



DLHowell
Civil Engineering &
Land Planning
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D.L. Howell & Assoc., Inc.

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NO.	DATE	DESCRIPTION
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**PRELIMINARY/FINAL
EXISTING CONDITIONS PLAN**
CLIENT: CONLIN'S COPY CENTER
PROJECT: CONLIN'S COPY CENTER EXPANSION
LOCATION: 101 WEST 8TH AVENUE
UPPER MERION TOWNSHIP, MONT. CO., PA

DATE: 07/29/16
SCALE: 1"=30'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3056
CAD FILE: 02 EXISTING CONDITIONS PLAN.dwg
PLOTTED: 07/29/16
DRAWING NO.: C02.1
SHEET 02 of 07

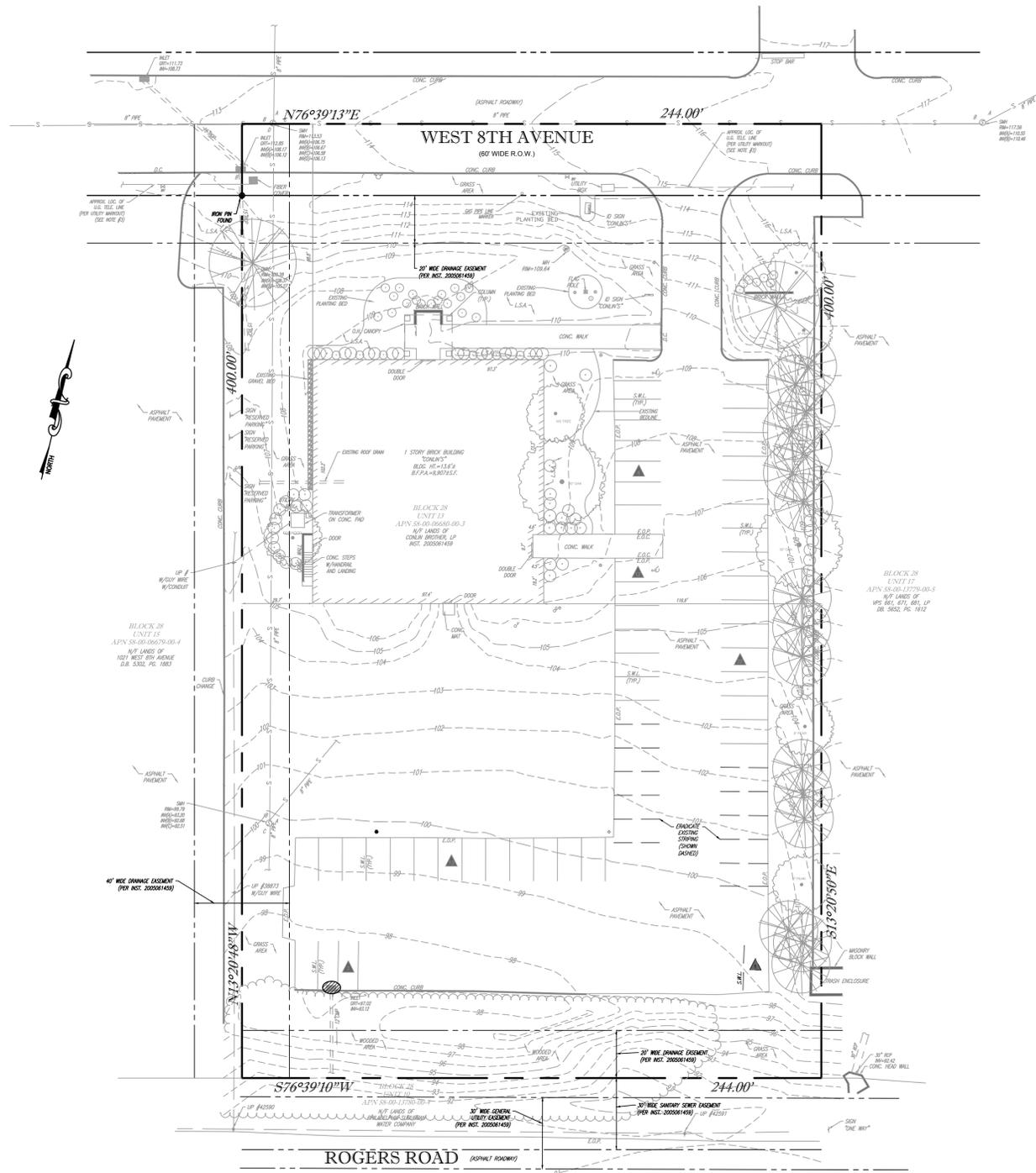
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20161091386

UTILITY COMPANY	PHONE NUMBER
AQUA PENNSYLVANIA, INC.	610-525-1400
AT & T	215-233-3474
CENTURYLINK	717-245-7730
COMCAST COMMUNICATIONS, INC.	215-918-3137
COMCAST CABLEVISION	215-961-3000
LEVEL 3	720-888-0165
MCI	215-437-8820
PECO	610-292-8057
UPPER MERION TOWNSHIP	610-265-2600
VERIZON	215-657-9260
ZAYO BANDWIDTH	610-774-5151

LEGEND

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- × TC 123.45 EXIST. TOP OF CURB ELEVATION
- × G 122.95 EXIST. GUTTER ELEVATION
- × TW 123.45 EXIST. TOP OF WALL ELEVATION
- × BW 122.95 EXIST. BOTTOM OF WALL ELEVATION
- × FF 123.45 EXIST. FINISHED FLOOR ELEVATION
- × DS 123.45 EXIST. DOOR SILL ELEVATION
- OH --- OVERHEAD WIRES
- G --- APPROX. LOC. UNDERGROUND GAS LINE
- FO --- APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
- --- DEPRESSED CURB
- HYDRANT
- WV WATER VALVE
- SMH SANITARY/SEWER MANHOLE
- MH UNKNOWN MANHOLE
- C/O CLEAN OUT
- UP UTILITY POLE
- GUY WIRE
- SIGN
- CATCH BASIN OR INLET
- FLOW ==> FLOW DIRECTION
- ▲ PARKING SPACE COUNT
- A.G. ABOVE GROUND
- U.G. UNDER GROUND
- D.C. DEPRESSED CURB
- E.O.C. EDGE OF CONC.
- E.O.P. EDGE OF PAVEMENT
- L.S.A. LANDSCAPED AREA
- (TYP.) TYPICAL
- S.W.L. SOLID WHITE LINE
- HT. HEIGHT
- BLDG. BUILDING
- B.F.P.A. BUILDING FOOTPRINT AREA
- N.V.P. NO VISIBLE PIPE



EXISTING CONDITIONS PLAN

SCALE: 1" = 30'





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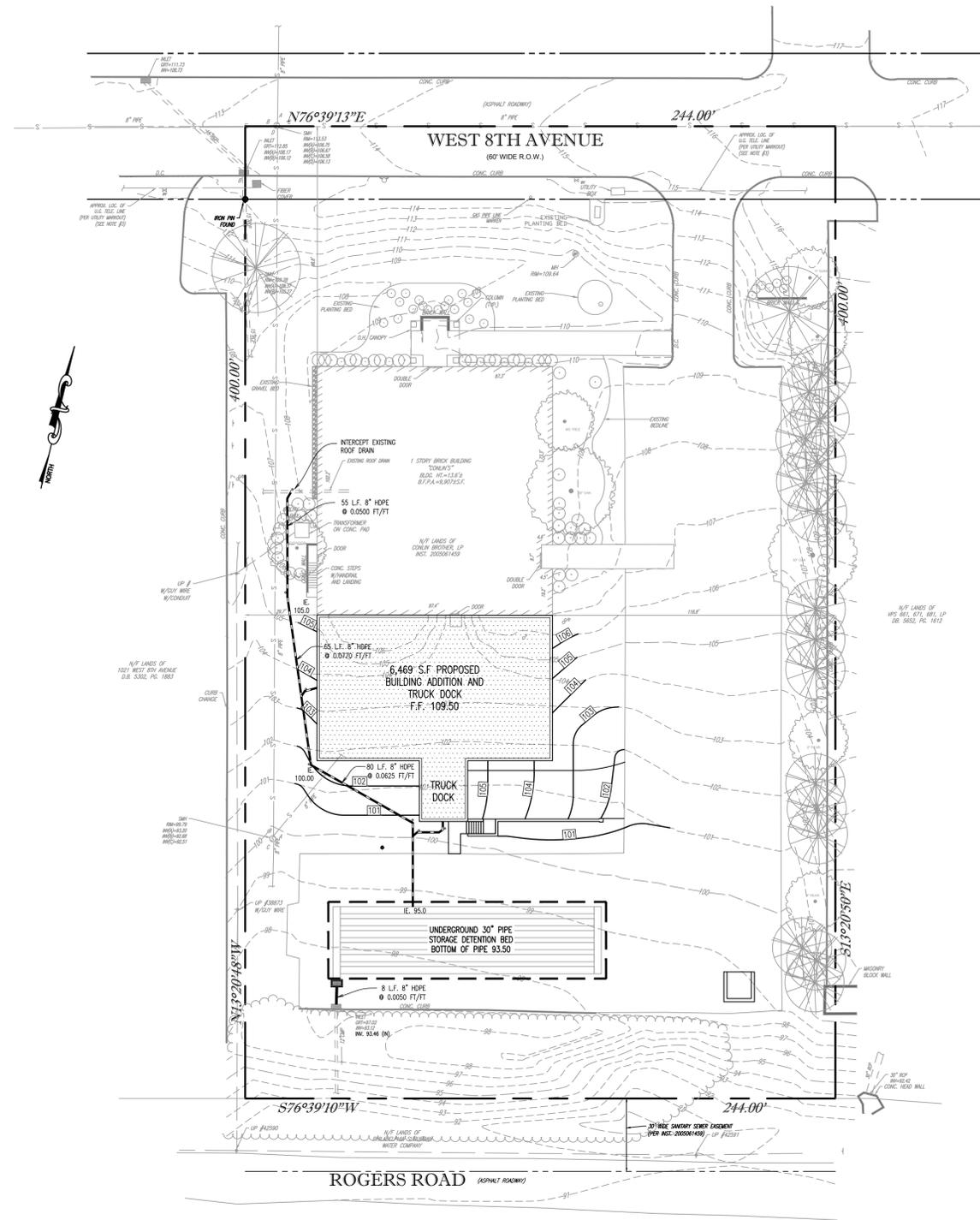
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**PRELIMINARY/FINAL
GRADING AND UTILITIES PLAN**
CLIENT: CONLIN'S COPY CENTER
PROJECT: CONLIN'S COPY CENTER EXPANSION
LOCATION: 101 WEST 8TH AVENUE
UPPER MERION TOWNSHIP, MONT. CO., PA

DATE:	07/29/16
SCALE:	1"=30'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3056
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PLOTTED:	07/29/16
DRAWING NO.:	C03.1
SHEET:	03 of 07



GRADING AND UTILITIES PLAN

SCALE: 1" = 30'



LEGEND

<p>--- EX. PROPERTY LINE</p> <p>--- PROP. PROPERTY LINE</p> <p>--- EX. RIGHT-OF-WAY</p> <p>--- PROP. RIGHT-OF-WAY</p> <p>█ EX. MONUMENT</p> <p>█ EX. IRON PIPE</p> <p>█ PROP. IRON PIPE</p> <p>--- EX. EASEMENT</p> <p>--- EX. WETLANDS</p>	<p>--- 242' EXISTING CONTOUR</p> <p>--- 727' PROPOSED CONTOUR</p> <p>--- 123.00 EXISTING SPOT ELEV.</p> <p>--- 103.00 NEW SPOT ELEV.</p> <p>--- GEB2 SOILS TYPE</p> <p>--- SOLS LINE</p> <p>--- EX. CONC. CURB</p> <p>--- PROP. CONC. CURB</p> <p>--- EX. EDGE OF PAVING</p> <p>--- PROP. EDGE OF PAVING</p> <p>--- EX. LIGHT POLE</p>	<p>○ EX. FENCE</p> <p>--- EX. SIGN</p> <p>--- PROP. SIGN</p> <p>--- EXIST. PARKING SPACES</p> <p>--- PROP. PARKING SPACES</p> <p>--- TO BE REMOVED</p> <p>--- EX. TELE. LINE</p> <p>--- PROP. TELE. LINE</p> <p>--- EX. ELEC. LINE</p> <p>--- PROP. ELEC. LINE</p> <p>--- EX. UTILITY POLE</p> <p>--- PROP. UTILITY POLE</p> <p>--- EX. GUY ANCHOR</p> <p>--- EX. GAS LINE</p> <p>--- PROP. GAS LINE</p> <p>--- EX. GAS VALVE</p> <p>--- PROP. GAS VALVE</p> <p>--- EX. STORM SEWER LINE</p> <p>--- PROP. STORM SEWER LINE</p> <p>--- EX. STORM INLET</p> <p>--- PROP. STORM INLET</p> <p>--- EX. SANITARY SEWER LINE</p> <p>--- PROP. SAN. SEWER LINE</p> <p>--- PROP. SAN. SEWER LATERAL</p> <p>--- PROP. SANITARY MH. ID</p> <p>--- EX. WATER LINE</p> <p>--- PROP. WATER LINE</p> <p>--- WL PROP. WATER LATERAL</p> <p>--- FW PROP. FIRE WATER LINE</p> <p>--- EX. WATER VALVE</p> <p>--- EX. HYDRANT</p> <p>--- EX. MANHOLE</p> <p>○ PROP. MANHOLE</p> <p>● EX. PERC TEST</p> <p>▲ EX. TEST PIT</p>
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GRADING & UTILITY GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT POONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
- SUBBASE MATERIAL FOR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
- ALL MANHOLES SHALL BE PRECAST CONCRETE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
- ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT PAVING SHALL MATCH THE EXISTING PAVEMENT SECTION.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.).
- ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
- IF THE CONTRACTOR RUNS INTO HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY BEFORE ANY ADDITIONAL WORK IS COMPLETED.
- ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
- ALL STORM SEWERS SHALL BE CONSTRUCTED PER PENNDOT SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL.

EROSION AND SEDIMENTATION CONTROL NARRATIVE

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN.

- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE PENNSYLVANIA STATE SOIL CONSERVATION DISTRICT STANDARDS FOR EROSION AND SEDIMENT POLLUTION CONTROL IN PENNSYLVANIA, DATED MARCH 2000. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
 - THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64 "EROSION CONTROL RULES AND REGULATIONS", TITLE 25 - PART I SUBPART C "PROTECTION OF NATURAL RESOURCES", AND ARTICLE II "WATER RESOURCES", CHAPTER 102 EROSION CONTROL.
 - 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 REQUEST 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 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.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. MEASURES SHALL BE UTILIZED TO PREVENT WATER RUN-ON AND RUN-OFF FROM THE CONSTRUCTION SITE.
 - ALL WORK SHALL BE CONDUCTED IN A MANNER TO PRESERVE ALL EXISTING VEGETATION THAT IS NOT REQUIRED TO BE REMOVED.
 - THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES. ALL OFF-SITE AND ON-SITE EROSION AND SEDIMENT DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CORRECTED IMMEDIATELY.
 - THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE.
 - THE CONTRACTOR SHALL PROVIDE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT, IF APPLICABLE, COPIES OF SECURED PERMITS FOR OFFSITE BORROW SOURCES OR OFFSITE STORAGE LOCATIONS SHOWING THAT APPROPRIATE EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE AND CONFORM TO THE REQUIREMENTS OF PENNSYLVANIA TITLE 25, CHAPTER 25, EROSION CONTROL, PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES OF THESE AREAS.
 - THE CONTRACTOR SHALL CONFORM TO ALL THE REQUIREMENTS OF PA ACT 187 (PA ONE CALL).
 - UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, OR AS SPECIFIED BELOW.
 - EARTHWORK WHICH IS NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL BE IMMEDIATELY STABILIZED WITH UNROTTED SMALL GRASS STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRE. THE MULCH SHALL BE ANCHORED WITH EMULSIFIED OR CUTBACK ASPHALT BINDER, IF CONDITIONS WARRANT. THE CONTRACTOR SHALL VERIFY THAT SOLVENTS ARE NOT CONTAINED WITH THESE BINDERS. ON STEEP SLOPES, NETTING SHALL BE USED TO ANCHOR MULCH IN PLACE. SLOPE STEEPNESS, SLOPE LENGTH, SOIL ERODIBILITY AND CUT OF FILL CONDITIONS SHALL BE CONSIDERED IN DETERMINING THE NEED FOR NETTING OR OTHER MULCH TACKING METHODS.
 - EXISTING TOPSOIL SHALL NOT BE REMOVED FROM THE SITE. ALL TOPSOIL AND CLEAN EARTH STOCKPILES SHALL BE PLACED IN DESIGNATED AREAS AS SHOWN ON THE PLAN AND SHALL BE GRADED TO MINIMIZE EROSION. ALL STOCKPILES WILL BE SURROUNDED WITH SILT FENCE, WINDWARD SLOPES OF STOCKPILES, WHICH ARE TO BE IN PLACE FOR MORE THAN 15 DAYS SHALL BE GRADED TO A 2:1 SLOPE AND SHALL BE STABILIZED AS OUTLINED IN NOTE # ABOVE. AFTER CONSTRUCTION IS COMPLETE, ANY REMAINING STOCKPILE MATERIAL SHALL BE GRADED ONTO THE SITE AND STABILIZED OR HAULED OFF SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENTATION CONTROLS DURING ALL PHASES OF CONSTRUCTION. CONTROLS SHALL BE INSPECTED, CLEANED, AND/OR REPAIRED AFTER EACH STORM EVENT AND ON A BIWEEKLY BASIS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT OR WHEN ACCUMULATIONS REACH 1/4 THE HEIGHT OF SILT FENCE AND PLACE SEDIMENT ON-SITE IN NON-ERODIBLE AREAS AND PERMANENTLY STABILIZE THESE AREAS BY SEEDING IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
 - DURING LAND DISTURBANCE ACTIVITIES, AND ANY TIME PRIOR TO STABILIZATION, IF ANY EROSION AND SEDIMENTATION PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROL MEASURES, IMMEDIATE ACTION MUST BE TAKEN BY THE CONTRACTOR TO CORRECT THE PROBLEM. ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER COMPLETION OF THIS PROJECT, SHALL BE AS SELECTED BY THE CONTRACTOR AND ARE SUBJECT TO APPROVAL OF THE MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT.
 - A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE.
 - ALL DISTURBED AREAS SHALL BE SEEDDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE EROSION AND SEDIMENT CONTROL PLAN.
 - IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE LIMITS OF DISTURBANCE OR TO THE EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR OR LAND OWNER MUST CONTACT THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR ADEQUACY OF THESE CHANGES.
 - SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR MUST TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHOULD BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
 - SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE SUCH PROBLEMS.
 - THE CONTRACTOR MUST DEVELOP AND HAVE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED IN THE APPROVED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE THE CONSTRUCTION LIMITS.
 - UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION THIS INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

- WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
- THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
 - ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENT OF THE NONCOMPLIANCE.
 - THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- ALL AREAS REQUIRING INTERIM OR FINAL STABILIZATION MUST BE ADDRESSED IMMEDIATELY AFTER THE COMPLETION OF DISTURBANCE. AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEEDDED / PLANTED IN SUFFICIENT TIME TO GERMINATE BY OCTOBER 15 OF EACH YEAR. SEEDING WILL BE ACCOMPLISHED THROUGH THE USE OF HYDROSEEDING TECHNIQUES OR CONVENTIONAL SEEDING AND MULCHING AT A RATE OF 3.0 TONS PER ACRE AS RECOMMENDED IN THE PENN STATE AGRONOMY GUIDE.
 - AFTER FINAL STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED. THE CONSERVATION DISTRICT AND THE TOWNSHIP SHALL BE NOTIFIED PRIOR TO THE REMOVAL AND/OR CONVERSION OF ANY E & S CONTROLS. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL APPLY TO THE TOWNSHIP FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITH THIS PLAN.
 - THE CONSTRUCTION TRAILER LOCATION MUST BE APPROVED BY THE TOWNSHIP.
 - WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION: A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS, B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENT OF THE NONCOMPLIANCE, C. THE TIME FRAME TO CORRECT THE NONCOMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
 - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL APPLY TO THE MONTGOMERY SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
 - FOR INLETS NOT DRAINING TO A SEDIMENT TRAP OR BASIN UTILIZING INLET PROTECTION, SEDIMENT MUST BE REMOVED FROM THE INLET PROTECTION AFTER EACH RUNOFF EVENT.
 - ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
 - STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
 - AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE CEASES, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

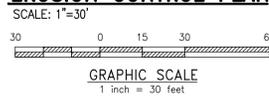
LEGEND

- | | | | | | |
|----------------|---------------------|----|------------------------------------|-----|-----------------------|
| ---242--- | EXISTING CONTOUR | □ | PROP. LIGHT POLE | —E— | PROP. ELEC. LINE |
| ---272--- | PROPOSED CONTOUR | ○ | EX. FENCE | —○— | EX. UTILITY POLE |
| ---X 123.00--- | EXISTING SPOT ELEV. | MB | EX. MAIL BOX | —○— | PROP. UTILITY POLE |
| ---X 123.00--- | NEW SPOT ELEV. | MB | EX. SIGN | —○— | EX. GUY ANCHOR |
| □ | SOILS TYPE | MB | PROP. SIGN | —○— | EX. GAS LINE |
| ■ | PROP. MONUMENT | MB | EXIST. PARKING SPACES | —○— | PROP. GAS LINE |
| ○ | EX. IRON PIPE | MB | PROP. PARKING SPACES TO BE REMOVED | —○— | EX. GAS VALVE |
| ● | PROP. IRON PIPE | MB | PROP. PARKING SPACES | —○— | EX. GAS VALVE |
| --- | EX. EASEMENT | MB | EX. TELE. LINE | --- | EX. STORM SEWER LINE |
| --- | PROP. EASEMENT | MB | PROP. TELE. LINE | --- | PROP. SAN. SEWER LINE |
| --- | EX. WETLANDS | MB | EX. ELEC. LINE | --- | EX. WATER LINE |

EROSION CONTROL LEGEND

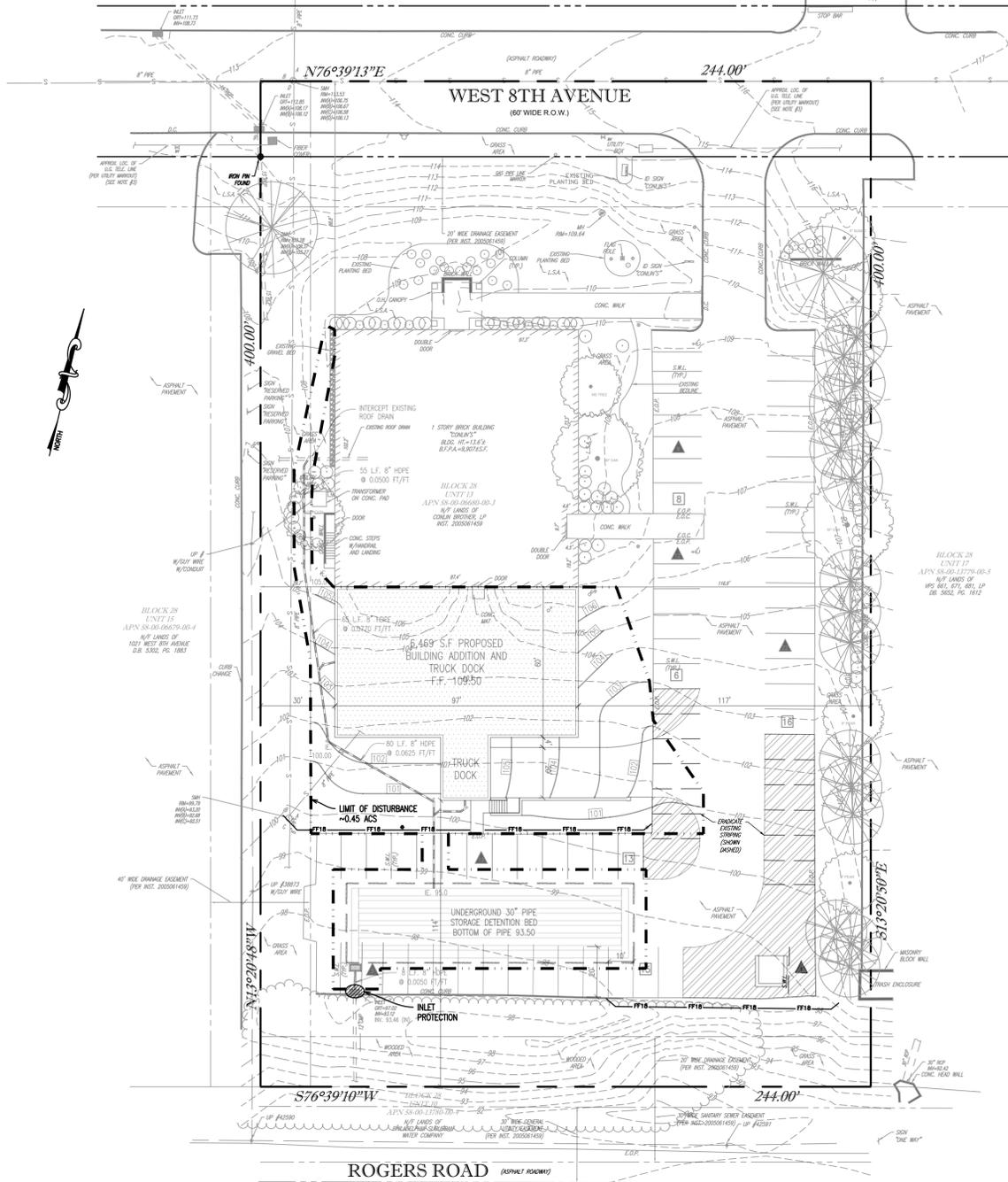
- | | | | |
|---------|----------------------|------|------------------|
| ---○--- | LIMIT OF DISTURBANCE | FF18 | 18" SILT FENCE |
| ---○--- | FF18 | FF30 | 30" SILT FENCE |
| ○ | TOPSOIL STOCKPILE | IP | INLET PROTECTION |

EROSION CONTROL PLAN



MAINTENANCE:

- MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL DEVICES WILL CONSIST OF WEEKLY INSPECTIONS OF EACH DEVICE TO DETERMINE HOW WELL THE SLOPE STABILIZATION MEASURES USED ARE WORKING. ALL FACILITIES WILL BE INSPECTED AFTER EVERY STORM TO DETERMINE THEIR DURABILITY TO WITHSTAND DRIVING RAIN AND EROSION. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH. ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
- THE FOLLOWING MAINTENANCE PROCEDURES SHALL APPLY:
- ANY SEEDED OR SODDED AREAS THAT HAVE BECOME STRIPPED OF VEGETATION SHALL BE REESTABLISHED WITH APPROPRIATE STABILIZATION MATERIALS. THIS PROCEDURE SHALL BE REPEATED AFTER EVERY SIGNIFICANT STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.
 - AT MONTHLY INTERVALS, THEREAFTER, INSPECTIONS AND NECESSARY CLEANUP WILL BE PERFORMED.
 - ANY FILTER FABRIC FENCE, WHICH HAS BEEN UNDERMINED OR OVERTOPPED, MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.



SEEDING, MULCHING AND SODDING

SEEDING, MULCHING AND SODDING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT. ALL SLOPES STEEPER THAN 5:1V SHALL BE STABILIZED WITH EITHER SOD OR PERMANENT SEEDING AND MULCH ANCHORED IN PLACE WITH JUTE NETTING. NO SLOPES SHALL BE STEEPER THAN 2H:1V.

TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE PENN STATE AGRONOMY GUIDE OR AS RECOMMENDED BELOW. DURING NONGERMINATING PERIODS (OCTOBER 15 TO MARCH 15), STABILIZATION SHALL INCLUDE THE USE OF COMMERCIALY PRODUCED MATTING OR BLANKETS THAT SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH PENNCOIT SPECIFICATION 408, SECTION 805. SUCH MATERIALS SHALL BE USED AS SHOWN ON THE PLANS BUT AT A MINIMUM ON ALL CUT AND FILL SLOPES EXTENDING TO THE FIVE FEET BEYOND THE TOP AND TOE OF SLOPE AND IN ALL DRAINAGE CHANNELS. IN STREET CONSTRUCTION, MATTING SHALL EXTEND THROUGH DRAINAGE SWALES, IF ANY, AND TO THE EDGE OF THE PAVING SECTION OR BACK OF CURB. OTHER EXPOSED AREAS SHALL BE MULCHED AND MULCH BINDERS APPLIED IN ACCORDANCE WITH THE LATEST EDITION OF PENNCOIT SPECIFICATION 408, SECTION 805. DURING PERIODS WHEN SEED GERMINATION CAN BE OBTAINED, SEEDING AND MULCHING AND THE INSTALLATION OF MATTING SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE PLANS.

SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT/DOWN GRAD PROPERTIES AS A RESULT OF INCREASED SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND/OR OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

TEMPORARY SEEDING SPECIFICATIONS

WHERE IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA IMMEDIATELY AFTER THE FINAL EARTH MOVING HAS BEEN COMPLETED, TEMPORARY SEEDING SHALL BE DONE IN ACCORDANCE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT, THE E&S MANUAL AND/OR THE PENN STATE AGRONOMY GUIDE.

AREAS TO BE STABILIZED MUST BE SEEDDED/PLANTED IN SUFFICIENT TIME TO GERMINATE, AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. AFTER SEEDING IS COMPLETE, MULCH THE SEEDED AREAS WITH UNROTTED SMALL GRASS STRAW AT A RATE OF 3 TONS PER ACRE.

SITE PREPARATION: APPLY 4 TONS AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 190 LBS. PER 1000 S.F.) PER ACRE PLUS 10-20 LBS. FERTILIZER AT A RATE 930 LBS. (EQUIVALENT TO 25 LBS. PER 1000 S.F.) PER ACRE AND WORK IN WHERE POSSIBLE. SECURE A SOIL TEST BEFORE MAKING A PERMANENT SEEDING. AFTER SEEDING, MULCH WITH STRAW AT A RATE OF 3.0 TONS PER ACRE.

TEMPORARY SEED MIXTURE: APPLY ANNUAL RYE GRASS AT 40 PLS (LBS/ACRE) (EQUIVALENT TO 1 LBS. PER 1000 S.F.) MINIMUM GERMINATION PERCENTAGE = 85%

PERMANENT SEEDING SPECIFICATIONS

MATERIALS:

- LIMESTONE - RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90% CARBONATES.
- COMMERCIAL FERTILIZER (10-20-10) - USE 500 LBS. TO THE ACRE MIXED INTO THE SEEDBED PRIOR TO SEEDING, OR MIXED IN WITH THE SEED IF HYDROSEEDING.
- MULCH - CLEAN OUT OR STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. APPLY AT A RATE OF 3.0 TONS PER ACRE. THE MULCH SHOULD BE STABILIZED UNTIL THE VEGETATIVE COVER IS ESTABLISHED. SPREAD MULCH UNIFORMLY IN A LOOSE LAYER 1/2" TO 1" DEEP. MULCH ANCHORING (MULCH NETTING, PEG AND TWINE, LIQUID MULCH BINDER) SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.
- SEED MIXTURE - SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS.

PERMANENT SEEDING SPECIFICATIONS

LAWN AND MOWED AREAS: (PLS = PURE LIVE SEED PERCENTAGE) MIN. GERMINATION %S

A. KENTUCKY BLUEGRASS	30 PLS (LBS/ACRE)	12 OZ. PER 1,000 S.F.	75%
PERENNIAL RYEGRASS	20 PLS (LBS/ACRE)	8 OZ. PER 1,000 S.F.	85%
REDTOP	3 PLS (LBS/ACRE)	2 OZ. PER 1,000 S.F.	80%
B. PENNLAWN-FINE FESCUE	40 PLS (LBS/ACRE)	16 OZ. PER 1,000 S.F.	85%
PERENNIAL RYEGRASS	20 PLS (LBS/ACRE)	8 OZ. PER 1,000 S.F.	85%
REDTOP	3 PLS (LBS/ACRE)	2 OZ. PER 1,000 S.F.	80%
C. PERENNIAL RYEGRASS	25 PLS (LBS/ACRE)	10 OZ. PER 1,000 S.F.	85%

SLOPES OR UN-MOWED AREAS:

C. PERENNIAL RYEGRASS	25 PLS (LBS/ACRE)	10 OZ. PER 1,000 S.F.	85%
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AREAS TO BE STABILIZED MUST BE SEEDDED/PLANTED IN SUFFICIENT TIME TO GERMINATE, AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. AFTER SEEDING IS COMPLETE, MULCH THE SEEDED AREAS WITH UNROTTED SMALL GRASS STRAW AT A RATE OF 3 TONS PER ACRE.

PERMANENT SEEDING SHALL ONLY OCCUR DURING THE DATES LISTED ABOVE. IF AREAS ARE PREPARED FOR SEEDING AT OTHER TIMES, THEN THE PREPARED SEEDBED SHALL BE HEAVILY MULCHED WITH CLEAN UNROTTED SMALL GRASS STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRES. THE MULCH SHALL REMAIN IN PLACE UNTIL SEEDING DATES ARE APPROPRIATE. THE MULCH SHALL BE REMOVED, THE AREA SHALL BE DRESSED, SEEDDED AND REMULCHED AS DESCRIBED ABOVE.

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES MUST PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. EROSION AND SEDIMENTATION CONTROL MEASURES AND EARTH MOVING ACTIVITIES WILL BE STAGED AS FOLLOWS:

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, AND THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARED FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
- DUE TO THE EXISTING PAVEMENT LOCATED ON-SITE THAT IS TO REMAIN, A ROCK CONSTRUCTION ENTRANCE DOESN'T APPEAR TO BE NEEDED. IF IT IS DETERMINED THAT SEDIMENT IS GETTING TRACKED ONTO THE LOCAL STREET, THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE THIS IS REMEDIATED.
- STAKE LIMITS OF DISTURBANCE IN THE FIELD, INSTALL PERIMETER CONTROLS (TEMPORARY SILT FENCE), ANY CHANGE OR ENCROACHMENT BEYOND THESE AREAS WITHOUT APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN A MODIFIED EARTH DISTURBANCE PERMIT.

THE CONTRACTOR SHALL MAINTAIN TEMPORARY CONTROL MEASURES UNTIL PERMANENT COVER IS ESTABLISHED. THE CONTRACTOR WILL INSTALL THE SYSTEMS IN CONFORMANCE WITH THE DETAILS AND MANUFACTURER'S SPECIFICATIONS.

NOTE:
ALL EROSION AND SEDIMENT CONTROLS MUST BE COMPLETELY CONSTRUCTED AND STABILIZED PRIOR TO DISTURBANCE OF THE TRIBUTARY AREA TO THEM.

- STRIP TOPSOIL IN BUILDING AREAS AND STOCKPILE. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. ROUGH GRADE BUILDING PADS AND LOADING AREA STABILIZE BUILDING PADS, INSTALL ROOF DRAIN, INSTALL UNDERGROUND UTILITIES (WATER SERVICES, ELECTRIC, GAS, SANITARY, COMMUNICATIONS, ETC) ASSOCIATED WITH THE BUILDINGS.
- ANY DISTURBED OR REGRADED AREAS HAVING A FINAL GRADE OF THIRTY THREE PERCENT (33%) OR GREATER SHALL BE STABILIZED IMMEDIATELY. DURING GRADING ACTIVITIES, THESE AREAS SHALL BE IMMEDIATELY LINED WITH A STABILIZING EROSION CONTROL BLANKET (ECB) (EAST COAST EROSION BLANKETS TYPE EC5-4 OR APPROVED EQUIV) PRIOR TO TEMPORARY SEEDING. ECB SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL UNDERGROUND PIPE STORAGE BED. NO RUNOFF SHALL BE PERMITTED TO ENTER ANY STORMWATER MANAGEMENT BMP UNTIL THE SITE IS AT 70% STABILIZATION.
- STONE AND PAVE LOADING AREA WITH PAVING SPECIFICATIONS ON THE PLANS. PAVE PARKING AREA ABOVE STORMWATER BED IN ACCORDANCE WITH PAVING SPECIFICATIONS. ERADICATE EXISTING STRIPING WHERE NEEDED AND RESTRIPE PARKING STALLS AS SHOWN ON THE PLAN.
- PROVIDE SIX (6) INCHES OF TOPSOIL ON ALL DISTURBED AREAS; SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE SPECIFICATIONS. ALL TOPSOIL PLACEMENT, SEEDING, SOIL SUPPLEMENTS AND/OR MULCHING SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS FOR EROSION AND SEDIMENT POLLUTION CONTROL IN PENNSYLVANIA.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WILL BE STABILIZED. ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THERE ARE NO FUTURE SIGNS OF EROSION EXISTENT AND UPON FINAL APPROVAL BY THE TOWNSHIP, REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES.



DLHowell

Civil Engineering &
Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



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**PRELIMINARY/FINAL
EROSION CONTROL PLAN**

CLIENT: CONLIN'S COPY CENTER
PROJECT: CONLIN'S COPY CENTER EXPANSION
LOCATION: 1011 WEST 8TH AVENUE
UPPER MERION TOWNSHIP, MONT. CO., PA

DATE:	07/29/16
SCALE:	1"=30'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3056
CAD FILE:	04 EROSION CONTROL PLAN.dwg
PLOTTED:	07/29/16
DRAWING NO.:	C04.1
SHEET:	04 of 07



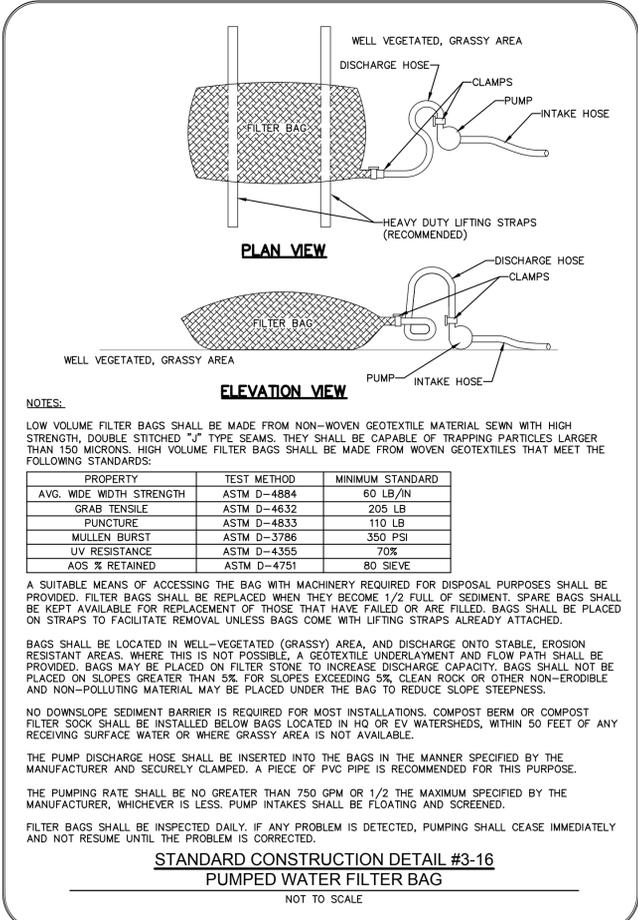
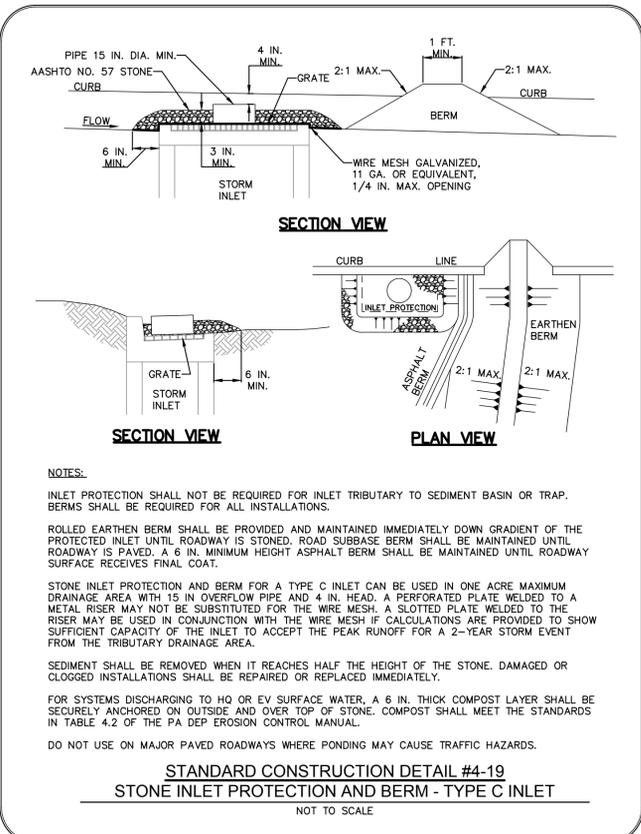
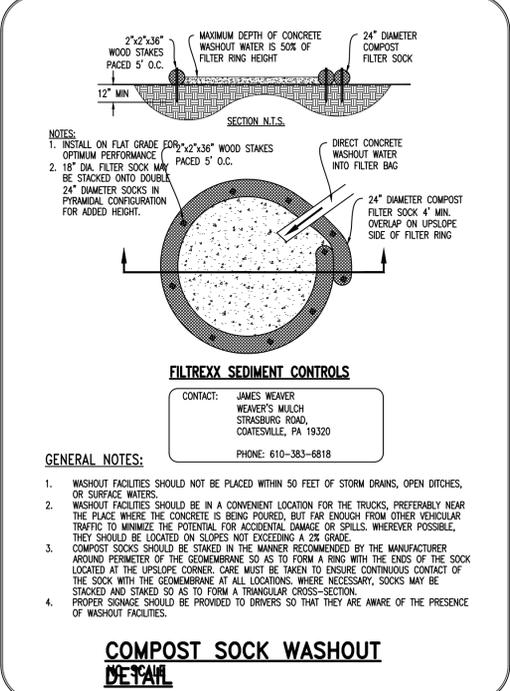
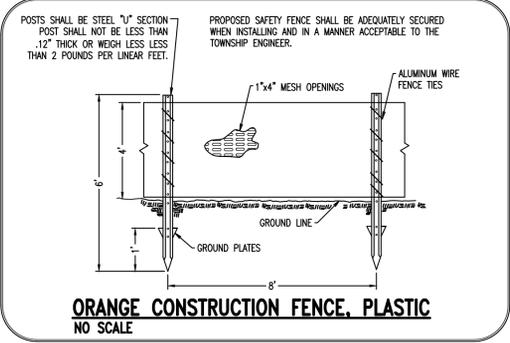
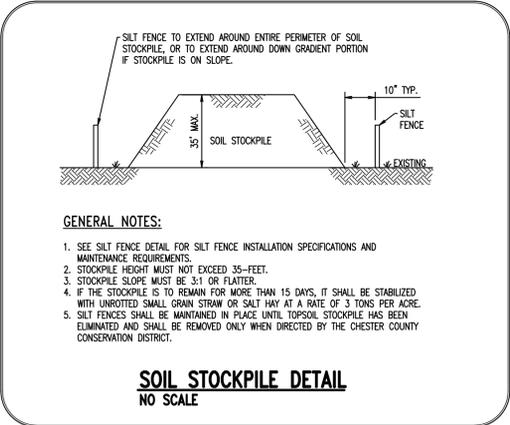
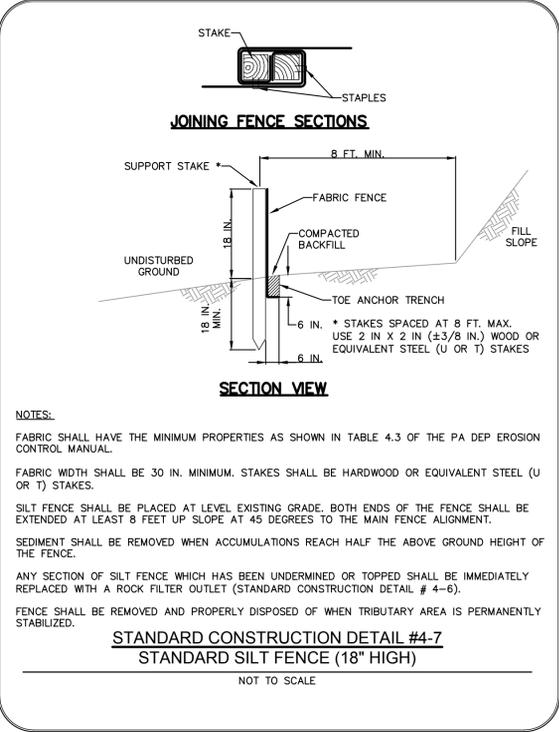
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PRELIMINARY/FINAL
EROSION CONTROL DETAILS
CLIENT: CONLIN'S COPY CENTER
PROJECT: CONLIN'S COPY CENTER EXPANSION
LOCATION: 101 WEST 8TH AVENUE
UPPER MERION TOWNSHIP, MONT. CO., PA

DATE: 07/29/16
SCALE: AS SHOWN
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3056
CAD FILE: 04 EROSION CONTROL PLAN.dwg
PLOTTED: 07/29/16
DRAWING NO.: C04.3
SHEET 05 of 07



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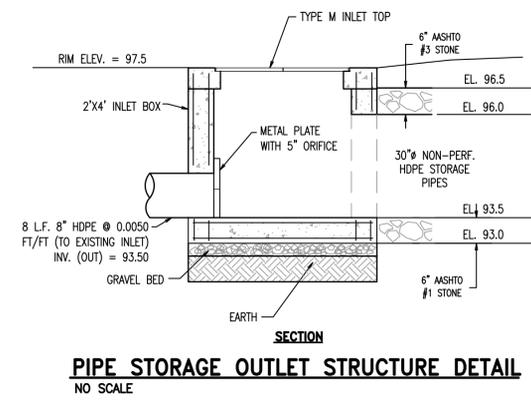
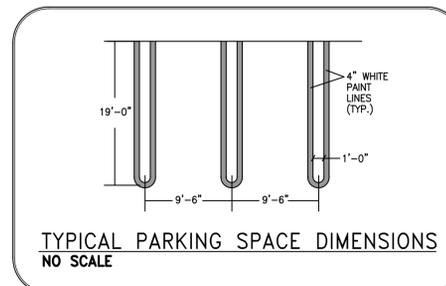
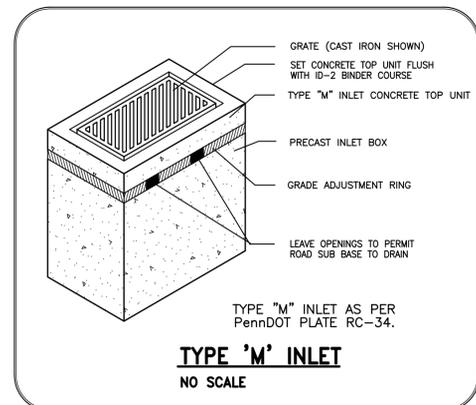
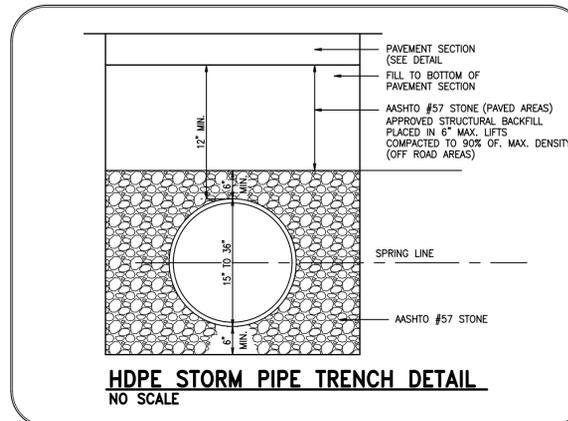
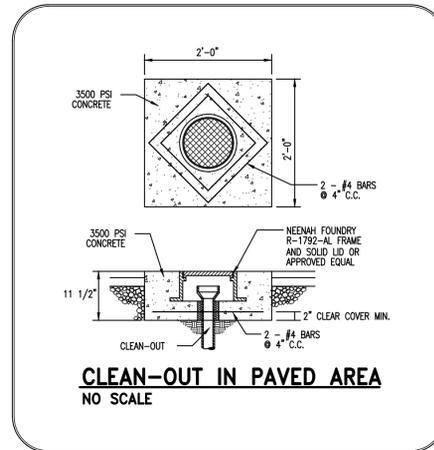
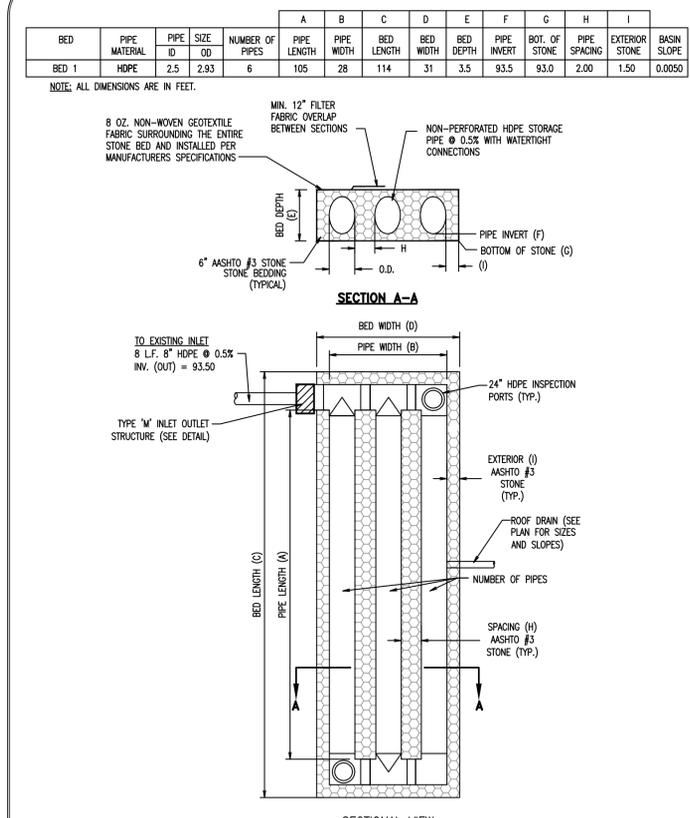
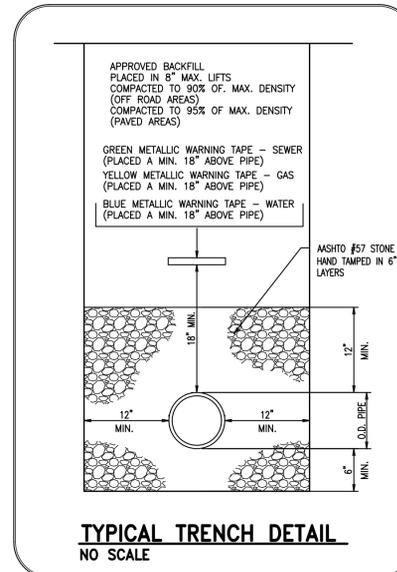
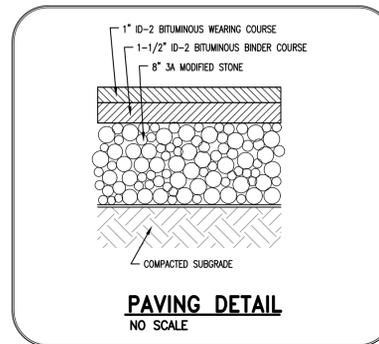
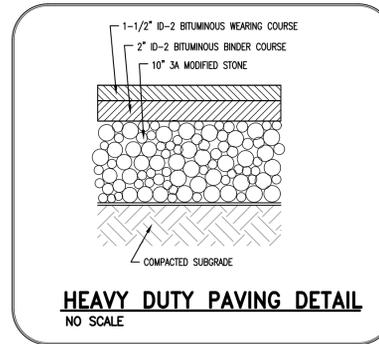
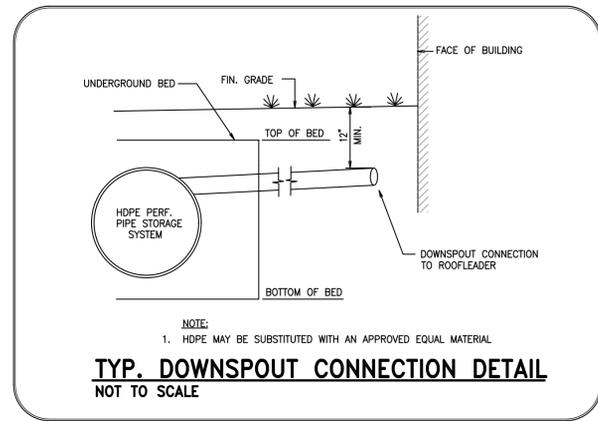
1250 Wrights Lane
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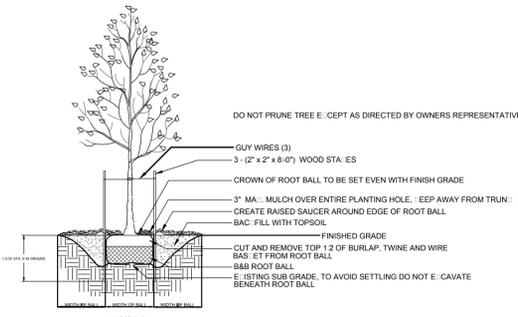
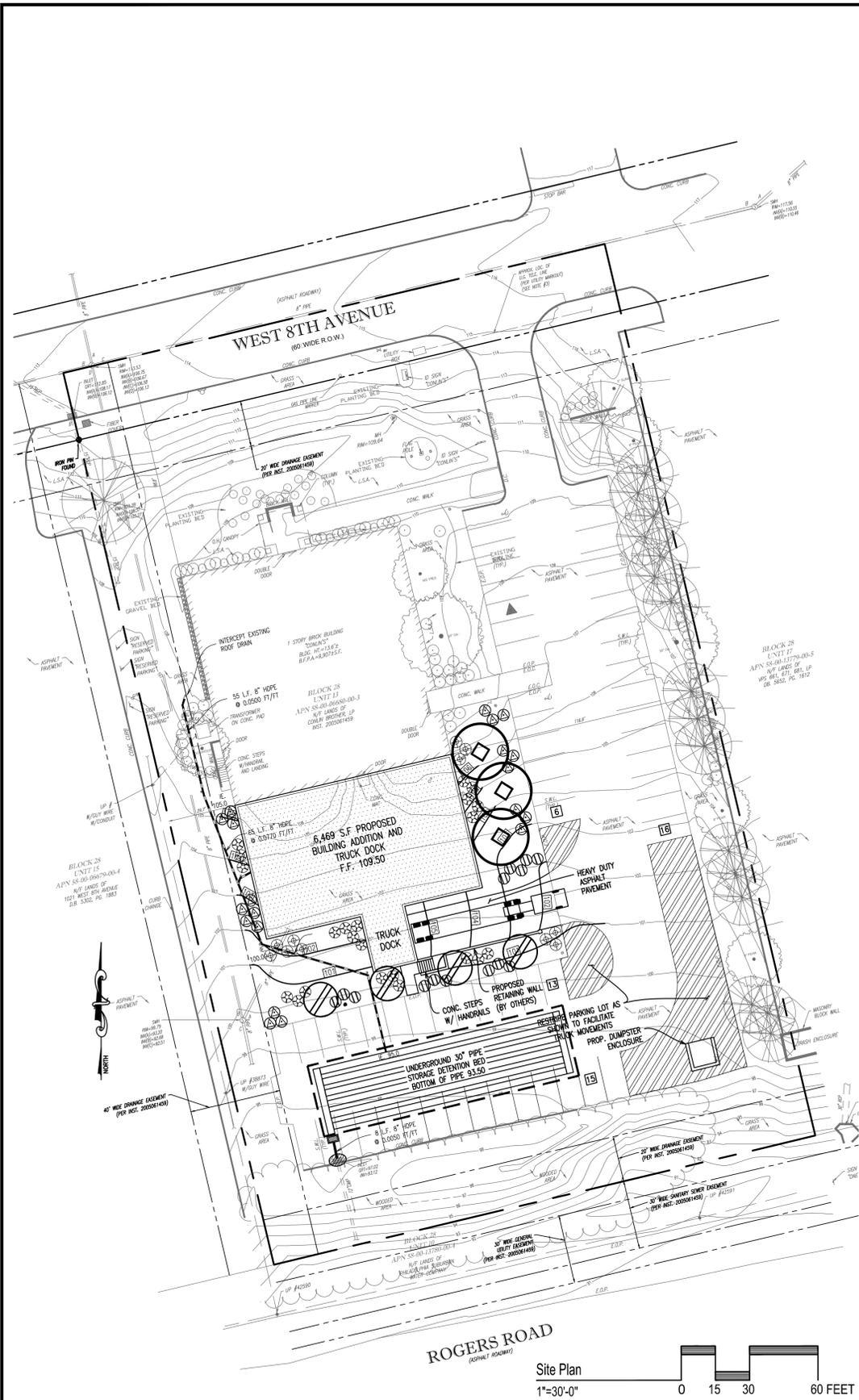


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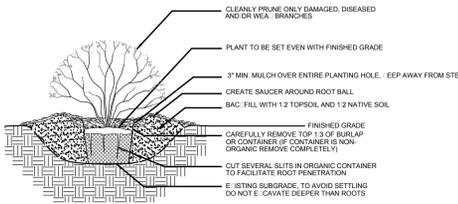
**PRELIMINARY/FINAL
DETAIL SHEET**
CLIENT: CONLIN'S COPY CENTER
PROJECT: CONLIN'S COPY CENTER EXPANSION
LOCATION: 101 WEST 8TH AVENUE
UPPER MERION TOWNSHIP, MONT. CO., PA

DATE:	07/29/16
SCALE:	1"=30'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3056
CAD FILE:	07 DETAIL SHEET.dwg
PLOTTED:	07/29/16
DRAWING NO.:	C05.1
SHEET	06 of 07





TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

General Notes:

- All plants shall be of specimen quality.
- All plants shall conform with the most current version of the "American Standard for Nursery Stock" of the American Nursery and Landscape Association.
- All plant material shall be guaranteed for a period of (18) eighteen months.
- Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.
- All trees shall be provided with a 3" deep saucer, consisting of shredded Oak bark mulch. All shrubs shall be provided with a 3" deep later shredded Oak bark mulch.
- All plants shall be thoroughly watered by the Contractor at least three (3) times (in the absence of natural rainfall), prior to acceptance of planting by the Owner.
- All trees and shrubs shall be inspected and approved by the Landscape Architect, prior to planting. All plant material shall be laid out in the field by the Landscape Architect prior to installation.

UPPER MERION TOWNSHIP - LANDSCAPE COMPLIANCE CHART	REQUIRED	PROPOSED
<p>Planting</p> <p>§165-198 Green Area Minimum Requirements Minimum Green Areas: 20% Min. (Maximum Intervios: 80%) Lot Area: 90,165 SF Green Area: 42,939 SF 42,939 SF / 90,165 SF = 47.62</p> <p>SALDO</p> <p>§145-24.1.H. Building Plantings. One (1) canopy tree or two (2) understory trees shall be planted or evergreen linear feet of the proposed building perimeter. Five (5) deciduous or evergreen shrubs shall be planted or evergreen 20 linear feet of the proposed building perimeter.</p> <p>Perimeter of Building Addition: 267' LF</p> <p>267' x 50' = 13,350 267' x 20' x 5' = 26,700</p>	20% Min.	48%
	5 Canopy Trees 67 Shrubs	3 Canopy Trees 4 Understory Trees 67 Shrubs

SYMBOL	TOTAL QUANTITY	BUILDING PERIMETER	TOWNSHIP PLANT SCHEDULE			
			COMPLIANCE	BOTANICAL NAME	COMMON NAME	PLANTING SIZES
TREES	4	-	-	<i>Prunus x incamp</i>	Oxame Cherr	2 1/2" cal. min., 12-14 ht., 6-7 s.d., B&B
	3	3	-	<i>Acer saccharum</i>	Sugar Maple	2 1/2" cal. min., 12-14 ht., 6-7 s.d., B&B
	-	-	-	-	-	-
TOTALS	7	7	-	-	-	-
SHRUBS	14	14	-	<i>Ilex crenata</i>	Heller's Japanese Holly	30" ht. min., 15-18" s.d. Cont.
	11	11	-	<i>Itea virginica</i>	Henry's Garnet	30" ht. min., 15-18" s.d. Cont.
	22	22	-	<i>Prunus laurocerasus</i>	Otto Lauen Cherr/Laurel	30" ht. min., 15-18" s.d. Cont.
	20	20	-	<i>Hydrangea</i>	Twist-n-Shout Hydrangea	30" ht. min., 15-18" s.d. Cont.
TOTALS	67	67	-	-	-	-
Existing Deciduous Tree						
Existing Evergreen Tree						
Existing Shrub						

NOTES: 1. THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. BASE PLAN PROVIDED BY D.L.HOWELL & ASSOCIATES, INC.



PROPOSED BUILDING ADDITION FOR:
CONLIN'S COPY CENTER
1011 8TH AVE
KING OF PRUSSIA, PA

Designed: PJS
Drawn: EMR
Checked: PJS

RHJ ASSOCIATES, P.C.
ARCHITECTS • PLANNERS • DESIGNERS
860 1ST AVE, SUITE 9A
KING OF PRUSSIA, PA 19406
www.rhjassoc.com

DATE:	REVISIONS

Page:
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