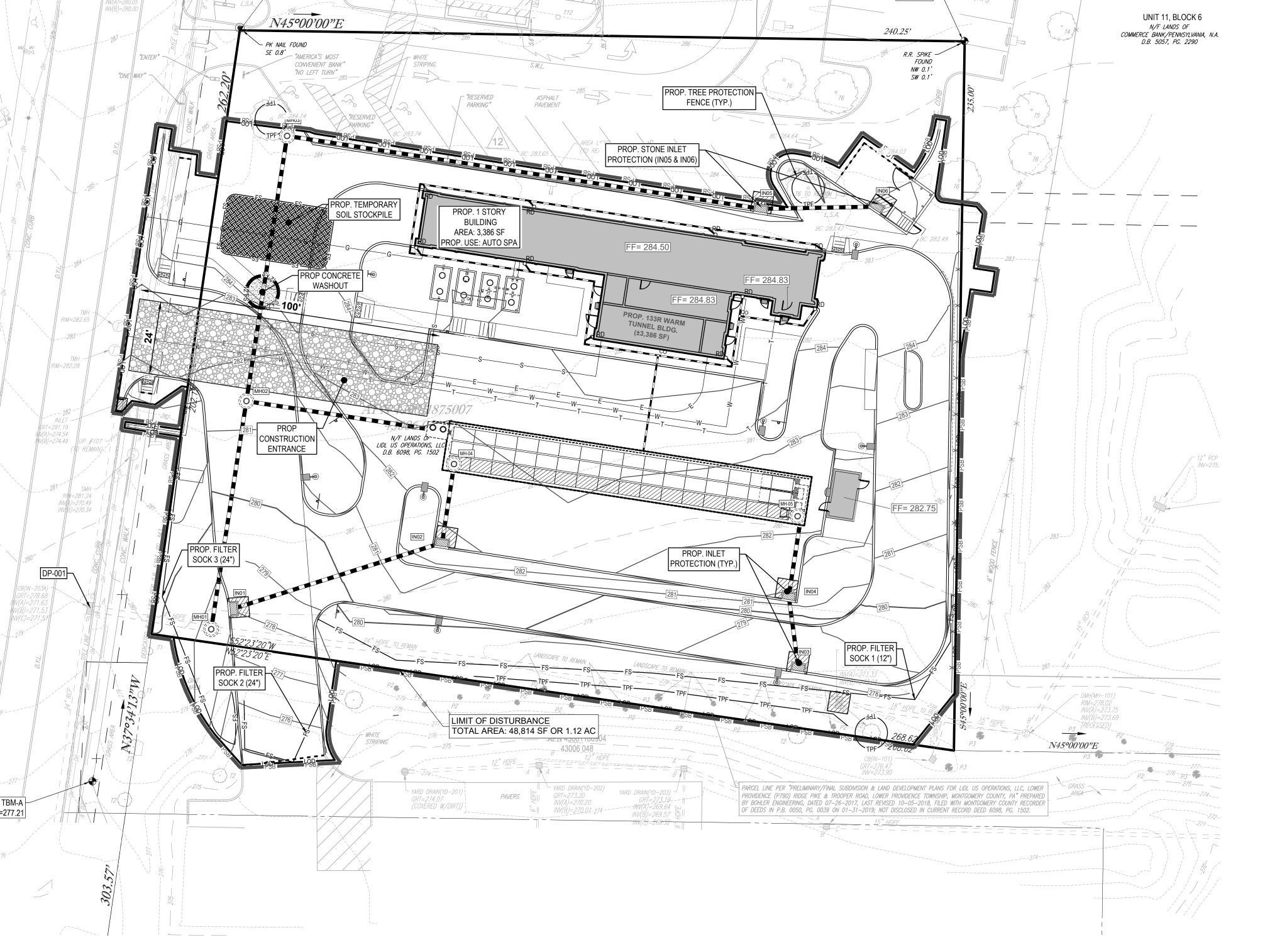
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401



SHEET TITLE:
SOIL EROSION
& SEDIMENT
POLLUTION
CONTROL PLAN

C-601

REVISION 3 - 01/27/2023



UNIT 11, BLOCK 6

N/F LANDS OF
COMMERCE BANK/PENNSYLVANIA, N.A.

D.B. 5057, PG. 2290

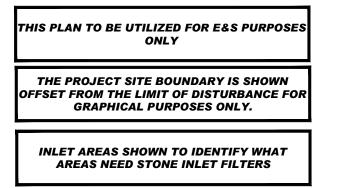
EL=285.77

BLD. HT. = 28.0'± B.F.P.A.=23,835± S.F.

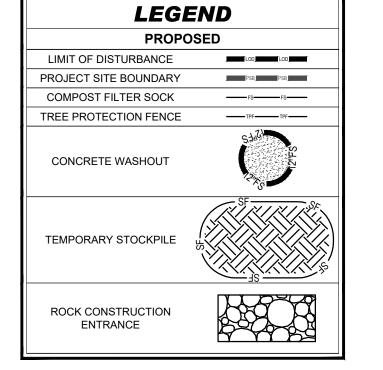
INLET DRAINAGE AREAS

INLET	TOTAL AREA	PERVIOUS AREA	IMPERVIOUS AREA
INLET 01	10,801 SF	3,782 SF	7,019 SF
INLET 02	6,150 SF	1,868 SF	4,282 SF
INLET 03	9,065 SF	1,921 SF	7,144 SF
INLET 04	6,866 SF	395 SF	6,471 SF
INLET 05	32,563 SF*	5,012 SF	27,551 SF
INLET 06	12,536 SF*	2,707 SF	9,829 SF

*AREA INCLUDES OFF-SITE DRAINAGE FROM NEIGHBORING PROPERTY



20 10 5 0 20



PROPOSED BUILDING CONCRETE CURB FLUSH CURB RAMP SIGN BOLLARD AREA LIGHT DRAINAGE INLET MANHOLE CLEANOUT CLEANOUT CLEANOUT GAS LINE WATER LINE SANITARY SEWER		
BUILDING CONCRETE CURB FLUSH CURB RAMP SIGN BOLLARD AREA LIGHT DRAINAGE INLET MANHOLE CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE	LEGE	ND
CONCRETE CURB FLUSH CURB RAMP SIGN BOLLARD AREA LIGHT DRAINAGE INLET MANHOLE CLEANOUT CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE WATER LINE	PROPOS	ED
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SIGN BOLLARD AREA LIGHT DRAINAGE INLET MANHOLE CLEANOUT CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE WATER LINE	FLUSH CURB	
BOLLARD AREA LIGHT DRAINAGE INLET MANHOLE CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE WATER LINE	RAMP	
AREA LIGHT DRAINAGE INLET MANHOLE CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE WATER LINE DOCO ELECTRIC LINE TOUR COMMAND TOUR COMM	SIGN	-v-
DRAINAGE INLET MANHOLE CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE WATER LINE MANHOLE OCO ELECTRIC OCO ELECTRIC LINE FE FE FO WATER LINE WATER LINE	BOLLARD	٥
MANHOLE CLEANOUT CLEANOUT ELECTRIC LINE TELEPHONE LINE GAS LINE WATER LINE WATER LINE WATER LINE	AREA LIGHT	
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ELECTRIC LINE — E — E — TELEPHONE LINE — T — T — GAS LINE — G — G — WATER LINE — W — W —	MANHOLE	(0)
TELEPHONE LINE —	CLEANOUT	°CO
GAS LINE	ELECTRIC LINE	——Е——Е——
WATER LINE ——w——w—	TELEPHONE LINE	—т—т—
	GAS LINE	
SANITARY SEWER ——s——s—	WATER LINE	
	SANITARY SEWER	ss

STORM PIPE

SOIL DESCRIPTIONS

SOIL DESCRIPTION

Ub URBAN LAND

CONCRETE CURB		
FLUSH CURB		
FENCE	X	
CONCRETE MONUMENT/ IRON PIN	· •	
SIGN		
AREA LIGHT		
TREE		
DRAINAGE INLET		
STORM/SANITARY MANHOLE	Ø S	
WATER/GAS VALVES	$\stackrel{WV}{\bowtie} \stackrel{GV}{\bowtie}$	SH
ROOF DRAIN/CLEANOUT	o RD o CO	
FIRE HYDRANT	~	
UTILITY POLE W/ LIGHT		
UTILITY POLE		
OVERHEAD UTILITY WIRES	OH	
ELECTRIC LINE	ε	SH
TELEPHONE LINE		ЭП
GAS LINE		
WATER LINE	W	
SANITARY SEWER		

HYDROLOGIC SOIL GROUP

LEGEND

PROPERTY LINE

R.O.W. LINE

ADJACENT PROPERTY LINE

BUILDING



USGS MAP

SCALE: 1" = 1,000' SOURCE: USGS.GOV



SOIL MAP

SCALE: NTS SOURCE: WEBSOILSURVEY.GOV

LOCATION OF ALL SURFACE WATERS AND THEIR **CLASSIFICATION UNDER CHAPTER 93**

§102.4(b)(5)(v)

THE SUBJECT SITE IS LOCATED WITHIN STONY CREEK/SAWMILL RUN WATERSHED. WHICH HAS A TSF (TROUT STOCKING FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

RECYCLING OR DISPOSAL OF MATERIALS §102.4(b)(5)(xi)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE: - CONCRETE CURB AND SIDEWALK

- E&S BMP - COMPOST FILTER SOCKS

- E&S BMP - TEMPORARY RISER - E&S BMP - EROSION CONTROL MATTING

- E&S BMP - STONE INLET PROTECTION

- E&S BMP - STONE & CONCRETE BLOCK INLET PROTECTION - E&S BMP - REGULATED FILL MATERIALS

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. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED. CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS. INCLUDING BUILDING MATERIALS. ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES. MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE

GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION

§102.4(b)(5)(xii)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS §102.4(b)(5)(ii)

SOIL DESCRIPTIONS

CHANNELS.

SOIL GROUP DESCRIPTION

- URBAN LAND, 0 TO 8 PERCENT SLOPES

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.

RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.

2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING: SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS: AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITROGEN, PHOSPHOROUS, POTASSIUM, SULFUR, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING: SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS

PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY PENN STATE. 4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS. HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY THE PENN STATE.

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS. IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY PENN STATE.

SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LININGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS. SEDIMENT TRAPS. STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING

EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES. LOCATING THOSE FACILITIES ON OTHER SOIL TYPES. NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT.

EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE WHICHEVER IS ENCOUNTERED FIRST FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING.

AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

E&S PLAN DESIGNED AND IMPLEMENTED TO BE CONSISTENT WITH PCSM PLAN §102.4(b)(5)(xiv)

THE E&S PLAN SHALL BE PLANNED, DESIGNED AND IMPLEMENTED...UNLESS OTHERWISE APPROVED BY THE DEPARTMENT, THE E&S PLAN MUST BE SEPARATE FROM THE PCSM PLAN AND LABELED "E&S" OR "EROSION AND SEDIMENT CONTROL PLAN" AND BE THE FINAL PLAN FOR CONSTRUCTION.

REGARDING THE LOCATIONS OF EXISTING RIPARIAN BUFFERS RELATIVE TO THE LIMIT OF DISTURBANCE

AND WHETHER PROPOSED INFILTRATION FACILITIES ARE OUTSIDE OF PROPOSED GRADING AREAS,

NOTE THE FOLLOWING: • THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS. THERE ARE NO PROPOSED INFILTRATION BMPs OUTSIDE OF PROPOSED GRADING AREAS.

EXISTING/PROPOSED RIPARIAN FOREST BUFFERS

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

§102.4(b)(5)(xv)

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING: • THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

SEQUENCE OF BMP INSTALLATION AND REMOVAL

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. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS (IMMEDIATELY FOR HQ/EV WATERSHEDS), OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR 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 INITIATING ANY REVISION TO THE APPROVED FROSION 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 ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING LINEORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED FROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

FOR EACH OF THE CRITICAL STAGES IDENTIFIED IN THE SEQUENCE BELOW, THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGABLE IN THE DESIGN AND CONSTRUCTION OF SAID BMP, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE

1. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.

2. INSTALL ALL PERIMETER SILT SOCK WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED. INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN ON THE E&S PLAN

3. STRIP AND STOCKPILE TOPSOIL WITHIN AREAS TO BE DISTURBED ON PLAN. STOCKPILE SIDE SLOPES SHALL BE 2H:1V OR FLATTER -PLACE 12" FILTER SOCK AROUND BASE OF TOPSOIL STOCKPILE.

4. BEGIN BULK EARTHWORK ACTIVITY FOR THE SITE. PERFORM CUTS/FILLS REQUIRED TO ESTABLISH BUILDING PADS PER PHASE 2

5. PERFORM REMAINING EARTHWORK AS REQUIRED TO ESTABLISH THE REMAINING BUILDING PAD AS SHOWN ON THIS PLAN. 6. CRITICAL STAGE #1: BEGIN INSTALLATION OF SUBSURFACE DETENTION BASIN WITH MANAGED RELEASE CONCEPT (BMP-1).

a. EXCAVATE SUBSURFACE BASIN AREAS TO PROPOSED INVERT DEPTH.

b. INSTALL GEOTEXTILE, PVC LINER AND STONE AS INDICATED ON THE PLANS AND DETAILS. IF SEDIMENT ENTERS THE STONE.

THE CONTRACTOR WILL BE REQUIRED TO REMOVE THE STONE AND SEDIMENT AND REPLACE WITH CLEAN WASHED STONE. c. INSTALL OUTFALL PIPE AND ENDWALL TO THE OUTLET STRUCTURE WORKING UPSTREAM

d. INSTALL BASIN CHAMBERS AND INSTALLED INLETS THAT DISCHARGE TO THE UNDERGROUND BASIN WITH EXTERIOR GRAD PLYWOOD AND CINDERBLOCKS. UPON COMPLETION OF THE PIPE INSTALLATION DURING EACH WORKING DAY, PLYWOOD

MUST BE INSTALLED OVER THE PIPE TO PREVENT SEDIMENT FROM ENTERING THE BASIN. e. UPON COMPLETION OF THIS STAGE OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED AS INDICATED IN THE PLANTING SPECIFICATIONS LOCATED ON THE PLANS.

f. REFER TO THE PCSM NOTES AND DETAILS FOR THE SPECIFIC BMP INSTALLATION NOTES RELATED TO THE UGB. 5. AS AREAS ARE BROUGHT TO PROPOSED SUBGRADE ELEVATION. CONTINUE CONSTRUCTION OF REMAINING UTILITIES. INCLUDING BUT NOT LIMITED TO SANITARY, STORM, WATER AND FIRE HYDRANTS, ELECTRIC, TELECOMMUNICATIONS, AND GAS. PRIOR TO INSTALLATION OF ANY UPSTREAM STORMWATER SEWER STRUCTURES. CONTRACTOR MUST CONNECT THE EXISTING TIE-IN POINTS, AS INDICATED ON THE PLANS. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED

CLEANOUT AND/OR FLUSH THE INSTALLED SYSTEMS OF SEDIMENT. 6. BEGIN VERTICAL CONSTRUCTION OF THE PROPOSED BUILDING

7. INSTALL PROPOSED CURBING, STONE BASE COURSE AND BINDER COURSE FOR PARKING FIELDS AND UTILIZE PROPOSED STAGING

IN ONE (1) DAY. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE BASINS AND/OR STORM SEWERS,

AREAS FOR STORAGE OF BUILDING MATERIALS, AS INDICATED ON THE PLANS.

8. INSTALL SITE LIGHTING FOUNDATIONS AND LIGHT STANDARDS. 9. INLET PROTECTION, FILTER SOCK, AND SILT SOCK SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE ADEQUATELY

10.FINAL GRADE LANDSCAPING AREAS, PLANT TREES AND SHRUBS (RE-VEGETATE/REFOREST DISTURBED AREAS) AS SHOWN ON THE

11.UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE

MCCD, REMOVE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SUPER SILT FENCE, FILTER SOCK AND INLET

PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE 12.PRIOR TO WEARING COURSE PAVING, ALL OTHER CONSTRUCTION MUST BE COMPLETED INCLUDING BUILDINGS, DRIVEWAYS, LANDSCAPING, GRADING, TRASH ENCLOSURES, CONCRETE WORK, AND BASIN WORK AS INDICATED ON THE PLANS. UPON

COMPLETION INSTALL WEARING COURSE, SIGNAGE AND STRIPING. 13. CLEAR SITE DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN A SAFE AND LAWFUL MANNER

15. A NOTICE OF TERMINATION SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT

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 FFFICIENT OPERATION:

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.

• COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND SOCK. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS; PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. UPON STABILIZATION OF THE 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.

• INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.

• CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END. OF FACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.

 SEDIMENT BARRIERS AND BASINS/TRAPS MUST BE INSPECTED AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR IN BASINS AND TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED. ADDITIONAL SEDIMENT BARRIERS MUST BE CONSTRUCTED AS NEEDED.

• INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED WITH HYDRO-STRAW IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS

• GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT

• ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

E+S - MONITORING, INSPECTION AND REPORTING REQUIREMENTS

WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT. AND CONDUCTED BY QUALIFIED PERSONNEL. TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL. TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A

(1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE

(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT

(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR

(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY

(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND

(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs UPON REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER. THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF

THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND

WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;

WILL RETURN TO COMPLIANCE;

TERMINATION OF COVERAGE

NOT: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN. AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE

THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

REVISIONS

			CHLCKLDDI
1	11/21/2022	PER COMPLETENESS	RG
<u>'</u>	1 1/2 1/2022	REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
	0 1/03/2023	REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
	01/21/2020	COMMENTS	SU



1-800-242-1776

PROJECT No.: DRAWN BY: CHECKED BY: PP213264-X-TTLB-LDV

PRELIMINARY/FINAL LAND **DEVELOPMENT**

> **TIDAL WAVE AUTO SPA STORE #:004**

DOCUMENTS

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401



SOIL EROSION & POLLUTION CONTROL NOTES

MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT STANDARD E&S NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF 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 PRECONSTRUCTION MEETING.
- 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED. THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER
- 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
- 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
- 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

VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT

- 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 seg 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 NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROPERTY ONTO RIDGE PIKE
- 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
- 17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES- 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- 20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 22 FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS
- 23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

OBJECTIONABLE MATERIAL

EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.

- 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
- 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
- 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.

- THE FOLLOWING NOTES SHOULD BE ADDED TO PLAN DRAWINGS AS APPLICABLE. 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.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS,
- ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK
- CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING
- POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.

AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.

- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF
- 8. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 9. 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.
- 10. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM _____LAYERED LIFTS AT % DENSITY.

SEEDING SPECIFICATIONS

A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL

APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE

- THROUGH THE NEXT GROWING SEASON. 2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE
- SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW). A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:

ANNUAL RYF (40 POUNDS / ACRE PLS) OR SPRING OATS (96 POUNDS / ACRE PLS)

- OR WINTER RYE (168 POUNDS / ACRE PLS) REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON
- NONCROPLAND", TABLE 5 B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS
- FOLLOWS: I. NURSE CROP (SELECT ONE): ANNUAL RYE (10 POUNDS / ACRE PLS)
- OR SPRING OATS (64 POUNDS / ACRE PLS OR WINTER RYE (56 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION,
- TABLE 11.4. SEED MIX #1)
- II. PERMANENT SEED MIX: TALL FESCUES (60 POUNDS / ACRE PLS)
- OR FINE FESCUE (35 POUNDS / ACRE PLS) OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)
- (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION. TABLE 11.4. SEED MIX #2) PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE
- ADJUSTED BASED ON THE PLS RATING OF THE SEED. A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT
- BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE. B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY
- THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100) C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED
- INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64 POUNDS PLS. AND THE SEED IS RATED AT 35% PLS. DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
- APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE
- DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION) A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15.
- B. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL. C. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
- I. DRILL SEEDING II. BROADCAST SEEDING (TWO DIRECTIONS)
- III. HYDROSEEDING (TWO DIRECTIONS) D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS
- I. TEMPORARY STABILIZATION WITH STRAW: 1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3
- TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST). 2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE
- 1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT
- CONTROL PLAN OR WITHIN 50 FEET OF PONDS STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- 2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER 3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT
- IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD E. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE
- 5. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

E&S - GENERAL NOTES:

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES, ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND. NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT

8. BEFORE INITIATING 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

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

1.) 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

2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3.) ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

4.) ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF 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. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE
- WITHOUT FIRST BEING PROPERLY FILTERED. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY
- DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES.
- CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.

IMMEDIATELY IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY F&SP PROBLEMS

- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED
- CORRECT THE PROBLEMS H. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT. A SEPARATE FROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION

OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO

- CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION
- K. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITION STABILIZATION MEASURES BE NECESSARY; IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT. A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM
- DAMAGING CUT FACES AND FULL SLOPES. A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING
- OPERATIONS INSTALLATION REQUIREMENTS
- B.1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.

DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM

- FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING
- STABLE FILLS. B.3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND
- AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION. (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY. B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY

BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN

- CASES REQUIRING TESTING OF THE INSTALLED PIPE. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING. THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS. F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE

IV. STANDARD FOR TEMPORARY STABILIZATION

- A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- A.3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING. PROTECTIVE MATERIALS TO BE USED: A.4.a. UNROTTED SMALL-GRAIN UN-CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND
- ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS.
- B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE

REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.

- B.2. ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.
- B.3. SEEDBED PREPARATION FOR TEMPORARY SEEDING B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B.3.B. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE B.3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRE
- B.3.D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES

C. SEEDING: SEE SEEDING SPECIFICATIONS

V. STANDARD FOR PERMANENT STABILIZATION

A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER

- A.1. SITE PREPARATION A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND
- ANCHORING, AND MAINTENANCE A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED
- INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES A.1.c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION. THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A
- GOOD BOND WITH THE TOPSOIL. A.2. APPLYING TOPSOIL
- A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE. A.2.b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNI ESS APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED
- WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE. A 3 SEEDBED PREPARATION A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL
- A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- A 3 c SOIL MODIFICATIONS: A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST. A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS
- PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST. A 3 d WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS
- A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY
- DIMENSION. REMOVE ALL OTHER DEBRIS. SUCH AS WIRE. CABLE. TREE ROOTS. PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL. A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL
- COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE. A.4. SEEDING: SEE SEEDING SPECIFICATIONS

A.5. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG:

HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.

- B. STANDARD FOR PERMANENT STABILIZATION WITH SOD B 1 METHODS AND MATERIALS
- B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- B.1.b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH). B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER
- 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE. B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS
- PREFERRED. B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE
- B.2. SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE) B.3. SOD PLACEMENT B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES,

HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

- THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID
- CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
- B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS. WIRE STAPLES OR A BIODEGRADABLE FASTENER. B.3.e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL
- B.3.f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- B.4. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

REVISIONS

COMMENT REV DATE 1 11/21/2022 REVIEW PER COMPLETENESS 2 01/05/2023 PER COMPLETENESS REVIEW PER PENNDOT 01/27/2023 COMMENTS



PROJECT No.: DRAWN BY: CHECKED BY:

PP213264-X-TTLB-LDV

PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

CAD I.D.:

TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE

LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400

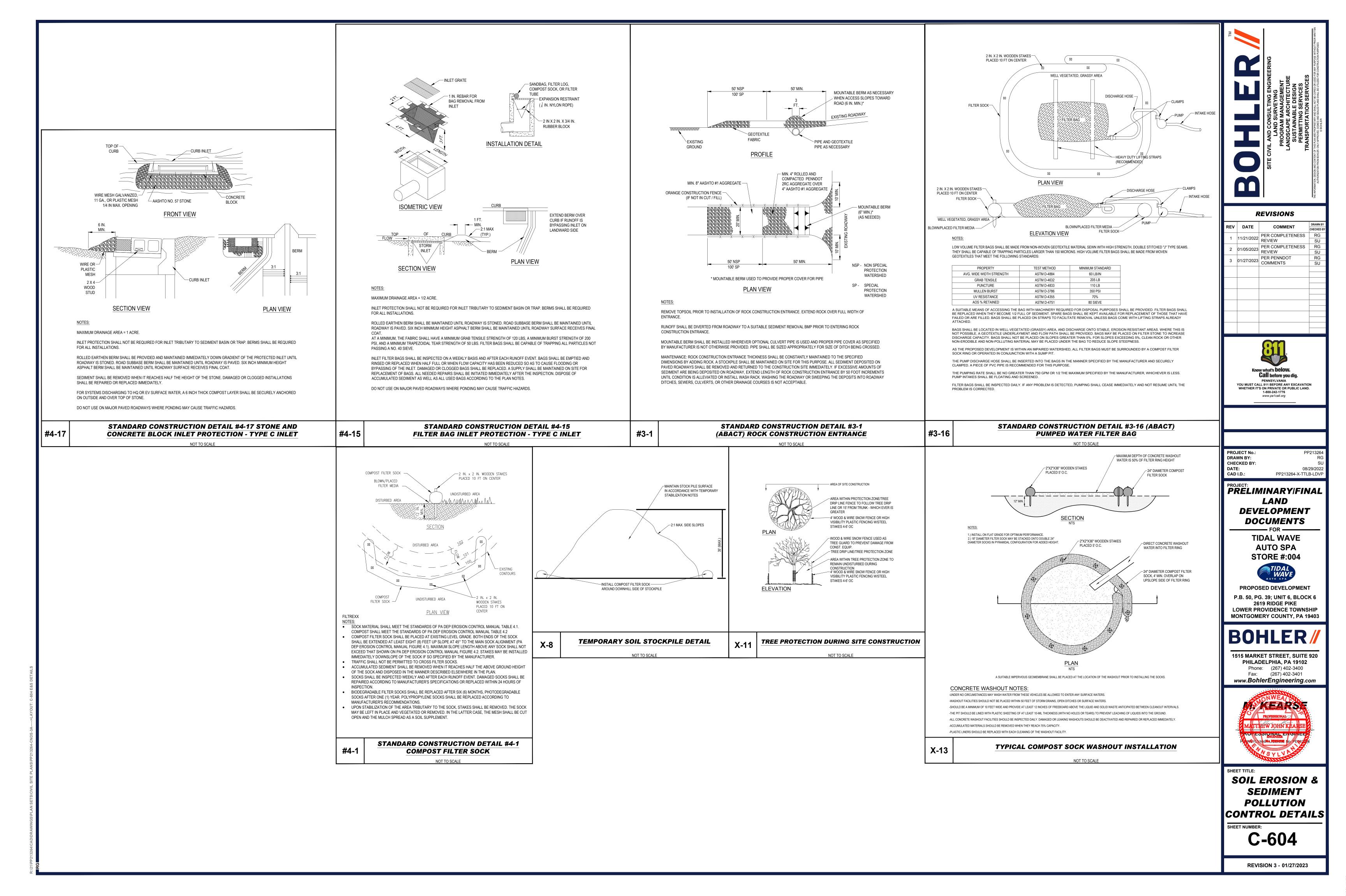
Fax: (267) 402-3401

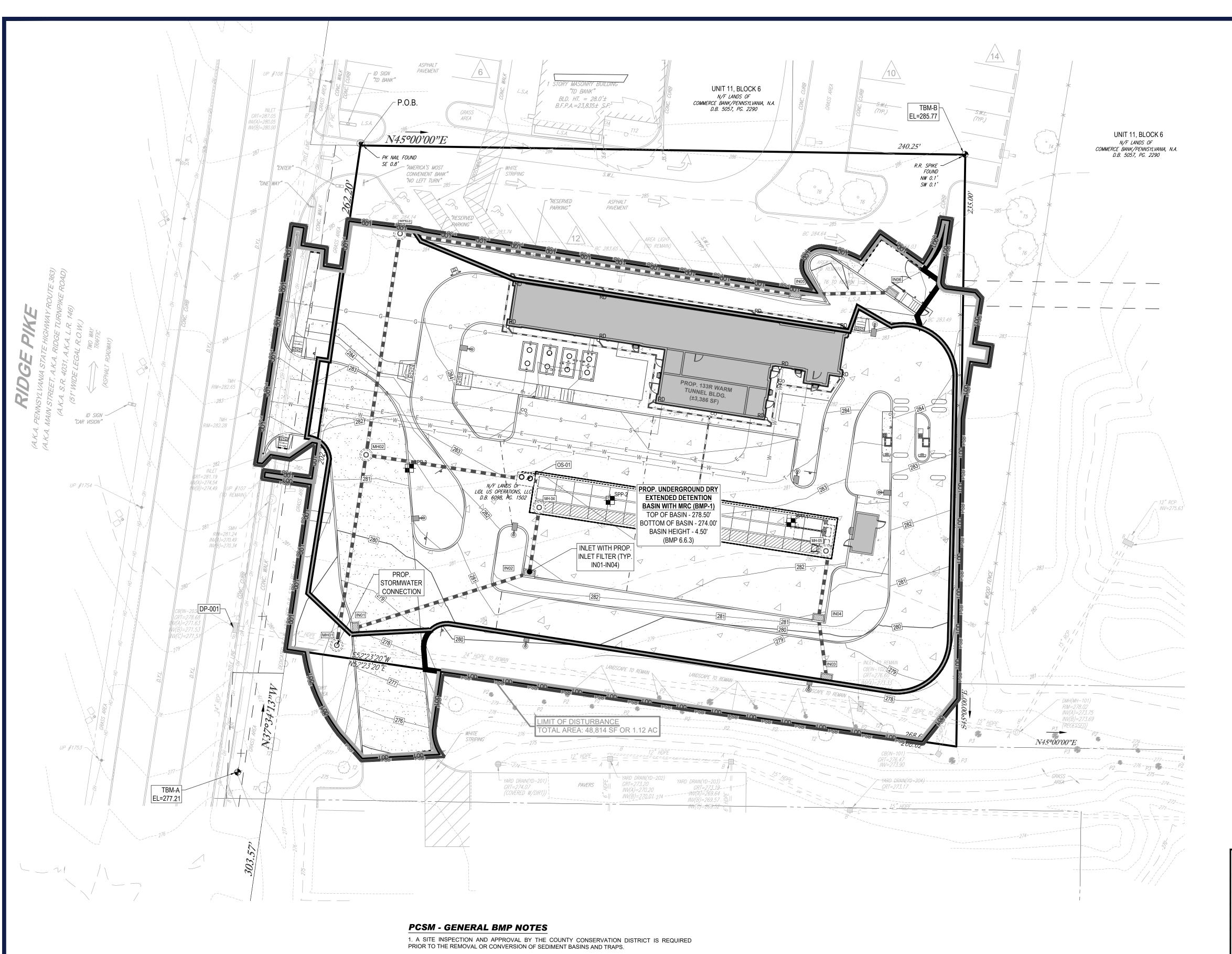


SOIL EROSION &

CONTROL DETAILS

POLLUTION





2. BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP

3. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE

4. REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED

6. AS-BUILT PLANS OF THE STORMWATER BMPs FOR EACH PROJECT PHASE SHALL BE PROVIDED

WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE

7. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL

OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR

CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE

STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs.

5. REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.

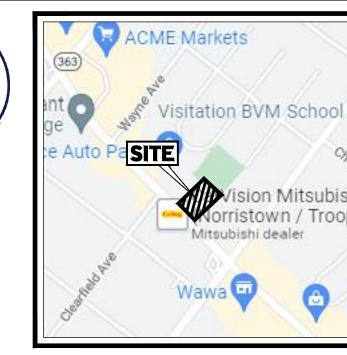
SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL SURVEYOR.

CONSTRUCTION SCHEDULE.

PROPOSED BMP BOTTOMS.

STORMWATER MANAGEMENT BMPs.





SITE LOCATION MAP SCALE: 1"=1000' **SOURCE: GOOGLE MAPS**

REVISIONS

	REVISIONS					
REV	DATE	COMMENT	DRAWN BY			
LV	DAIL	COMMENT	CHECKED BY			
1	11/21/2022	PER COMPLETENESS	RG			
<u>'</u>	1 1/2 1/2022	REVIEW	SU			
2	01/05/2023	PER COMPLETENESS	RG			
	01/03/2023	REVIEW	SU			
3	01/27/2023	PER PENNDOT	RG			
<u> </u>	01/21/2023	COMMENTS	SU			

Know what's **below. Call** before you dig. PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776

PROJECT No.: DRAWN BY: DATE: CAD I.D.:

PP213264-X-TTLB-LDVF

PROJECT:
PRELIMINARY/FINAL LAND **DEVELOPMENT**

DOCUMENTS TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401



SHEET TITLE: POST CONSTRUCTION STORMWATER

MANAGEMENT

PLAN

C-605

REVISION 3 - 01/27/2023

SOIL DESCRIPTIONS

SOIL DESCRIPTION Ub URBAN LAND

PROPERTY LINE R.O.W. LINE ADJACENT PROPERTY LINE

EASEMENT LINE

BUILDING

CONCRETE CURB

FLUSH CURB FENCE

CONCRETE MONUMENT/

IRON PIN

SIGN

AREA LIGHT

TREE

DRAINAGE INLET

STORM/SANITARY MANHOLE

WATER/GAS VALVES

ROOF DRAIN/CLEANOUT

FIRE HYDRANT

UTILITY POLE W/ LIGHT

UTILITY POLE

OVERHEAD UTILITY WIRES ELECTRIC LINE TELEPHONE LINE

> GAS LINE WATER LINE SANITARY SEWER STORM PIPE

LEGEND EXISTING

HYDROLOGIC

SOIL GROUP

LEGE	ND
PROPOS	ED
INFILTRATION TESTING LOCATIONS	SPP-1
LIMIT OF DISTURBANCE	[LOD]
PROJECT SITE BOUNDARY	PSB PSB
BUILDING	
CONCRETE CURB	
FLUSH CURB	
RAMP	
ASPHALT	
CONCRETE	4 : A
SIGN	-v-
BOLLARD	*
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	(0)
CLEANOUT	oco
SUB-DRAINAGE AREA	
OVERALL DRAINAGE AREA	
ELECTRIC LINE	——E———E———
TELEPHONE LINE	—
GAS LINE	G
WATER LINE	
SANITARY SEWER	ss
STORM PIPE	

THE PROJECT SITE BOUNDARY IS SHOWN OFFSET FROM THE LIMIT OF DISTURBANCE FOR

GRAPHICAL PURPOSES ONLY.

PROPOS	SED
INFILTRATION TESTING LOCATIONS	SPP-1
LIMIT OF DISTURBANCE	LOD
PROJECT SITE BOUNDARY	PSB PSB
BUILDING	
CONCRETE CURB	
FLUSH CURB	=======================================
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GAS LINE	
WATER LINE	
SANITARY SEWER	ss
STORM PIPE	

OVERALL SITE CONSTRUCTION SEQUENCE

DURING CONSTRUCTION

A. 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. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

B. REFERENCES TO 'CONSERVATION DISTRICT' USED THROUGHOUT THIS SEQUENCE ARE MEANT TO REFER TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT

C. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE CONSERVATION DISTRICT FOR 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.

D. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED FROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION

E. THE TERM 'PERMANENT STABILIZATION' USED THROUGHOUT THIS SEQUENCE IS MEANT TO DESCRIBE THE PROPER PLACING, GRADING CONSTRUCTING REINFORCING LINING AND COVERING OF SOIL ROCK OR FARTH TO ENSURE THEIR PERMANENT RESISTANCE TO EROSION, SLIDING OR OTHER MOVEMENT. FOR AN EARTH DISTURBANCE TO BE PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED **EROSION AND SEDIMENTATION**

F. FOR EACH OF THE 'CRITICAL STAGES' SPECIFIED BELOW, THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SAID BMP, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT

G. SEDIMENT CONTROL FACILITIES, SUCH AS BASINS AND TRAPS, MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES. REFER ALSO TO THE MONITORING, INSPECTION AND REPORTING REQUIREMENTS PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS

H. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (LE ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

FOR EACH OF THE CRITICAL STAGES IDENTIFIED IN THE SEQUENCE BELOW, THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGABLE IN THE DESIGN AND CONSTRUCTION OF SAID BMP, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. I INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS

- 2. INSTALL ALL PERIMETER SILT SOCK WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED. INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN ON THE E&S PLAN.
- 3. Strip and stockpile topsoil within areas to be disturbed on plan. Stockpile side slopes shall be 2H:1V or flatter PLACE 12" FILTER SOCK AROUND BASE OF TOPSOIL STOCKPILE.
- 4. BEGIN BULK EARTHWORK ACTIVITY FOR THE SITE. PERFORM CUTS/FILLS REQUIRED TO ESTABLISH BUILDING PADS PER PHASE 2 E&S
- 5. PERFORM REMAINING EARTHWORK AS REQUIRED TO ESTABLISH THE REMAINING BUILDING PAD AS SHOWN ON THIS PLAN.
- 6. CRITICAL STAGE #1: BEGIN INSTALLATION OF SUBSURFACE DETENTION BASIN WITH MANAGED RELEASE CONCEPT (BMP-1).
- a. EXCAVATE SUBSURFACE BASIN AREAS TO PROPOSED INVERT DEPTH.
- b. INSTALL GEOTEXTILE, PVC LINER AND STONE AS INDICATED ON THE PLANS AND DETAILS. IF SEDIMENT ENTERS THE STONE, THE
- CONTRACTOR WILL BE REQUIRED TO REMOVE THE STONE AND SEDIMENT AND REPLACE WITH CLEAN WASHED STONE.
- c. INSTALL OUTFALL PIPE AND ENDWALL TO THE OUTLET STRUCTURE WORKING UPSTREAM.
- d. INSTALL BASIN CHAMBERS AND INSTALLED INLETS THAT DISCHARGE TO THE UNDERGROUND BASIN WITH EXTERIOR GRAD PLYWOOD AND CINDERBLOCKS. UPON COMPLETION OF THE PIPE INSTALLATION DURING EACH WORKING DAY, PLYWOOD MUST BE INSTALLED OVER THE PIPE TO PREVENT SEDIMENT FROM ENTERING THE BASIN.
- e. UPON COMPLETION OF THIS STAGE OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED AS INDICATED IN THE PLANTING SPECIFICATIONS LOCATED ON THE PLANS.
- f. REFER TO THE PCSM NOTES AND DETAILS FOR THE SPECIFIC BMP INSTALLATION NOTES RELATED TO THE UGB.
- 5. AS AREAS ARE BROUGHT TO PROPOSED SUBGRADE ELEVATION, CONTINUE CONSTRUCTION OF REMAINING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY, STORM, WATER AND FIRE HYDRANTS, ELECTRIC, TELECOMMUNICATIONS, AND GAS. PRIOR TO INSTALLATION OF ANY UPSTREAM STORMWATER SEWER STRUCTURES, CONTRACTOR MUST CONNECT THE EXISTING TIE-IN POINTS, AS INDICATED ON THE PLANS. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED IN ONE (1) DAY. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE BASINS AND/OR STORM SEWERS, CLEANOUT AND/OR FLUSH THE INSTALLED SYSTEMS OF SEDIMENT.
- 6. BEGIN VERTICAL CONSTRUCTION OF THE PROPOSED BUILDING
- . INSTALL PROPOSED CURBING, STONE BASE COURSE AND BINDER COURSE FOR PARKING FIELDS AND UTILIZE PROPOSED STAGING AREAS FOR STORAGE OF BUILDING MATERIALS, AS INDICATED ON THE PLANS.
- 8. INSTALL SITE LIGHTING FOUNDATIONS AND LIGHT STANDARDS.
- 9. INLET PROTECTION, FILTER SOCK, AND SILT SOCK SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE ADEQUATELY STABILIZED. 10. FINAL GRADE LANDSCAPING AREAS, PLANT TREES AND SHRUBS (RE-VEGETATE/REFOREST DISTURBED AREAS) AS SHOWN ON THE LANDSCAPE PLANS.
- 11.UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MCCD REMOVE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SUPER SILT FENCE. FILTER SOCK AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STABILIZED IMMEDIATELY.
- 12.PRIOR TO WEARING COURSE PAVING. ALL OTHER CONSTRUCTION MUST BE COMPLETED INCLUDING BUILDINGS. DRIVEWAYS. LANDSCAPING, GRADING, TRASH ENCLOSURES, CONCRETE WORK, AND BASIN WORK AS INDICATED ON THE PLANS. UPON COMPLETION INSTALL WEARING COURSE, SIGNAGE AND STRIPING.
- 13. CLEAR SITE DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN A SAFE AND LAWFUL MANNER.
- 14.DEMOBILIZE

CONSTRUCTED

15. A NOTICE OF TERMINATION SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

RECEIVING SURFACE WATERS

- 1. THE SUBJECT SITE DRAINS TO A TRIBUTARY OF STONY CREEK/SAW MILL RUN, WHICH HAS A TSF (TROUT STOCKING FISHES) & MF (MIGRATORY FISHES) CHAPTER 93
- 2. THE DEVELOPMENT IS IN NEITHER AN HQ NOR AN EV WATERSHED AND THEREFORE, NO BOUNDARIES ARE SHOWN.

RIPARIAN FOREST BUFFER MANAGEMENT PLAN

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS. NOTE THE FOLLOWING

• THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

- 1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING 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.
- 2. 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.
- 3. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, THE SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS
- 4. HEAVY CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON OR DRIVEN OVER BMP FACILITIES AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY EQUIPMENT, INCLUDING MOWERS.
- 5. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED. FOR ABOVE-GROUND INFILTRATION FACILITIES, REMOVE AND REPLACE SAND/STONE LAYER AS NECESSARY IF FACILITY DEWATERING TIME EXCEEDS 72 HOURS

PJ LAND DEVELOPMENT, LLC IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN.

RECYCLING OR DISPOSAL OF MATERIALS

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:

-TRASH (CANS. BOTTLES, ETC.) -YARD WASTE (LEAVES, GRASS CLIPPINGS, ETC.)

- ANTI-ICING MATERIALS

-DEBRIS COLLECTED IN INLETS -SEDIMENT CAPTURED IN WATER QUALITY INLETS

1.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER, ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS

2.) COMPOSTING - MATERIALS SUCH AS YARD WASTE THAT ARE BIO-DEGRADABLE CAN BE COMPOSED AND USED ON SITE TO RESTORE SOIL NUTRIENTS FOR THE VEGETATION.

NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

INFILTRATION TESTING SUMMARY TABLE

	FXISTING	EXISTING INFILTRATION TESTING					
TEST PIT NUMBER	GROUND ELEVATION (FT)	DEPTH (FT)	ELEVATION (FT)	RATE (IN/HR)	FACTOR OF SAFETY	DESIGN RATE (IN/HR)	
I-1 @ SPP-1	280.5	9.00	271.5	0.00	3.00	0.00	
I-2 @ SPP-2	281.5	9.00	272.5	0.00	3.00	0.00	
I-3 @ SPP-3	282.0	8.00	274.0	0.00	3.00	0.00	

INSPECT FILTER

CLOGGED THE FILTER SURFACE

NOTES:

DISCHARGE OVER AN EXTENDED

LEVELS IN STORMWATER RUNOFF.

NATURAL OR UNNATURAL BARRIER | FOUR (4) TIMES A

A CONSTRUCTED FILTER IS

THAT REDUCES POLLUTANT

PERIOD OF TIME

TESTING WAS PERFORMED BY WHITESTONE ASSOCIATE, INC. ON 07/20/2022

THE MINIMUM FACTOR OF SAFETY RECOMMENDED BY THE PA BMP MANUAL IS 3.0.

GEOLOGIC FORMATIONS OR SOIL CONDITIONS

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.



USGS MAP SCALE: 1" = 1.000'

SOURCE: USGS.GOV

FORMATIONS

§102.8(f)(2)



SOIL MAP SCALE: NTS SOURCE: WEBSOILSURVEY.GOV

2 01/05/2023 PER COMPLETENESS REVIEW PER PENNDOT 3 01/27/2023 COMMENTS

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REVISIONS

COMMENT

PER COMPLETENESS

REV DATE

1 11/21/2022 REVIEW

PROJECT No.: DRAWN BY:

CAD I.D.: PP213264-X-TTLB-LDV PRELIMINARY/FINAL LAND **DEVELOPMENT**

DOCUMENTS TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401

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SHEET TITLE: POST CONSTRUCTION STORMWATER MANAGEMENT

NOTES

REVISION 3 - 01/27/2023

BMP NO.	DESCRIPTION	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE INDICATORS
STORM DRAINAGE SYSTEM	INLETS, MANHOLES, AND STORMWATER PIPING.	EVERY 3 MONTHS	INSPECT INLETS, MANHOLES, AND STORMWATER PIPING	CLEAR SEDIMENT AND DEBRIS FROM ALL ON-SITE INLETS, MANHOLES, AND STORMWATER PIPING.	EXCESSIVE PONDING AROUND THE INLET GRATES COULD INDICATE THAT THERE MAY BE SEDIMENT/DEBRIS BUILDUP.
BMP 6.6.3 DRY EXTENDED	AN UNDERGROUND DETENTION BASIN IS A UNDERGROUND	AFTER EACH STORM >3"	INSPECT WATER DRAWDOWN TIME TO BE WITHIN 168 HOURS (7 DAYS)	ACCUMULATED DEBRIS AND SEDIMENT IN INLETS OR YARD DRAINS SHOULD BE REMOVED AND DISPOSED OF IN	IF ANY I BASIN IS OBSERVED TO FAIL TO DEWATER WITHIN THE ALLOWABLE 168 HOURS (7 DAYS) THE OWNER SHALL NOTIFY THE
BASIN WITH	FACILITY THAT STORES RUNOFF.	4 TIMES PER YEAR	INSPECT FOR ANY PONDING WATER	ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.	ENGINEER OF RECORD TO DEVELOP A PLAN TO ADDRESS THE DEFICIENCY.
MRC WITH THE ADDITION OF MANAGED RELEASE CONCEPT (MRC) THE RUNOFF IS ALLOWED TO SLOWLY	2 TIMES PER YEAR	INSPECT STRUCTURES INSPECT FOR SEDIMENT ACCUMULATION	FEDERAL REGULATIONS.	DEFICIENCY.	

MAKE SURE NO ORGANICS OR DEBRIS HAVE | ACCUMULATED DEBRIS AND SEDIMENT IN INLETS SHOULD | STANDING WATER IN THE FILTER INDICATES IT IS NOT WORKING

APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH PROPERLY AND WILL NEED TO BE REPLACED. REPLACE FILTER IF

REMOVING THE ACCUMULATED DEBRIS HAS REDUCED DEPTH OF FILTER

SOIL DESCRIPTIONS SOIL GROUP - URBAN LAND, 0 TO 8 PERCENT SLOPES

TYPES, DEPTH, SLOPE, LOCATIONS AND LIMITATIONS OF THE SOILS AND GEOLOGIC

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.

RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.

2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL

CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITROGEN, PHOSPHOROUS, POTASSIUM, SULFUR, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS. AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY PENN STATE.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY THE PENN STATE.

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS. RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LININGS, LIMITING STANDING WATER

DEPTHS. LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. 8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING

EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT. UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

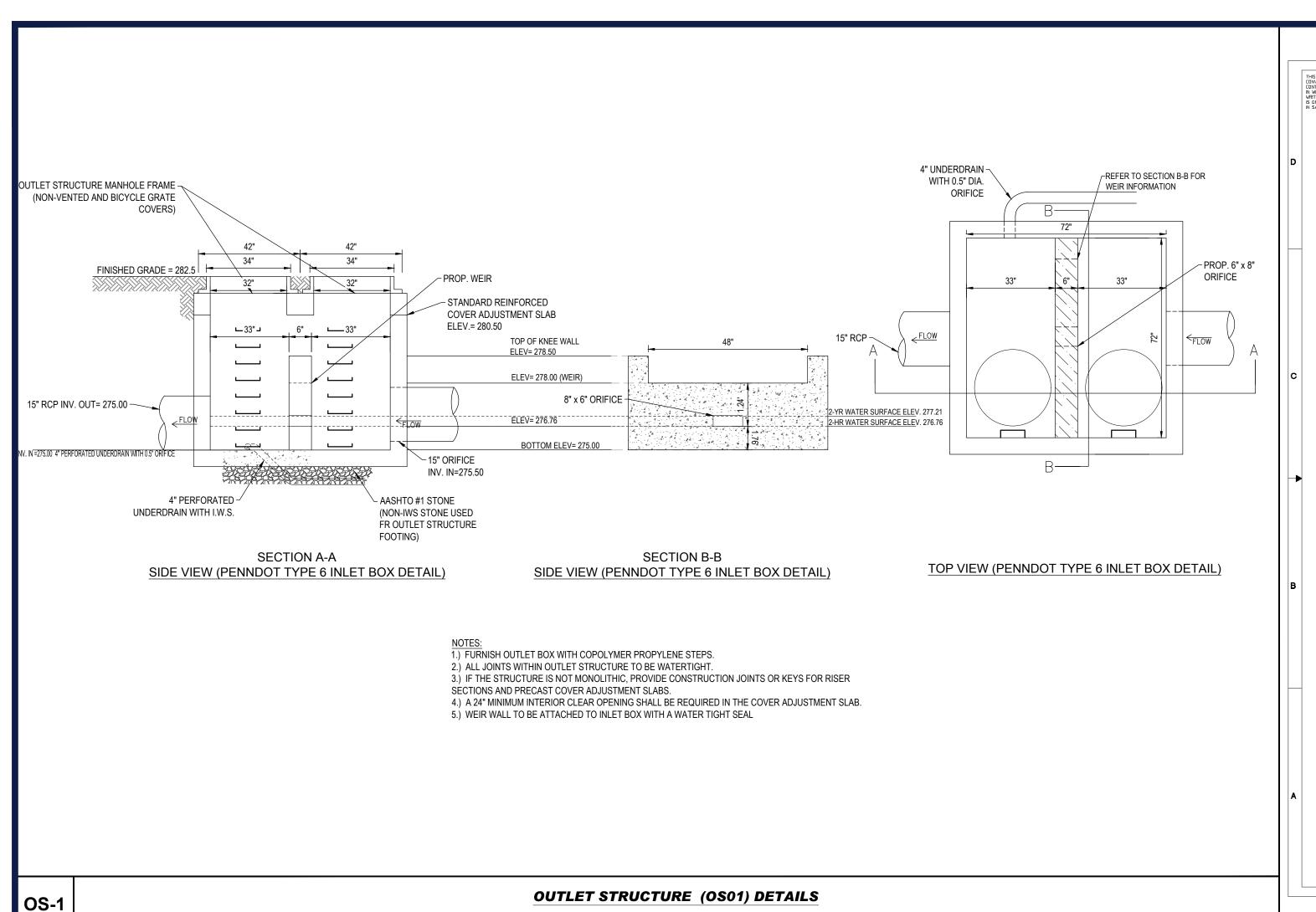
RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

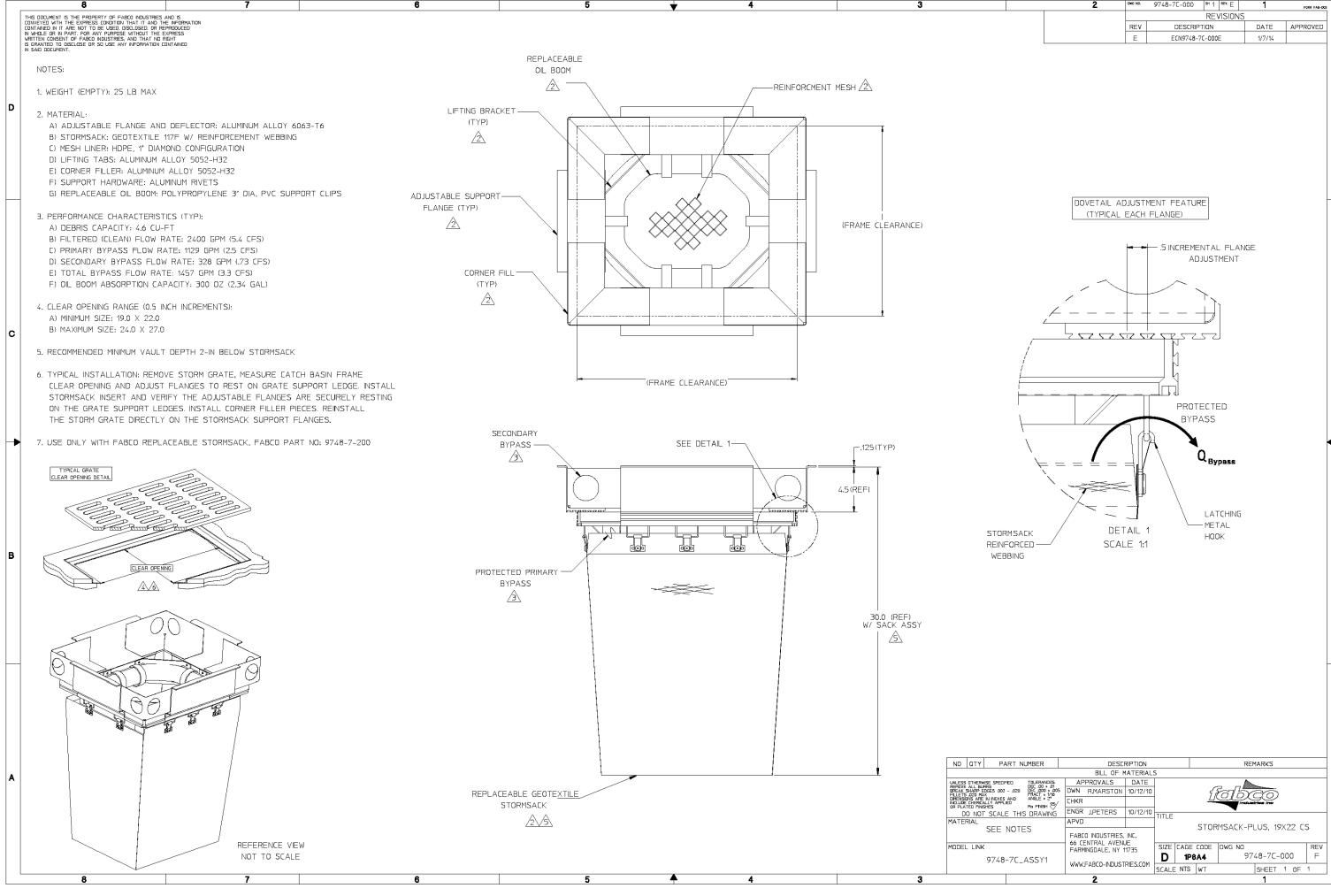
10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT. EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT

STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK

SURFACE, WHICHEVER IS ENCOUNTERED FIRST. FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.





CONCEPTUAL ELEVATIONS

PROJECT INFORMATION ENGINEERED PRODUCT ADS SALES REP PROJECT NO.





TROOPER TIDAL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.

- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1)
- LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
- . TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS.
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR
 - DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN
- EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.



LOWER PROVIDENCE, PA IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

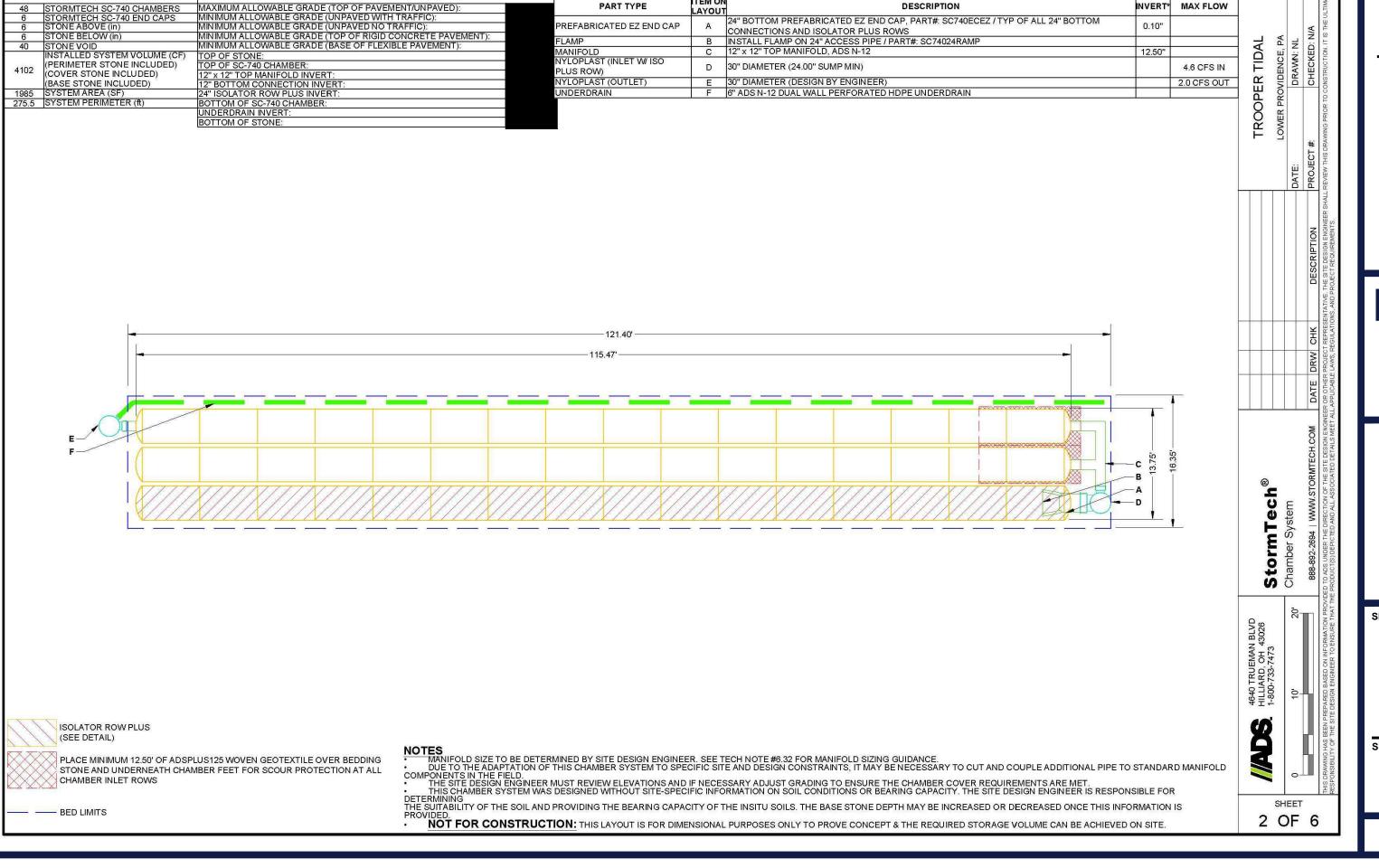
- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- 2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS: STONESHOOTER LOCATED OFF THE CHAMBER BED
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE. BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- 5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- 6. MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- 8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE
- STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED: NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
- NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE. WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE". WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- 3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN

ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



REVISIONS

		REV	DATE	COMMENT	DRAWN BY
•		1	11/21/2022	PER COMPLETENESS	RG
			11/21/2022	REVIEW	SU
		2	01/05/2023	PER COMPLETENESS	RG
			01/03/2023	REVIEW	SU
		3	01/27/2023	PER PENNDOT	RG
			01/21/2023	COMMENTS	SU
В					
-					
1	1				



PROJECT No.: DRAWN BY: CAD I.D.: PP213264-X-TTLB-LDV

PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

> **TIDAL WAVE AUTO SPA STORE #:004**

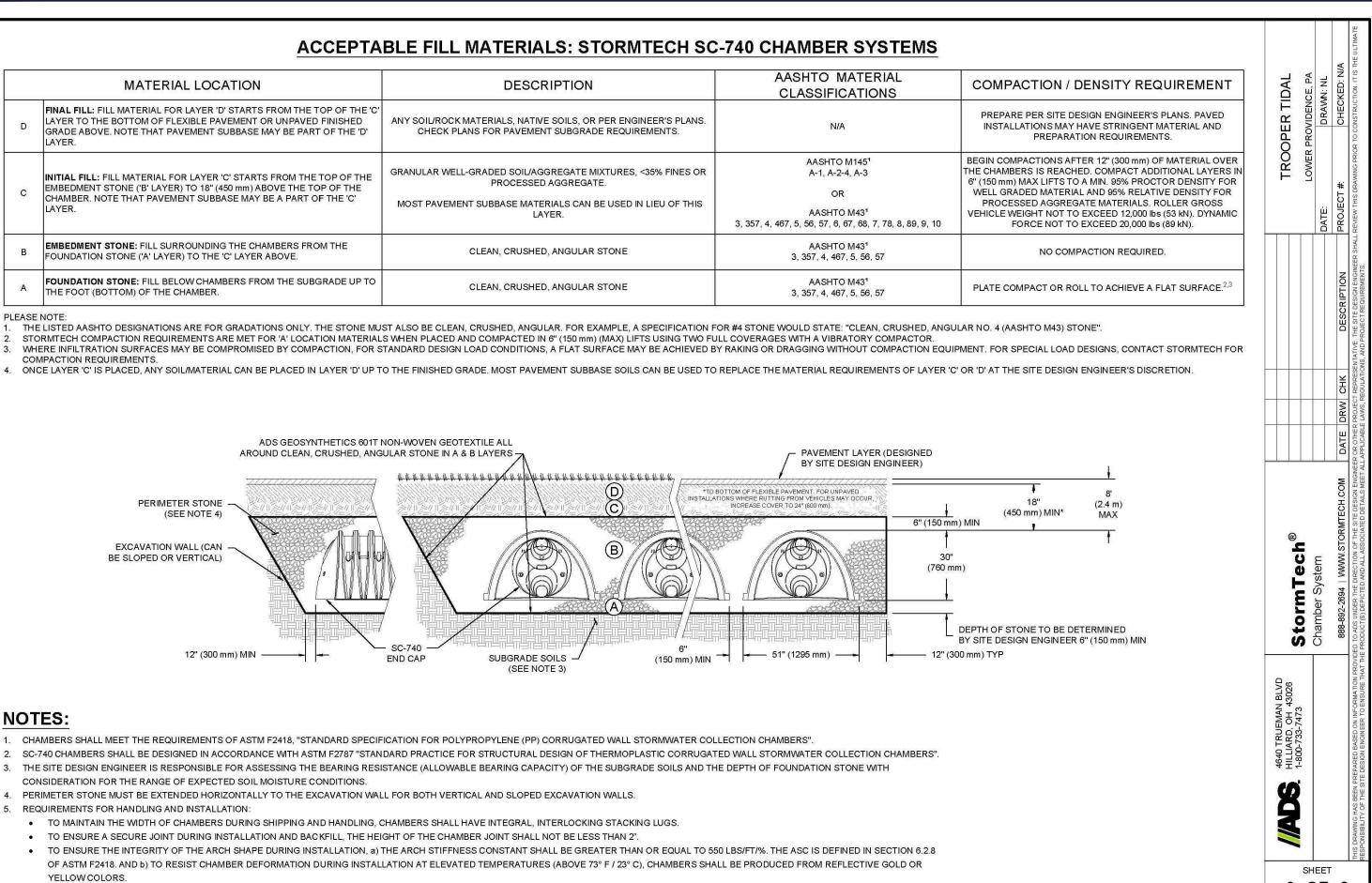
PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

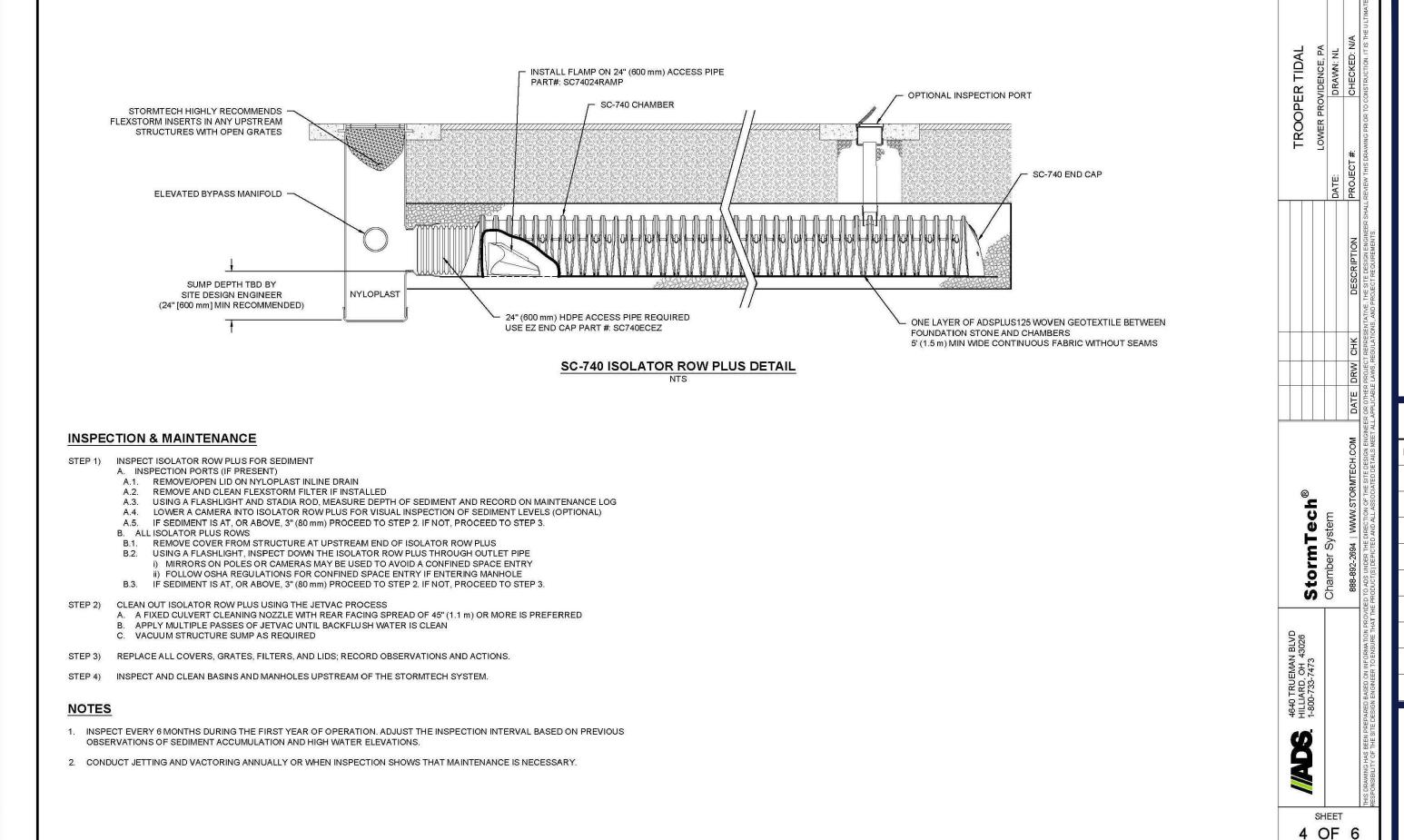
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

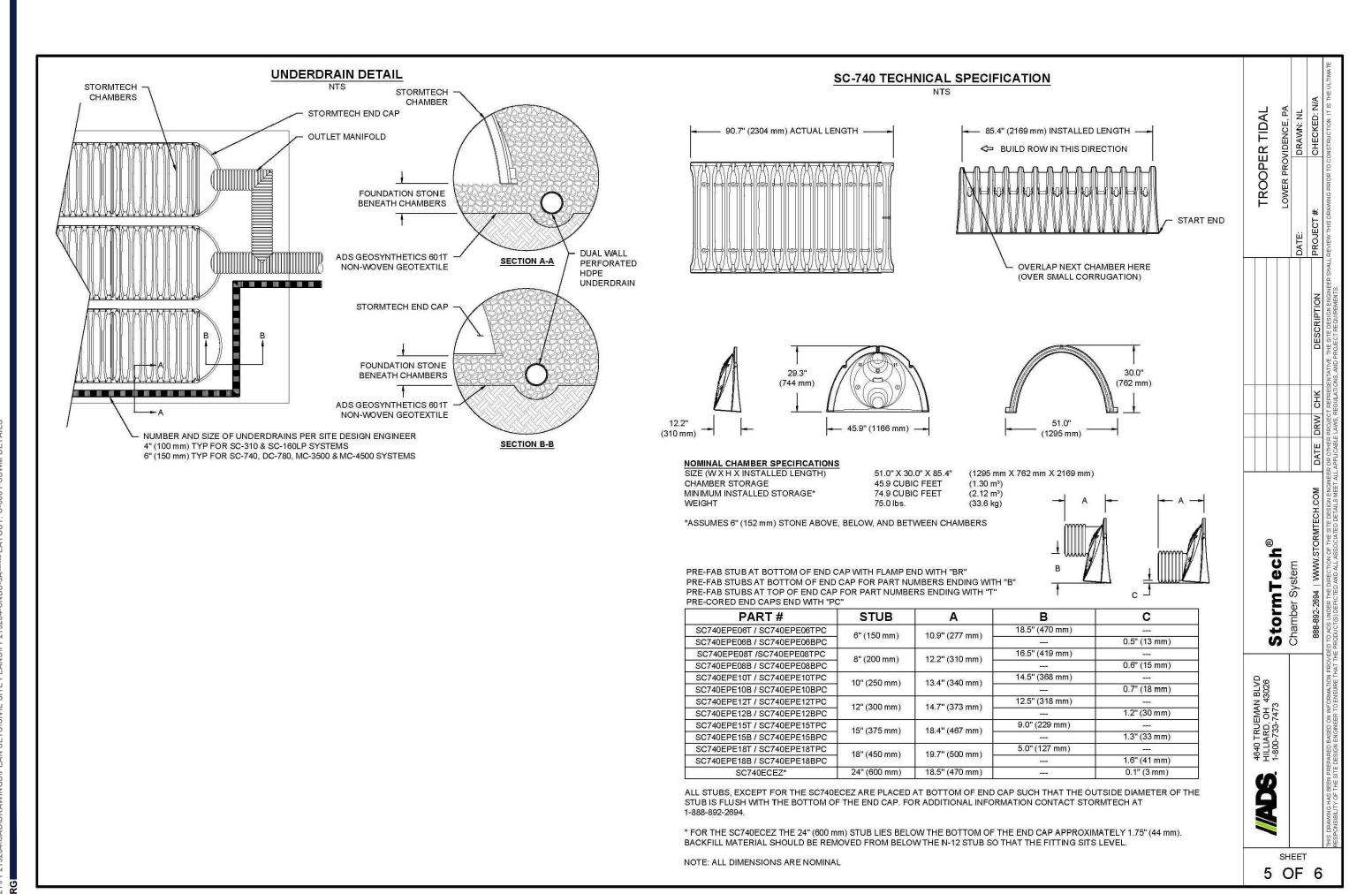


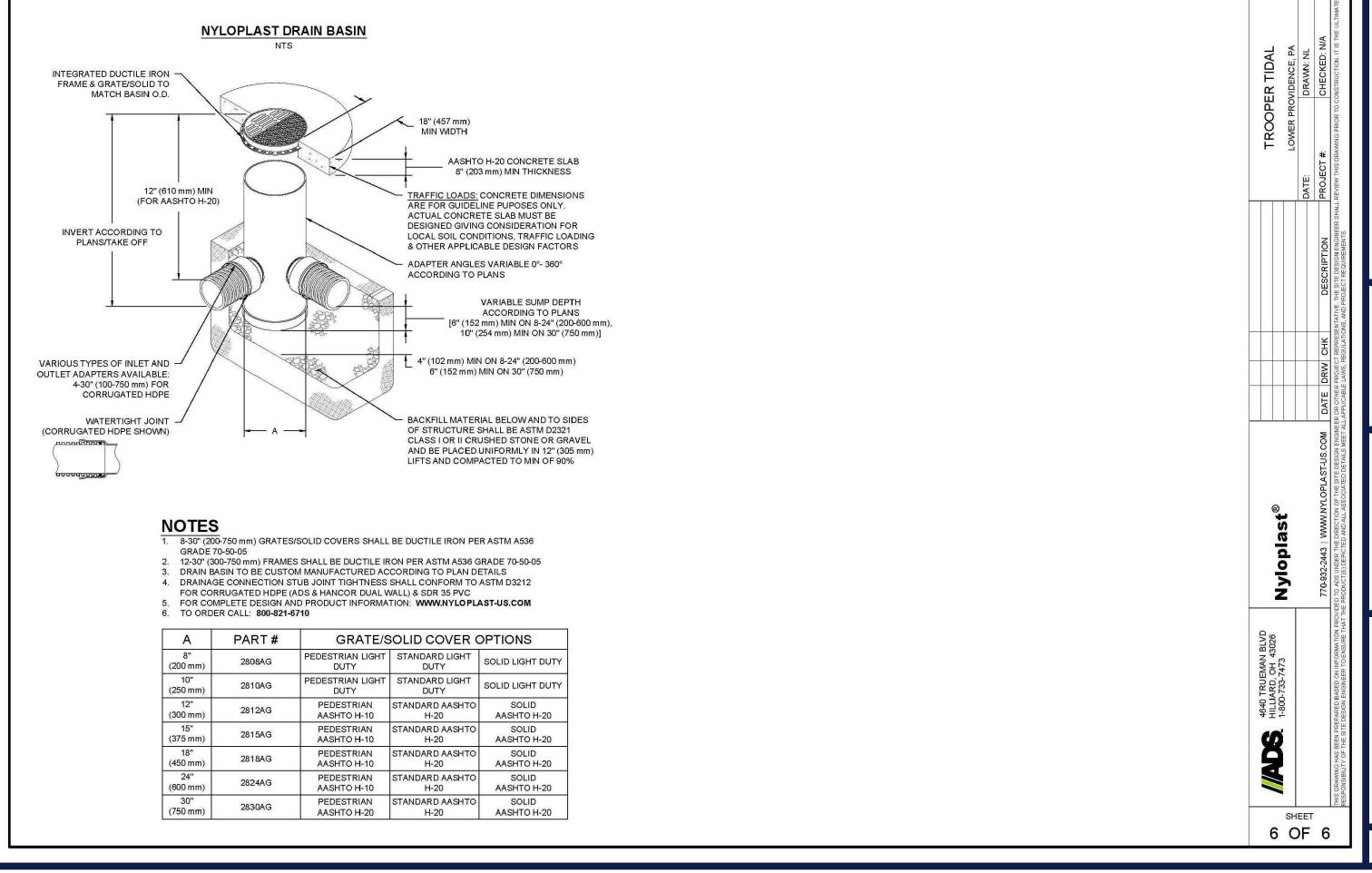
SHEET TITLE: POST CONSTRUCTION STORMWATER **MANAGEMENT DETAILS**

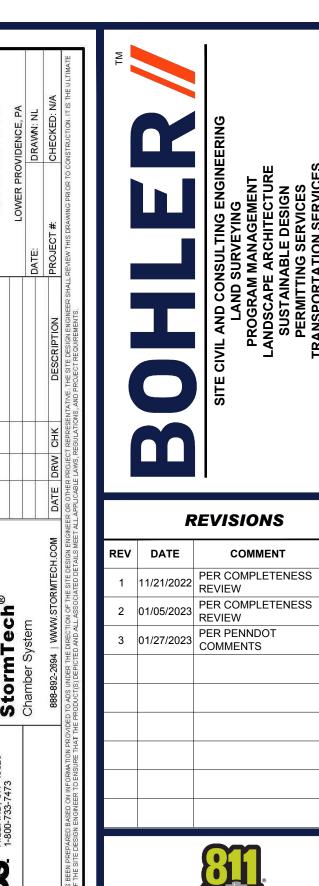


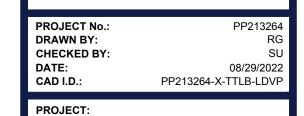
3 OF 6











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PRELIMINARY/FINAL LAND DEVELOPMENT DOCUMENTS

> TIDAL WAVE AUTO SPA STORE #:004

ODOSED DEVELOPMENT

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE

LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

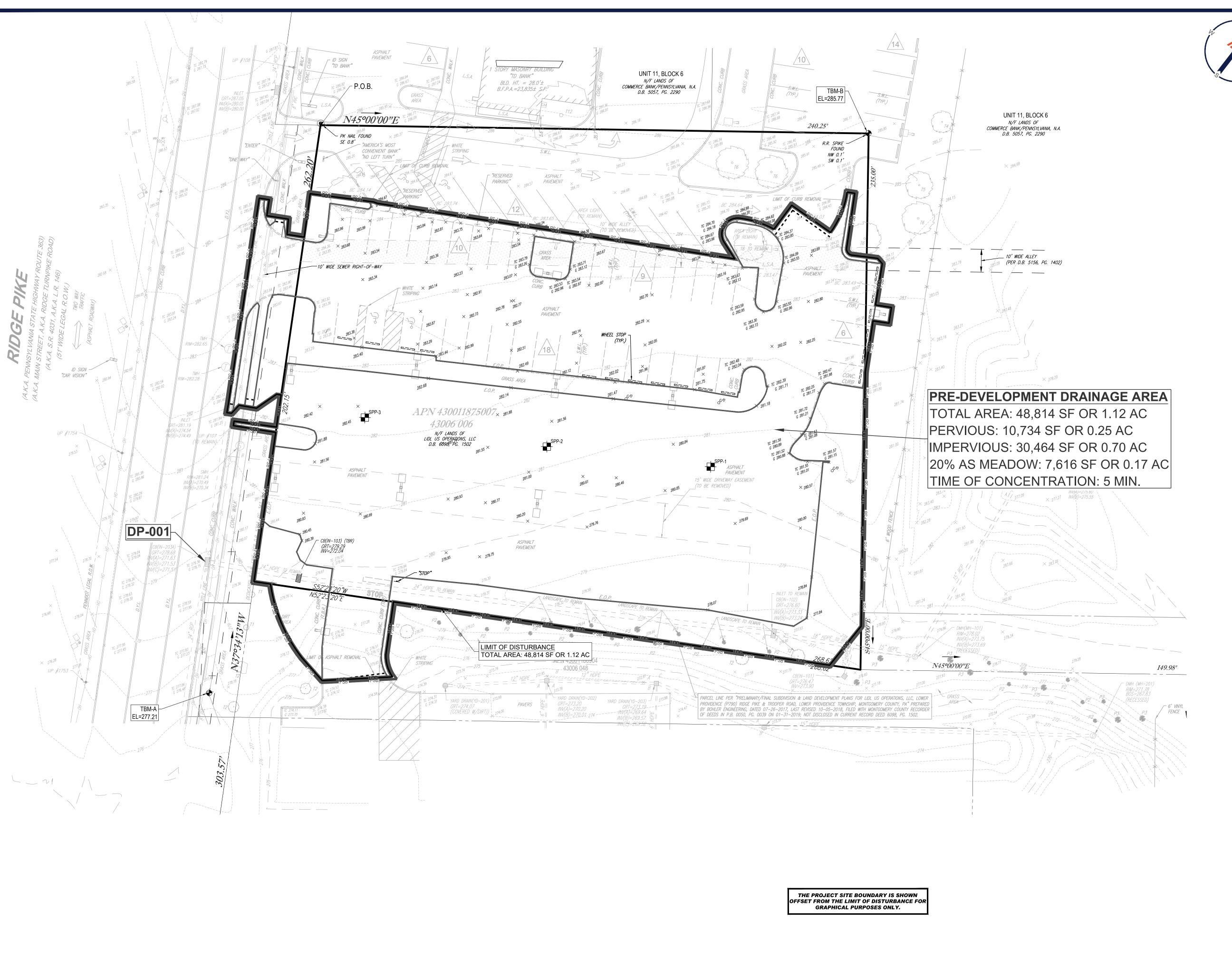
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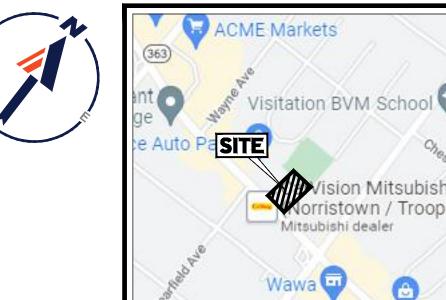
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POST
CONSTRUCTION
STORMWATER
MANAGEMENT
DETAILS

NUMBER:





LEGEND PRE-DEVELOPMENT DRAINAGE AREA

OVERALL DRAINAGE AREA

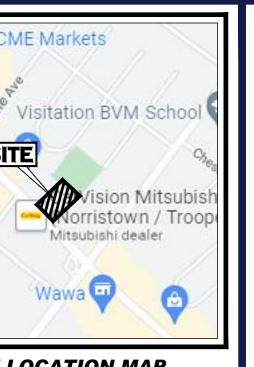
PERVIOUS DRAINAGE AREA

LIMIT OF DISTURBANCE

PROJECT SITE BOUNDARY

SITE LOCATION MAP

SCALE: 1"=1000'
SOURCE: GOOGLE MAPS



1 11/21/2022 PER COMPLETENESS REVIEW 2 01/05/2023 PER COMPLETENESS REVIEW 3 01/27/2023 PER PENNDOT COMMENTS

REVISIONS

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PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: PP213264-X-TTLB-LDVF PROJECT:
PRELIMINARY/FINAL

LAND **DEVELOPMENT DOCUMENTS**

> **TIDAL WAVE AUTO SPA** STORE #:004

PROPOSED DEVELOPMENT

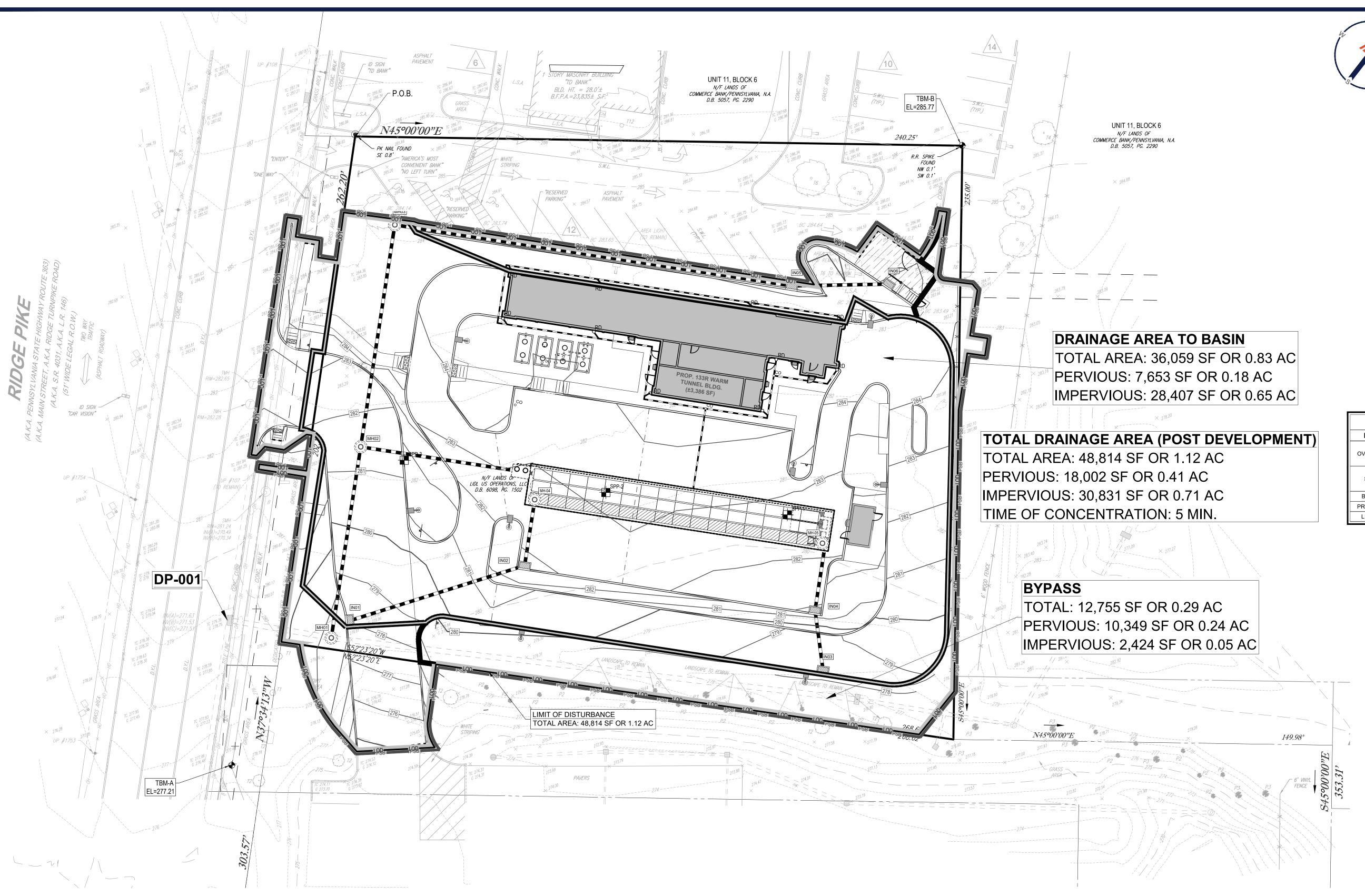
P.B. 50, PG. 39; UNIT 6, BLOCK 6 **2619 RIDGE PIKE** LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com



PRE-**DEVELOPMENT** DRAINAGE PLAN

C-609



THE PROJECT SITE BOUNDARY IS SHOWN OFFSET FROM THE LIMIT OF DISTURBANCE FOR GRAPHICAL PURPOSES ONLY.

SITE LOCATION MAP

SCALE: 1"=1000'
SOURCE: GOOGLE MAPS

LEGEND				
POST-DEVELOPMENT	DRAINAGE AREA			
OVERALL DRAINAGE AREA				
SUB-DRAINAGE AREA				
BASIN DRAINAGE AREA				
PROJECT SITE BOUNDARY	PSB			
LIMIT OF DISTURBANCE	LOD			

1515 MARKET STREET, SUITE 920

PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

REVISIONS

2 01/05/2023 PER COMPLETENESS REVIEW

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PROJECT:
PRELIMINARY/FINAL

LAND **DEVELOPMENT DOCUMENTS**

TIDAL WAVE

AUTO SPA STORE #:004

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

08/29/2022 PP213264-X-TTLB-LDVP

DRAWN BY: CHECKED BY:

DATE: CAD I.D.:

3 01/27/2023 PER PENNDOT COMMENTS



POST-

DEVELOPMENT DRAINAGE PLAN

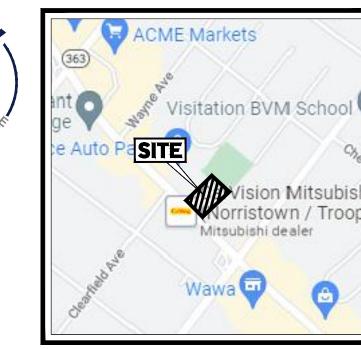
C-610



LEGEND

INLET DRAINAGE AREA

DRAINAGE AREA TO INLET



SITE LOCATION MAP

SCALE: 1"=1000'
SOURCE: GOOGLE MAPS

ON MAP 0000' LE MAPS

REVISIONS

REV	DATE COMMENT		DRAWN BY CHECKED BY
1	11/21/2022	PER COMPLETENESS	RG
	1 1/2 1/2022	REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
2	01/03/2023	REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
3	01/21/2023	COMMENTS	SU



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 PROJECT No.:
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 DATE:
 08/29/2022

 CAD I.D.:
 PP213264-X-TTLB-LDVP

PROJECT:
PRELIMINARY/FINAL
LAND
DEVELOPMENT

DEVELOPMENT
DOCUMENTS
FOR

TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA 19403

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1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
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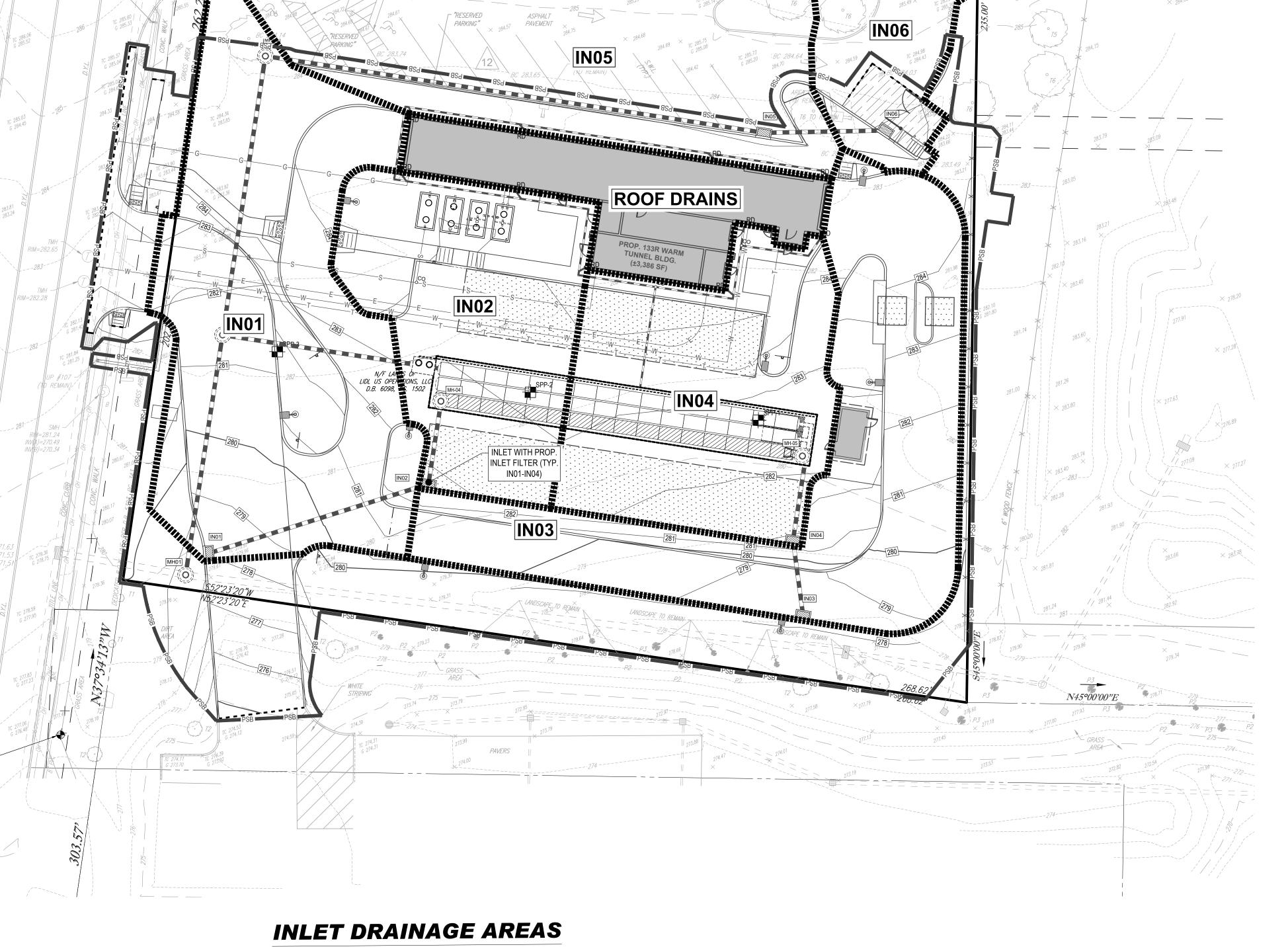
SHEET TITLE:

INLET DRAINAGE AREAS PLAN

SHEET NUMBER:

C-611

REVISION 3 - 01/27/2023



UNIT 11, BLOCK 6

N/F LANDS OF COMMERCE BANK/PENNSYLVANIA, N.A. D.B. 5057, PG. 2290

EL=285.77

240.25'

UNIT 11, BLOCK 6

N/F LANDS OF
COMMERCE BANK/PENNSYLVANIA, N.A.
D.B. 5057, PG. 2290

BLD. HT. = 28.0'±

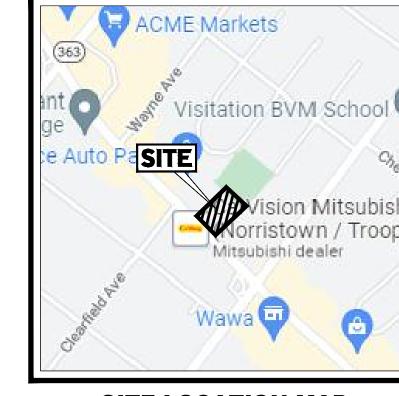
N45°00'00"E

- PK NAIL FOUND

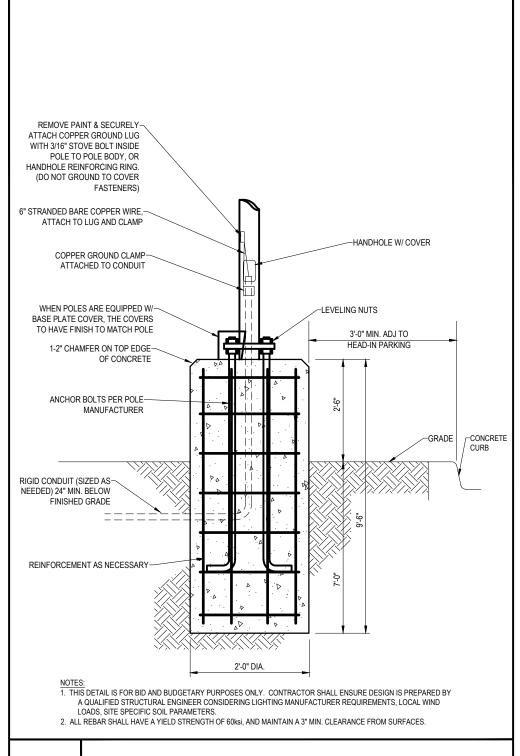
INLET	TOTAL AREA	PERVIOUS AREA	IMPERVIOUS AREA
INLET 01	10,801 SF	3,782 SF	7,019 SF
INLET 02	6,150 SF	1,868 SF	4,282 SF
INLET 03	9,065 SF	1,921 SF	7,144 SF
INLET 04	6,866 SF	395 SF	6,471 SF
INLET 05	32,563 SF*	5,012 SF	27,551 SF
INLET 06	12,536 SF*	2,707 SF	9,829 SF

*AREA INCLUDES OFF-SITE DRAINAGE FROM NEIGHBORING PROPERTY





SCALE: 1"=1000' **SOURCE: GOOGLE MAPS**

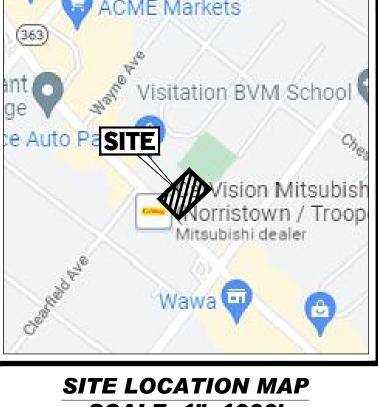


GENERAL LIGHTING NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS
- . THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- . THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- 6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE
- . THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.

BUILDING AND ELECTRICAL CODES.

- ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY
- 9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- 11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (BOHLER) FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A



REVISIONS

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LAND

DEVELOPMENT

DOCUMENTS

— FOR —

TIDAL WAVE

AUTO SPA

STORE #:004

TIDAL

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6

2619 RIDGE PIKE

LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920

PHILADELPHIA, PA 19102

Phone: (267) 402-3400

Fax: (267) 402-3401

WAVE

PP213264-X-TTLB-LDV

PROJECT No.:

DRAWN BY:

CAD I.D.:

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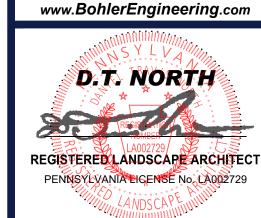
1 11/21/2022 PER COMPLETENESS REVIEW

2 01/05/2023 PER COMPLETENESS REVIEW

LIGHT POLE FOUNDATION DETAIL **I-3**

- ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.

- 8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO APPROVED.
- 10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE
- PHOTOMETRIC STUDY WILL BE REJECTED.



SHEET TITLE:

LIGHTING PLAN

C-701

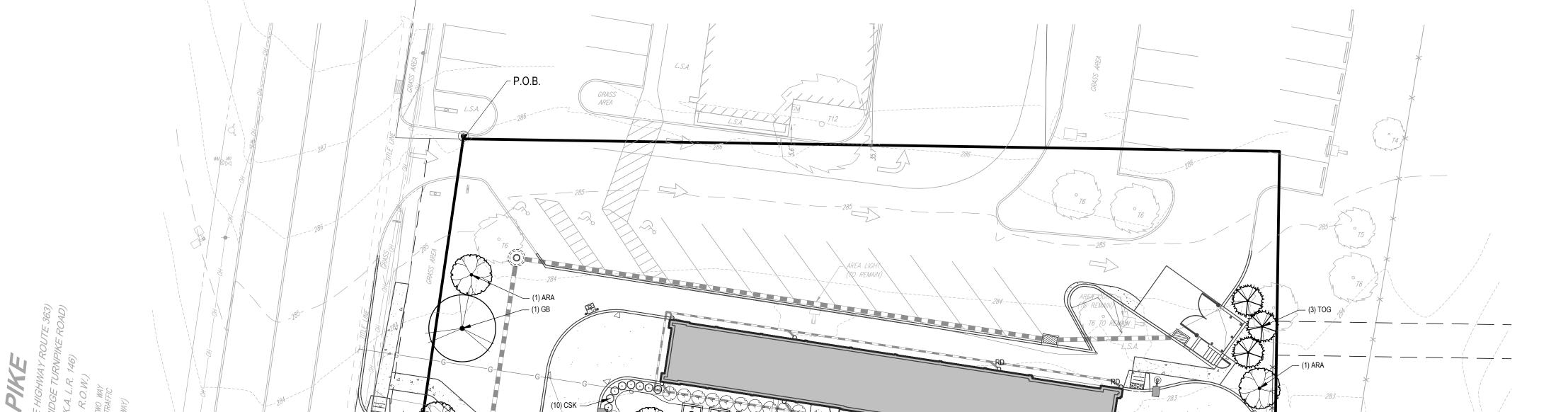
REVISION 3 - 01/27/2023



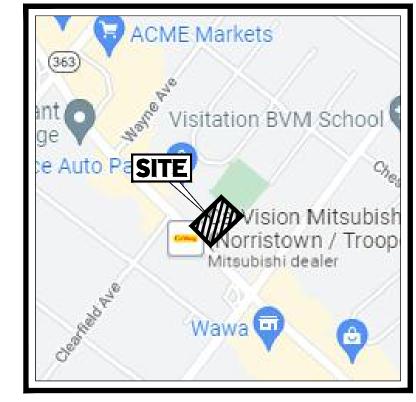
LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
P2-S	1	20'-0" AFG	SINGLE	5502	0.900	CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 2 WITH BACKLIGHT SHIELD, ZERO UP-LIGHT (RAR1-160L-70-5K7-2-x-x-ASQ-BLT-BC)	CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 17'-6" LENGTH (SSS-B-17.5-40-A-1-B3-BLT)
P3	3	20'-0" AFG	SINGLE	9559	0.900	CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 3, ZERO UP-LIGHT (RAR1-160L-70-5K7-3-x-x-ASQ-BLT)	CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 17'-6" LENGTH (SSS-B-17.5-40-A-1-B3-BLT)
P3-S	2	20'-0" AFG	SINGLE	6598	0.900	CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 3 WITH BACKLIGHT SHIELD, ZERO UP-LIGHT (RAR1-160L-70-5K7-3-x-x-ASQ-BLT-BC)	CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 17'-6" LENGTH (SSS-B-17.5-40-A-1-B3-BLT)
P5	2	20'-0" AFG	SINGLE	9610	0.900	CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 5QW, ZERO UP-LIGHT (RAR1-160L-70-5K7-5QW-x-x-ASQ-BLT)	CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 17'-6" LENGTH (SSS-B-17.5-40-A-1-B3-BLT)
W4	5	15'-0" AFF	SINGLE	3679	0.900	CURRENT LIGHTING. RATIO SERIES LED WALLPACK. TYPE 4W. ZERO UP-LIGHT (RWL1-48L-25-5K7-4W-x-BLT-PC)	

CALCULATION SUMMARY

LABEL	CALCTYPE	Units	AVG	MAX	Min	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	Fc	0.40	4.0	0.0	N.A.	N.A.
DRIVE THRU	ILLUMINANCE	Fc	1.88	4.0	0.5	3.76	8.00
PARKING	ILLUMINANCE	Fc	2.22	3.6	0.8	2.78	4.50







SITE LOCATION MAP SCALE: 1"=1000' SOURCE: GOOGLE MAPS

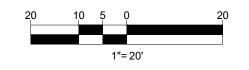
COMPLIANCE CHART

	COMPLIANCE CHA	4 <i>R I</i>	
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIAN
ZONING: 143-262 DIMENSIONAL REGULATIONS FOR ALL USES.	E.(3) A MINIMUM OF ONE THREE-INCH CALIPER TOWNSHIP-QUALIFIED STREET TREE AS REQUIRED IN THE LOWER PROVIDENCE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, HAVING A MINIMUM OF SIX FEET HIGH PLANTED ON THE BACK SIDE OF THE PUBLIC SIDEWALK FOR EVERY 25 FEET OF THE PROPERTY LOT FRONTAGE WIDTH.	TOTAL LENGTH ALONG RIDGE PIKE = 165 ± LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 165 / 25 = 6.6 OR 7 STREET TREES PROVIDED: 1 GB, 5 ARA, PLUS ONE EXISTING TREE TO REMAIN TO MEET THIS REQUIREMENT. (7 TREES)	COMPLIE
SALDO: 123-37 PARKING AND LOADING AREAS	4.A.LANDSCAPING DESIGN STANDARDS. THE FOLLOWING STANDARDS APPLY TO ALL PARKING LOT LANDSCAPING: [1] THESE TREES SHALL BE PLANTED IN THE PLANTING STRIPS A MINIMUM OF 30 FEET AND A MAXIMUM OF 40 FEET APART. EACH LANDSCAPED ISLAND SHALL CONTAIN AT LEAST ONE CANOPY TREE. [2] THE MINIMUM SIZE OF TREES WHEN PLANTED SHALL BE BETWEEN FIVE FEET TO EIGHT FEET IN HEIGHT AND A CALIPER OF 2 1/2 INCHES FOR SHADE TREES AND EIGHT FEET IN HEIGHT FOR EVERGREENS	REQUIRED: 1 CANOPY TREE PER ISLAND PROVIDED: A CANOPY TREE HAS BEEN PROVIDED IN EACH ISLAND, WHERE FEASIBLE. WHERE TREES CONFLICT WITH UNDERGROUND UTILITIES, THE REQUIRED TREE HAS BEEN PLANTED IN CLOSE PROXIMITY.	COMPLIE
123-50 LANDSCAPING	A.(3). THE MINIMUM NUMBER OF TREES AND SHRUBS REQUIRED SHALL BE AS FOLLOWS: (a) ONE SHADE TREE AND ONE EVERGREEN TREE PER 5,000 SQUARE FEET OF PAVED AREA USED AS PARKING, LOADING AND DRIVEWAYS. (b) ONE FLOWERING OR EVERGREEN SHRUB PER 1,500 SQUARE FEET OF PAVED AREA USED AS PARKING, LOADING AND DRIVEWAYS. (c) GROUND COVER PLANTS, GROWING TO LESS THAN ONE FOOT IN HEIGHT, SHALL NOT COUNT TOWARD THE MINIMUM REQUIRED NUMBER OF PLANTS.	TOTAL PAVED AREA = 22,205 ± SF REQUIRED: 22,205 / 5,000 = 4.44 OR 5 SHADE TREES 22,205 / 5,000 = 4.44 OR 5 EVERGREEN TREES 22,205 / 1,500 = 14.80 OR 15 SHRUBS PROVIDED: 4 ARA, 1 GB (5 SHADE TREES); 5 TOG (5 EVERGREEN TREES); 15 IGS (15 SHRUBS)	COMPLIE
	B.(2) ALONG PROPERTY LINES ABUTTING SIMILAR MULTIFAMILY OR NONRESIDENTIAL DISTRICTS OR DEVELOPMENTS, THE MINIMUM NUMBER OF TREES AND SHRUBS SHALL BE AS FOLLOWS: (a) ONE SHADE TREE PER 100 FEET OF PROPERTY LINE. (b) ONE EVERGREEN TREE AND ONE FLOWERING TREE OR THREE	LENGTH ALONG NORTHWEST PROPERTY LINE = 240 ± LF REQUIRED: 240 / 100 = 2.4 OR 3 TREES (240 / 150) x 3 = 4.68 OR 5 SHRUBS PROVIDED: NONE (EXISTING NON-CONFORMITY)	EXISTING N CONFORM
	FLOWERING OR EVERGREEN SHRUBS PER 150 FEET OF PROPERTY LINE.	LENGTH ALONG NORTHEAST PROPERTY LINE = 235 ± LF REQUIRED: 235 / 100 = 2.35 OR 3 TREES (235 / 150) x 3 = 4.68 OR 5 SHRUBS PROVIDED: 5 IGS (5 SHRUBS); 1 ARA, 1 GTIK, PLUS ONE EXISTING SHADE TREE TO REMAIN TO MEET THIS REQUIREMENT. (3 TREES)	COMPLIE
		LENGTH ALONG SOUTHEAST PROPERTY LINE = 268 ± LF REQUIRED: 268 / 100 = 2.68 OR 3 TREES (268 / 150) x 3 = 5.36 OR 6 SHRUBS PROVIDED: 6 IGS (6 SHRUBS); 2 ARA, PLUS ONE EXISTING SHADE TREE TO REMAIN TO MEET THIS REQUIREMENT. (3 TREES)	COMPLII
123-52 SHADE TREES	SHADE TREES SHALL BE PLANTED ALONG BOTH SIDES OF ALL NEW OR EXISTING STREETS AT INTERVALS OF NO LESS THAN 40 FEET AND NO MORE THAN 50 FEET, EXCEPT WHERE TREE MASSES HAVE BEEN PRESERVED WHERE SHADE TREES WOULD OTHERWISE BE LOCATED. TREES SHALL BE PLACED BACK OF THE RIGHT-OF-WAY LINE OF STREET, SO AS NOT TO INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SIDEWALKS, DRAINAGE FACILITIES AND/OR UTILITIES AND SHALL BE OF TWO-INCH CALIPER, BALLED AND BURLAPPED, AND GUARANTEED FOR 18 MONTHS AFTER PLANTING. SPECIES SELECTION SHALL BE AT THE DISCRETION OF THE BOARD OF SUPERVISORS OR AS RECOMMENDED BY THE PLANNING COMMISSION. THE TYPES OF SHADE TREES SHALL BE SUCH THAT WHEN GROWN TO FULL MATURITY THE TREES SHALL NOT IMPEDE THE UTILIZATION OF SOLAR ENERGY BY NEIGHBORING STRUCTURES.	PLANT MATERIAL PROVIDED FOR ZONING 143-262.E.(3), ABOVE.	COMPLIE

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- 2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- 4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- 5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- 6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ARA	13	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5" CAL.	B&B
GB	2	GINKGO BILOBA 'PRINCETON SENTRY' (MALE ONLY)	PRINCETON SENTRY GINKGO TREE	2.5" CAL.	B&B
GTIK	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TOG	6	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8`	B&B
				<u>'</u>	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CSK	47	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	15-18"	CONTAINER
DGN	22	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
IGS	51	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	30" MIN.	CONTAINER
JHIB	95	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVN	10	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
TRANSPORT SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
AUTHORIZATION FROM BOHLER, ONLY APPROVED. SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

DEVICIONS	
REVISIONS	

COMMENT

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1	11/21/2022	PER COMPLETENESS	RG
' '	1 1/2 1/2022	REVIEW	SU
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	0 1/03/2023	REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
<u> </u>	01/21/2023	COMMENTS	SU
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 PROJECT No.:
 PP213264

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 RG

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 SU

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 08/29/2022

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 PROJECT:

 PRELIMINARYIFINAL

LAND
DEVELOPMENT
DOCUMENTS

TIDAL WAVE AUTO SPA STORE #:004

AUTO SPA

PROPOSED DEVELOPMENT
P.B. 50, PG. 39; UNIT 6, BLOCK 6
2619 RIDGE PIKE
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA 19403

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
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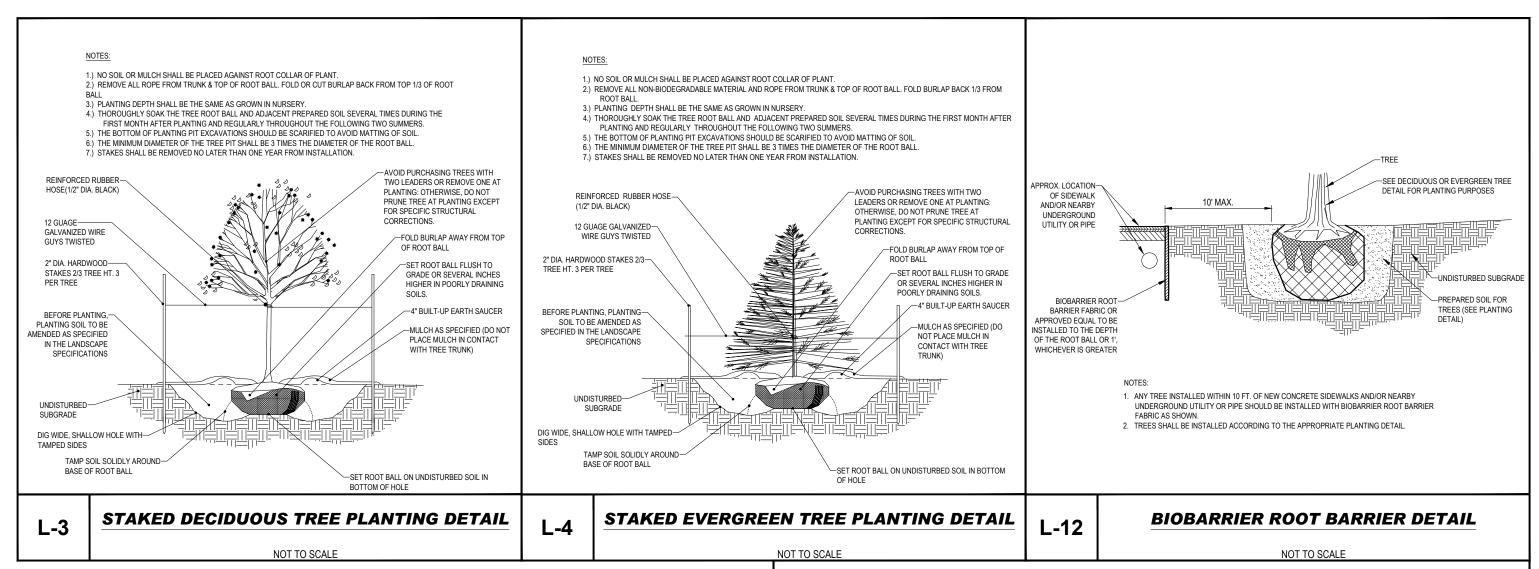


ET TITLE:

LANDSCAPE PLAN

HEET NUMBER:

C-702



PLANT SHALL BE PLANTED SO THAT
THE FORM AT WHICH THE ROOT FLARE
BEGINS IS SET LIVEL WITH GROBE
CUT AND READVE BURLAR FROM TOV.
ONE-THIRD OF ROOT BALL AS SHOWN

ASSET LIVEL WITH GROBE
CUT AND READVE BURLAR FROM TOV.
ONE-THIRD OF ROOT BALL AS SHOWN

AGAINST THE BASE OF THE PLANTI,

PRISHED GRADE

PRACE SHRUE ON FRANCIL IN

BOTTOM OF HOLE

LIMDISTURBED SURGRADE

BEFORE PLANTING, PLANTING SOIL TO

BE AMERICAS AS SPECIFED IN THE

ALMOSTARE SHOWN

SOIL SURFACE ROUGHENED
TO BIND WITH NEW SOIL.

SHRUB PLANTING DETAIL

LANDSCAPE SPECIFICATIONS:

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION

METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.

I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

- I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

 II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- F. PLANT MATERIAL

 I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE

 "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS

 PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).

 II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES
- FOR ANY AND ALL PLANT MATERIAL.

 III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

 IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF
- LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

 V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

 VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRIJINK SIX INCHES (6") AROVE THE NATURAL GRADE FOR TREES LIP TO AND INCLUDING A
- 12" ABOVE THE NATURAL GRADE.

 VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

 VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND

EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE
CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS,
MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS
SHALL NOT BE BURIED. INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

PREVENT SHOCK OR DECLINE.

SECTION ABOVE.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED. IT SHALL BE INSPECTED BY THE APPROVING

THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING.
SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH

OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS

PERFORMED BY A CERTIFIED SOIL LABORATORY.

I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE

SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

8. IOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE
LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A
PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY
BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE
TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED
THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS

SPECIFICATIONS.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):

1. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER

II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT
THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT
REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE
PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO
HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH
PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE

SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM

PLATANUS X ACERIFOLIA

BETULA VARIETIES

POPULUS VARIETIES

CRATAEGUS VARIETIES

PRUNUS VARIETIES

PYRUS VARIETIES

CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

II. 1 PART COMPOSTED COW MANURE BY VOLUME

I PLANTS: MARCH 15TH TO DECEMBER 15TH

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

1. 1 PART PEAT MOSS

III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT

B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL

PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

OR

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING.
WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE
EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE
AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE

ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL BLUED AND FAILURE OF THE SYSTEM DOES NOT FILMMATE THE CONTRACTOR'S DESPONSIBILITY OF

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF

LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD.

REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BI PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER

LAND SURVEYING E
LAND SURVEYING
PROGRAM MANAGEM
LANDSCAPE ARCHITEC
SUSTAINABLE DESIC

REVISIONS

REV	DATE	COMMENT	DRAWN BY
IVEV	DAIL		CHECKED BY
1	11/21/2022	PER COMPLETENESS	RG
		REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
		REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
	01/21/2023	COMMENTS	SU



WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

1-800-242-1776

 PROJECT No.:
 PP21326

 DRAWN BY:
 RG

 CHECKED BY:
 SI

 DATE:
 08/29/202

 CAD I.D.:
 PP213264-X-TTLB-LDV

PROJECT: PRELIMINARY/FINAL LAND DEVELOPMENT DOCUMENTS

TIDAL WAVE AUTO SPA STORE #:004

WAVE AUTO SPA

PROPOSED DEVELOPMENT
P.B. 50, PG. 39; UNIT 6, BLOCK 6
2619 RIDGE PIKE

BOHI FD //

LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PA 19403

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

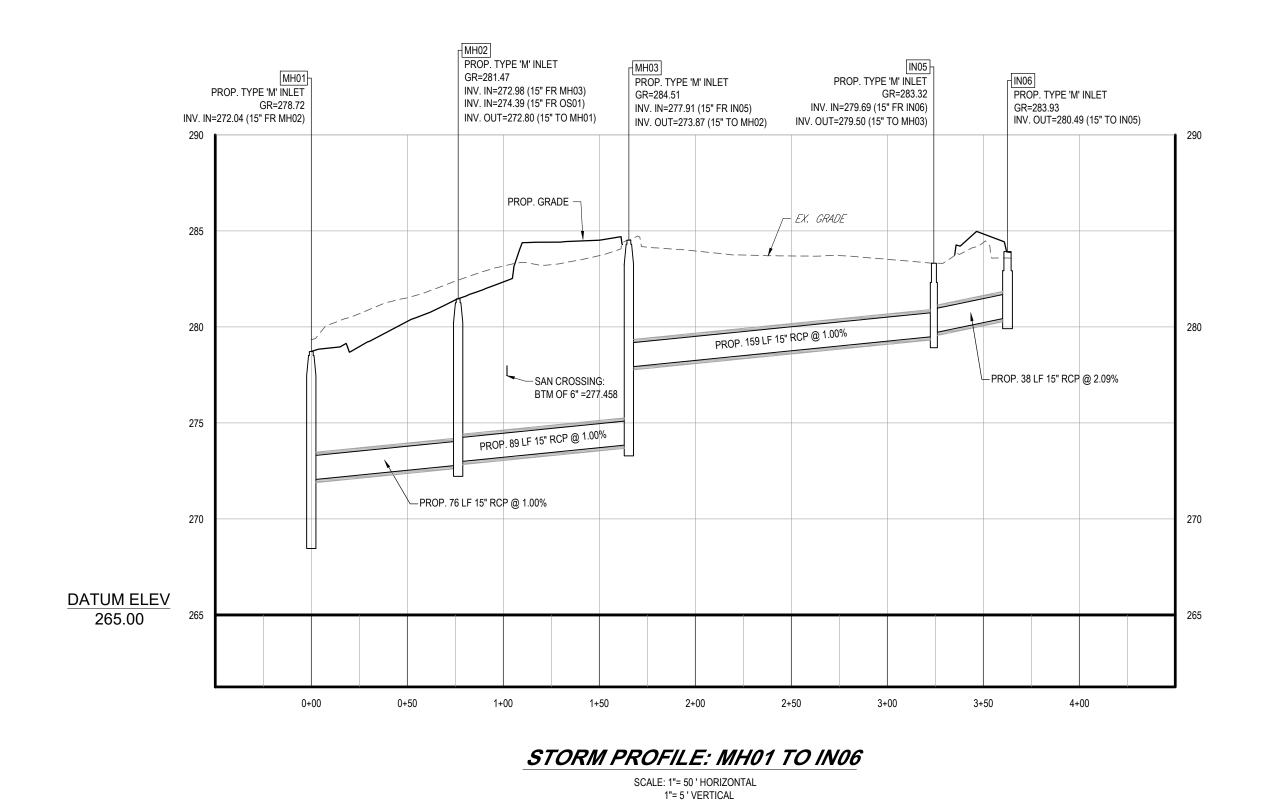
PENNSYLVANIA EIGENSE NO. 1A002729

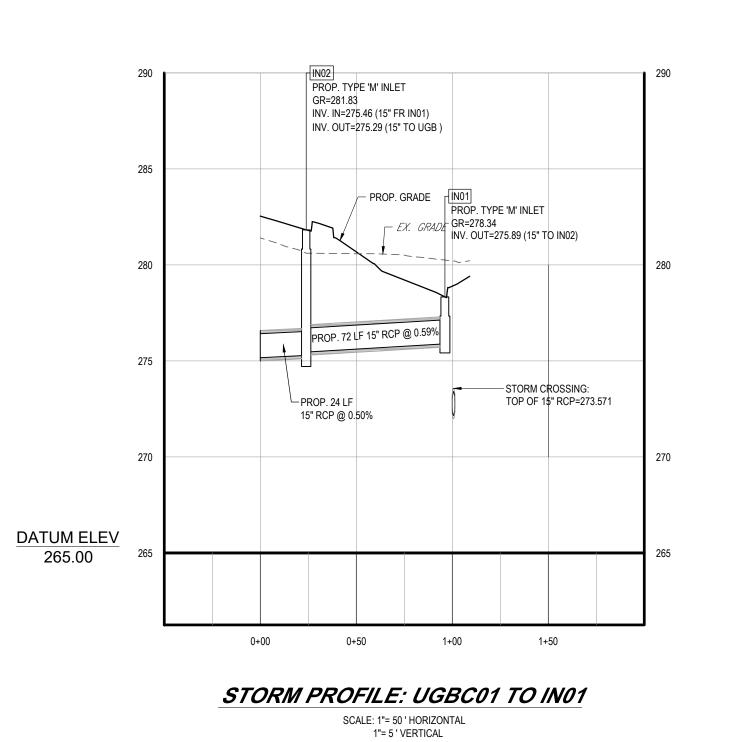
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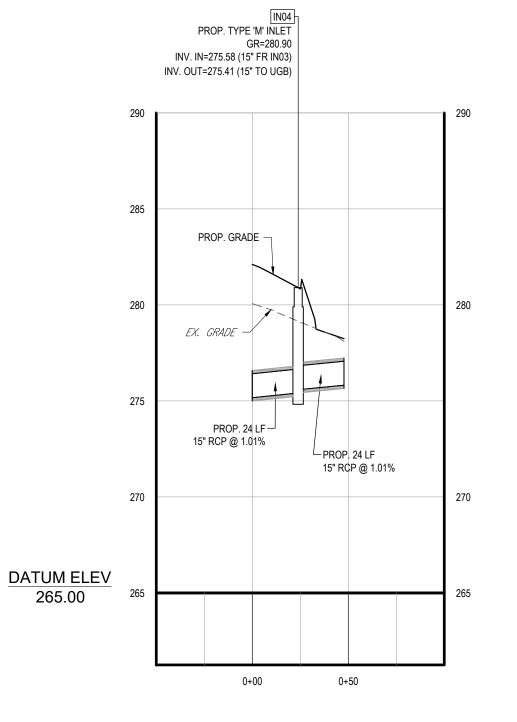
LANDSCAPE DETAILS

LIEET NIIMBED:

C-703

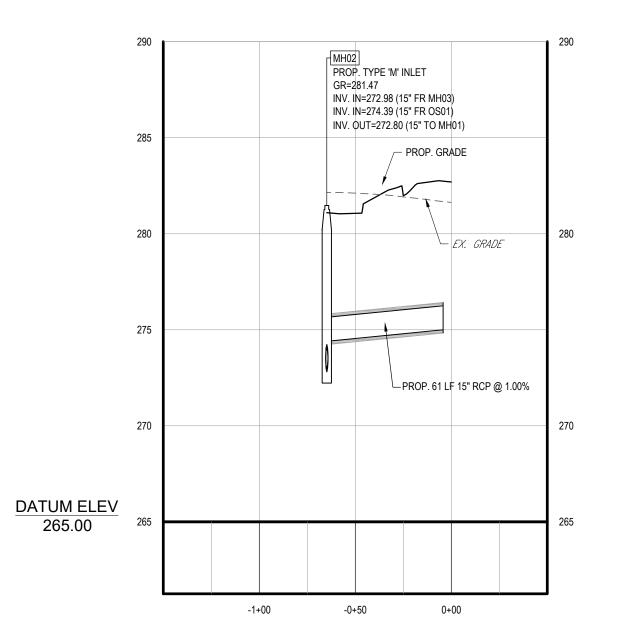






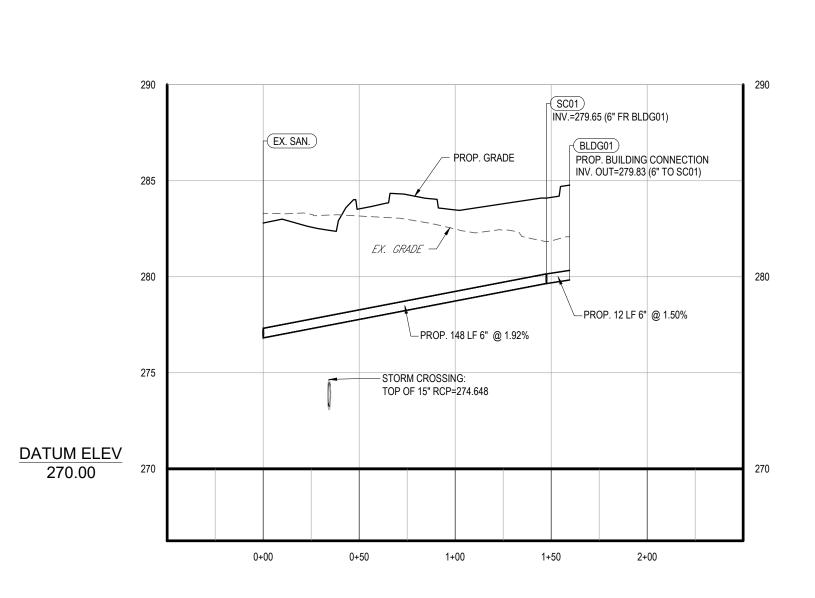
STORM PROFILE: UGBC02 TO IN03

SCALE: 1"= 50 ' HORIZONTAL 1"= 5 ' VERTICAL



STORM PROFILE: OS01 TO MH02

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



SANITARY PROFILE: BUILDING TO EX. SANITARY

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES

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REVISIONS	

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1 11/21/2022	PER COMPLETENESS	RG	
'	1 1/2 1/2022	REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
		REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
3	01/21/2023	COMMENTS	SU



 PROJECT No.:
 PP213264

 DRAWN BY:
 RG

 CHECKED BY:
 SL

 DATE:
 08/29/2022

 CAD I.D.:
 PP213264-X-TTLB-LDVF

PROJECT: PRELIMINARY/FINAL LAND DEVELOPMENT DOCUMENTS

TIDAL WAVE AUTO SPA STORE #:004

WAVE AUTO SPA

PROPOSED DEVELOPMENT
P.B. 50, PG. 39; UNIT 6, BLOCK 6
2619 RIDGE PIKE
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA 19403

BOHLER

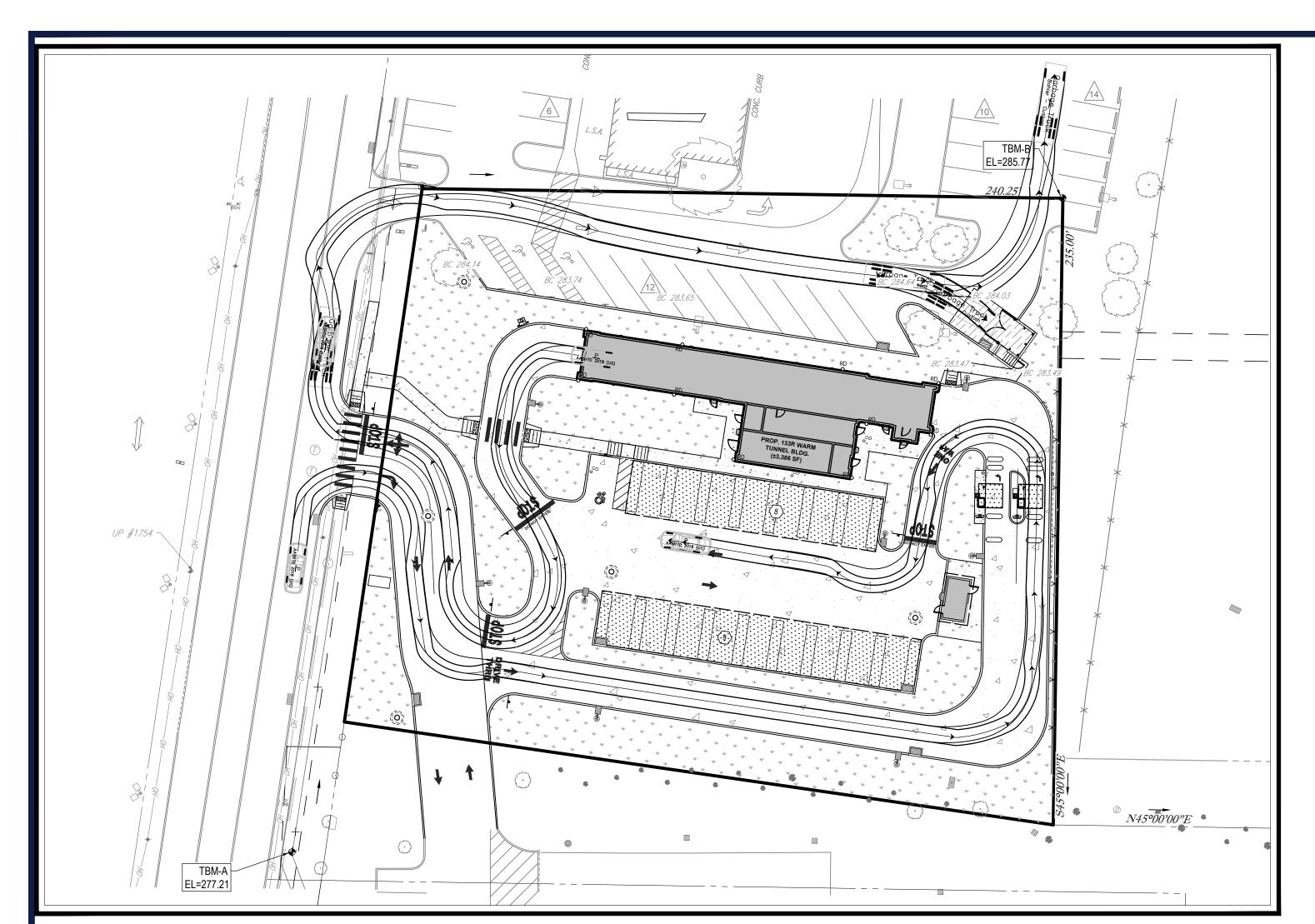
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



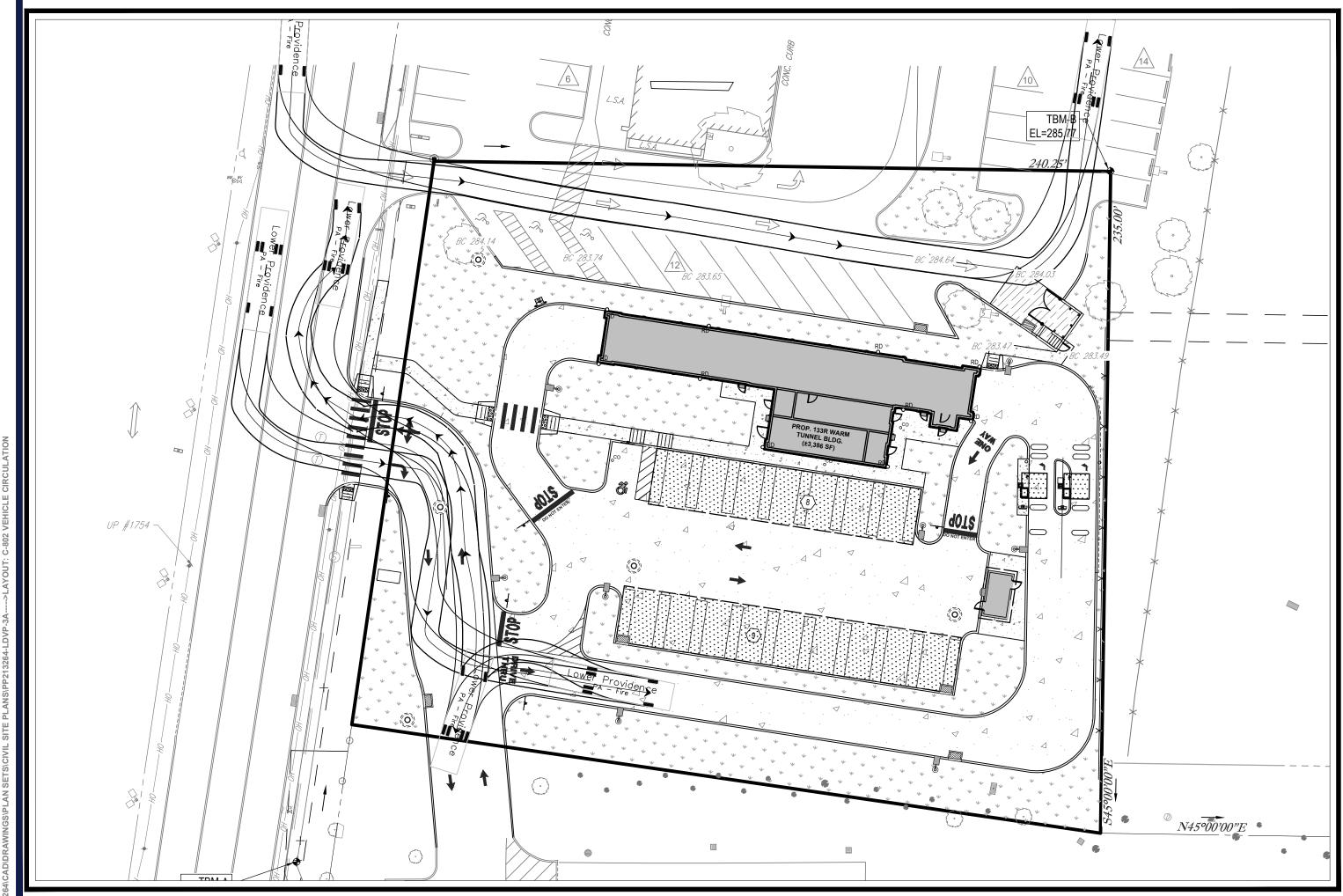
STORM & SANITARY PROFILE PLAN

SHEET NUMBER:

C-801

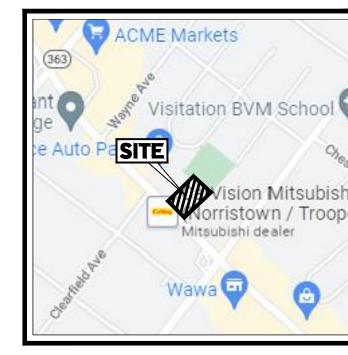






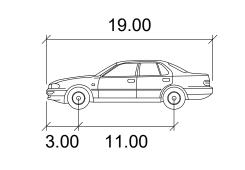
FIRE TRUCK CIRCULATION



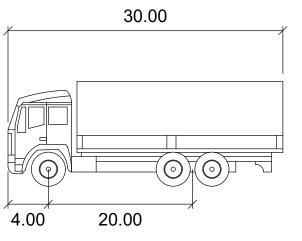


SITE LOCATION MAP

SCALE: 1"=1000'
SOURCE: GOOGLE MAPS



Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 31.6



Garbage Truck

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.6



REVISIONS

REV	DATE	COMMENT	DRAWN BY
IVEV	DAIL		CHECKED BY
1	11/21/2022	PER COMPLETENESS	RG
		REVIEW	SU
2	01/05/2023	PER COMPLETENESS	RG
		REVIEW	SU
3	01/27/2023	PER PENNDOT	RG
	01/21/2023	COMMENTS	SU



 PROJECT No.:
 PP213264

 DRAWN BY:
 RG

 CHECKED BY:
 SU

 DATE:
 08/29/2022

 CAD I.D.:
 PP213264-X-TTLB-LDVP

PROJECT: PRELIMINARY/FINAL LAND DEVELOPMENT DOCUMENTS

TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT

P.B. 50, PG. 39; UNIT 6, BLOCK 6 2619 RIDGE PIKE LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA 19403

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



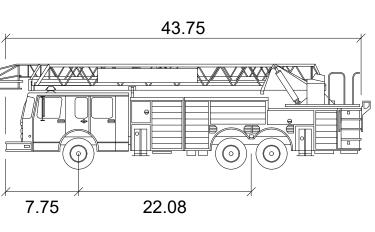
QUEET TITLE:

VEHICLE CIRCULATION PLAN

SHEET NUMBE

C-802

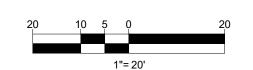
REVISION 3 - 01/27/2023

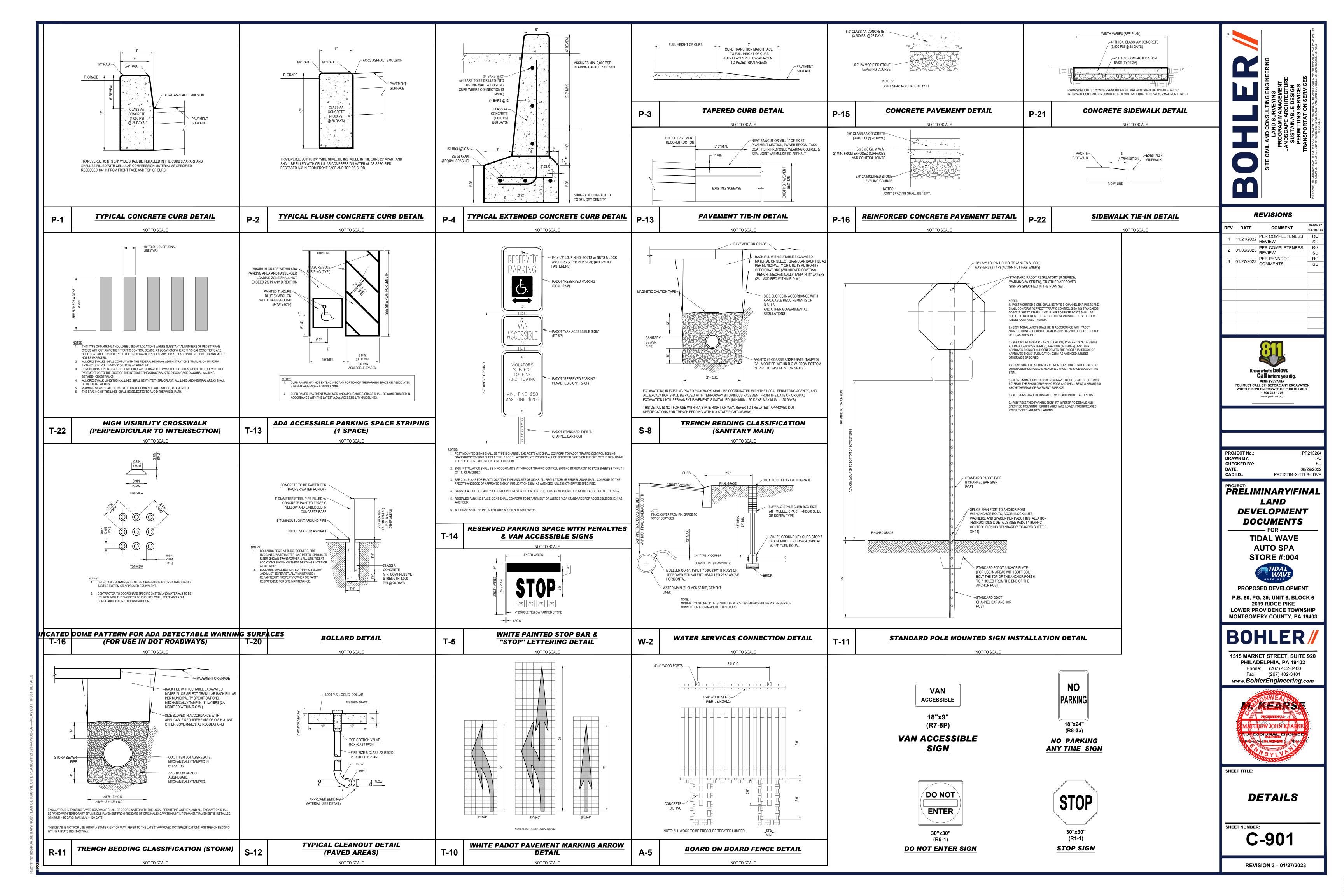


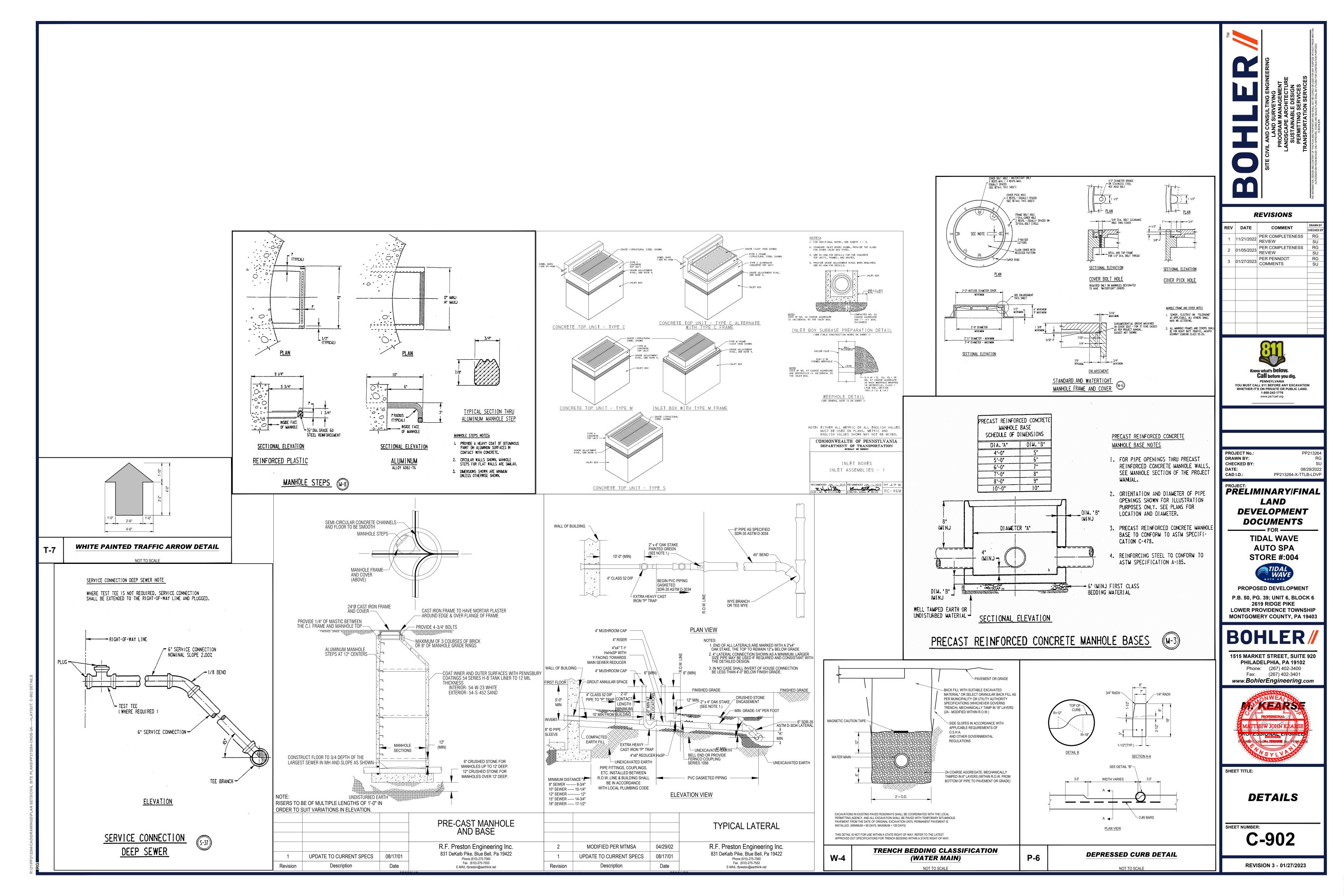
Lower Providence

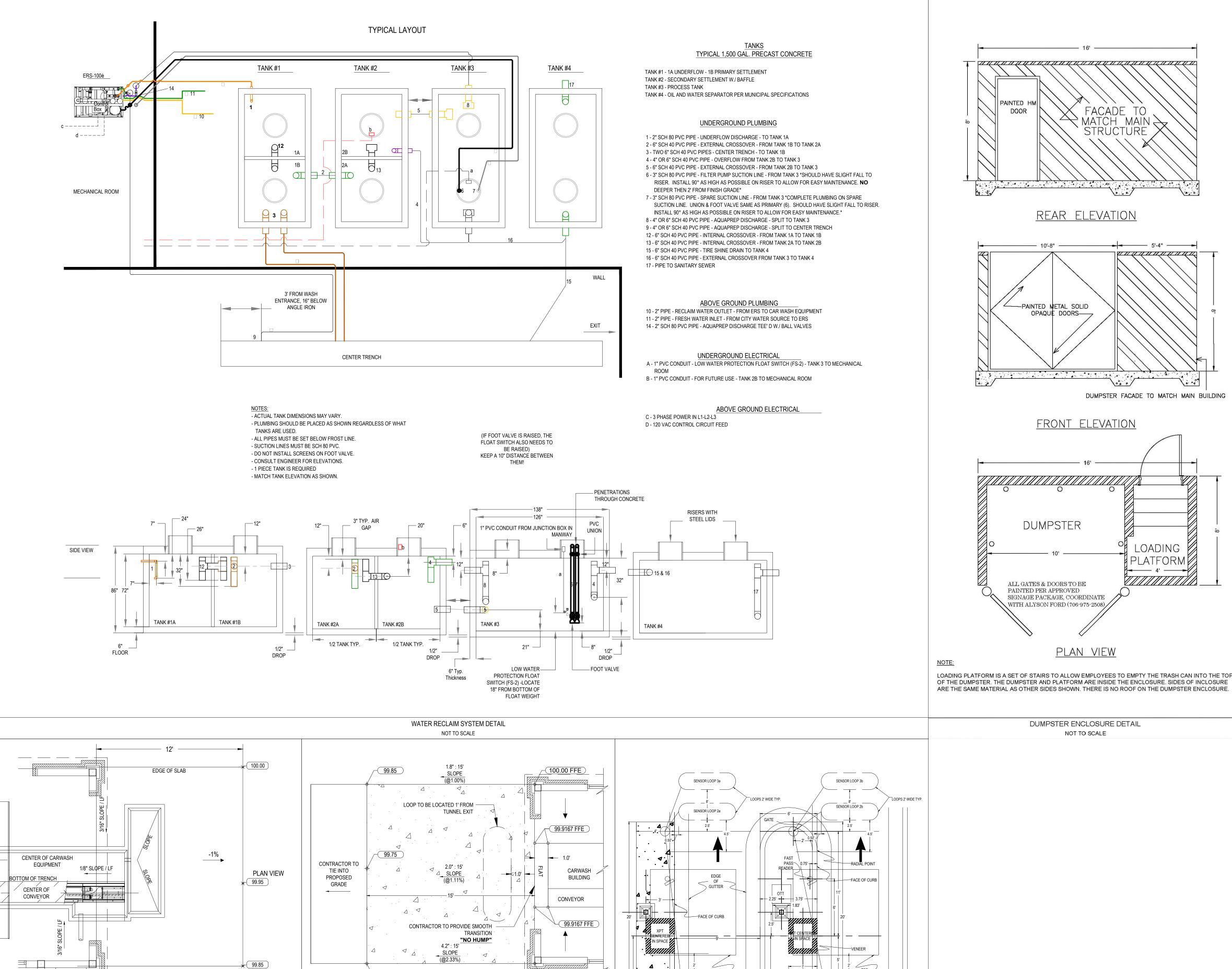
	1001
'idth	: 9.83
ack	: 9.83

Track : 9.83
Lock to Lock Time : 6.0
Steering Angle : 40.0









100.00 FFE

PAY KIOSK AND LOOP DETAIL

NOT TO SCALE

OUTSIDE FACE

OF CARWASH -COLUMN

PLAN VIEW

ELEVATION VIEW

EXIT DETAIL - FRONT WHEEL PULL

NOT TO SCALE

CONTRACTOR TO TIE INTO PROPOSED

GRADE

NOTE: PROVIDE 12' MIN. LONG

CONCRETE APPROACH SLAB. COORDINATE WITH EQUIPMENT

MANUFACTURER

OUTSIDE FACE

OF CARWASH

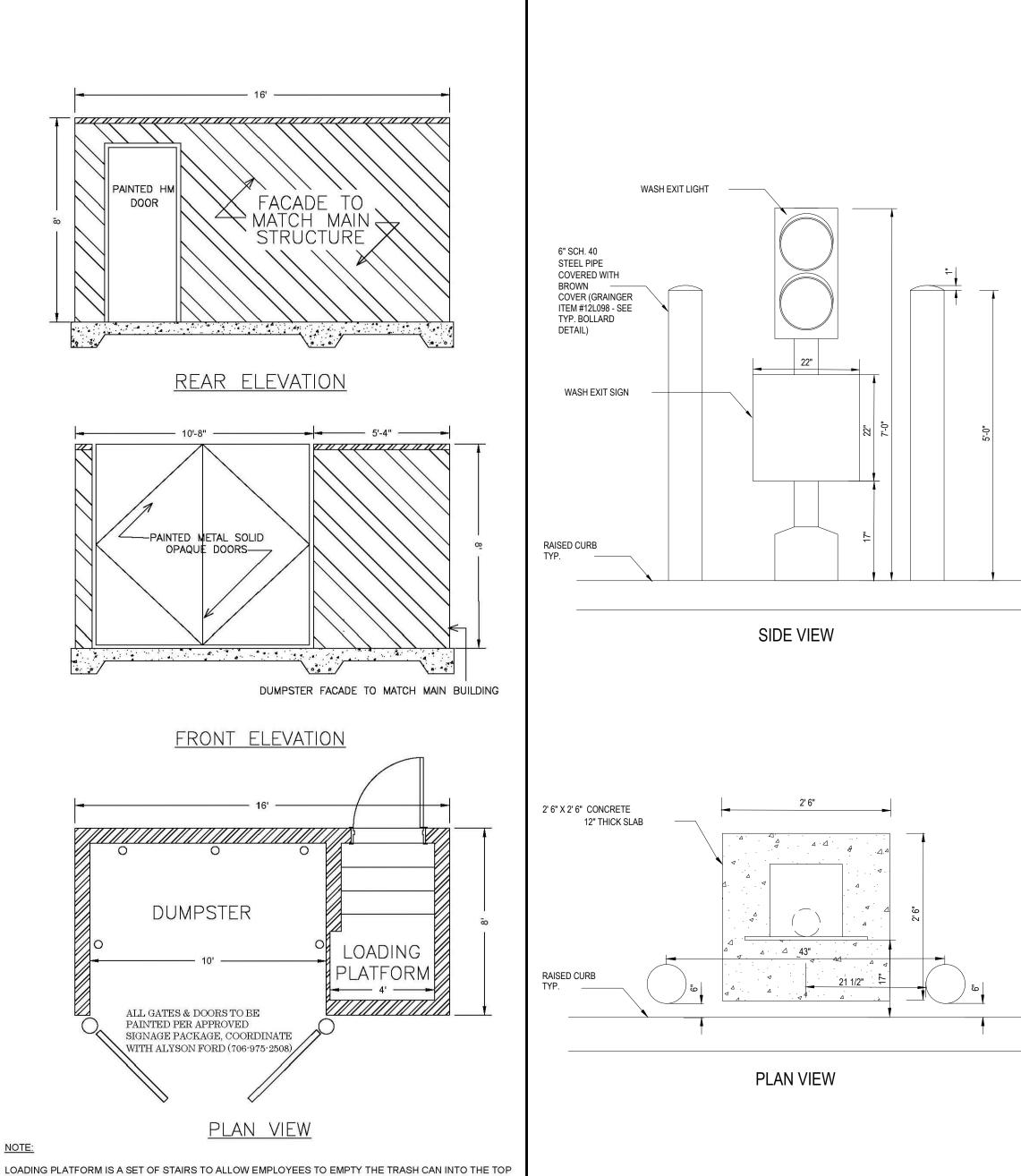
3" PVC DRAIN FROM

— CORRELATOR PIT TO CONVEYOR PIT

ENTRANCE DETAIL - FRONT WHEEL PULL

NOT TO SCALE

ELEVATION VIEW



DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	11/21/2022	PER COMPLETENESS REVIEW	RG SU
2	01/05/2023	PER COMPLETENESS REVIEW	RG SU
3	01/27/2023	PER PENNDOT COMMENTS	RG
		COMMENTS	SU



PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: PP213264-X-TTLB-LDV

PROJECT:
PRELIMINARY/FINAL LAND **DEVELOPMENT DOCUMENTS**

TIDAL WAVE AUTO SPA STORE #:004

PROPOSED DEVELOPMENT P.B. 50, PG. 39; UNIT 6, BLOCK 6 **2619 RIDGE PIKE** LOWER PROVIDENCE TOWNSHIP **MONTGOMERY COUNTY, PA 19403**

EXIT LIGHT DETAIL

NOT TO SCALE

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com



SHEET TITLE:

DETAILS

C-903