

SITE/RECORD PLAN GENERAL NOTES

- 1.) This drawing references a plan by:
A. Hopkins and Scott
P.O. Box 244
Kimberton, PA 19442
Phone: 610-933-1754
Entitled: Plan of property; Perkiomen Trail House
Prepared for: Integrated Engineering, LLC
Dated: 10/30/2007
- B. Blue Marsh Associates, Inc.
P.O. Box 563
2385 Tabitha Drive
Warrington, PA 18976-2370
Phone: 215-622-1002
Prepared for: Integrated Engineering, LLC
Dated: 8/22/2009

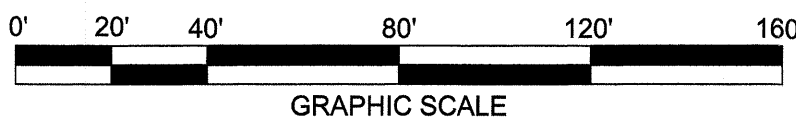
C. Also, Refer to the "INTEGRATED ENGINEERING" NOTE ON PLAN SHEET 3.

- 2.) Topography in this plan set is as per actual field survey completed in August of 2009. Elevations from USGS Datum - NAD 1983. Site benchmark = 127.81 on sanitary sewer manhole rim in south east corner of existing sewer plant lot.
- 3.) This is outside of the designated 100 year floodplain, zone X, as shown on a FIRM map panel number 42091C0114F, effective date October 19, 2001.
- 4.) Specific resources, technical reports, design documents, et al related to this project are as follows:
- "Stormwater Management Report" prepared by integrated engineering, dated: September 18, 2009;
- PennDOT Highway Occupancy Permit plans prepared by Integrated Engineering, dated: September 18, 2009;
- "Site Visit Report" prepared by R. Dale Ziegler, Inc; dated 10-5-2009
Contractor is responsible to obtain these documents and familiarize himself with same for application both prior to and during construction.
- 5.) Applicant/Owner: Schwenksville Investment Properties, LLC
P.O. Box 303
1202 N. Gravel Pike
Zeiglerville, PA 19492
- 6.) Parcel Data: Tax Map Block 2 - Unit 32
Tax Map Parcel Number 20-00-00157-003
Deed Book 5714 Page 1119

- 7.) The site is proposed for multiple uses. All uses shall be as permitted by the Borough Zoning Ordinance.
- 8.) All A.D.A. accessible parking spaces shall be constructed to meet current A.D.A. requirements, as amended (including but not limited to slope requirements, pavement markings, signs, handrails, etc.). It is the owner and contractors responsibility to comply with these requirements.
- 9.) Prior to starting construction, the contractor shall be responsible to ensure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has been received and thoroughly reviewed all plans and other documents by all of the permitting authorities.
- 10.) The Owner/Contractor shall be familiar with and responsible for any/all certifications, inspections, ETC. required by all covering jurisdictional agencies during and after construction for sign-off and certificate of occupancy issuance, including but not limited to procurement of services, scheduling of field observations and coordination with representatives of the appropriate parties. Contractor is responsible to coordinate certifications, sign-offs, ETC. necessary for job closeout and issuance of certificate of occupancy.
- 11.) These plans are based on information provided to our office at the time of plan preparation. Contractor shall field verify existing conditions and notify our office if actual site conditions differ from that shown on the plan, or if the proposed work would be inhibited by any other site features.
- 12.) All dimensions shown on the plans shall be field verified by the contractors prior to construction. Only plans stamped "Construction Set" are to be used for construction purposes.
- 13.) The contractor shall refer to the architectural/building plans for exact locations and dimensions of entry/exit points, elevations, precise building dimensions, exact building utility locations and site lighting electoral design and layout.
- 14.) Debris shall not be buried on the subject site. All excavated material and debris (solid waste) shall be disposed of in accordance with all Borough, County, State and Federal Laws and applicable codes.
- 15.) The contractor is responsible for all shoring required during excavation and shall be performed in accordance with current OSHA standards, as well as additional provisions to assure stability of contiguous structures, as field conditions dictate.
- 16.) The contractor is to exercise extreme care when performing any work activities adjacent to pavement, structure, etc. to remain.
- 17.) The contractor is responsible for repairing the damage done to any existing item during construction such as but not limited to drainage, utilities, pavement, striping, curb, etc. Repair shall be equal to or better than, existing conditions. Contractor is responsible to document all existing damage notify construction manager prior to construction start.
- 18.) The engineer is not responsible for construction methods/means for completion of the work depicted on these plans nor any conflicts/scope revisions which result from same.
- 19.) The engineer of record herein is not responsible for job site safety nor has he been retained for such purposes.
- 20.) The proposed site shall be served by public water and sanitary sewer to be provided by Schwenksville Borough Authority.
- 21.) Topsoil shall not be removed from the site.
- 22.) All Pavement RADII are 5' unless otherwise stated.
- 23.) At this time signage is not proposed. The developer shall apply to the Borough Zoning Officer for any and all signs to be erected as part of this land development project.
- 24.) All proposed utilities shall be underground.
- 25.) The area between the title line and the proposed ultimate right-of-way of Main Street is offered for dedication to the agency having jurisdiction at the time.
- 26.) All work shall be done according to the applicable Schwenksville Borough and Schwenksville Borough Authority standards and requirements unless more strict "other agency" standards apply. It is the owner and contractors responsibility to comply with these requirements.

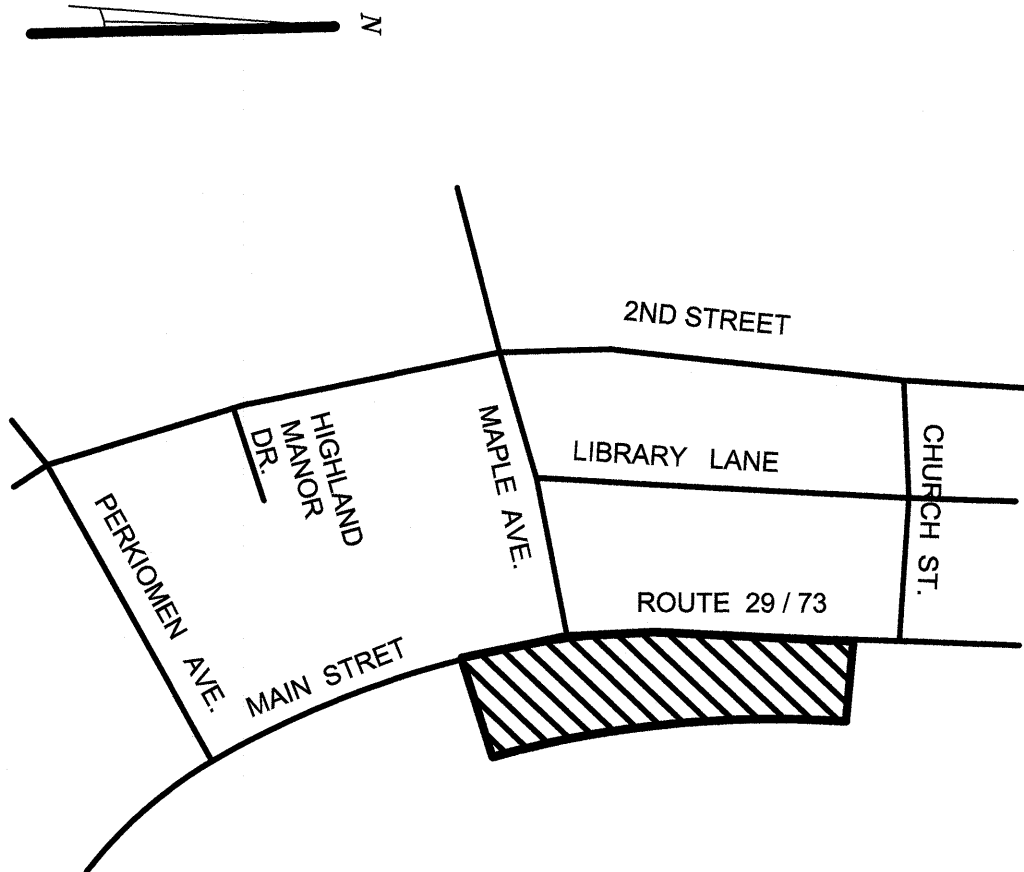
NEW PAVING SPECIFICATION

2" HMA Surface Course Mix I-5
3" HMA Stabilized Base Course Mix I-2
6" Subbase Dense Graded Aggregate
Property prepared subgrade (compacted to 95% density).



LOCATION PLAN

(SCALE 1" = 250')



SITE DESIGN REQUIREMENTS

Zoned V.C.2 - Village Commercial - 2 District
Intended Use: office/retail space; apartment; restaurant (conditional use receivad; 176-54.B)

	Required	Existing	Proposed
Min. Lot Area:	7,500 SF	44,278 SF(Net)	43,068 SF(Net)
Min. Lot Width:	75.0'	>500'	>500'
Max. Impervious Coverage:	80%	97.6%	±90%
Min. Front Yard Setback:	0.0**	0.72'	1.75'
Min. Side Yard Setback:	5.0'	10.23'	8.00'
Min. Rear Yard Setback:	20.0'	19.2'	27.24'
Max Building Height:	35'	<35'	<35'

*Front yard determined by applying an ultimate right-of-way to existing neighbors. The firehouse was not taken into consideration as it is the only building near the site on the East side of Main Street which does not conform.

CONSTRUCTION NOTE :

All users of this plan are referred to and cautioned to comply with Act 187 of 1996 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call system shall be contacted prior to any construction or excavation on the site. The PA One-Call phone number is 1-800-242-1776.

SITE SERIAL NO. 20101662769

It is the responsibility of the contractor to verify all utilities prior to beginning any earth moving, excavation, or construction activities.



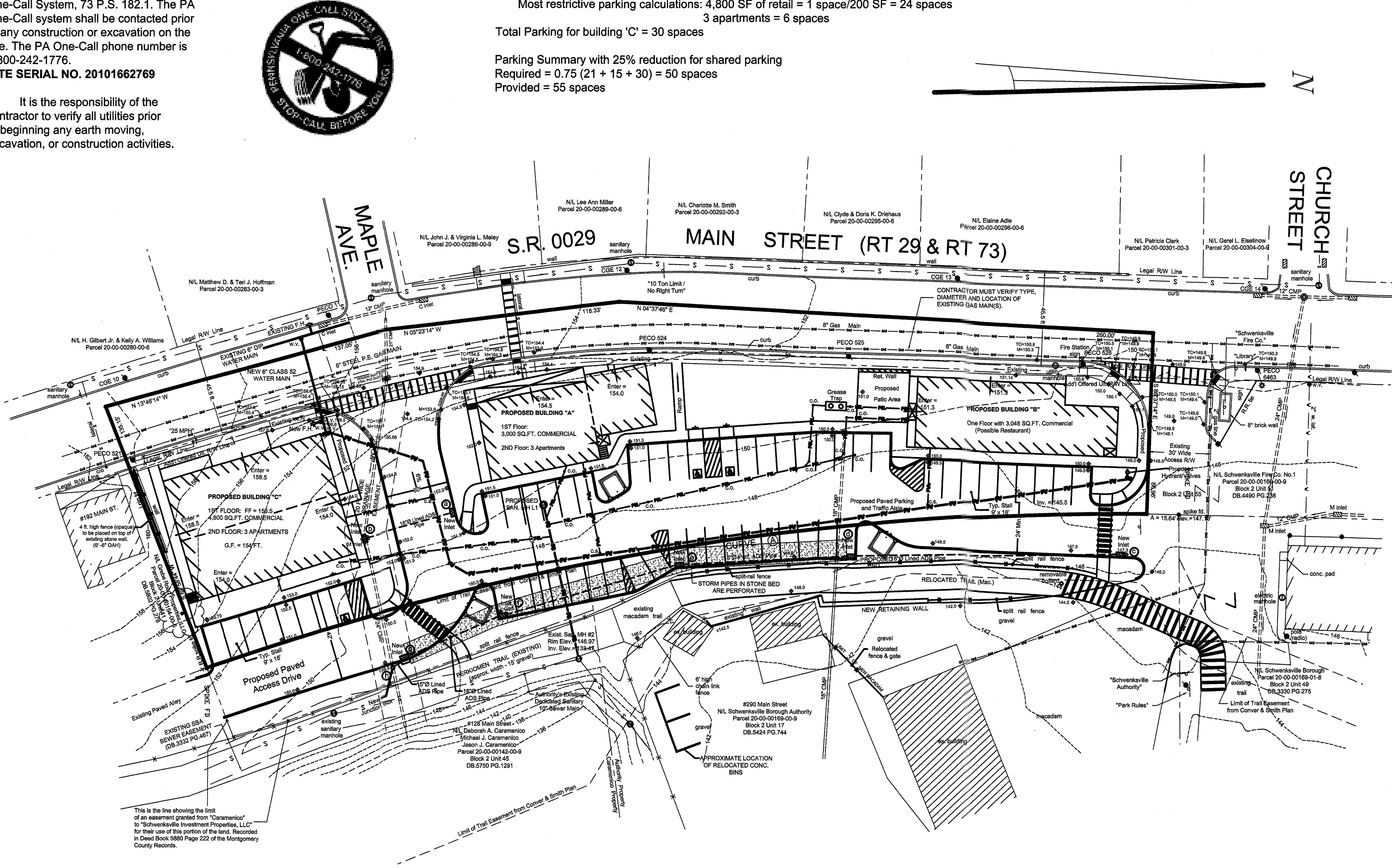
PARKING CALCULATION:

Building 'A':
Proposed/possible uses: First Floor - 3,000 SF of retail sales; professional office; personal services
Second Floor - 3 apartments
Total parking for building 'A' = 21 spaces

Building 'B':
Proposed/possible uses: 3,000 SF of retail sales; professional office; personal service
Second Floor - 3 apartments
Total parking for building 'B' = 15 spaces

Building 'C':
Proposed/possible uses: First Floor - 4,800 SF of retail sales; professional office; personal services
Second Floor - 3 apartments
Total parking for building 'C' = 30 spaces

Parking Summary with 25% reduction for shared parking
Required = 0.75 (21 + 15 + 30) = 50 spaces
Provided = 55 spaces



WAIVER NOTE

AT A MEETING HELD ON MARCH 10, 2011, SCHWENKSVILLE BOROUGH COUNCIL GRANTED THE FOLLOWING WAIVERS FROM THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- 1.) 147-22.A.(1) A waiver to reduce the ultimate R.O.W along Main Street to 5' off the face of curbing.
Justification: this waiver keeps with the spirit of the zoning ordinance. This zoning district defines the front yard setback as the average of the building setback on the adjacent properties this waiver preserves the Main St. streetscape of the adjacent properties.
- 2.) 147-27 and 147-29.H A waiver from the need to provide clear sight triangles at the driveway intersections with Main Street.
Justification: the clear sight triangles as defined in the ordinance would make the property virtually unbuildable. The triangles are so large that they extend past the rear of the property.
- 3.) 147-30 A partial waiver from providing curbing at the edge of all pavement.
Justification: curbing is proposed as per discussions multiple public meetings during the sketch plan phase of the project.
- 4.) 147-31.B.(2) A waiver to permit parking within less than 20 FT of a property line and 15 FT of a right-of-way.
Justification: The property is too narrow to permit this setback.
- 5.) 147-31.B.(4) A waiver to permit parking within less than 20 FT of a building.
Justification: the property is too narrow to permit this setback.
- 6.) 147-31.D.(2) A waiver from the requirement to provide a 10' planted buffer around a parking field.
Justification: the property is too narrow to permit this setback.
- 7.) 147-39.A.(1) A waiver from the need to utilize a registered landscape architect for the landscaping plan.
Justification: the applicant proposes to institute a landscaping plan above and beyond compliance. The engineer of record will work with the applicant and the borough engineer to comply with the ordinance.
- 8.) 147-46.1.D(1) A waiver is requested from considering the existing impervious to be meadow.
Justification: as this parcel is currently 97.6% impervious this would create a significant hardship on the applicant.
- 9.) 147-39.E A waiver is requested from the requirement to provide planting islands.
Justification: Space is very limited here, also there is a significant amount of landscaping proposed around the parking area.
- 10.) 147-46.C.3 A waiver is requested from the requirement to utilize vegetative BMPs, and in its place utilize structural inlet filters. Inlet screens shall be installed on all open grades.
Justification: Again, space is very limited here. Also, the plan as shown is acceptable to the DEP for their NPDES permit.

PLAN NOTES

- 1.) Total Tract Area = 1.284 Acres (55,950 SQ.FT.)
(Area to Proposed Ult. R/W = 0.975 Acres (42,494 SQ. FT.))
- 2.) Total number of Lots = 1; Total number of buildings = 3
- 3.) The space in the buildings is rental space. One ownership will own all three buildings.
- 4.) All buildings will be served by Public Sewer and Public Water.
- 5.) A new 76 ft. long Sewer Main will connect directly from the site to the existing Authority Main on the adjacent property.
- 6.) Each new building will be served by a private individual sewer service line and a private individual water service line.
- 7.) All new sewer and water service is to be in accordance with Borough Authority requirements, regulations and standards.
- 8.) Handrails will be provided at ramps where necessary for HC accessibility. All ramps and HC curb/sidewalk depressions shall be detailed for compliance prior to construction.
HC stalls are 16 ft. wide.
- 9.) All new sidewalk is 5 ft. wide min.

CONDITIONAL USES GRANTED

- 1.) 176-54.A.5 Accessory uses customarily incidental to the listed conditional uses.
- 2.) 176-54.B A combination of two or more uses permitted under Section 176-53 and 176-54A of this chapter maybe permitted by borough council as a conditional use, where such use meets the standards of Section 176-56.1 of this chapter.

SOURCE OF TITLE

Being the same Premises as that which the Perkiomen Valley Economic Development Corporation, by a deed dated October 17, 2008 and recorded in deed book 5714 page 1119 of the Montgomery County Records, granted and conveyed unto Schwenksville Investment Properties, LLC.
(Instrument No.200811366 dated Nov. 18, 2008).

PLAN SHEET LEGEND

- 1 OF 16 100 SCALE FINAL PLAN
2 OF 16 20 SCALE PROPOSED SITE LAYOUT AND GRADING PLAN
3 OF 16 20 SCALE PRE-EXISTING SITE PLAN
4 OF 16 20 SCALE VACANT SITE PLAN
5 OF 16 20 SCALE PROPOSED LANDSCAPE PLAN
6 OF 16 20 SCALE PROPOSED EASEMENT PLAN
7 OF 16 SANITARY SEWER PROFILE PLAN
8 OF 16 SANITARY SEWER NOTES & DETAILS
9 OF 16 SBA GENERAL NOTES & DETAILS
10 OF 16 WATER NOTES & DETAILS
11 OF 16 ADDITIONAL WATER NOTES & DETAILS
12 OF 16 EROSION & SEDIMENT CONTROL PLAN
13 OF 16 EROSION & SEDIMENT CONTROL DETAILS
14 OF 16 EROSION & SEDIMENT CONTROL NOTES
15 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
16 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

CERTIFICATION OF OWNERSHIP
OWNER OF RECORD: SCHWENKSVILLE INVESTMENT PROPERTIES, LLC

Signed: **Lee Ann Miller**, Managing Member of Schwenksville Investment Properties, LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, A.D. 20____ before me, the subscriber, a NOTARY PUBLIC in and for the said County and State, personally appeared **Lee Ann Miller**, Managing Member of Schwenksville Investment Properties, LLC who being duly sworn according to law says that the said **Schwenksville Investment Properties, LLC** is the owner of record of the property shown on this plan.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT OF PLAN

Commonwealth of Pennsylvania
County of Montgomery
On this, the _____ day of _____, 20____, before me, the undersigned officer personally appeared, **Lee Ann Miller** who, being duly sworn according to law, deposes and says that she is the **Managing Member of Schwenksville Investment Properties, LLC**, the owner of the property shown on this plan, and that she acknowledges the same to be her act and plan and desires the same be recorded as such according to law.

Lee Ann Miller, Managing Member
of Schwenksville Investment Properties, LLC

My Commission Expires _____

Notary Public

Witness my hand and seal the day and date above written.

BOROUGH COUNCIL APPROVAL
Approved by the Borough Council of Schwenksville Borough Montgomery County this _____ day of _____, 20____.

Christopher Melville, President

Gail Phillips, Secretary

BOROUGH PLANNING COMMISSION RECOMMENDATION
Recommended for approval by the Planning Commission of Schwenksville Borough Montgomery County this _____ day of _____, 20____.

H. Gilbert Williams, Chairperson

Secretary

Reviewed by the Schwenksville Borough Engineer.
This _____ day of _____, 20____.

Borough Engineer

SURVEYOR'S CERTIFICATION

I hereby certify this plan represents a survey made under my supervision that the monuments shown hereon, except those noted "to be set", exist as shown and that all dimensional details are correct.

Date **John T. Aston III, PLS**

MCPC No. 05-197-006
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director Montgomery County Planning Commission

SHEET 1 OF 16

FINAL PLAN

LAND DEVELOPMENT PLAN

SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS/ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA, 19512
(610) 367-6365

revision no.5
2 - 7 - 2022

revision no.4
12 - 10 - 2021

revision no.3
10 - 20 - 2021

revision no.2
1 - 27 - 2016

revision no.1
10 - 25 - 2015

plan date
1 - 5 - 2015

scale
1" = 40'

fld. wk. date
10 - 31 - 2014

fld. bk. 156
pg. 56

fin. pl. comp. ck.
11 - 1 - 21 MA

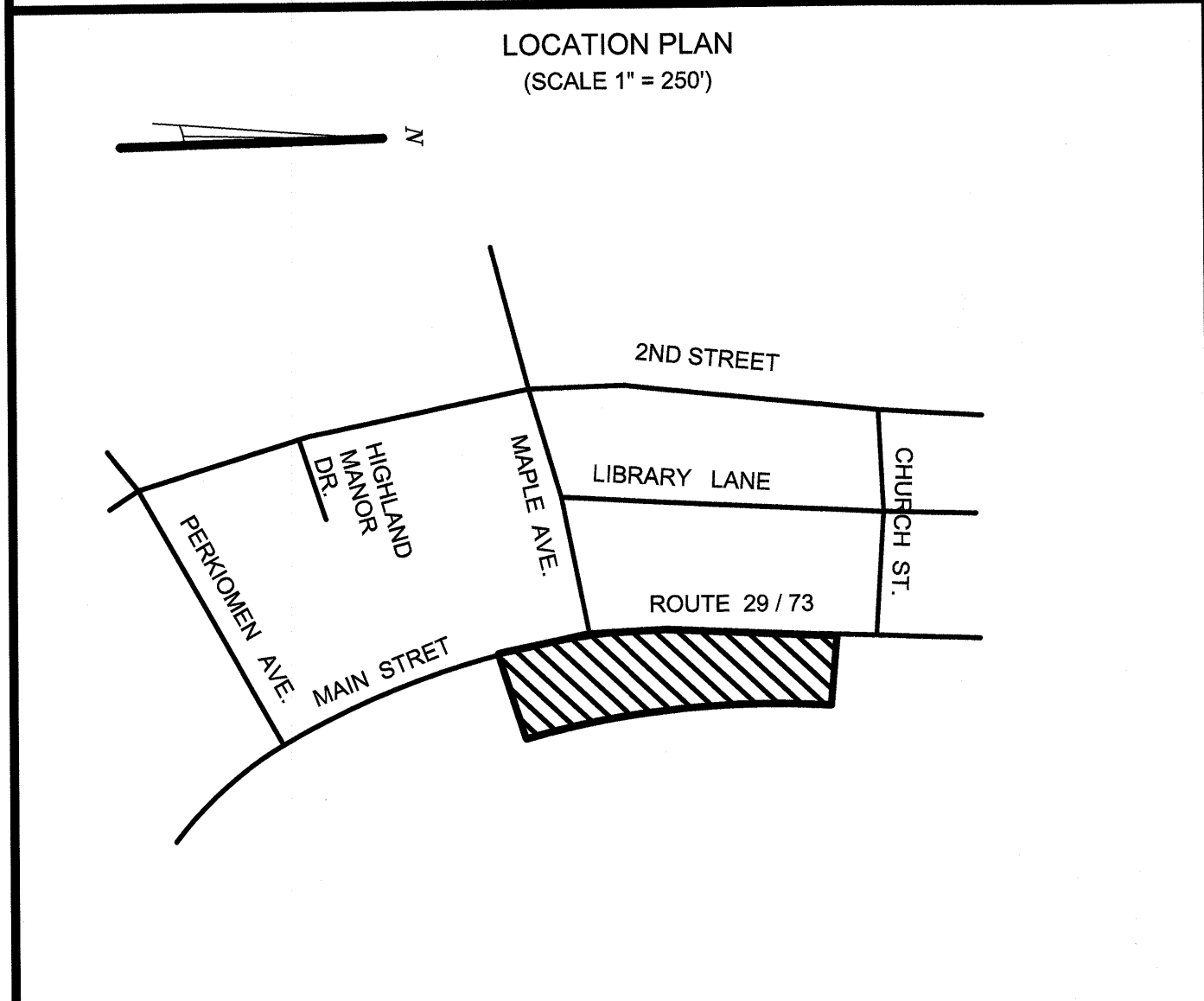
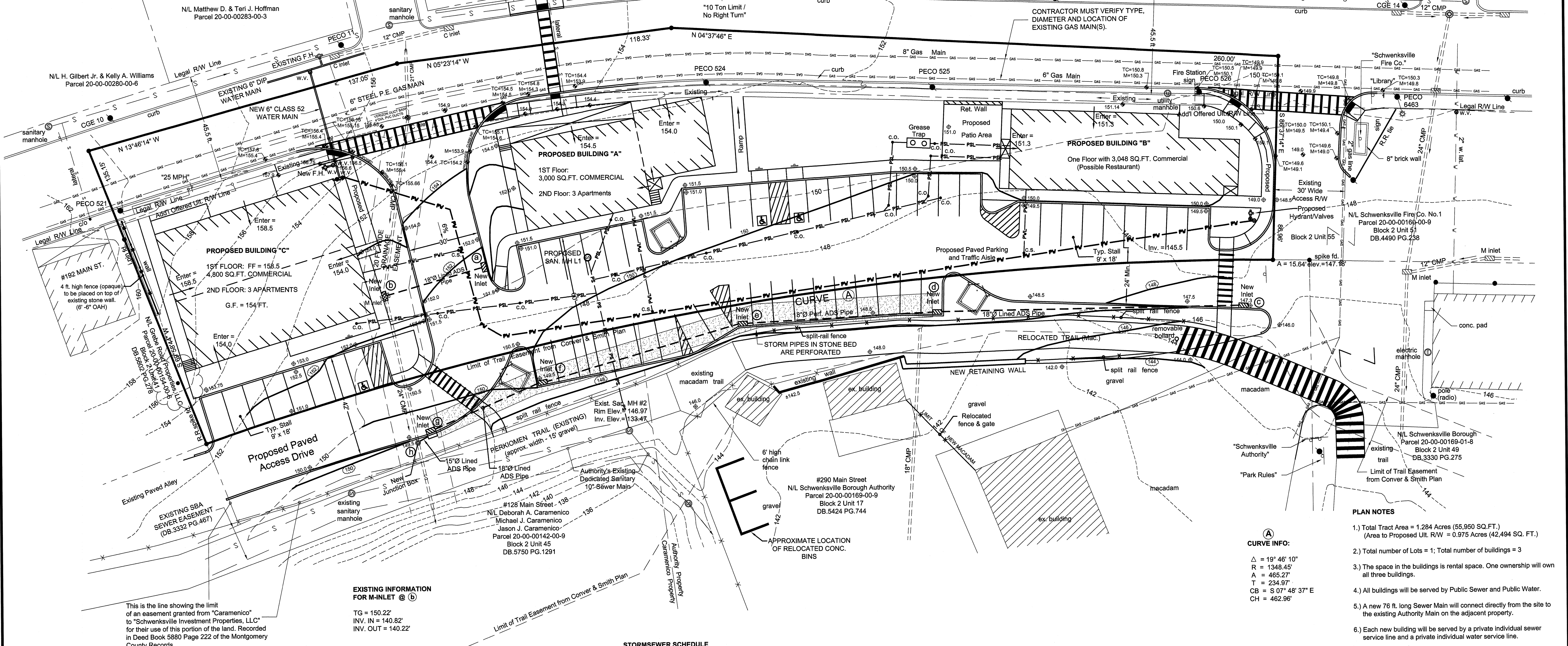
plan no.
2798 - AM - FFA

CONSTRUCTION NOTE:

All users of this plan are referred to and cautioned to comply with Act 187 of 1996 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call system shall be contacted prior to any construction or excavation on the site. The PA One-Call phone number is 1-800-242-1776.

SITE SERIAL NO. 20101662769

It is the responsibility of the contractor to verify all utilities prior to beginning any earth moving, excavation, or construction activities.



PLAN LEGEND

--- Adjoining Property Line	● Utility Pole
--- Property Boundary	● Fire Hydrant
-x- Existing Fencing	● Sanitary Manhole
--- Existing Curb	--- Existing Inlet
== Existing Storm Sewer	--- Proposed Inlet
-s- Existing Sanitary Sewer Line	F.F. Finished Floor
-w- Existing Water Line	G.F. Ground Floor
-gas- Existing Gas Line	⊕ Existing Elevation
-x- Proposed Fencing	⊕ Proposed Elevation
--- Proposed Curb	Note: The New 6" Water Main crossing Main Street has been installed.
--- Proposed Storm Sewer	
PS Proposed SBA Sanitary Sewer Main	
PSSL Proposed Private Sewer Service Line	
PW Proposed SBA Water Main	
PWVL Proposed Private Water Service Line	
⬇ PWVL Corporation Stop	
--- Soil Type Boundary	
--- # --- Existing Contour	

STORMSEWER SCHEDULE

Structure	Top Grade	Inv in	Inv out	L	dest.
a (C Inlet)	151.75	-	147.75	43'	b
b (M Inlet)	152.25	147.00	146.80 (drop)	64'	h
c (C Inlet)	147.30	-	144.80	130'	d
d (M Inlet)	-	-	-	-	(STONE BED)
e (M Inlet)	-	-	-	-	SEE PCSM
f (M Inlet)	-	-	-	-	ASTON SHEET 16)
g (Outlet Structure - See PCSM ASTON SHEET 16)	-	-	-	-	-
h (Jct. Box)	150.50	-	-	-	-

NOTE: All new pipes to be 18" Ø Lined ADS; Lined where noted; Perforated where noted; unless noted otherwise.

GENERAL STORMSEWER NOTES

- There is an existing 21" - 24" CMP stormwater pipe running from Maple Street, through this site and into the adjacent Caramenico property. There is also an existing 18" CMP central to the site to be removed. New connections are proposed to be made to this pipe and/or improvements are proposed to be made over top of these pipes. It is the property owners responsibility to investigate the condition of these pipes and make sure they are in satisfactory condition as determined by the Borough and/or SBA (as appropriate) prior to proceeding with any site improvements.
- All on-site curbs is 6" face.
- Refer to the PCSM Plans (Aston Sheets 15 and 16) for stormsewer details and information not shown on this sheet.
- Individual Stormsewer piece details (whether precast or field constructed) and spec. sheets shall be provided to the Borough for approval for all stormsewer items prior to installation.

SOURCE OF TITLE

Being the same Premises as that which the Perkiomen Valley Economic Development Corporation, by a deed dated October 17, 2008 and recorded in deed book 5714 page 1119 of the Montgomery County Records, granted and conveyed unto Schwenksville Investment Properties, LLC. (Instrument No.2008111366 dated Nov. 18, 2008).

SITE INFORMATION:

250 MAIN STREET
Tax Parcel No. 20-00-00157-00-3
Tax Block 2 Unit 32
Deed Book 5714 Page 1119

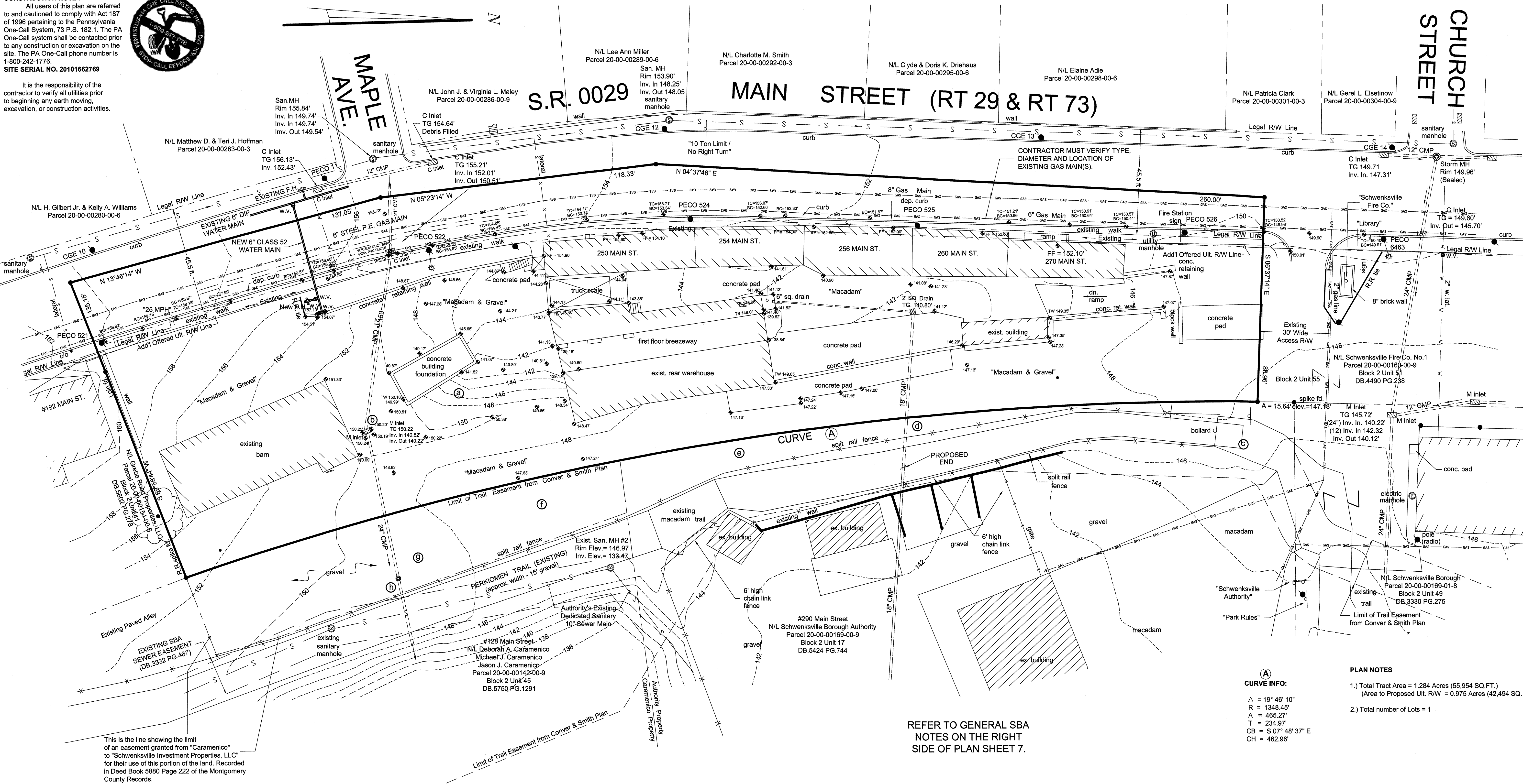
OWNER: Schwenksville Investment Properties, LLC
c/o Lee Ann Miller, Managing Member
1202 N. Gravel Pike
P.O. Box 303
Zieglerville, PA 19492
PH. 610 - 287 - 8000

revision no.5 2 - 7 - 2022	SHEET 2 OF 16 PROPOSED SITE LAYOUT AND GRADING PLAN LAND DEVELOPMENT PLAN SCHWENKSVILLE INVESTMENT PROPERTIES, LLC (#250 MAIN STREET) SCHWENKSVILLE BOROUGH MONTGOMERY COUNTY PENNSYLVANIA ASTON SURVEYORS/ ENGINEERS , INC. 101 S. WASHINGTON ST. (REAR) P.O. BOX 796 BOYERTOWN , PA , 19512 (610) 367-6565	revision no.2 1 - 27 - 2022
revision no.4 12 - 10 - 2021		revision no.1 10 - 25 - 2015
revision no.3 10 - 20 - 2021		plan date 1 - 5 - 2015 scale 1" = 20' fld. wk. date 10 - 31 - 14 fld. bk. 156 pg. 56 fin. pl. comp. ck. 11 - 1 - 21 MA plan no. 2798 - AM - FPB

CONSTRUCTION NOTE:

All users of this plan are referred to and cautioned to comply with Act 187 of 1996 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call System shall be contacted prior to any construction or excavation on the site. The PA One-Call phone number is 1-800-242-1776.
SITE SERIAL NO. 20101662769

It is the responsibility of the contractor to verify all utilities prior to beginning any earth moving, excavation, or construction activities.



REFER TO GENERAL SBA
NOTES ON THE RIGHT
SIDE OF PLAN SHEET 7.

NOTE:
THE INFORMATION SHOWN HEREON IS TAKEN FROM AN EXISTING FEATURES & DEMOLITION PLAN PREPARED BY INTEGRATED ENGINEERING, LLC WITH PERMISSION FROM B. D. SPRAY, PE, PLAN DATED 10 - 12 - 2009 AND LAST REVISED 10 - 29 - 2010. A CURRENT SURVEY HAS NOT BEEN PERFORMED BY ASTON SURVEYORS / ENGINEERS, INC. THE PROPERTY BOUNDARY AS SHOWN WAS CONFIRMED BY ASTON SURVEYORS / ENGINEERS, INC.

SITE INFORMATION:
250 MAIN STREET
Tax Parcel No. 20-00-00157-00-3
Tax Block 2 Unit 32
Deed Book 5714 Page 1119

OWNER: Schwenksville Investment Properties, LLC
c/o Lee Ann Miller, Managing Member
1202 N. Gravel Pike
P.O. Box 303
Zieglerville, PA 19492
PH: 610 - 287 - 8000

SOURCE OF TITLE
Being the same Premises as that which the Perkiomen Valley Economic Development Corporation, by a deed dated October 17, 2008 and recorded in deed book 5714 page 1119 of the Montgomery County Records, granted and conveyed unto Schwenksville Investment Properties, LLC.
(Instrument No.2008111366 dated Nov. 18, 2008).

PLAN NOTES
1.) Total Tract Area = 1.284 Acres (55,954 SQ.FT.)
(Area to Proposed Ult. R/W = 0.975 Acres (42,494 SQ. FT.))
2.) Total number of Lots = 1

CURVE INFO:
Δ = 19° 46' 10"
R = 1348.45'
A = 465.27'
T = 234.97'
CB = S 07° 48' 37" E
CH = 462.96'

**NOTE: ALL BUILDINGS HAVE BEEN
REMOVED FROM THIS SITE.**

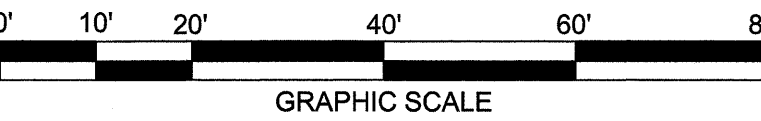
**SHEET 3 OF 16
PRE-EXISTING SITE PLAN**

LAND DEVELOPMENT PLAN
**SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC**
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS / ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA., 19512
(610) 367-6565

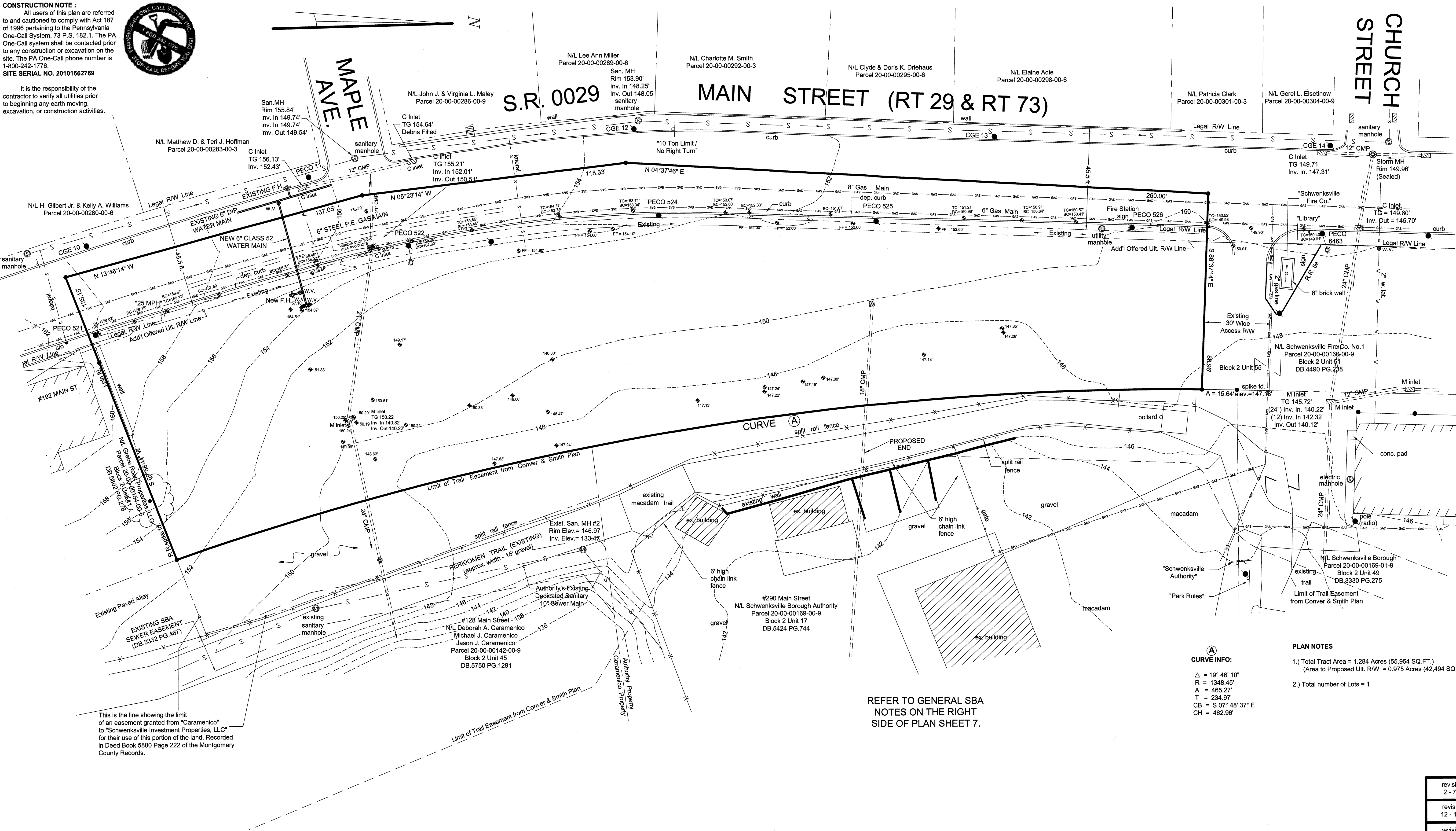
revision no.5 2 - 7 - 2022
revision no.4 12 - 10 - 2021
revision no.3 10 - 20 - 2021
revision no.2 1 - 27 - 2016
revision no.1 10 - 25 - 2015
plan date 1 - 5 - 2015
scale 1" = 20'
fld. wk. date 00 - 00 - 00
fld. bk. 000 pg. 00
fin. pl. comp. ck. 11 - 1 - 21 MA
plan no. 2798 - AM - FPC



CONSTRUCTION NOTE :

All users of this plan are referred to and cautioned to comply with Act 187 of 1996 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call system shall be contacted prior to any construction or excavation on the site. The PA One-Call phone number is 1-800-242-1776.
SITE SERIAL NO. 20101662769

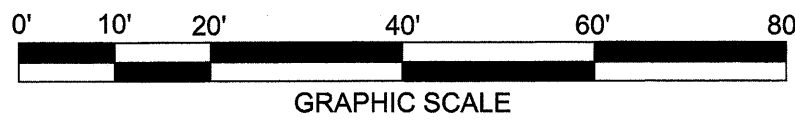
It is the responsibility of the contractor to verify all utilities prior to beginning any earth moving, excavation, or construction activities.



This is the line showing the limit of an easement granted from "Caramenico" to "Schwenksville Investment Properties, LLC" for their use of this portion of the land. Recorded in Deed Book 5880 Page 222 of the Montgomery County Records.

NOTE:

THE INFORMATION SHOWN HEREON IS TAKEN FROM AN EXISTING FEATURES & DEMOLITION PLAN PREPARED BY INTEGRATED ENGINEERING, LLC WITH PERMISSION FROM B. D. SPRAY, PE, PLAN DATED 10 - 12 - 2009 AND LAST REVISED 10 - 29 - 2010. A CURRENT SURVEY HAS NOT BEEN PERFORMED BY ASTON SURVEYORS / ENGINEERS, INC. THE PROPERTY BOUNDARY AS SHOWN WAS CONFIRMED BY ASTON SURVEYORS / ENGINEERS, INC.



REFER TO GENERAL SBA NOTES ON THE RIGHT SIDE OF PLAN SHEET 7.

CURVE INFO:
Δ = 19° 46' 10"
R = 1348.45'
A = 465.27'
T = 234.97'
CB = S 07° 48' 37" E
CH = 462.96'

PLAN NOTES

- 1.) Total Tract Area = 1.284 Acres (55,954 SQ.FT.)
(Area to Proposed Ult. R/W = 0.975 Acres (42,494 SQ. FT.))
- 2.) Total number of Lots = 1

SITE INFORMATION:

250 MAIN STREET
Tax Parcel No. 20-00-00157-00-3
Tax Block 2 Unit 32
Deed Book 5714 Page 1119

OWNER: Schwenksville Investment Properties, LLC
c/o Lee Ann Miller, Managing Member
1202 N. Gravel Pike
P.O. Box 303
Zieglerville, PA 19492
PH. 610 - 287 - 8000

SOURCE OF TITLE

Being the same Premises as that which the Perkiomen Valley Economic Development Corporation, by a deed dated October 17, 2008 and recorded in deed book 5714 page 1119 of the Montgomery County Records, granted and conveyed unto Schwenksville Investment Properties, LLC.
(Instrument No 2008111366 dated Nov. 18, 2008).

SHEET 4 OF 16

VACANT SITE PLAN

LAND DEVELOPMENT PLAN

SCHWENKSVILLE INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON SURVEYORS/ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA, 19512
(610) 367-6565

revision no.5
2 - 7 - 2022

revision no.4
12 - 10 - 2021

revision no.3
10 - 20 - 2021

revision no.2
1 - 27 - 2016

revision no.1
10 - 25 - 2015

plan date
1 - 5 - 2015

scale
1" = 20'

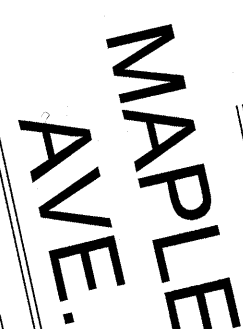
fld. wk. date
00 - 00 - 00

fld. bk. 000
pg. 00

fin. pl. comp. ck.
11 - 1 - 21 MA

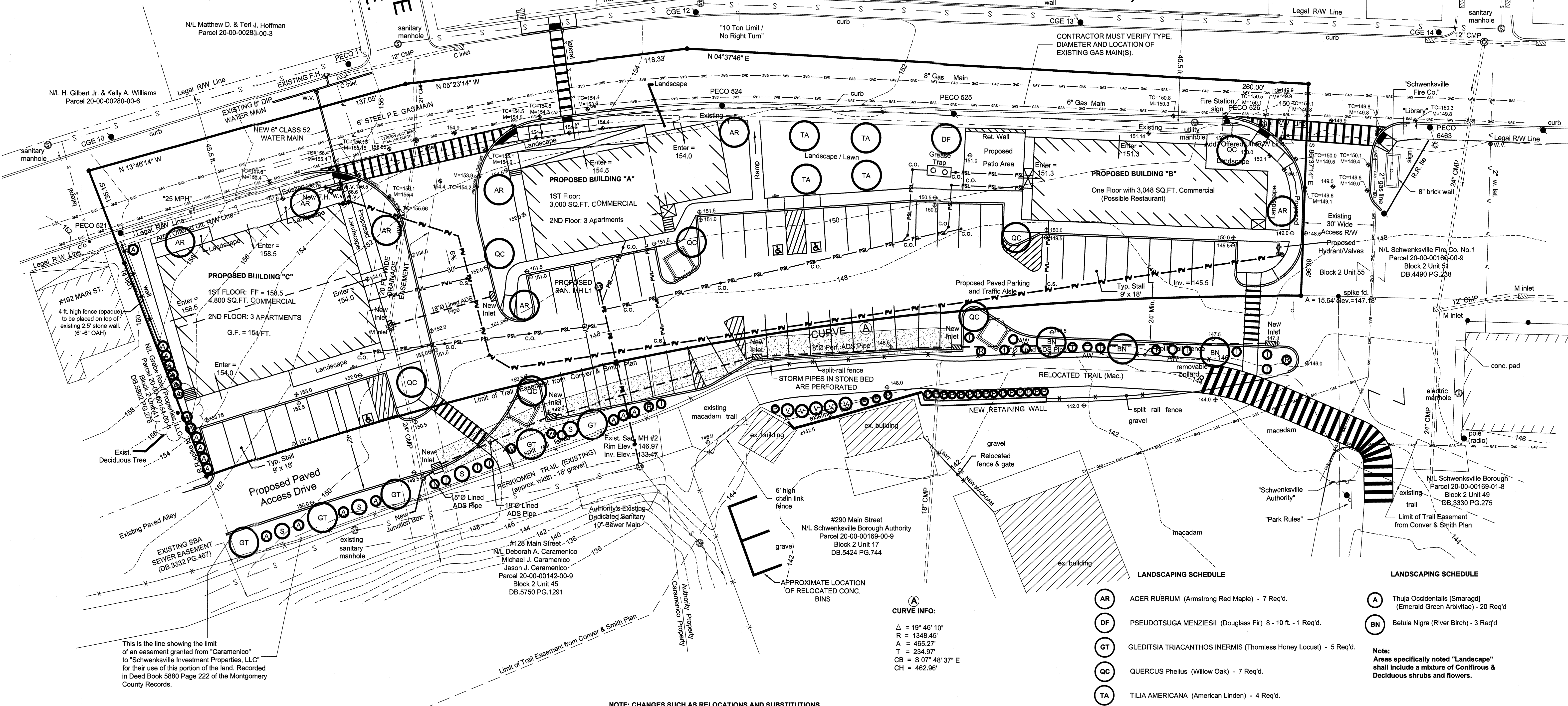
plan no.
2798 - AM - FPD

It is the responsibility of the contractor to verify all utilities prior to beginning any earth moving, excavation, or construction activities



MAIN STREET (RT 29 & RT 73)

CHURCH
STREET



STAYS/GUYS TO BE SET 2/3 UP TRUNK OR ABOVE FIRST BRANCHES

2" x 2" x 8' WOOD STAKE

NO. 12 GAL. WIRE GUY CABLE

TREE WRAP

3" MULCH MOUND TO FORM SAUCER

REMOVE BURLAP FROM ROOT BALL

PLANTING MIXTURE AS SPECIFIED

RUBBER HOSE GUARD

GUYS AT 60° ANGLE TO GROUND

2" x 4" ANCHOR STAKE DRIVEN TO BELOW FINISH GRADE

VARIES

TREE PLANTING DETAIL

-
- WE WIRE AND ROPE FROM AROUND

PLANTING DETAIL

- 1) Contractor is to notify all utility suppliers prior to initiation of construction activities. Attention is called to the "CALL BEFORE YOU DIG" NOTE AT 1-800-242-1776.
- 2) Contractor is to verify all distances, grades, quantities, lines and elevations prior to the start of construction. Any discrepancies must be reported prior to commencement of work.
- 3) The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the plans.
- 4) All materials shall conform to the guidelines established by the current AMERICAN STANDARD FOR NURSERY STOCK published by the American Association of Nurserymen.
- 5) No plant shall be put into the ground before grading has been finished and approved by the Owner's representative.
- 6) All plants shall bear the same relationship to the finished grade as the plant's original grade before digging.
- 7) All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is rootbound.
- 8) All root wrapping material made of synthetic or plastic shall be removed at the time of planting.
- 9) No plants shall be pruned at time of planting except to remove dead or broken branches.
- 10) All plants shall be sprayed with anti-desiccant within 24 hours of planting or at the beginning of their first watering. All plants shall be watered thoroughly twice during the first 24 hour period after planting.
- 11) All plant material shall be guaranteed by the contractor for a period of one year from the date of acceptance by Owner.
- 12) All shrubs are to be planted in continuous rows. Apply pre-emergent herbicide, such as "Preen" in all planting beds and planting pits prior to installation of 3" of aged double shredded hardwood mulch.
- 13) Substitutions in the proposed plantings may be made if first approved by Schwenskeville Borough.
- 14) Existing trees may substituted for proposed street trees if the trees are protected during construction and are determined to be acceptable by the Borough.
- 15) Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted a minimum of 10 feet from curbs and sidewalks, 15 feet to overhead utilities, and 6 feet from underground utilities.
- 16) Additional planting is encouraged and may include a variety of ornamental trees, shrubs, and ground covers, chosen from the list of plant materials in Schwenskeville Borough's Subdivision and Land Development Ordinance.

$\Delta = 19^{\circ} 46' 10''$
 $R = 1348.45'$
 $A = 465.27'$
 $T = 234.97'$
 $CB = S 07^{\circ} 48' 37'' E$
 $CH = 462.96'$

AR	ACER RUBRUM (Armstrong Red Maple) - 7 Req'd.
DF	PSEUDOTSUGA MENZIESII (Douglas Fir) 8 - 10 ft. - 1 Req'd.
GT	GLEDITSIA TRIACANTHOS INERMIS (Thornless Honey Locust) - 5 Req'd.
QC	QUERCUS Pheiius (Willow Oak) - 7 Req'd.
TA	TILIA AMERICANA (American Linden) - 4 Req'd.
P	PURPLE PILLAR ROSE OF SHARON 3 - 4 ft. - 19 Req'd.
AW	VIBURNUM DENTATUM (Arrowwood) 3 - 4 ft. - 5 Req'd.
I	ILEX GLABRA (Inkberry) 3 - 4 ft. - 16 Req'd.
R	CERCIS CANADENSIS (Redbud) 8 - 10 ft. - 3 Req'd.
S	AMELANCHIER CADADENSIS (Multi Stem Shadowlow Serviceberry) 8 - 10 ft. 4 Req'd.
V	PRAGUE VIBURNUM 8 - 10 ft. - 5 Req'd.

A Thuja Occidentalis [Smaragd]
(Emerald Green Arbiviteae) - 20 Req'd

BN Betula Nigra (River Birch) - 3 Req'd

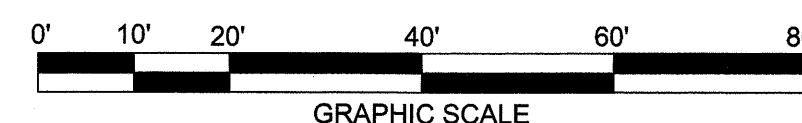
Note:
Areas specifically noted "Landscape"
shall include a mixture of Coniferous &
Deciduous shrubs and flowers.

PROPOSED LANDSCAPE PLAN

SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

ASTON
SURVEYORS/ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA, 19512
(610) 367-6565

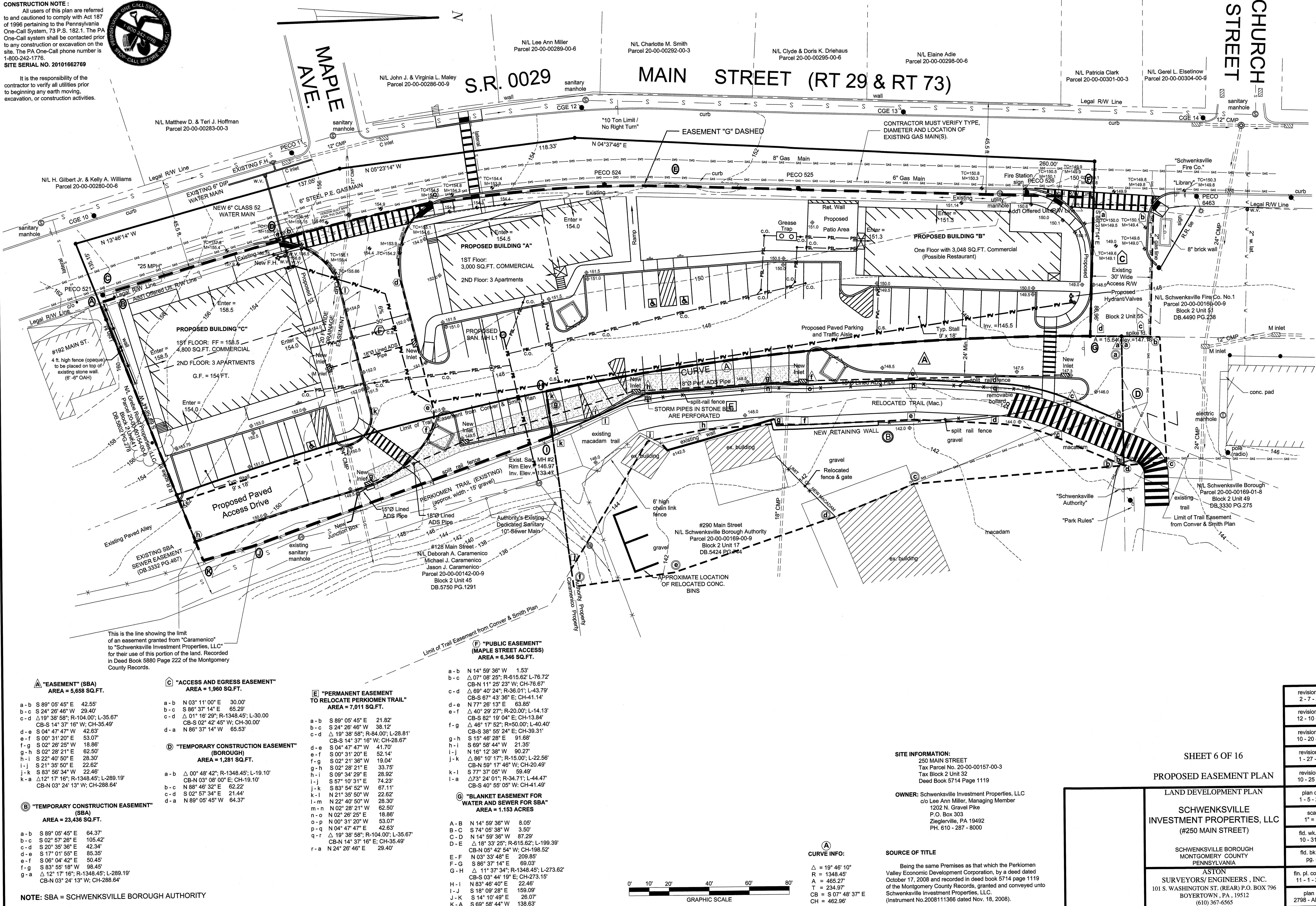
fin. pl. comp. ck
11 - 1 - 21 MA



CONSTRUCTION NOTE:

All users of this plan are referred to and cautioned to comply with Act 187 of 1996 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call system shall be contacted prior to any construction or excavation on the site. The PA One-Call phone number is 1-800-242-1776.
SITE SERIAL NO. 20101662769

It is the responsibility of the contractor to verify all utilities prior to beginning any earth moving, excavation, or construction activities.



This is the line showing the limit of an easement granted from "Caramenico" to "Schwensville Investment Properties, LLC." for their use of this portion of the land. Recorded in Deed Book 5880 Page 222 of the Montgomery County Records.

A "EASEMENT" (SBA) AREA = 5,658 SQ.FT.

a-b S 89° 05' 45" E 42.55'
b-c S 24° 26' 46" W 29.40'
c-d Δ 19° 38' 53" R-104.00'; L-35.67'
CB-S 14° 37' 16" W; CH-35.49'
d-e S 04° 47' 47" W 42.63'
e-f S 00° 31' 20" E 53.07'
f-g S 02° 28' 21" E 62.50'
g-h S 02° 28' 21" E 62.50'
h-i S 22° 40' 50" E 28.30'
i-j S 21° 35' 50" E 22.82'
j-k S 83° 56' 34" W 22.48'
k-a Δ 12° 17' 16" R-1348.45'; L-289.19'
CB-N 03° 24' 13" W; CH-288.64'

B "TEMPORARY CONSTRUCTION EASEMENT" (SBA) AREA = 23,436 SQ.FT.

a-b S 89° 05' 45" E 64.37'
b-c S 02° 57' 26" E 105.42'
c-d S 20° 35' 36" E 42.34'
d-e S 17° 01' 55" E 85.35'
e-f S 06° 04' 42" E 50.45'
f-g S 83° 55' 18" W 98.45'
g-a Δ 12° 17' 16" R-1348.45'; L-289.19'
CB-N 03° 24' 13" W; CH-288.64'

C "ACCESS AND EGRESS EASEMENT" AREA = 1,960 SQ.FT.

a-b N 03° 11' 00" E 30.00'
b-c S 88° 37' 14" E 65.29'
c-d Δ 01° 16' 29" R-1348.45'; L-30.00'
CB-S 02° 42' 45" W; CH-30.00'
d-a N 86° 37' 14" W 65.53'
D "TEMPORARY CONSTRUCTION EASEMENT" (BOROUGH)
AREA = 1,281 SQ.FT.
a-b Δ 00° 48' 42" R-1348.45'; L-19.10'
CB-N 03° 08' 00" E; CH-19.10'
b-c N 88° 46' 32" E 62.22'
c-d S 02° 57' 34" E 21.44'
d-a N 89° 05' 45" W 64.37'

E "PERMANENT EASEMENT TO RELOCATE PERKIOMEN TRAIL" AREA = 7,011 SQ.FT.

a-b S 89° 05' 45" E 21.82'
b-c S 24° 26' 46" W 38.12'
c-d Δ 19° 38' 53" R-84.00'; L-28.81'
CB-S 14° 37' 16" W; CH-28.87'
d-e S 04° 47' 47" W 41.70'
e-f S 00° 31' 20" E 52.14'
f-g S 02° 21' 36" W 19.04'
g-h S 02° 28' 21" E 33.75'
h-i S 09° 34' 29" E 28.92'
i-j S 57° 10' 31" E 74.23'
j-k S 83° 54' 52" W 87.11'
k-l N 21° 35' 50" W 22.62'
l-m N 22° 40' 50" W 28.30'
m-n S 02° 28' 21" W 62.50'
n-o N 02° 26' 25" E 18.86'
o-p N 00° 31' 20" W 53.07'
p-q N 04° 47' 47" E 42.63'
q-r Δ 19° 38' 53" R-104.00'; L-35.67'
CB-N 14° 37' 16" E; CH-35.49'
r-a N 24° 26' 46" E 29.40'

G "BLANKET EASEMENT FOR WATER AND SEWER FOR SBA" AREA = 1.153 ACRES

A-B N 14° 59' 36" W 8.05'
B-C S 74° 05' 38" W 3.50'
C-D N 14° 59' 36" W 87.29'
D-E Δ 18° 33' 25" R-615.62'; L-199.39'
CB-N 05° 42' 54" W; CH-198.52'
E-F N 03° 33' 48" E 209.85'
F-G S 86° 37' 14" E 69.03'
G-H Δ 11° 37' 34" R-1348.45'; L-273.82'
CB-S 03° 44' 19" E; CH-273.15'
H-I N 83° 46' 40" E 22.46'
I-J S 18° 09' 28" E 159.09'
J-K S 14° 10' 49" E 26.07'
K-A S 89° 58' 44" W 138.63'

SITE INFORMATION:
250 MAIN STREET
Tax Parcel No. 20-00-00157-00-3
Tax Block 2 Unit 32
Deed Book 5714 Page 1119

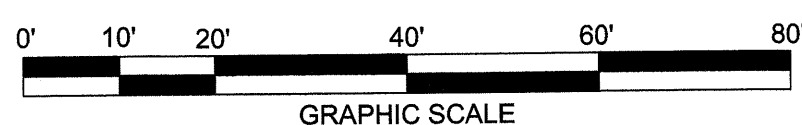
OWNER: Schwensville Investment Properties, LLC
c/o Lee Ann Miller, Managing Member
1202 N. Gravel Pike
P.O. Box 303
Zieglerville, PA 19492
PH. 610 - 287 - 8000

SOURCE OF TITLE

Being the same Premises as that which the Perkiomen Valley Economic Development Corporation, by a deed dated October 17, 2008 and recorded in deed book 5714 page 1119 of the Montgomery County Records, granted and conveyed unto Schwensville Investment Properties, LLC.
(Instrument No.200811366 dated Nov. 18, 2008).

A CURVE INFO:

Δ = 19° 46' 10"
R = 1348.45'
A = 465.27'
T = 234.97'
CB = S 07° 48' 37" E
CH = 462.96'



SHEET 6 OF 16

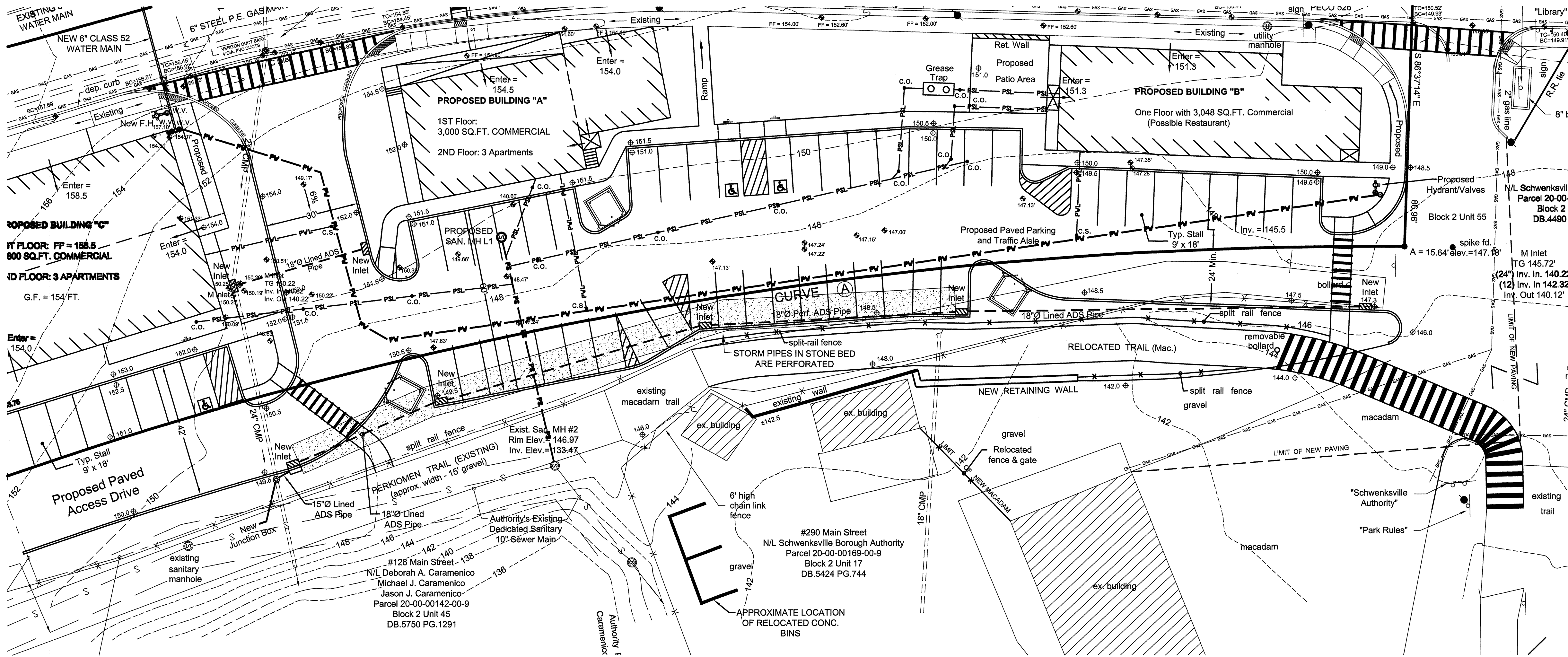
PROPOSED EASEMENT PLAN

LAND DEVELOPMENT PLAN
SCHWENSVILLE INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA
ASTON
SURVEYORS/ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA., 19512
(610) 367-6565

revision no.5	2 - 7 - 2022
revision no.4	12 - 10 - 2021
revision no.3	10 - 20 - 2021
revision no.2	1 - 27 - 2016
revision no.1	10 - 25 - 2015
plan date	1 - 5 - 2015
scale	1" = 20'
fld. wk. date	10 - 31 - 14
fld. bk. 156	pg. 56
fin. pl. comp. ck.	11 - 1 - 21 MA
plan no.	2798 - AM - PPF

NOTE: SBA = SCHWENSVILLE BOROUGH AUTHORITY

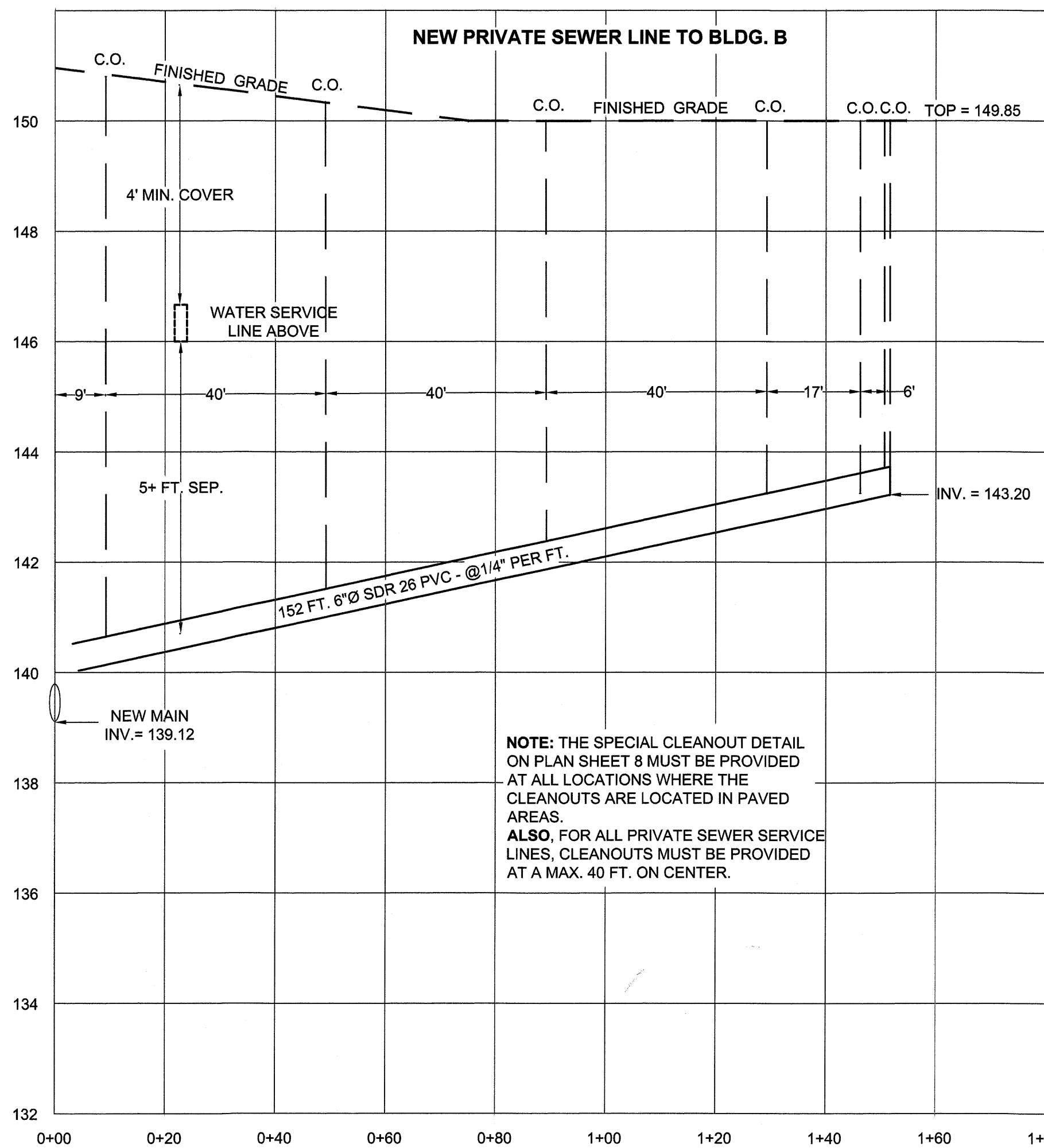
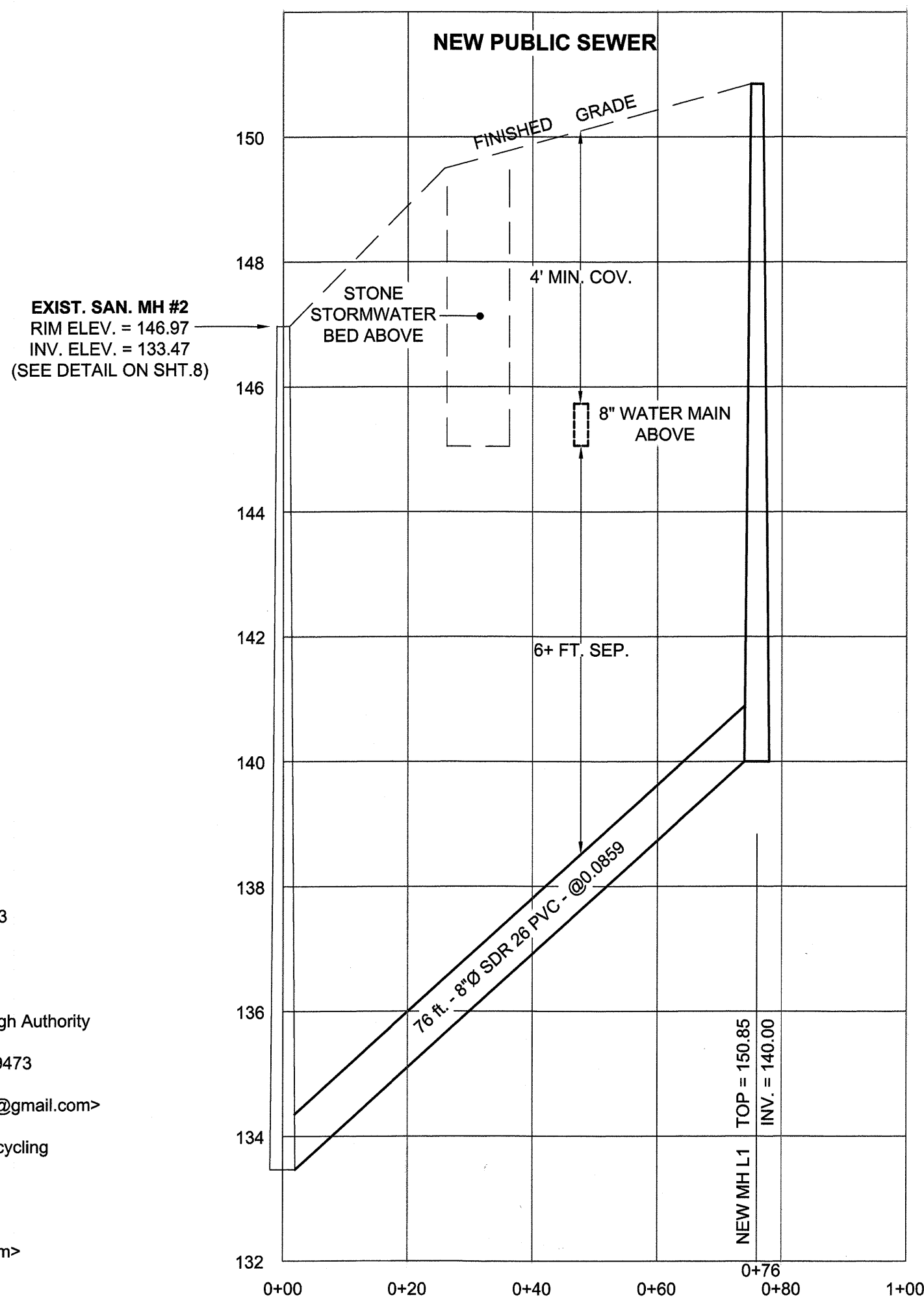


PROPOSED BUILDING "C"
1ST FLOOR: FF = 155.5
800 SQ.FT. COMMERCIAL
2ND FLOOR: 3 APARTMENTS
 G.F. = 154.71

SEWER BACKFLOW NOTE
 A DEVICE TO PREVENT THE SEWER FROM BACKING UP INTO THE BUILDINGS SHALL BE CONSIDERED AT THE TIME OF CONSTRUCTION.

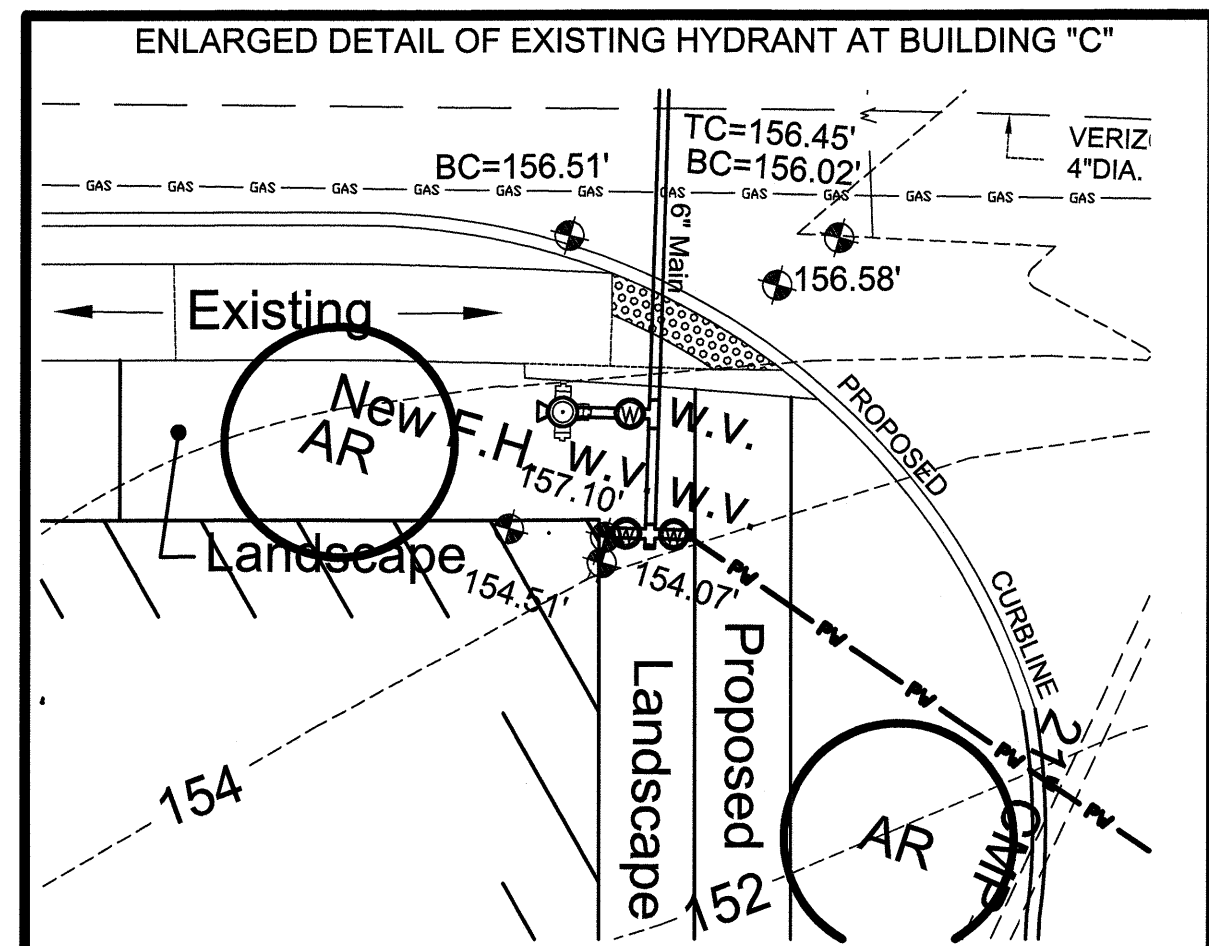
PROPOSED SANITARY SEWER PROFILE

HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 2'

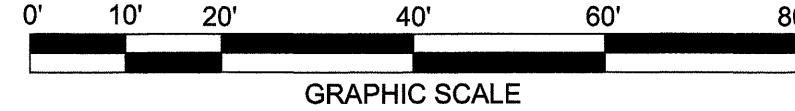


PLAN LEGEND

- | | |
|---|---|
| --- Adjoining Property Line | ● Utility Pole |
| — Property Boundary | ⊕ Fire Hydrant |
| — Existing Fencing | ⊙ Sanitary Manhole |
| — Existing Curb | ⊞ Existing Inlet |
| == Existing Storm Sewer | ⊞ Proposed Inlet |
| — Existing Sanitary Sewer Line | |
| — Existing Water Line | F.F. Finished Floor |
| — Existing Gas Line | G.F. Ground Floor |
| — Proposed Fencing | ⊕ Existing Elevation |
| — Proposed Curb | ⊕ Proposed Elevation |
| --- Proposed Storm Sewer | Note: The New 6" Water Main crossing Main Street has been installed. |
| — PS Proposed SBA Sanitary Sewer Main | |
| — PSL Proposed Private Sewer Service Line | |
| — PW Proposed SBA Water Main | |
| — FWL Proposed Private Water Service Line | |
| ↓ PWL Corporation Stop | |
| --- Soil Type Boundary | |
| --- # Existing Contour | |



Horizontal Scale 1" = 20'
 Vertical Scale 1" = 2'



- GENERAL SBA NOTES**
- There is an existing 21" - 24" CMP stormwater pipe running from Maple Street, through this site and into the adjacent Caramenico property. There is also an existing 18" CMP central to the site to be removed. New connections are proposed to be made to this pipe and/or improvements are proposed to be made over top of these pipes. It is this property owner's responsibility to investigate the condition of these pipes and make sure they are in satisfactory condition as determined by the Borough and/or SBA (as appropriate) prior to proceeding with any site improvements.
 - It is this property owner's responsibility to provide documentation that the lateral from the old 250 Main Street building was properly abandoned. SBA is concerned about the potential of I/I to enter through this lateral if it was not grouted shut with non shrink grout or the tee removed from the existing sanitary sewer main. The owner could have the lateral permanently closed using a cured in place liner over the existing lateral connection to the main. It is noted that the Authority's understanding is that this was not completed when the building was removed as the owner wanted the option to potentially reuse this lateral in the future. This must be completed to the satisfaction of SBA prior to proceeding with any site improvements.
 - There is no specific commercial, business, or restaurant use determined for these buildings at the time of the approval of this plan. Prior to the issuance of any individual building permit the owner must address the following to the satisfaction of SBA:
 - Provide sizing calculations for any proposed exterior grease trap to verify that it is properly sized. The use of the EPA method for sizing grease traps is acceptable.
 - If any of the commercial uses of Buildings A, B, or C in the future involve the preparation of food then an exterior grease trap will be required to be properly sized and installed.
 - Any proposed exterior grease trap must be designed to meet H2O Loading criteria and shop drawings must be submitted to the Authority for review and approval.
 - Regarding the Sanitary Sewer
 - All new mains to be dedicated to SBA must be 8" SDR 26 PVC.
 - All new private sewer service lines must be 6" SDR 26 PVC.
 - Regarding the Public Water
 - All new mains to be dedicated to SBA must be 8" class 52 DIP, double cement lined.
 - All new private water service lines must be 2" Type K Copper.
 - Prior to installing water service lines to the units, the owner must consult with SBA as to specific building use(s) to see if separate fire protection / sprinkler lines are required.
 - All Sanitary Sewer and Water Line improvements must comply with the applicable SBA regulations, standards, and details.

SPECIAL SBA NOTES
 Before construction, a Tapping Fee Agreement must be signed with SBA providing for payment of the required tapping fee and posting of the proper construction security and escrow for engineering/inspection costs. The Agreement will not be prepared by the Authority's solicitor until the security and escrow amounts are approved by Ebert Engineering, Inc.

SBA's standard review procedures on developers escrow requires that a written bid estimate on the letterhead of a bonafide contractor(s) for the sanitary and water system construction shown on the approved plans be submitted to Ebert Engineering, Inc. At a minimum, this estimate should include unit costs for sewer, backfill (type/class), manholes, special items, etc., and allowance for rock excavation (if any). The written estimate must state that the latest SBA standard specifications and the approved plans were used.

A preconstruction meeting with the representatives of Ebert Engineering, Inc. is mandatory before the start of any construction. Any changes made to the sanitary sewer facilities after the date of approved plans must be resubmitted for review and concurrence.

After construction, it is the responsibility of the developer to supply two blue line record drawings for review and approval by Ebert Engineering, Inc. Corrections noted on the blue line record drawings shall be incorporated on the original drawings. The developer shall supply two Mylar copies and a CD containing the electronic copies in AutoCAD and PDF format of the approved record drawings within 30 days of receipt of the approved blue line record drawings. The following statement is also required on all record drawings:

"These record plans have been completed and certified by _____ as reflecting constructed Conditions with Field changes incorporated. Responsibility for accuracy of the record plans rests with the above engineer."

"Engineer's Signature and Certification"

SHEET 7 OF 16

SANITARY SEWER PROFILE PLAN

LAND DEVELOPMENT PLAN

SCHWENKSVILLE INVESTMENT PROPERTIES, LLC
 (#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
 MONTGOMERY COUNTY
 PENNSYLVANIA

ASTON SURVEYORS/ENGINEERS, INC.
 101 S. WASHINGTON ST.(REAR) P.O.BOX 796
 BOYERTOWN, PA, 19512
 (610) 367-6565

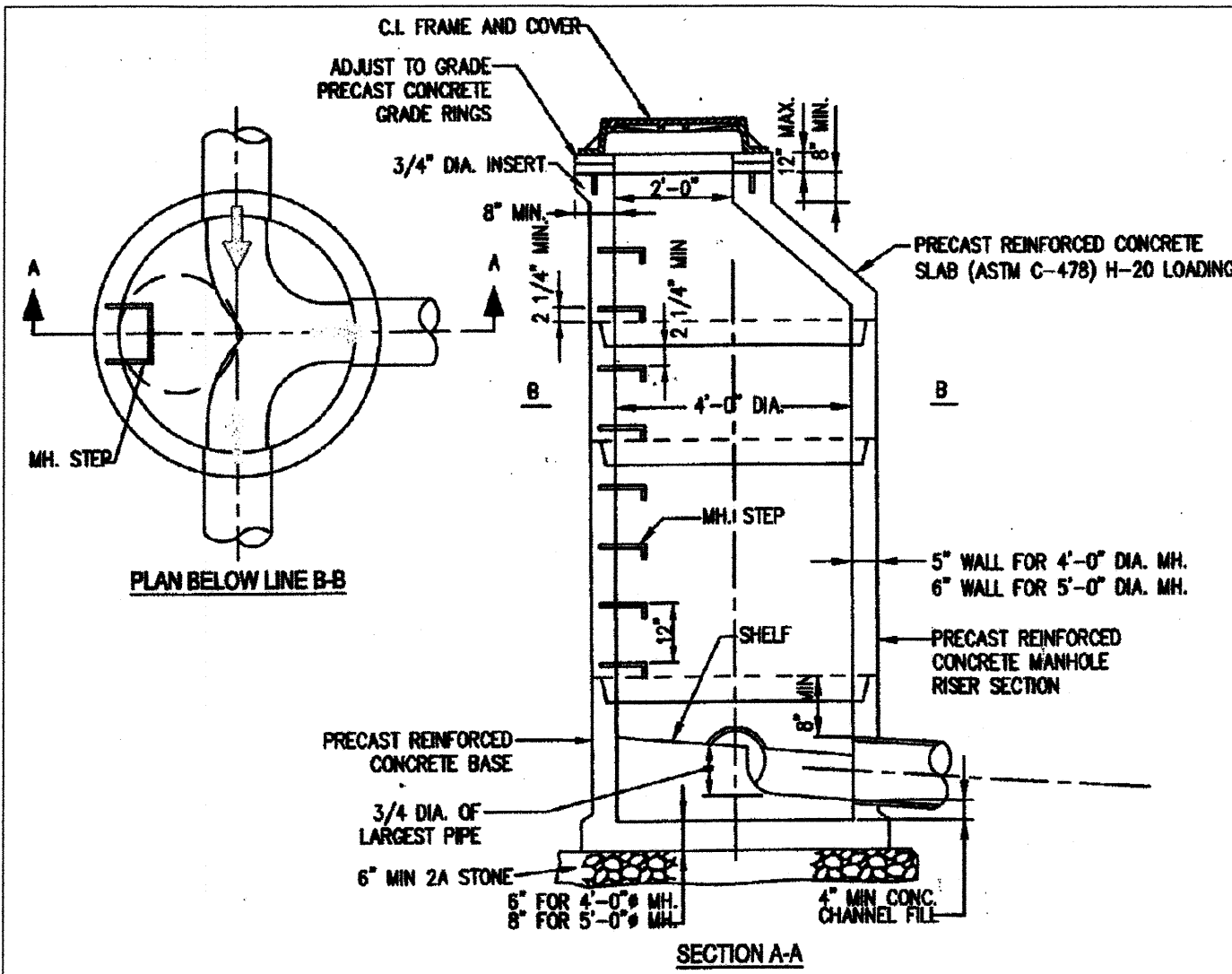
revision no.4 12 - 10 - 2021
revision no.3 10 - 20 - 2021
revision no.2 1 - 27 - 2016
revision no.1 10 - 25 - 2015
plan date 1 - 5 - 2015
scale Horiz. 1" = 20' Vert. 1" = 2'
fld. wk. date 10 - 31 - 14
fld. bk. 156 pg. 56
fin. pl. comp. ck. 11 - 1 - 21 MA
plan no. 2798 - AM - FPG

UTILITIES LIST

Electric / Gas
 PECO
 2301 Market St.
 Philadelphia, PA 19103
 1-800-494-4000
 <peco.com/service>

Water / Sewer
 Schwenksville Borough Authority
 298 Main Street
 Schwenksville, PA 19473
 610-287-7772
 <schwenksvillebaws@gmail.com>

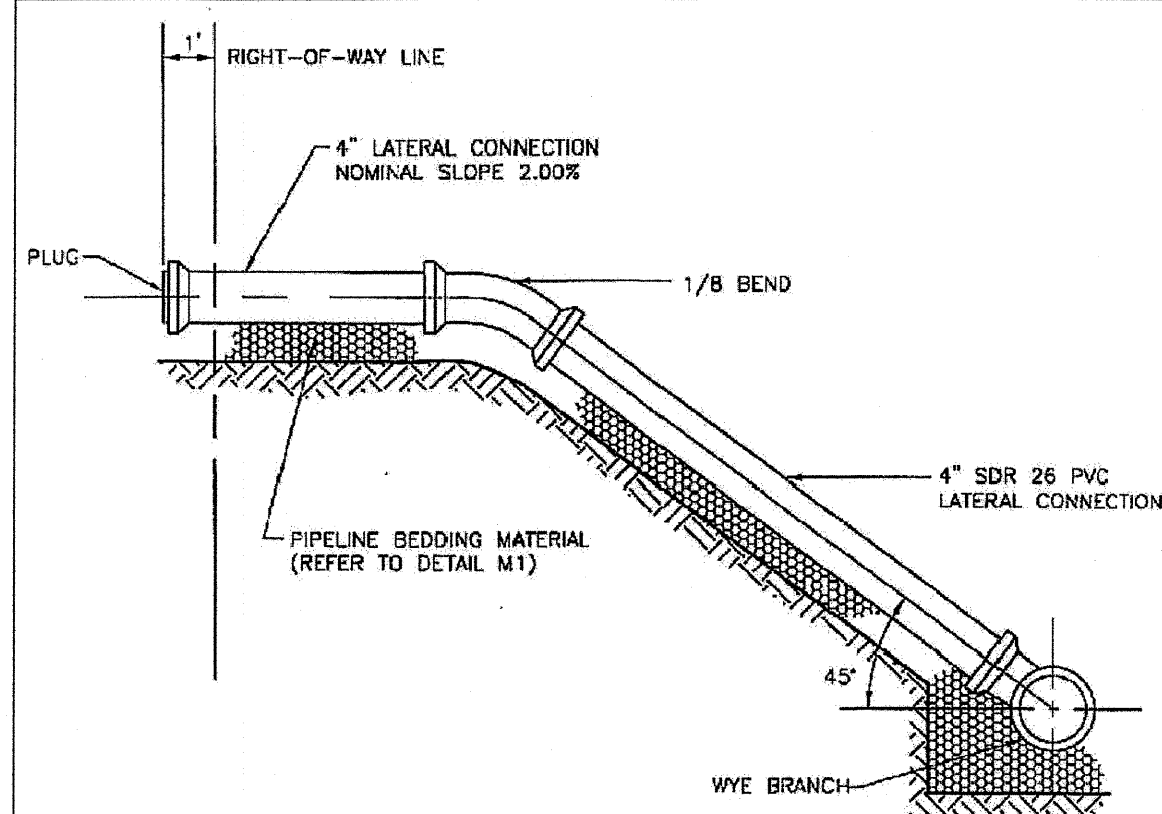
Municipal Trash / Recycling
 Whitetail Disposal
 P.O. Box 700
 Frederick, PA 19435
 610-754-0103
 <whitetaildisposal.com>



- NOTES:**
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 1/2 OF THE DIAMETER OF THE SEWER.
 2. THE SHELVE SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
 3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS. ALL OTHER MANHOLES TO BE TYPE "A".
 4. FOR MANHOLES HAVING 5' DIAMETER BASE, REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT.
 5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION OR CONCRETE SLAB WITH 4 - 3/4" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 90° ON A 36" DIA. BOLT CIRCLE.
 6. ALL CONCRETE SHALL BE 4000 P.S.I. MINIMUM.
 7. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, KOPPEKS 300M OR APPROVED EQUAL.
 8. INSTALL DOUBLE RING OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
 9. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C-478.
 10. STEPS TO BE STEEL REINFORCED POLYPROPYLENE. (SEE DETAIL S-7)
 11. 4' DIAMETER MANHOLE FOR 8" TO 15" PIPES, 5' DIAMETER MANHOLE FOR 18" TO 27" PIPES

STANDARD MANHOLE TYPE "A"

CONSTRUCTION DETAIL S-1

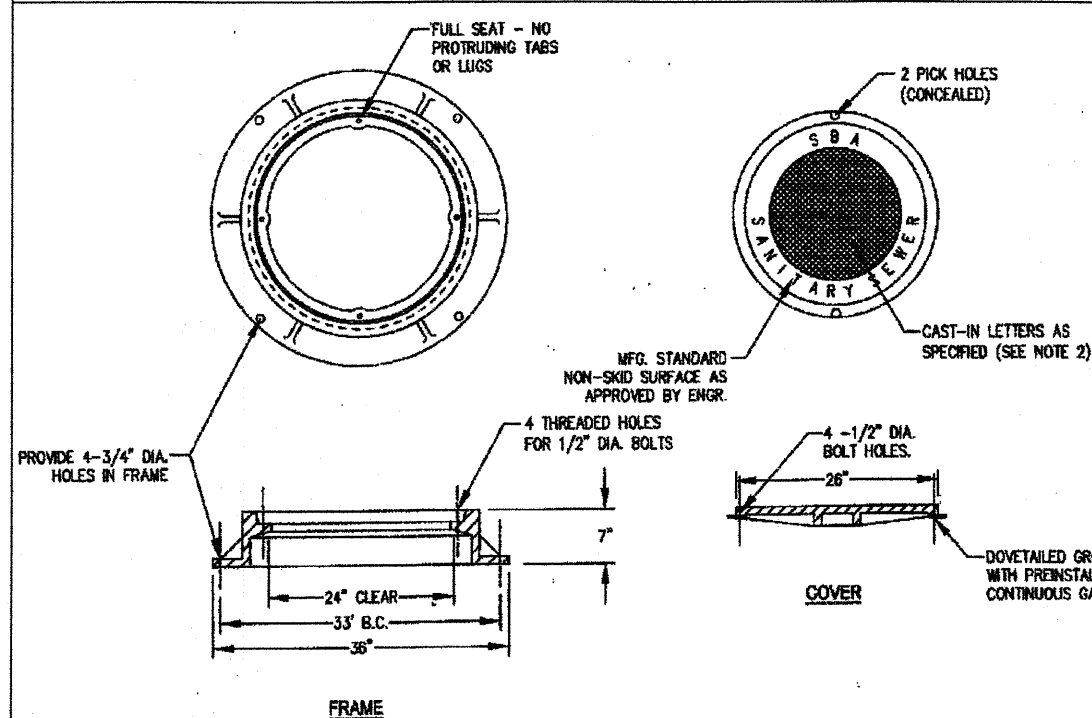


ELEVATION

NOTE:
PROVIDE 5" LATERAL CONNECTION WHEN SERVICING COMMERCIAL BUILDINGS AND MULTI-FAMILY DWELLING UNITS.

SERVICE CONNECTION DEEP SEWER

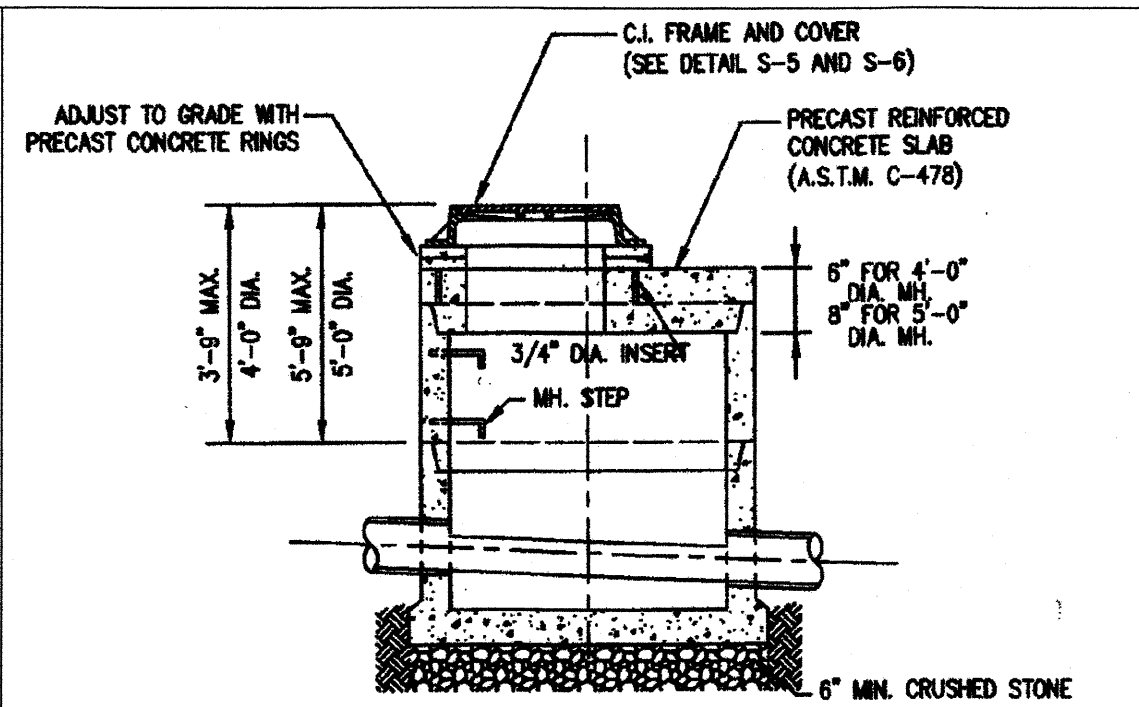
CONSTRUCTION DETAIL S-9



- NOTES:**
1. ALL MATERIAL GRAY CAST IRON, A.S.T.M. A-48, CL-30 SUITABLE FOR HIGHWAY LOADING.
 2. COVER SHALL HAVE THE WORDS "SEA SENSE" CAST THEREON. FOR WATER CHAMBERS, THE INSCRIPTION SHALL BE "WATERY" INSTEAD OF "SENSE".
 3. FRAMES SHALL BE WATERPROOF AND COVER SHALL BE BOLTED WITH FOUR (4) 1/2" COUNTERSINK STAINLESS STEEL BOLTS MAKING A SEAL WITH A RUBBER "O" RING GASKET, OR EQUAL.
 4. PROVIDE FOUR (4) S.S. ANCHOR BOLT HOLES, 3/4" DIA. MINIMUM.
 5. MANUFACTURED BY HERNAN FOUNDRY COMPANY AND/OR, R-1642-0 OR APPROVED EQUAL.

STANDARD MANHOLE FRAME AND COVER WATERTIGHT

CONSTRUCTION DETAIL S-4



NOTE: TYPE "B" MANHOLE TO BE THE SAME AS TYPE "A" EXCEPT AS OTHERWISE NOTED

NOTES:

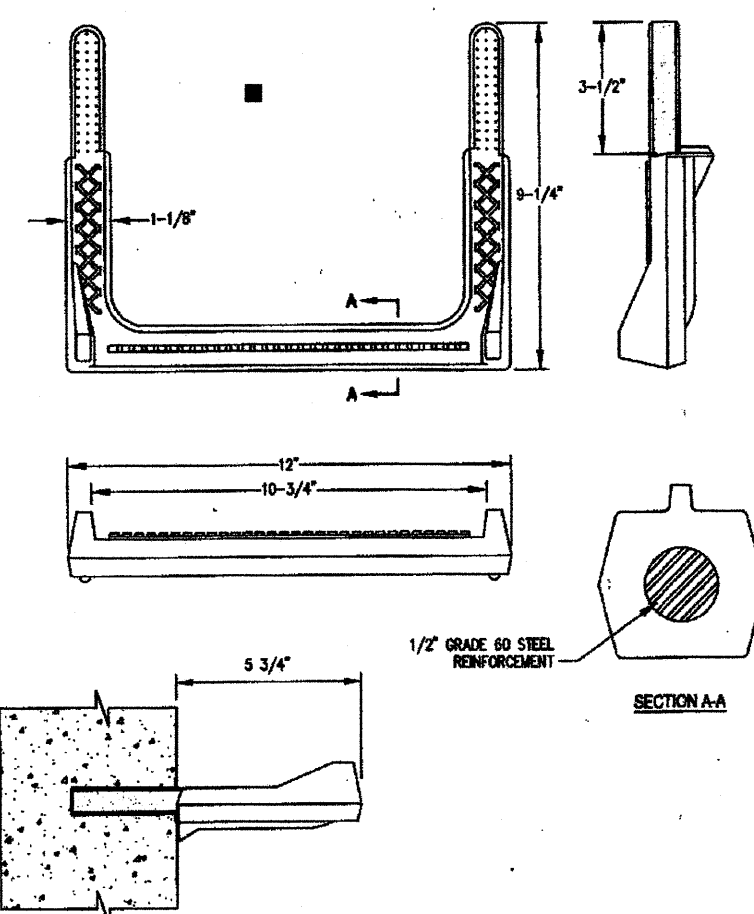
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 1/2 OF THE DIAMETER OF THE SEWER.
2. THE SHELVE SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS. ALL OTHER MANHOLES TO BE TYPE "A".
4. FOR MANHOLES HAVING 5' DIAMETER BASE, REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT.
5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION OR CONCRETE SLAB WITH 4 - 3/4" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 90° ON A 36" DIA. BOLT CIRCLE.
6. ALL CONCRETE SHALL BE 4000 P.S.I. MINIMUM.
7. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, KOPPEKS 300M OR APPROVED EQUAL.
8. INSTALL DOUBLE RING OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
9. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C-478.
10. SEE SECTION 03411 PRECAST CONCRETE, STEEL REINFORCED POLYPROPYLENE IS OPTIONAL. (SEE DETAIL S-7)
11. 4' DIAMETER MANHOLE FOR 8" TO 15" PIPES, 5' DIAMETER MANHOLE FOR 18" TO 27" PIPES

STANDARD MANHOLE TYPE "B"

CONSTRUCTION DETAIL S-2

STANDARD MANHOLE COATING REQUIREMENT

The interior coating on manholes shall be a white epoxy coating. The standard coating is two coats, each 4 to 6 mils thick of polyamide epoxy coating, Panamid 65 Series by MAB or approved equal.

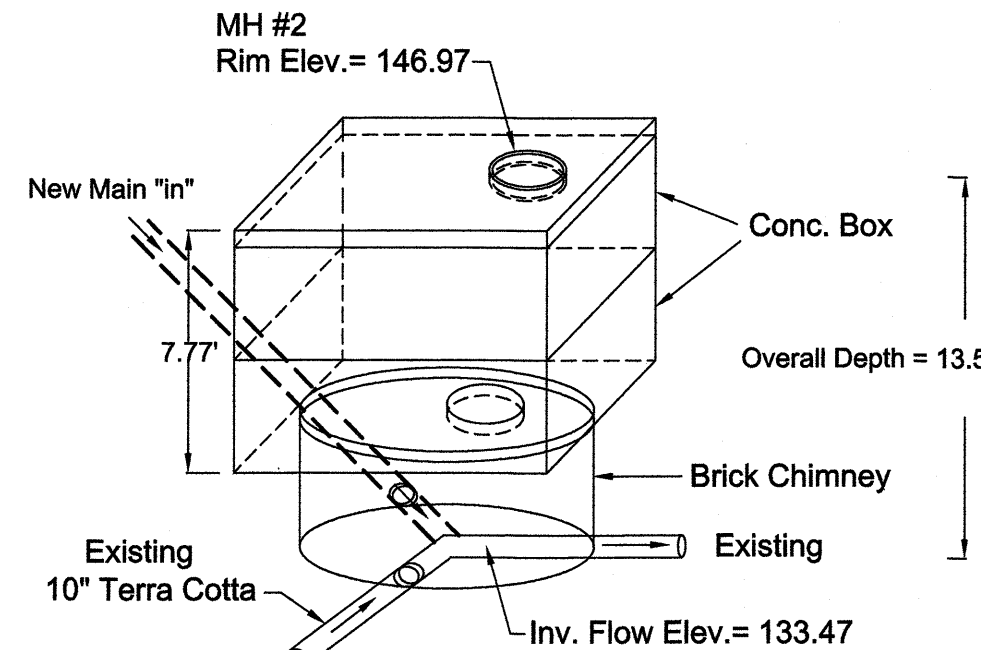


STANDARD MANHOLE STEP

CONSTRUCTION DETAIL S-7

CONNECTION TO EXISTING MANHOLE
(Not To Scale)

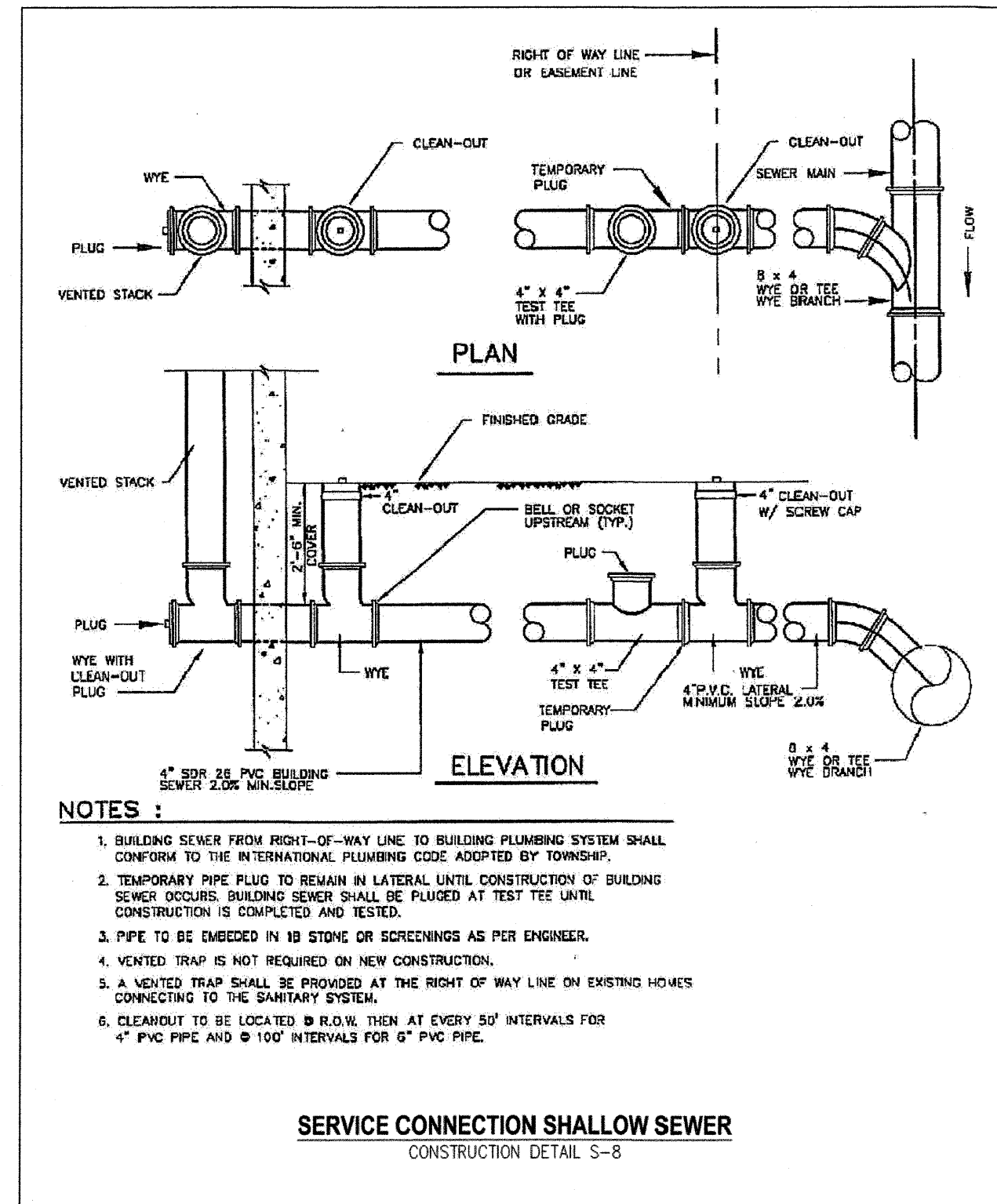
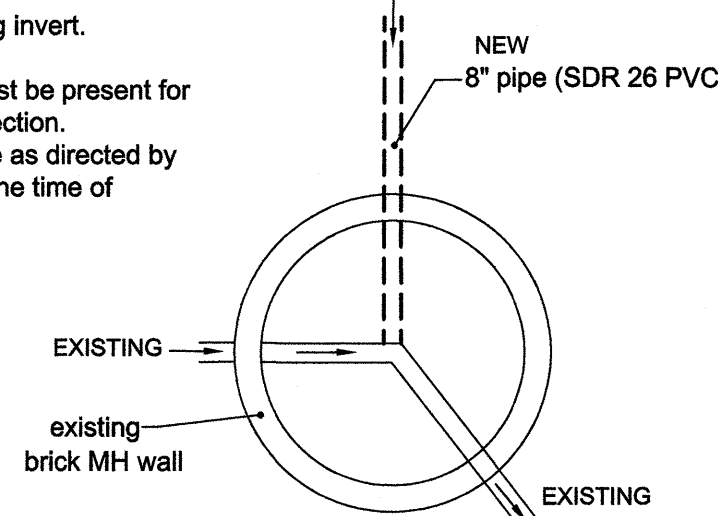
SECTION A



NOTES

- 1.) Provide link seal or approved equal and non-shrink grout around all new penetrations through existing concrete.
- 2.) Outside surface of existing manhole shall receive two coats of bituminous coating 2 ft. around all new penetrations.
- 3.) New pipe to tie in at existing invert.
- 4.) Borough representative must be present for work required for this connection. Modifications shall be made as directed by Borough representative at the time of construction.

TOP VIEW

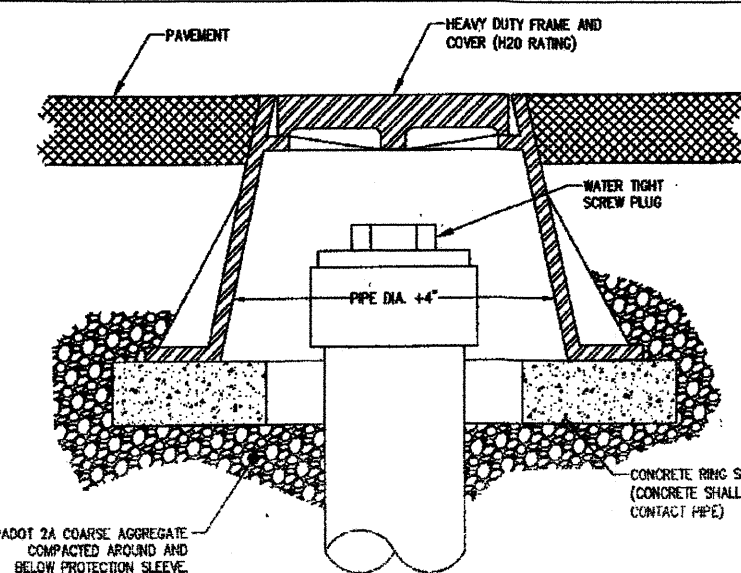


NOTES:

1. BUILDING SEWER FROM RIGHT-OF-WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE ADOPTED BY TOWNSHIP.
2. TEMPORARY PIPE PLUG TO REMAIN IN LATERAL UNTIL CONSTRUCTION OF BUILDING SEWER OCCURS. BUILDING SEWER SHALL BE PLUGGED AT TEST TEE UNTIL CONSTRUCTION IS COMPLETED AND TESTED.
3. PIPE TO BE EMBEDDED IN 18\"/>

SERVICE CONNECTION SHALLOW SEWER

CONSTRUCTION DETAIL S-8



- NOTES:**
1. FRAME AND COVER SHALL BE HERNAN FOUNDRY COMPANY WATER TIGHT OR APPROVED EQUAL.
 2. COVER SHALL HAVE THE WORDS "SEA SENSE" CAST THEREON. FOR WATER CHAMBERS, THE INSCRIPTION SHALL BE "WATERY" INSTEAD OF "SENSE".
 3. PROVIDE FOUR (4) ANCHOR BOLT HOLES, 3/4" DIA. MINIMUM.
 4. MANUFACTURED BY HERNAN FOUNDRY COMPANY OR APPROVED EQUAL. STANDARD: MODEL R-1642

CLEAN-OUT PROTECTION SLEEVE

CONSTRUCTION DETAIL S-16

SHEET 8 OF 16

SANITARY SEWER
NOTES & DETAILS

LAND DEVELOPMENT PLAN

SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS/ ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA. 19512
(610) 367-6365

revision no.3
10 - 20 - 2021

revision no.2
1 - 27 - 2016

revision no.1
10 - 25 - 2015

plan date
1 - 5 - 2015

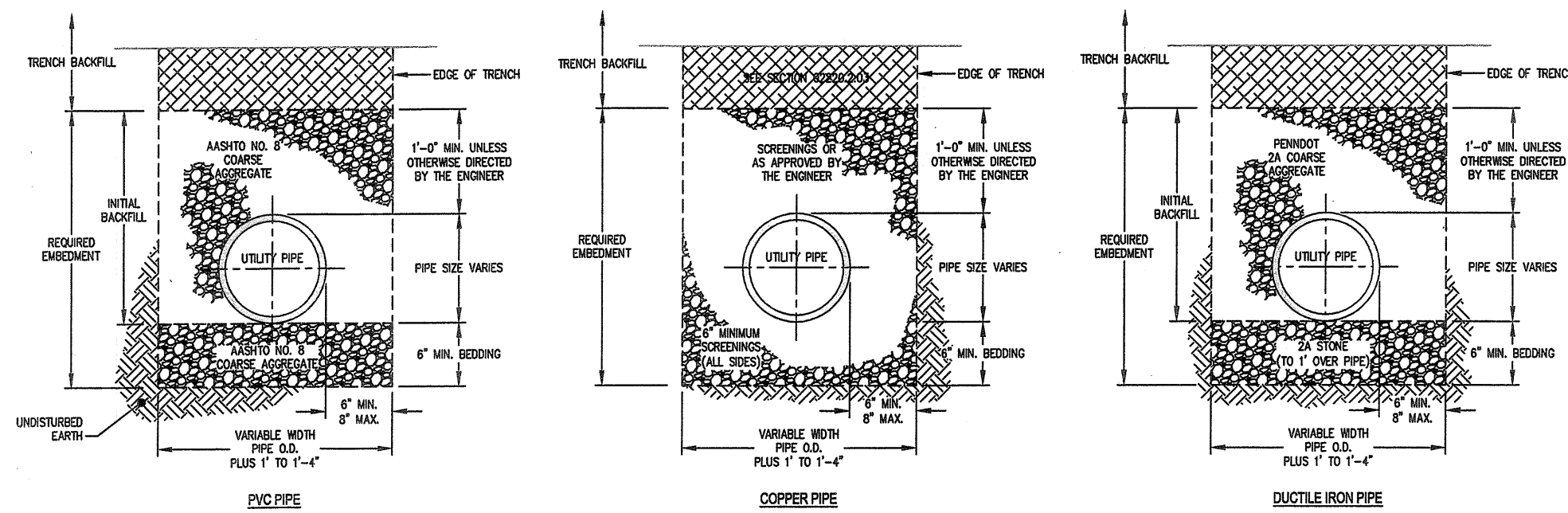
scale
1" = 20'

fld. wk. date
10 - 31 - 14

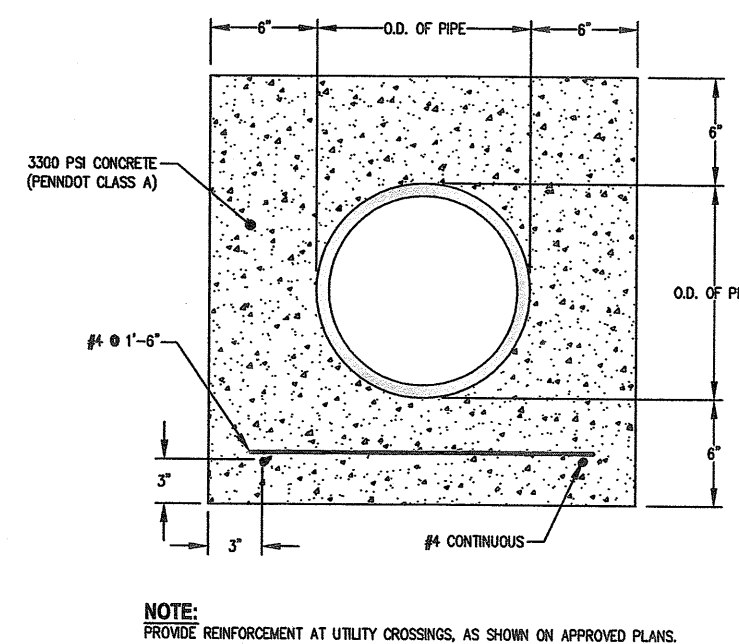
fld. bk. 156
pg. 56

fin. pl. comp. ck.
11 - 1 - 21 MA

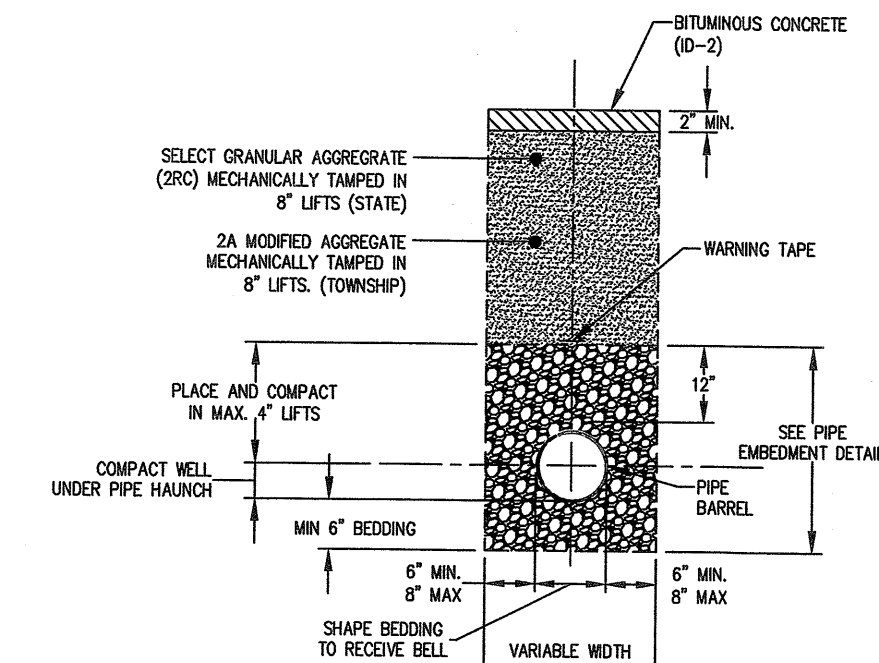
plan no.
2798 - AM - FPH



PIPE EMBEDMENT DETAILS
CONSTRUCTION DETAIL G-1

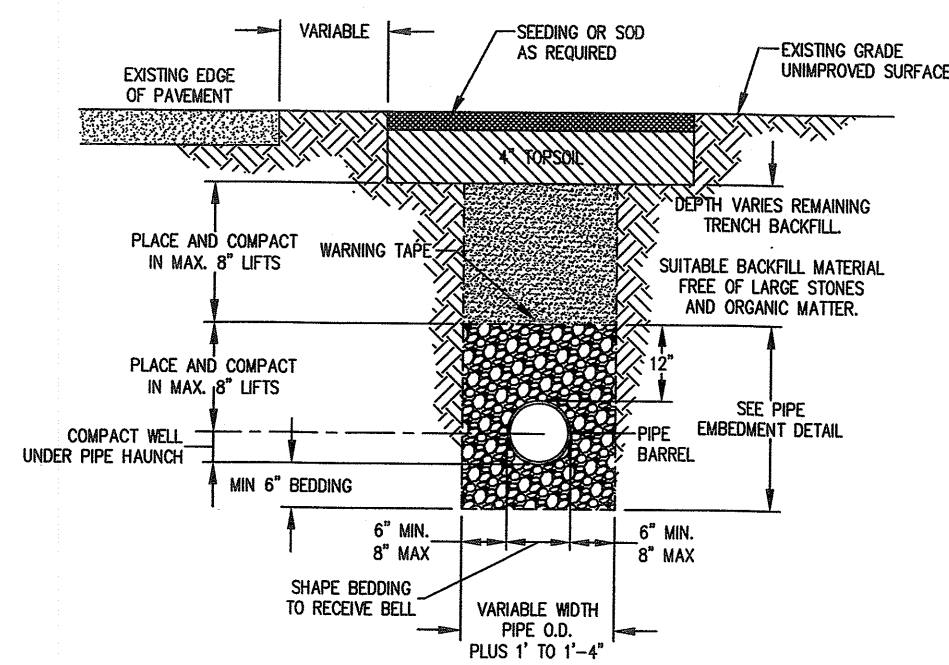


CONCRETE ENCASUREMENT DETAIL
CONSTRUCTION DETAIL G-2

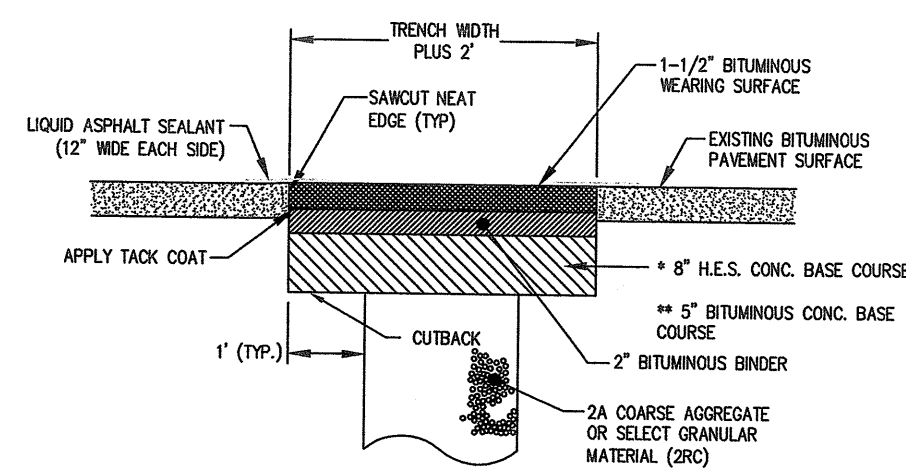


NOTE:
SPECIAL CONDITIONS OF THE HIGHWAY OCCUPANCY PERMIT MAY SUPERSEDE THIS DETAIL. CONTRACTOR TO MAINTAIN TEMPORARY PAVING UNTIL PERMANENT PAVING IS COMPLETED.

TEMPORARY PAVEMENT FOR TOWNSHIP ROAD AND STATE HIGHWAY
CONSTRUCTION DETAIL G-5



**TRENCH RESTORATION FOR UNIMPROVED SHOULDER
OF TOWNSHIP ROAD OR EASEMENT**
CONSTRUCTION DETAIL G-7



* RESTORATION BEFORE 90 DAYS AFTER COMPLETING BACKFILL.
** RESTORATION AFTER 90 DAYS AFTER COMPLETING BACKFILL.

NOTE:
SPECIAL CONDITIONS OF THE HIGHWAY OCCUPANCY PERMIT MAY SUPERSEDE THIS DETAIL. CONTRACTOR TO MAINTAIN TEMPORARY PAVING UNTIL PERMANENT PAVING IS COMPLETED.

**PERMANENT PAVEMENT AND
TRENCH RESTORATION FOR TOWNSHIP ROAD**
CONSTRUCTION DETAIL G-8

SHEET 9 OF 16

SBA GENERAL
NOTES & DETAILS

LAND DEVELOPMENT PLAN

SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS/ ENGINEERS , INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN , PA , 19512
(610) 367-6565

revision no.3
10 - 20 - 2021

revision no.2
1 - 27 - 2016

revision no.1
10 - 25 - 2015

plan date
1 - 5 - 2015

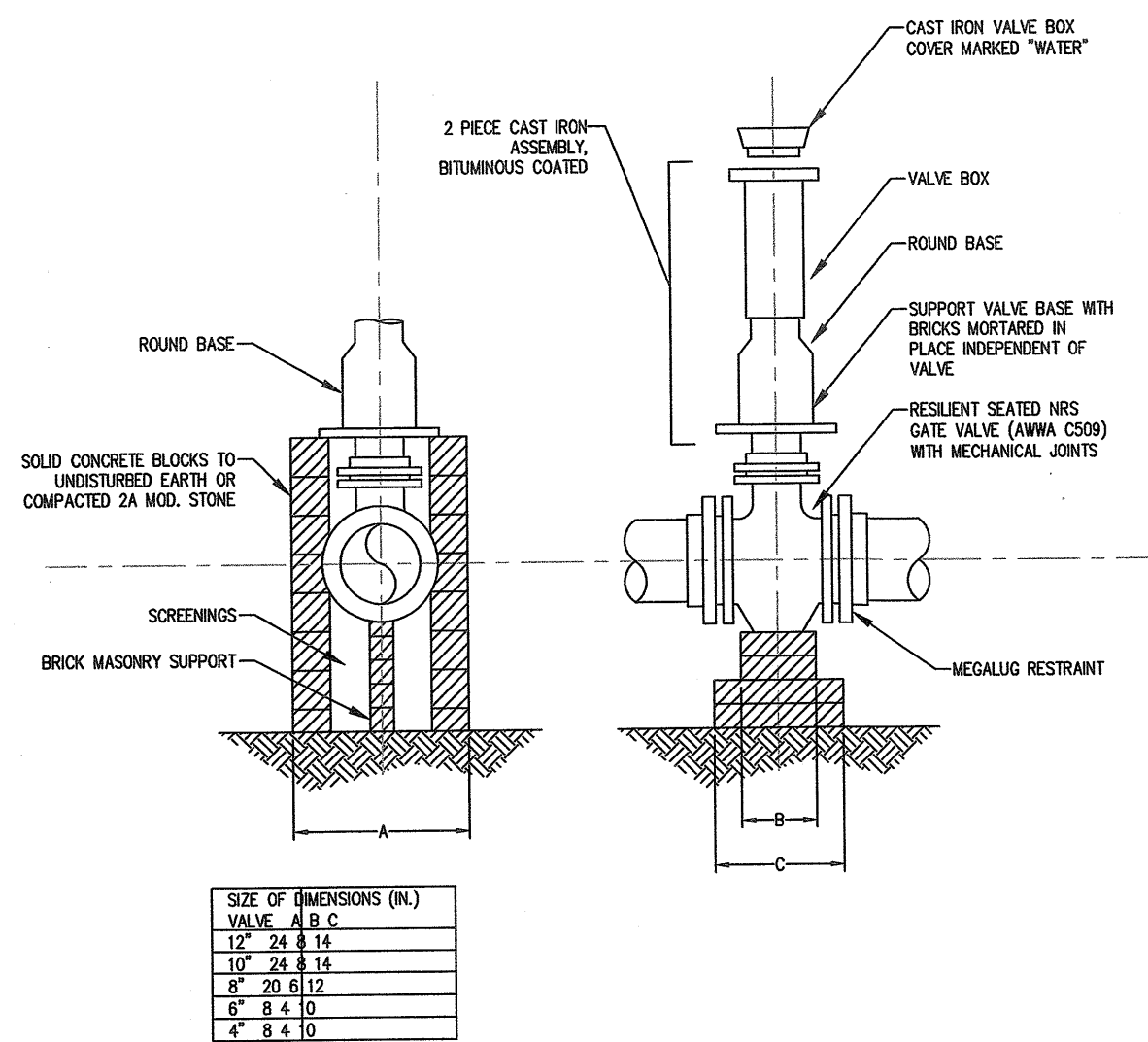
scale
1" = 20'

fld. wk. date
10 - 31 - 14

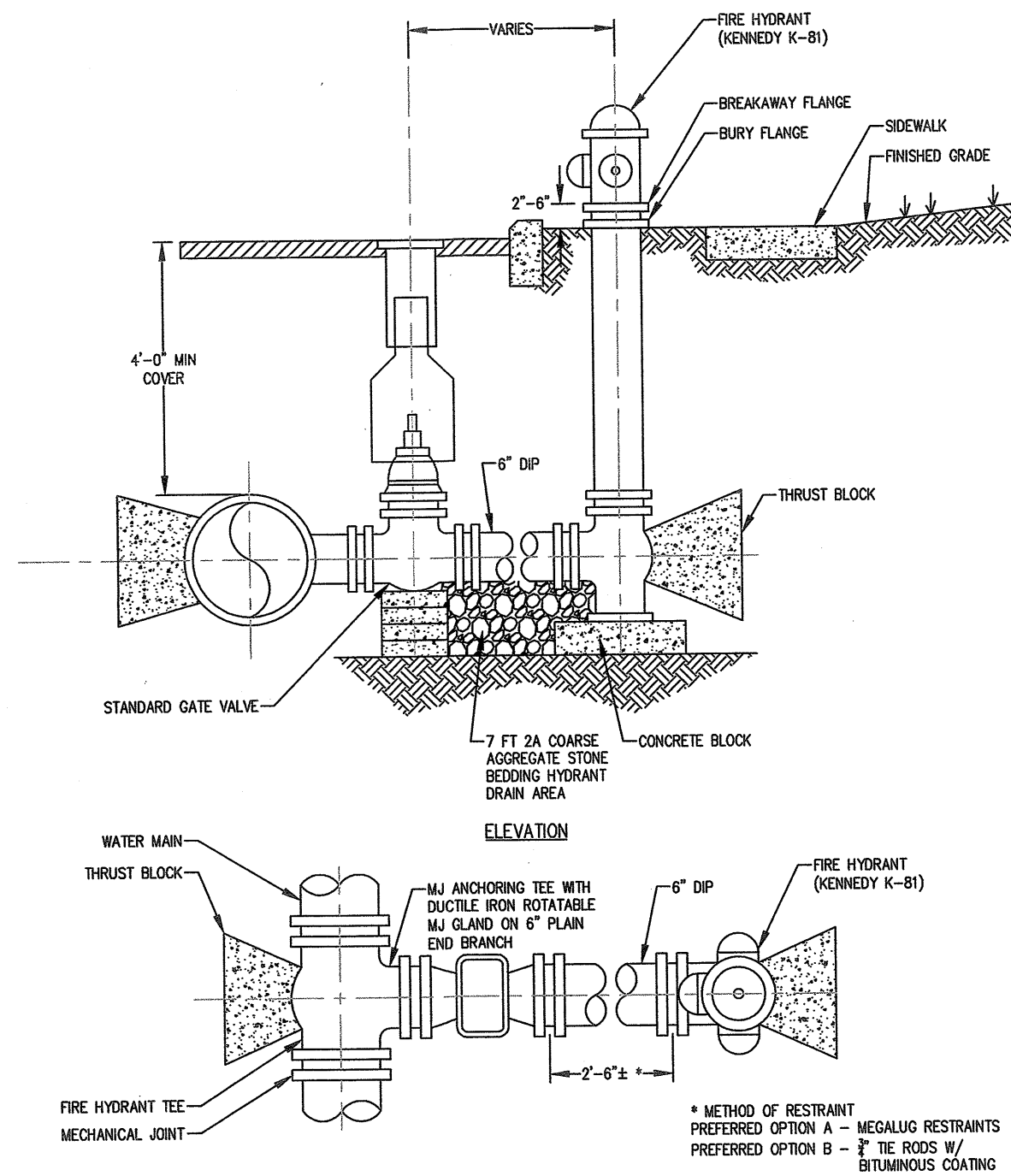
fld. bk. 156
pg. 56

fin. pl. comp. ck.
11 - 1 - 21 MA

plan no.
2798 - AM - FPI

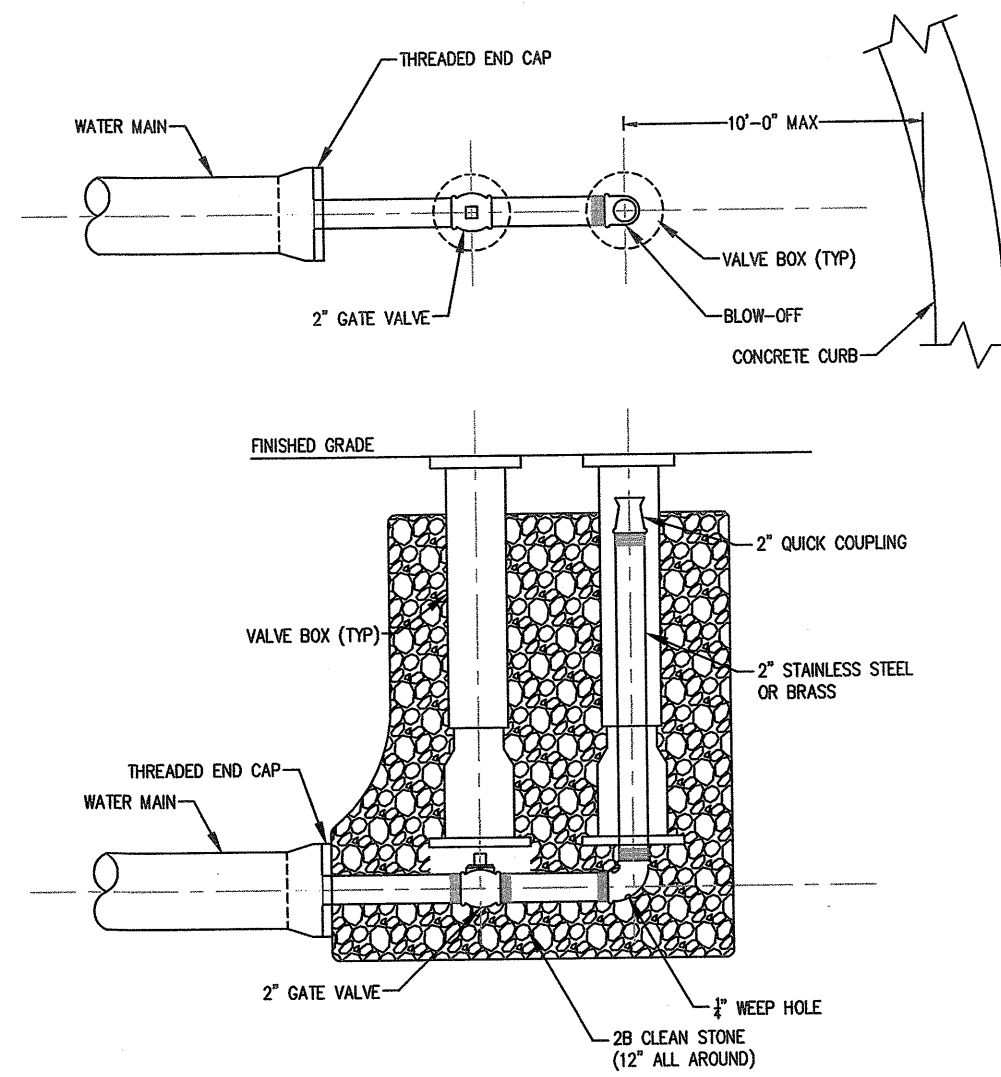


GATE VALVE AND BOX
CONSTRUCTION DETAIL W-1



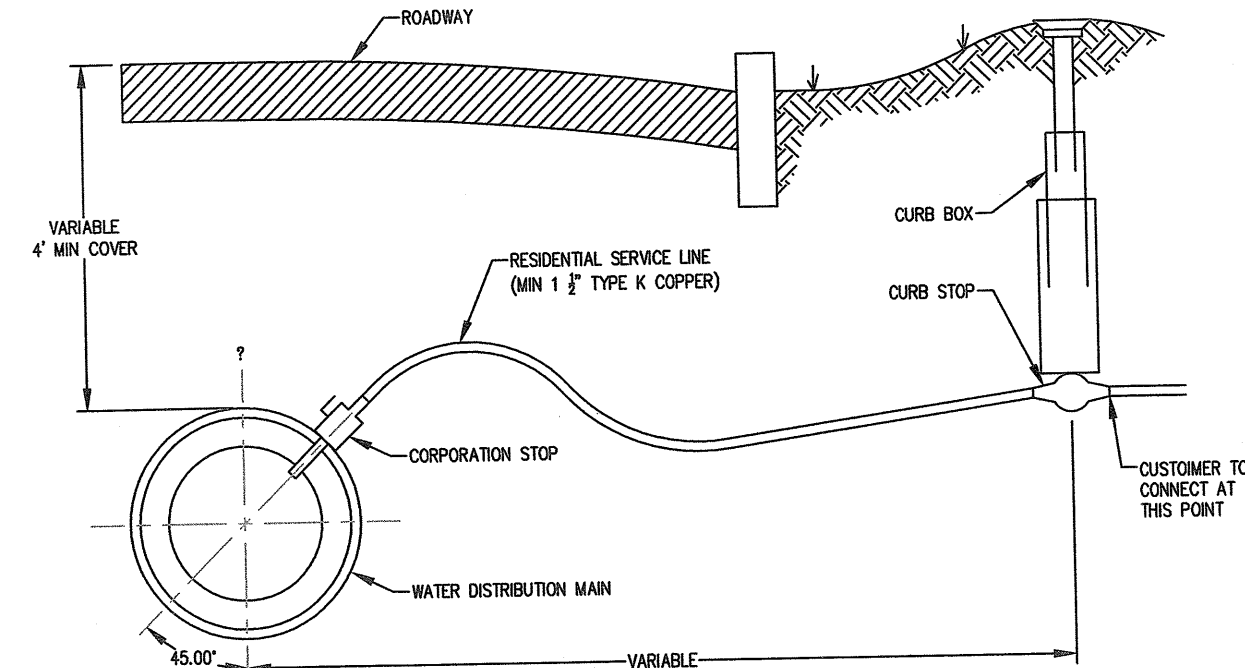
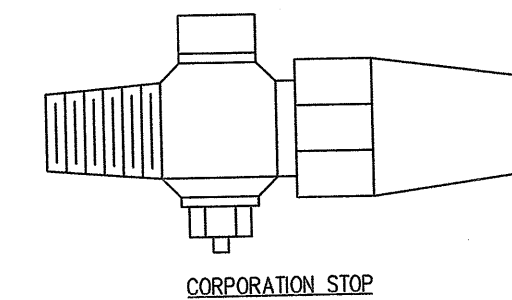
NOTE:
WHERE NO CURB EXISTS, THE FIRE HYDRANT SETBACK DISTANCE FROM EDGE OF ROAD SHALL BE AS DIRECTED BY THE AUTHORITY.

FIRE HYDRANT ASSEMBLY
CONSTRUCTION DETAIL W-2



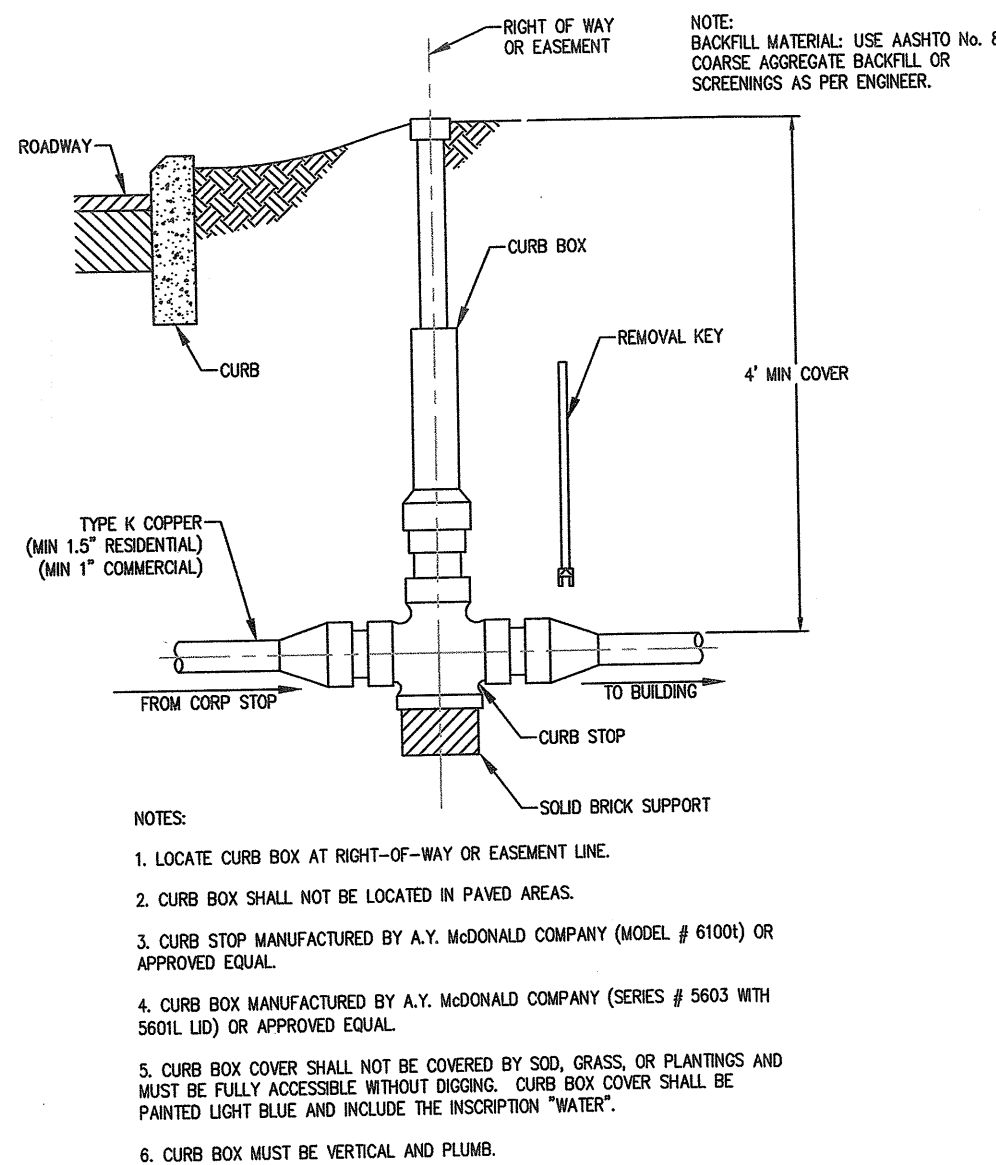
NOTE:
1. WHENEVER POSSIBLE A DRY-BARREL FIRE HYDRANT SHALL BE USED IN LIEU OF THE BLOW-OFF ASSEMBLY.
2. SUPPORT VALVE AND VALVE BOX WITH CONCRETE BLOCK AS SHOWN IN SBA STANDARD DETAIL W-1.

BLOW-OFF ASSEMBLY
CONSTRUCTION DETAIL W-3



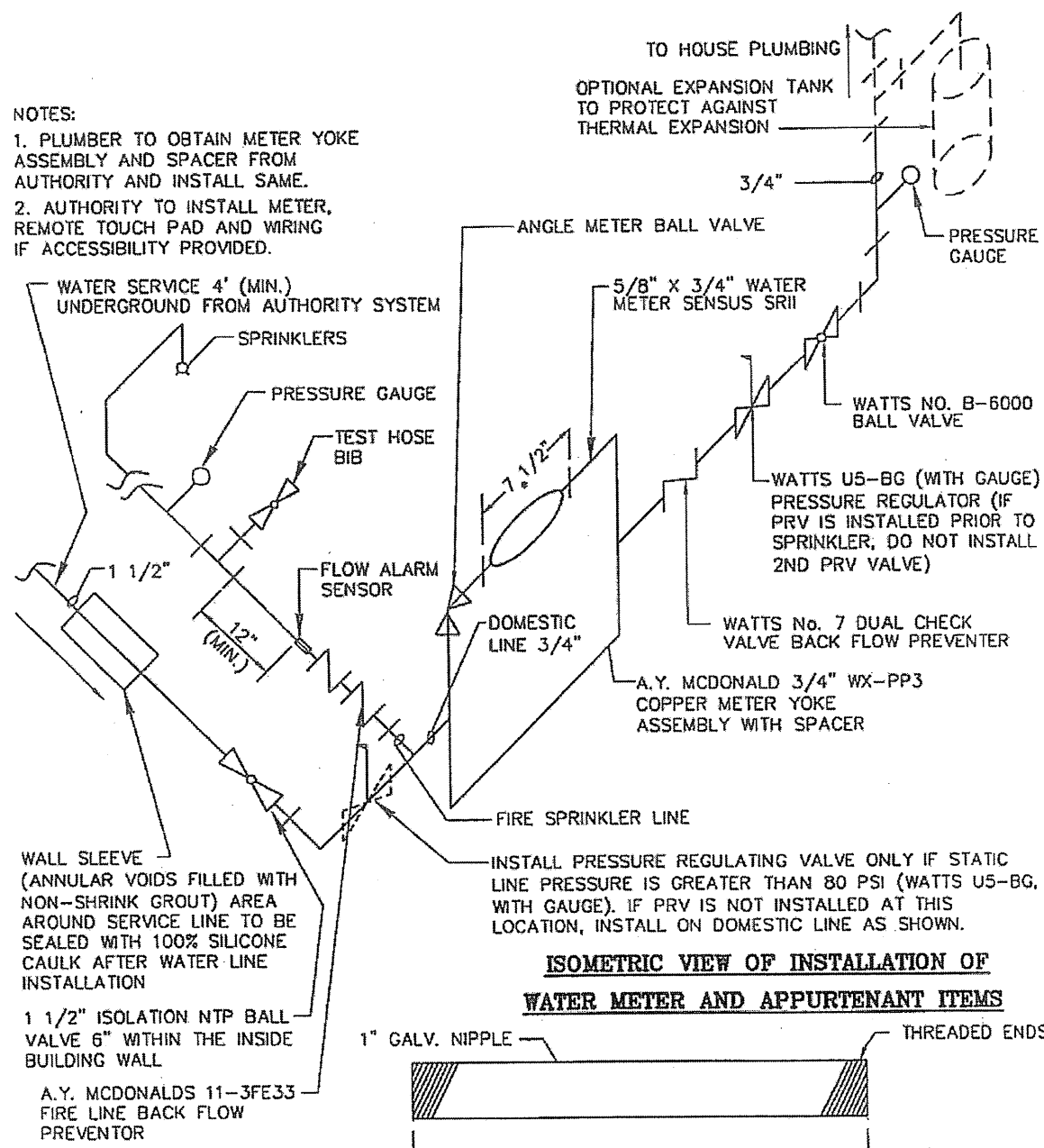
NOTE:
1. CORPORATION STOP MANUFACTURED BY A.Y. McDONALD SERIES # 401BT OR APPROVED EQUAL.
2. THE WATER SERVICE LINE FROM THE CORPORATION STOP TO THE CURB STOP MUST BE ONE CONTINUOUS LENGTH OF PIPE WITH NO COUPLINGS OR FITTINGS.
3. COMMERCIAL SERVICE LINES SHALL BE A MINIMUM OF 1\"/>

CORPORATION STOP DETAIL
CONSTRUCTION DETAIL W-4



NOTE:
1. LOCATE CURB BOX AT RIGHT-OF-WAY OR EASEMENT LINE.
2. CURB BOX SHALL NOT BE LOCATED IN PAVED AREAS.
3. CURB STOP MANUFACTURED BY A.Y. McDONALD COMPANY (MODEL # 61000) OR APPROVED EQUAL.
4. CURB BOX MANUFACTURED BY A.Y. McDONALD COMPANY (SERIES # 5603 WITH 5601L LID) OR APPROVED EQUAL.
5. CURB BOX COVER SHALL NOT BE COVERED BY SOG, GRASS, OR PLANTINGS AND MUST BE FULLY ACCESSIBLE WITHOUT DIGGING. CURB BOX COVER SHALL BE PAINTED LIGHT BLUE AND INCLUDE THE INSCRIPTION \"WATER\".
6. CURB BOX MUST BE VERTICAL AND PLUMB.

CURB STOP AND BOX
CONSTRUCTION DETAIL W-5



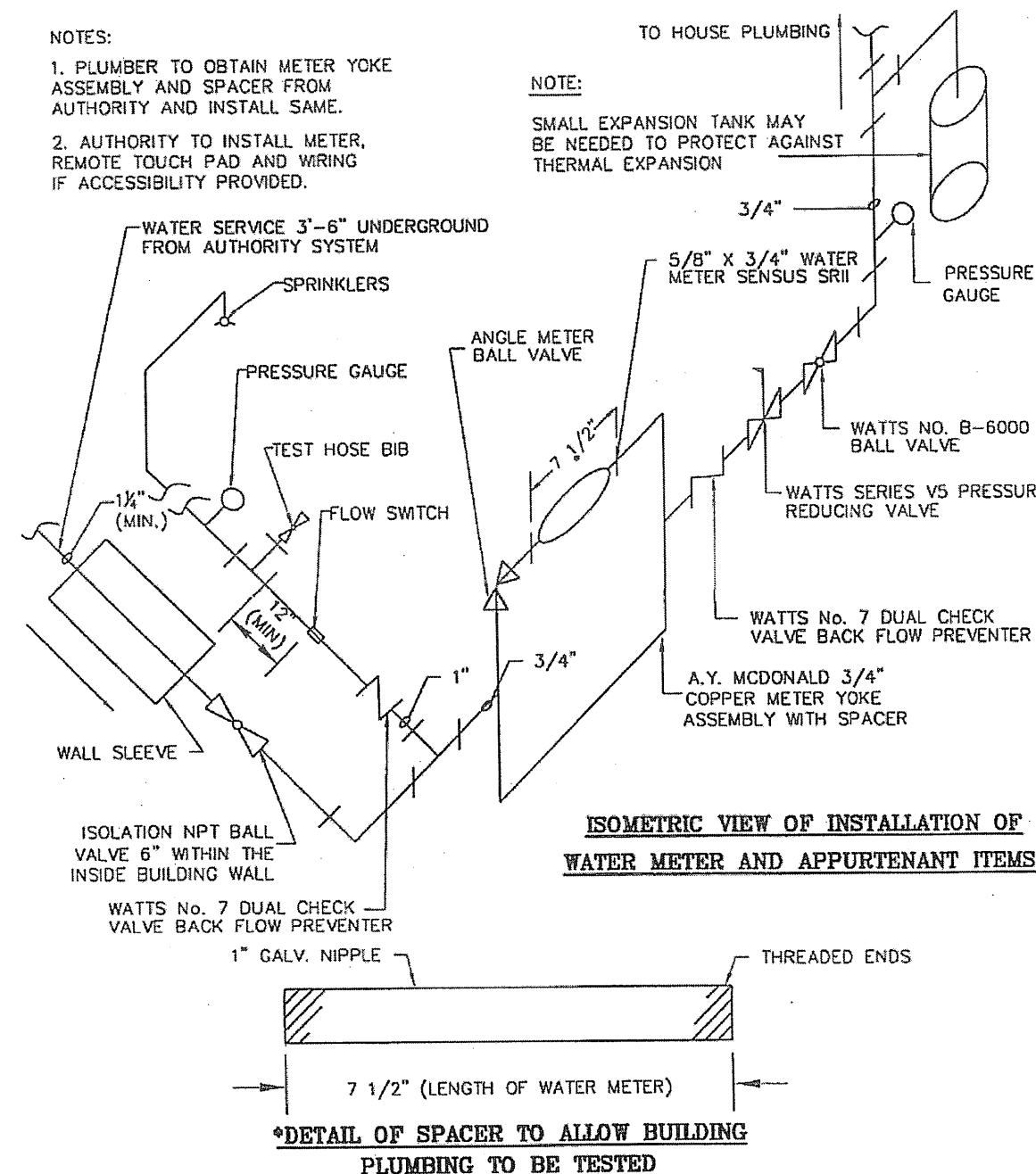
RESIDENTIAL WATER METER INSTALLATION AND ACCESSORIES
CONSTRUCTION DETAIL W-7

Ebert Engineering, Inc.

Water and Wastewater Engineering
PO Box 540
4092 Shippack Pike, Suite 202
Shippack, PA 19474
E-mail: febert@ebertengineering.com

DETAIL W-7
RESIDENTIAL WATER METER INSTALLATION AND ACCESSORIES
SCHWENKSVILLE BOROUGH AUTHORITY

Phone (610) 584 6701	Fax (610) 584 6704
DATE	REVISION



RESIDENTIAL WITH SPRINKLER WATER METER INSTALLATION AND ACCESSORIES
CONSTRUCTION DETAIL W-7A

Ebert Engineering, Inc.

Water and Wastewater Engineering
PO Box 540
4092 Shippack Pike, Suite 202
Shippack, PA 19474
E-mail: febert@ebertengineering.com

DETAIL W-7A
RESIDENTIAL WATER METER INSTALLATION AND ACCESSORIES
SCHWENKSVILLE BOROUGH AUTHORITY

Phone (610) 584 6701	Fax (610) 584 6704
DATE	REVISION

SHEET 10 OF 16

WATER
NOTES & DETAILS

LAND DEVELOPMENT PLAN

SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS/ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA., 19512
(610) 367-6365

revision no.3
10 - 20 - 2021

revision no.2
1 - 27 - 2016

revision no.1
10 - 25 - 2015

plan date
1 - 5 - 2015

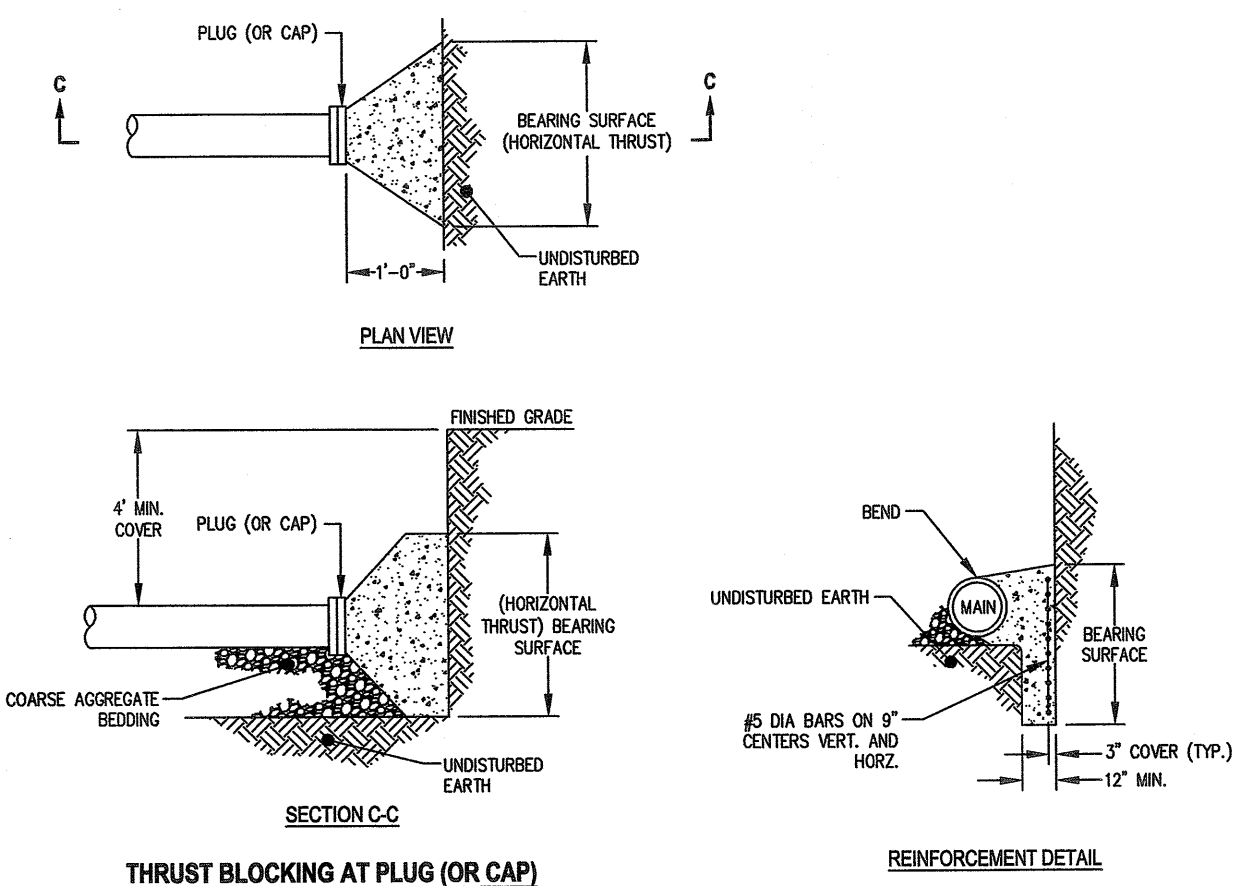
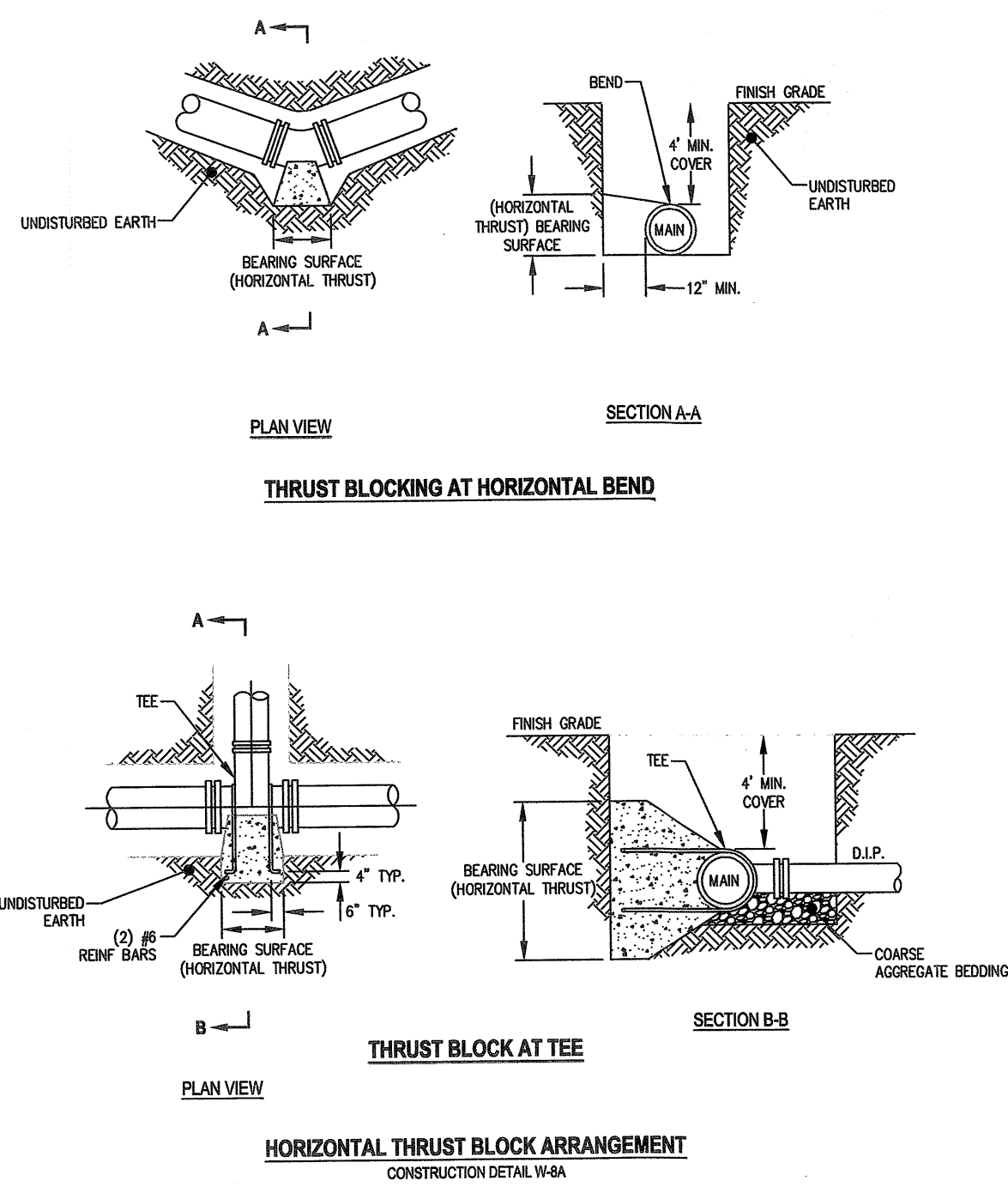
scale
1" = 20'

fld. wk. date
10 - 31 - 14

fld. bk. 156
pg. 56

fin. pl. comp. ck.
11 - 1 - 21 MA

plan no.
2798 - AM - FPJ



- NOTES:**
1. THE BEARING SURFACE(S) OF THE CONCRETE THRUST BLOCK MUST BEAR AGAINST UNDISTURBED EARTH. THE BEARING AREA PROVIDED MUST BE IN ACCORDANCE WITH THE SCHEDULE ON DETAIL W-8.
 2. THE CONCRETE THRUST BLOCK MUST EXTEND FROM BELL TO BELL ON FITTING BUT MUST NOT INTERFERE WITH ACCESS TO THE FITTING JOINT.
 3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI AT THE END OF 28 DAYS (PENNYOT CLASS A).
 4. WHEN BEARING SURFACE IS GREATER THAN 10 SQUARE FEET, THRUST BLOCK SHALL INCLUDE REINFORCEMENT PARALLEL TO EACH BEARING SURFACE AS SHOWN IN THE DETAIL. ALL REINFORCING BARS SHALL BE DEFORMED BARS.
 5. ALL EXPOSED STEEL SHALL BE COVERED WITH TWO (2) COATS OF BITUMASTIC.
 6. MEG-A-LUGS SHALL BE INSTALLED ON ALL FITTINGS.
 7. ALL W. & BOLTS, ETC. TO BE COVERED WITH PLASTIC PRIOR TO CONCRETE PLACEMENT.

HORIZONTAL THRUST BLOCK ARRANGEMENT
CONSTRUCTION DETAIL W-4B

BEARING SURFACE REQUIRED = S_u / F_L
HORIZONTAL THRUST BLOCKING AND VERTICAL THRUST DOWNWARD
100 P.S.I. WORKING PRESSURE

PIPE SIZE	4" 6" 8"				10" 12"				16" 18" 20"				24"			
	DEGREE OF BEND OR DEFLECTION				DEGREE OF BEND OR DEFLECTION				DEGREE OF BEND OR DEFLECTION				DEGREE OF BEND OR DEFLECTION			
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.
SAND 0.75 TON/SQ.FT.	3.4	6.0	11.0	6.4	6.7	12.8	23.4	14.2	14.8	28.8	52.9	34.4	26.1	48.3	89.7	84.0
SOFT CLAY 1 TON/SQ.FT.	2.8	4.6	8.2	4.8	5.0	8.6	17.5	10.7	11.2	21.7	39.7	26.2	19.6	36.3	67.3	48.0
SAND AND GRAVEL 2 TON/SQ.FT.	1.3	2.3	4.1	2.4	2.5	4.8	8.8	5.3	5.6	10.8	20.0	14.1	9.8	13.1	33.6	24.0
CLAY 4 TON/SQ.FT.	1.0	1.2	2.1	1.3	1.3	2.4	4.4	2.7	2.8	5.4	10.0	7.2	4.9	9.1	16.6	12.0
SOFT ROCK 5 TON/SQ.FT.	1.0	1.0	1.6	1.0	1.0	1.8	3.5	2.2	1.6	4.4	8.0	5.7	3.9	7.3	13.5	9.6
ROCK 15 TON/SQ.FT.	1.0	1.0	1.0	0.4	1.0	1.0	1.2	0.8	1.0	1.4	2.6	1.9	1.3	2.4	4.5	3.2

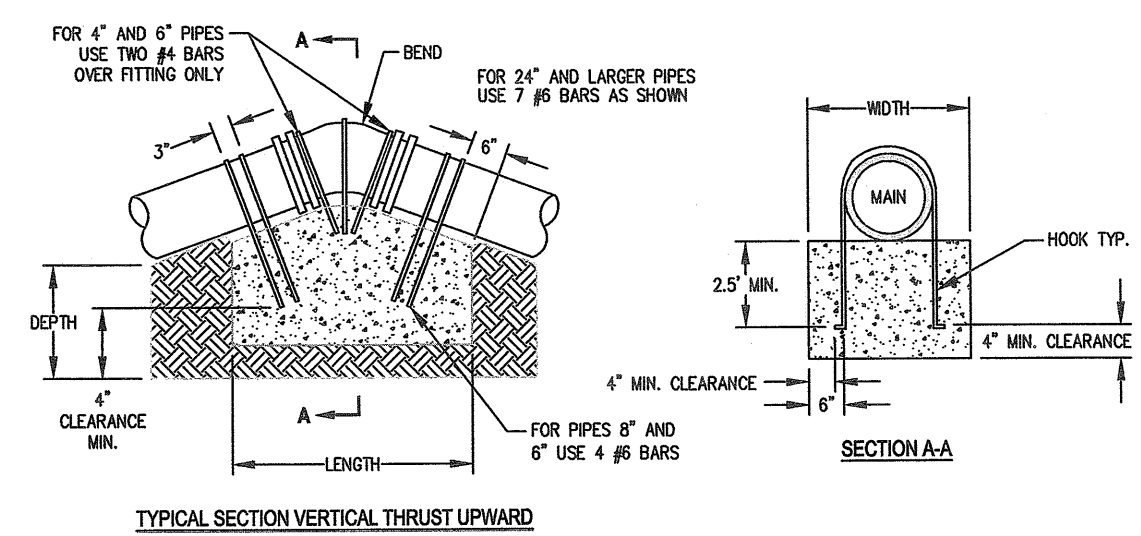
PIPE SIZE

PIPE SIZE	30"				36"				42"				48"			
	DEGREE OF BEND OR DEFLECTION				DEGREE OF BEND OR DEFLECTION				DEGREE OF BEND OR DEFLECTION				DEGREE OF BEND OR DEFLECTION			
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.
SAND 0.75 TON/SQ.FT.	40.3	76.5	139	89.1	55.5	107.5	197.5	140.0	74.3	144.7	268.5	188.7	83.2	165.3	336.2	238.0
SOFT CLAY 1 TON/SQ.FT.	30.2	57.4	104.3	74.3	41.6	80.6	148.0	105.0	55.7	108.5	200.0	141.6	70.0	136.7	252.2	178.0
SAND AND GRAVEL 2 TON/SQ.FT.	15.1	28.7	52.1	37.2	20.8	40.3	74.0	52.5	27.9	54.3	100.0	70.8	35.0	68.3	128.1	88.2
CLAY 4 TON/SQ.FT.	7.6	14.6	26.0	18.6	10.4	20.2	37.0	26.3	14.0	27.0	50.0	35.3	17.5	34.2	63.0	44.6
SOFT ROCK 5 TON/SQ.FT.	6.0	11.5	20.9	14.9	8.3	16.1	29.6	21.0	11.2	21.7	40.0	28.3	14.0	27.3	50.4	35.7
ROCK 15 TON/SQ.FT.	2.0	3.8	7.0	5.0	1.4	2.8	5.4	7.0	3.7	7.2	13.3	8.4	4.7	9.1	16.8	12.0

MIN. SQUARE FEET OF BEARING SURFACE REQUIRED FOR HORIZONTAL THRUST BLOCKING AND VERTICAL THRUST DOWNWARD

- NOTES:**
1. THIS CHART HAS BEEN DEVELOPED FOR D.P.P. WITH 100 P.S.I. WORKING PRESSURE, A 50% SURGE PRESSURE INCREASE, AND A 1.5 SAFETY FACTOR. CASE SPECIFIC CALCULATIONS ARE REQUIRED WHERE WORKING PRESSURE EXCEEDS 100 P.S.I. AND/OR SURGE PRESSURE EXCEEDS 50% WORKING PRESSURE.
 2. D.E. = DEAD END
 3. MINIMUM THRUST BLOCK AREA IS 1.0 SQ. FEET.
 4. MEDIALUS RESTRAINT SHALL BE INSTALLED AT ALL FITTINGS.

HORIZONTAL AND VERTICAL DOWNWARD THRUST BLOCK
BEARING SURFACE AREA SCHEDULE
CONSTRUCTION DETAIL W-9



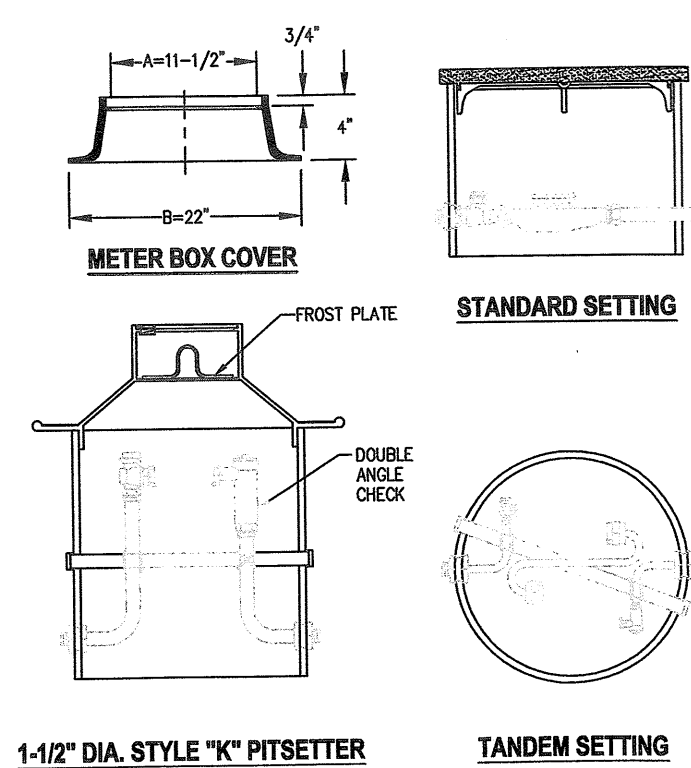
- NOTES:**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3300 P.S.I. AT THE END OF 28 DAYS (PENNYOT CLASS A).
 2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS (ASTM GRADE 60) AND SHALL BE U-SHAPED AROUND WATER MAIN.
 3. ALL FITTINGS AND JOINTS SHALL BE COVERED WITH POLYETHYLENE FILM BEFORE PLACING CONCRETE.
 4. ALL EXPOSED STEEL SHALL BE COVERED WITH 2 COATS OF BITUMASTIC, KOPPER 300M OR APPROVED EQUAL.

CONCRETE BLOCKING DIMENSIONS, VERTICAL THRUST UPWARD
100 P.S.I. WORKING PRESSURE

PIPE SIZES	LENGTH				WIDTH				DEPTH			
	11.25'	22.5'	45'	11.25'	22.5'	45'	11.25'	22.5'	45'	11.25'	22.5'	45'
4", 6" AND 8"	3.5'	4.5'	6'	3'	3'	3'	2'	3'	4'	4'	4'	4'
10" AND 12"	4.5'	7'	8'	3'	3'	3'	4'	3'	4'	5'	4'	5'
14" AND 16"	4.5'	7'	8'	4.5'	4.5'	4.5'	3.5'	4'	5'	4'	5'	5'
18" AND 20"	5'	7'	11.5'	5'	5'	5'	4'	5'	6.5'	5'	6.5'	6.5'
24"	5'	9'	13.5'	5'	5'	6'	4.5'	5'	8'	5'	8'	8'
30"	5.5'	9'	13.5'	5.5'	6'	7'	6.5'	6'	7'	6.5'	6'	7'
36"	6.5'	11'	14'	5.5'	6.5'	7'	6'	6.5'	7'	6.5'	7'	7'
42"	9'	13.5'	15'	6'	7'	7'	6'	7'	7'	7'	7'	7'
48"	10'	14'	16'	6'	7'	7'	6'	7'	7'	7'	7'	7'

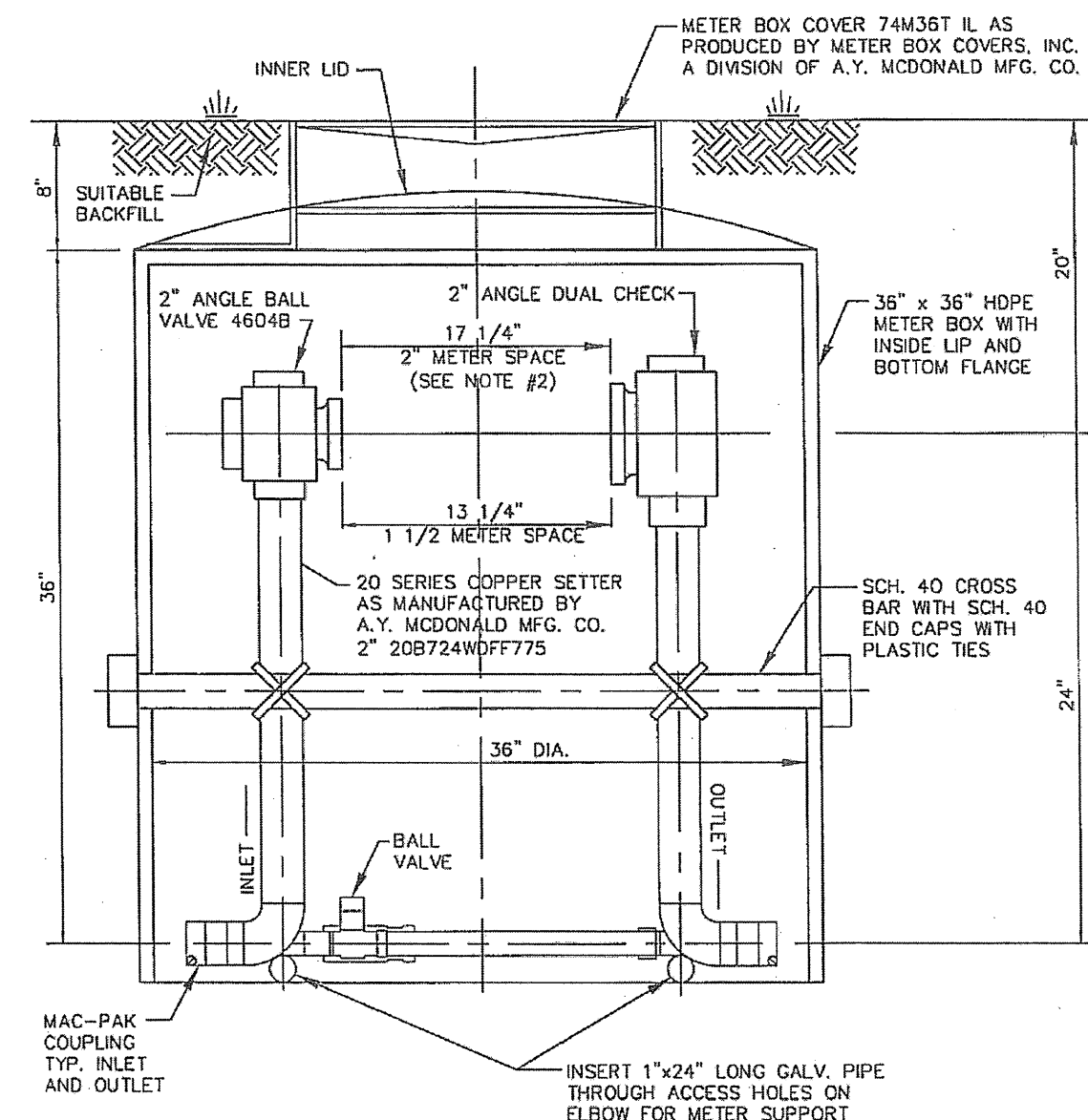
- NOTES:**
1. THIS CHART HAS BEEN DEVELOPED FOR D.P.P. WITH A 100 PSI WORKING PRESSURE, A 50% SURGE PRESSURE INCREASE AND 1.5 SAFETY FACTOR. CASE SPECIFIC CALCULATIONS ARE REQUIRED WHERE THE WORKING PRESSURE EXCEEDS 100PSI AND/OR SURGE PRESSURE EXCEEDS 50% OF WORKING PRESSURE.
 2. FOR VERTICAL THRUST DOWNWARD, SEE DETAIL W-8 AND W-9.
 3. INSTALL MEDIALUS ON ALL FITTINGS.

VERTICAL THRUST BLOCK ARRANGEMENT AND DIMENSIONS SCHEDULE
CONSTRUCTION DETAIL W-10



- SPECIFICATIONS:**
- PRE-FABRICATED METER PIT, 20" x 36" METER VAULT, W/ MCDONALD 1 1/2" TANDEM STYLE METER SETTER, 24" RISER HEIGHT WITH 1 1/2" BALL VALVE INVERT, 1 1/2" DUAL ANGLE CHECK OUTLET, WITH 1 1/2" CON BRACO PRESSURE REDUCING VALVE ON INLET SIDE OF TANDEM SETTER, 1 1/2" MP INLET AND OUTLET THREADS ON INLET AND OUTLET RISERS.
- M3A CAST IRON METER BOX COVER AND FRAME, WITH 11 1/2" COVER OPENING, AS MANUFACTURED BY METER BOX COVERS INC.
- SOURCE REFERENCES:**
- METER PRO SERVICES- 302-475-2937
METER PIT INC.- 610-889-0470
US FILTER/WATER PRO- 215-822-3301
- NOTES:**
- IF A METER PIT IS USED, THE PLACEMENT SHALL BE ON THE PROPERTY LINE OR R-O-W.

1-1/2" PRE-FABRICATED METER PIT
CONSTRUCTION DETAIL W-13



- NOTES:**
1. MONITOR COVER IS NOT DESIGNED TO WITHSTAND TRAFFIC LOADS.
 2. METER PIT IS 36" DIA. x 36" LONG WITH CUT OUTS FOR INLET AND OUTLET PIPES.
 3. BY PASS VALVE MUST BE EXPOSED.
 4. TO INSTALL 1 1/2" METER USE (2) 2"x1 1/2" METER ADAPTERS.

2" METER PIT INSTALLATION AND ACCESSORIES
CONSTRUCTION DETAIL W-14

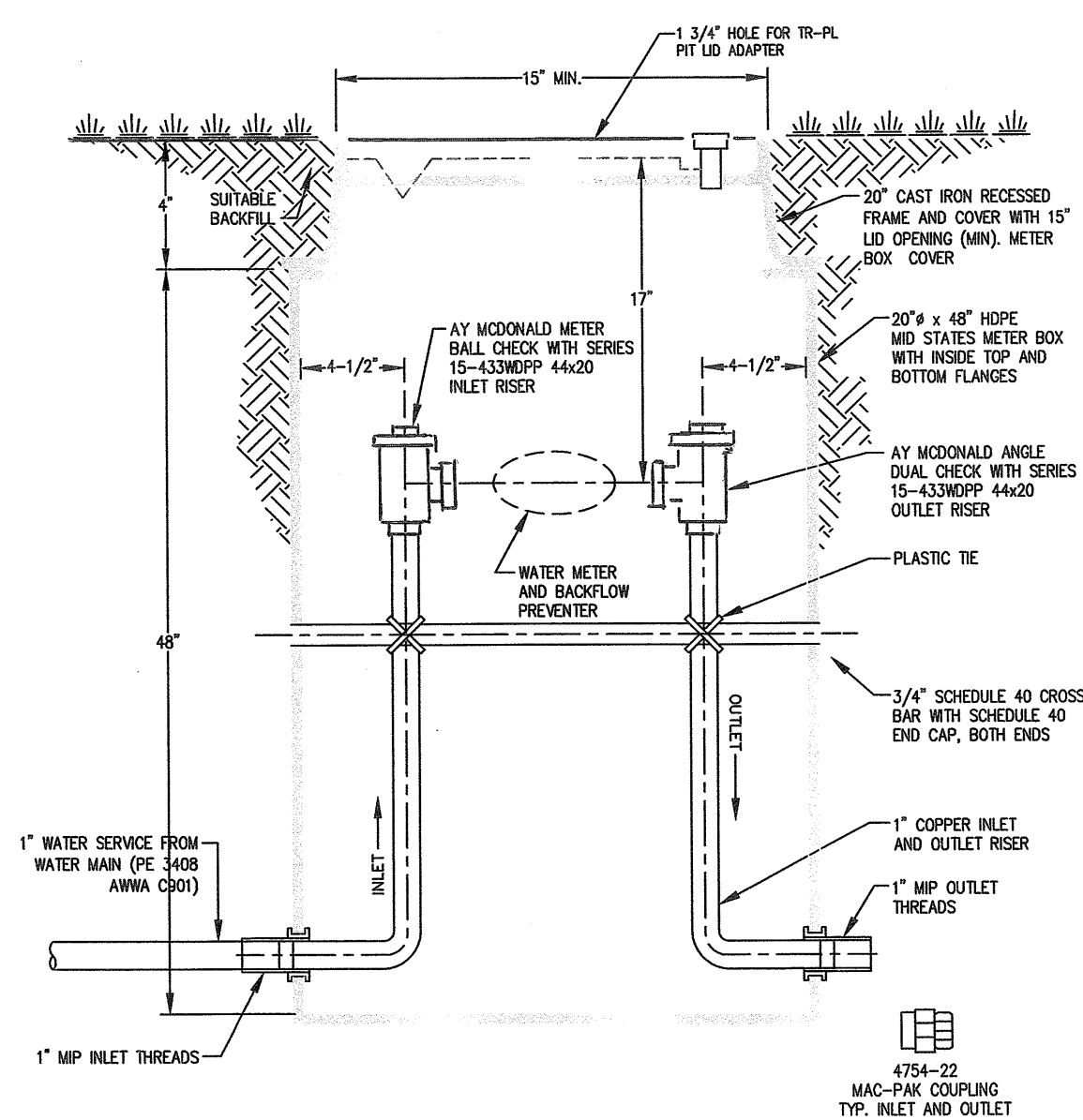
Ebert Engineering, Inc.
Water and Wastewater Engineering

PO Box 540
4082 Skippack Pike, Suite 202
Skippack, PA 18474

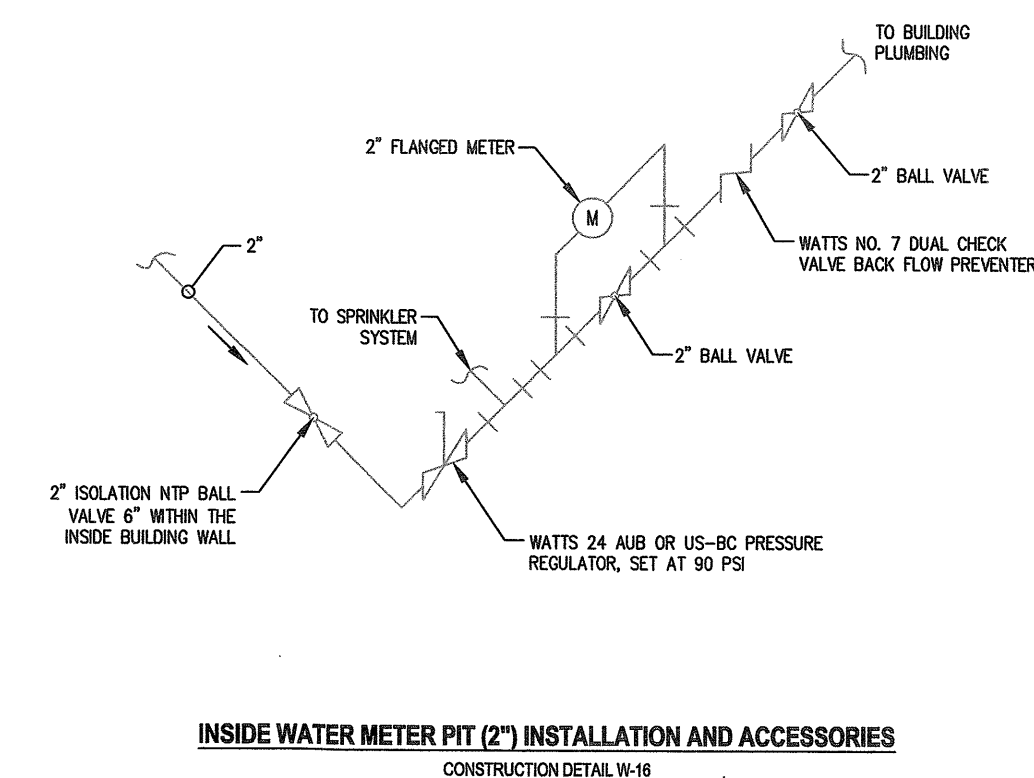
Phone (610) 584 6701
Fax (610) 584 6704
E-mail lebert@ebertengineering.com

DETAIL W-14
2" METER PIT INSTALLATION AND ACCESSORIES
SCHWENKSVILLE BOROUGH AUTHORITY

DATE	REVISION



RESIDENTIAL WATER METER PIT INSTALLATION AND ACCESSORIES
CONSTRUCTION DETAIL W-15



SHEET 11 OF 16

ADDITIONAL WATER
NOTES & DETAILS

LAND DEVELOPMENT PLAN
SCHWENKSVILLE
INVESTMENT PROPERTIES, LLC
(#250 MAIN STREET)

SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS/ENGINEERS, INC.
101 S. WASHINGTON ST. (REAR) P.O. BOX 796
BOYERTOWN, PA, 19512
(610) 367-6565

revision no.3
10 - 20 - 2021

revision no.2
1 - 27 - 2016

revision no.1
10 - 25 - 2015

plan date
1 - 5 - 2015

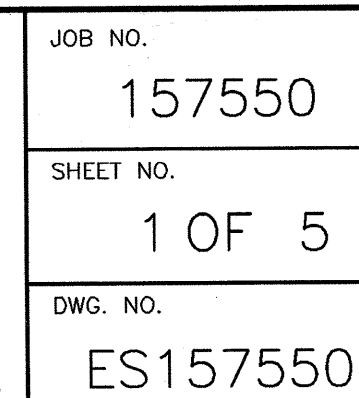
scale
1" = 20'

fld. wk. date
10 - 31 - 14

fld. bk. 156
pg. 56

fin. pl. comp. ck.
11 - 1 - 21 MA

plan no.
2798 - AM - FPK

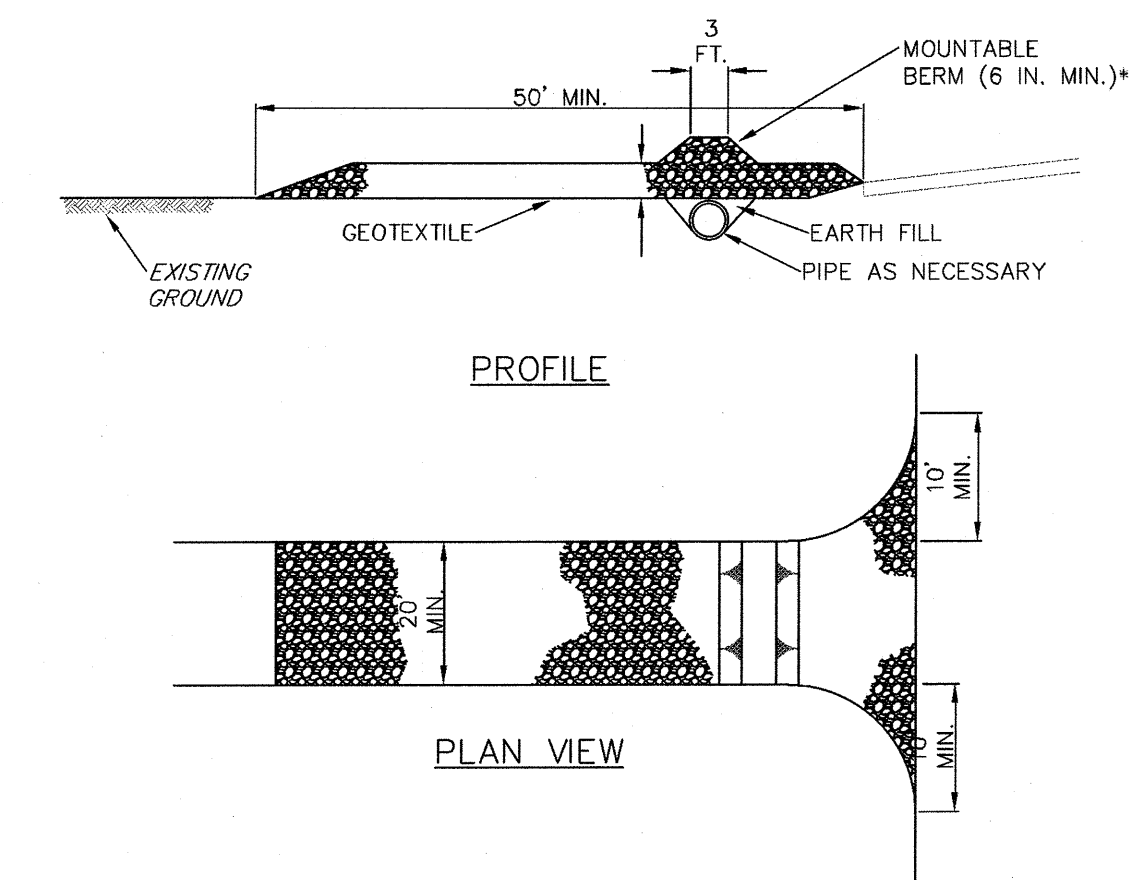


3) 2016-10-15 15:55:00 00) dup\1.D. Blau\ES_01.dwg 1/15/2016 2:59:09 PM

Corporate Headquarters
2129 East High Street
Pottstown, PA 19464
610-323-4040

Southampton Office
706 Lakeside Drive
Southampton, PA 18966
215-364-2520

www.bursich.com



NOTES:

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

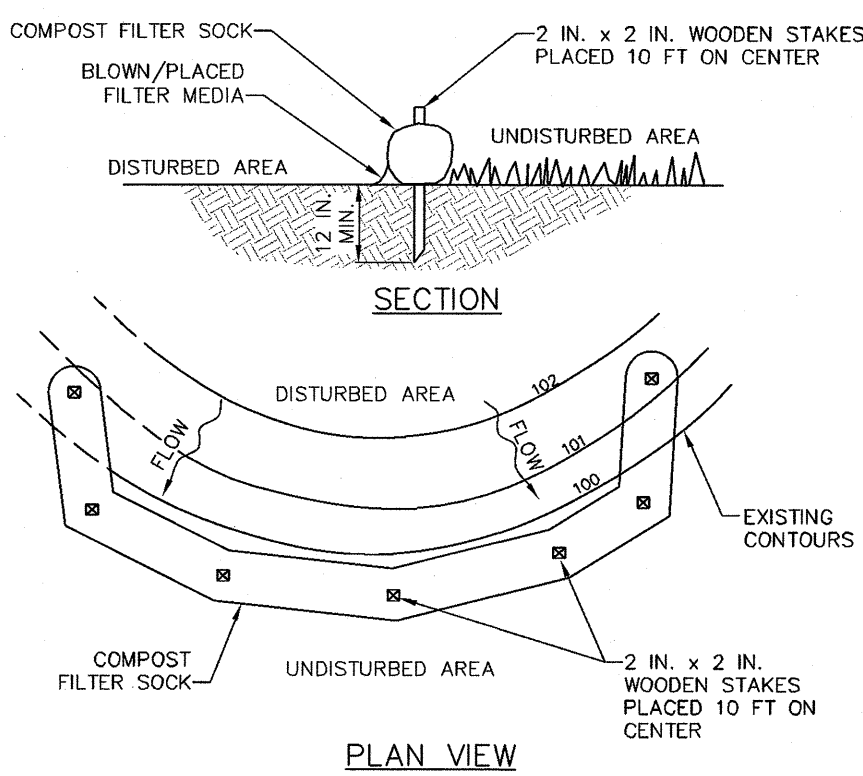
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

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

NOT TO SCALE



NOTES:

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

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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

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

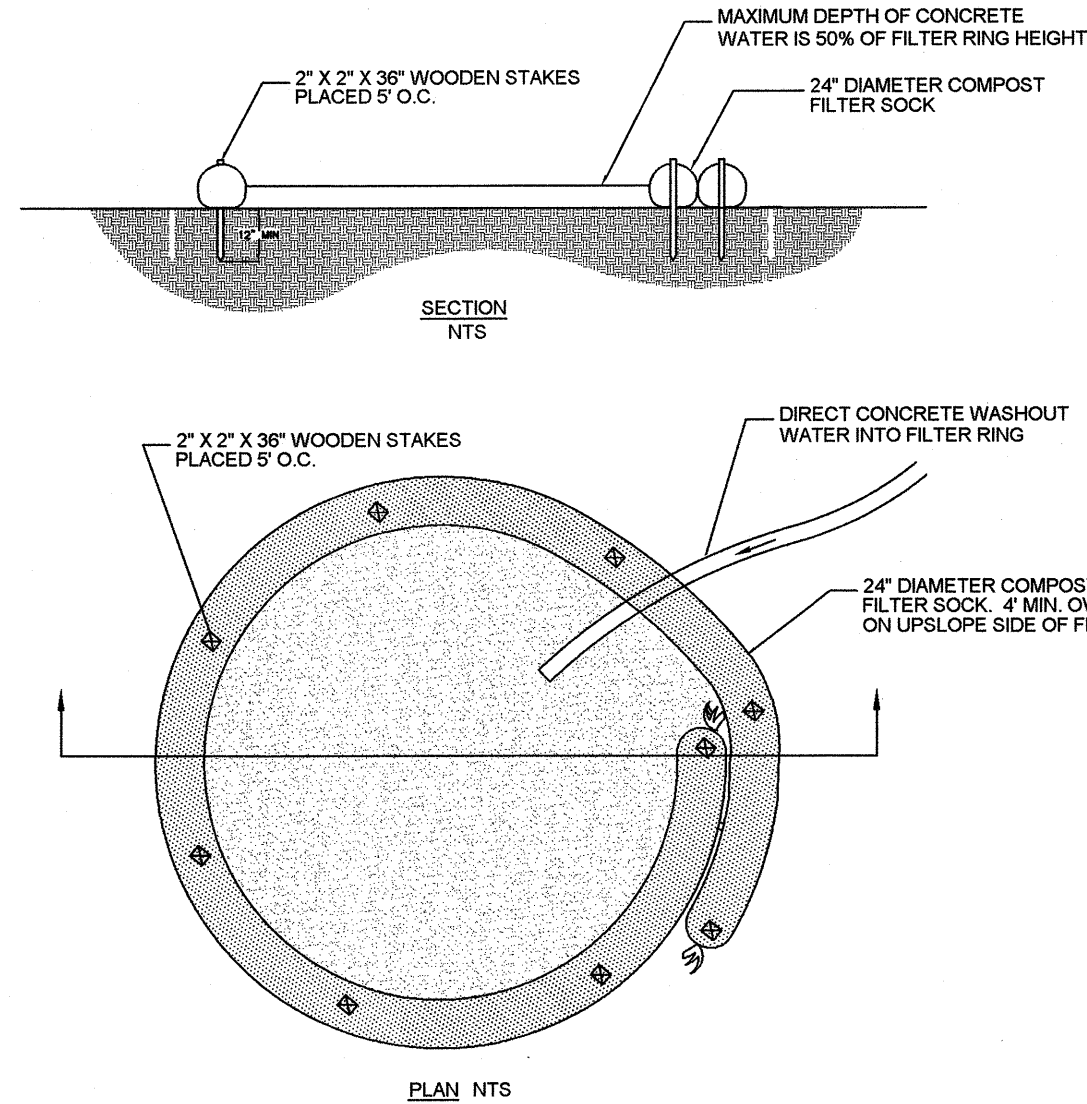
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**

NOT TO SCALE

TABLE 4.1 – COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS					
MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	% AT 1000 HR	23% AT 1000 HR		100% AT 1000 HR	100% AT 1000 HR
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING		HDPE BIAXIAL NET CONTINUOUSLY WOUND			
		FUSION-WELDED JUNCTURES			
		3/4" x 3/4" MAX. APERTURE SIZE			
OUTER FILTRATION MESH		COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER & NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)			
		3/16" MAX. APERTURE SIZE			
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS					

TABLE 4.2 - COMPOST STANDARDS	
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS & ELONGATED
PH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0dS/m (mmhos/cm) MAXIMUM



NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE

2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

COMPOST SOCK WASHOUT DETAIL

STANDARD WORKSHEET #21 Temporary and Permanent Vegetative Stabilization Specifications	
PROJECT NAME: 250 MAIN STREET	
LOCATION: SCHWENKSVILLE BOROUGH, MONTGOMERY COUNTY, PA	
PREPARED BY: JWJ	DATE: DECEMBER 5, 2014
CHECKED BY:	DATE:
SPECIFICATIONS: The Department recommends the use of the Penn State publication "Erosion Control & Conservation Plantings on Noncropland" as the standard to use for the selection of species, seed specifications, mixtures, liming and fertilizing, time of seeding, and seeding methods. Specifications for these items may also be obtained from Penn DOT's Publication # 408, Section 804 or by contacting the applicable county conservation district. Upon selection of a reference, that reference should be used to provide all specifications for seeding, mulching, and soil amendments. The following specification will be used for this project.	
(TEMPORARY)	*SPECIES: ANNUAL RYEGRASS % PURE LIVE SEED: 88.20 % APPLICATION RATE: 48.4 LB/ACRE FERTILIZER TYPE: 10-10-10 FERTILIZER APPL. RATE: 500 LB/ACRE LIMING RATE: 1 T/ACRE MULCH TYPE: STRAW OR HAY MULCHING RATE: 3 T/ACRE
(PERMANENT)	TOPSOIL PLACEMENT DEPTH: 4-8 IN. *SPECIES: PERENNIAL RYEGRASS, ANNUAL RYEGRASS, FESCUE OR CHERWING FESCUE/ANNUAL BUDGRASS % PURE LIVE SEED: 88.2/83.3/78.4 % APPLICATION RATE: 19.4/29.0/53.2 LB/ACRE FERTILIZER TYPE: 10-10-20 FERTILIZER APPL. RATE: 1000 LB/ACRE LIMING RATE: 6 T/ACRE MULCH TYPE: STRAW OR HAY MULCHING RATE: 3 T/ACRE ANCHOR MATERIAL: CELLULOSE FIBER ANCHORING METHOD: SPRAYED RATE OF ANCHOR MATERIAL APPL.: 1800 LB/ACRE SEEDING SEASON DATES: (MARCH 15-JUNE 1) & (AUGUST 1-OCTOBER 15)
(PERMANENT - STEEP SLOPE)	TOPSOIL PLACEMENT DEPTH: 4-8 IN. *SPECIES: TALL FESCUE/CREEPING FESCUE OR CHERWING FESCUE/ANNUAL BUDGRASS % PURE LIVE SEED: 83.3/83.3/88.2 % APPLICATION RATE: 81.0/30.5/10.2 LB/ACRE FERTILIZER TYPE: 10-10-20 FERTILIZER APPL. RATE: 1000 LB/ACRE LIMING RATE: 6 T/ACRE MULCH TYPE: STRAW OR HAY MULCHING RATE: 3 T/ACRE ANCHOR MATERIAL: CELLULOSE FIBER ANCHORING METHOD: SPRAYED RATE OF ANCHOR MATERIAL APPL.: 2000 LB/ACRE SEEDING SEASON DATES: (FESCUE (MARCH 15-JUNE 1) & (AUGUST 1-OCTOBER 15)) (RYE-3/1 - 10/15)

NOTES:

1. 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 OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.

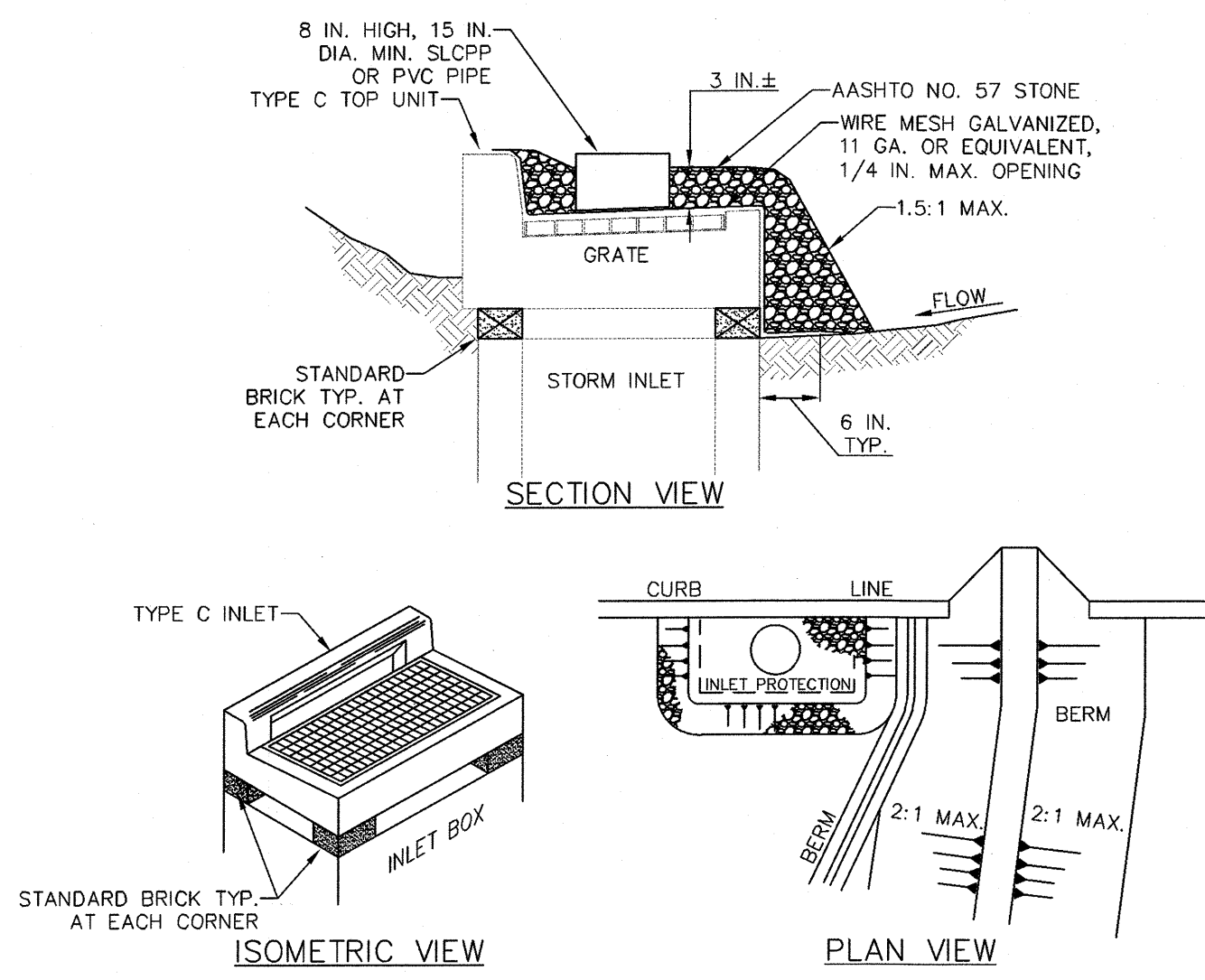
2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

3. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. SOIL TESTING SHOULD BE COMPLETED PRIOR TO SEEDING AND MULCHING TO DETERMINE THE PROPER SOIL AMENDMENTS TO BE ADDED AT THE RATES SPECIFIED BY THE SELECTED SEEDING REFERENCE ABOVE.

4. SOIL TESTING SHOULD BE COMPLETED PRIOR TO SEEDING AND MULCHING TO DETERMINE THE PROPER SOIL AMENDMENTS TO BE ADDED AT THE RATES SPECIFIED BY THE SELECTED SEEDING REFERENCE ABOVE.

5. STRAW OR HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR.

Note: This worksheet should be added to the plan drawings.



NOTES:

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS OR SEDIMENT TRAPS. ALTERNATE TYPE C INLET PROTECTION CAN BE USED ON ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD.

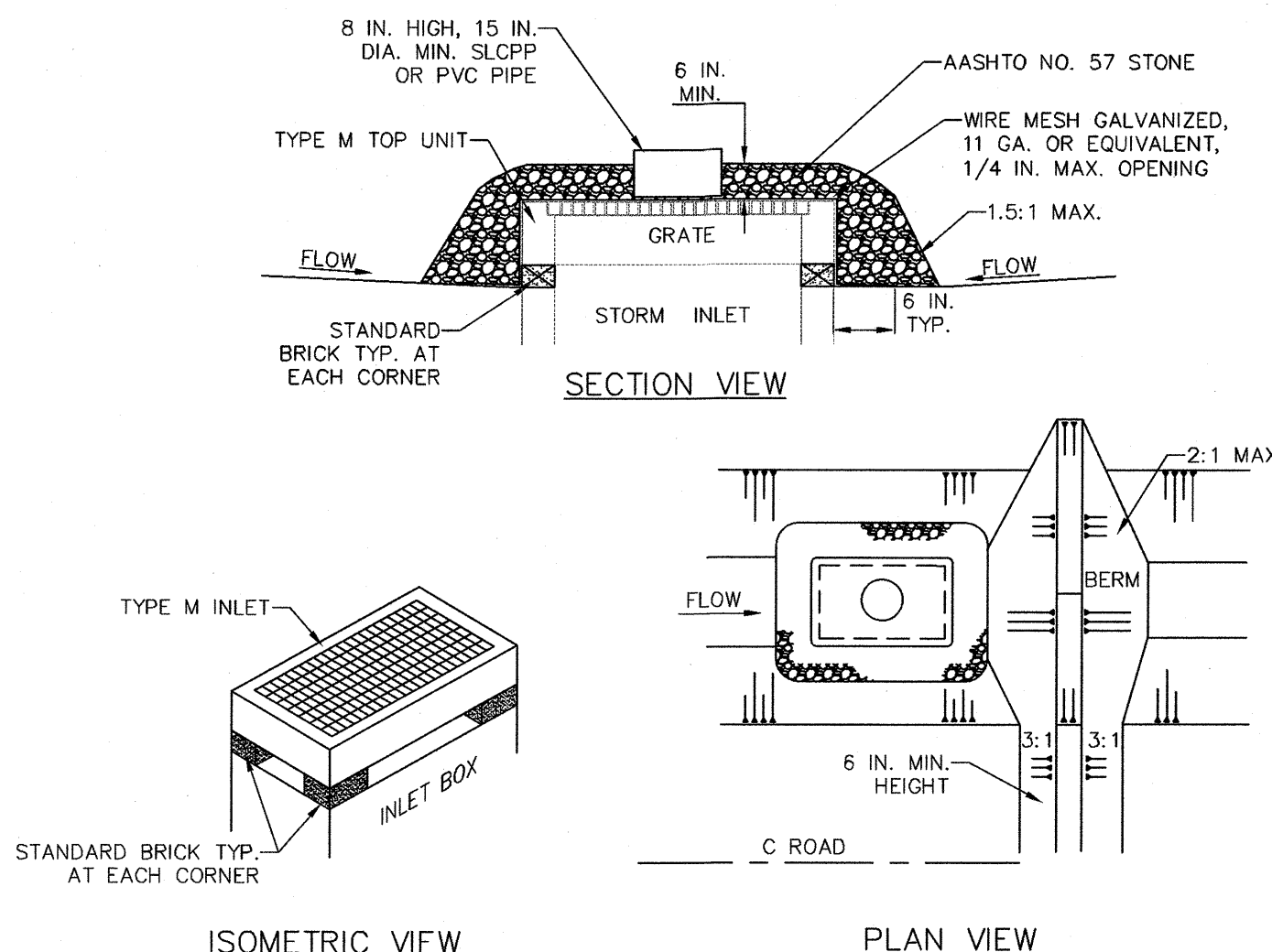
BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT LOW POINTS. EARTHEN BERMS SHALL BE STABILIZED WITH VEGETATION AND MAINTAINED UNTIL ROADWAY IS STONED OR TRIBUTARY AREA IS PERMANENTLY VEGETATED. ROAD SUBBASE BERMS SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED.

INLETS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

FOR SYSTEMS DISCHARGING TO HO OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

**STANDARD CONSTRUCTION DETAIL #4-22
ALTERNATE TYPE C INLET PROTECTION - NOT AT GRADE**

NOT TO SCALE



NOTES:

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS OR SEDIMENT TRAPS. ALTERNATE TYPE C INLET PROTECTION CAN BE USED ON ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD.

BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT LOW POINTS. EARTHEN BERMS SHALL BE STABILIZED WITH VEGETATION AND MAINTAINED UNTIL ROADWAY IS STONED OR TRIBUTARY AREA IS PERMANENTLY VEGETATED. ROAD SUBBASE BERMS SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED.

INLETS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

FOR SYSTEMS DISCHARGING TO HO OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

**STANDARD CONSTRUCTION DETAIL #4-23
ALTERNATE TYPE M INLET PROTECTION - NOT AT GRADE**

NOT TO SCALE

NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5:1. FOR SLOPES EXCEEDING 5:1, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

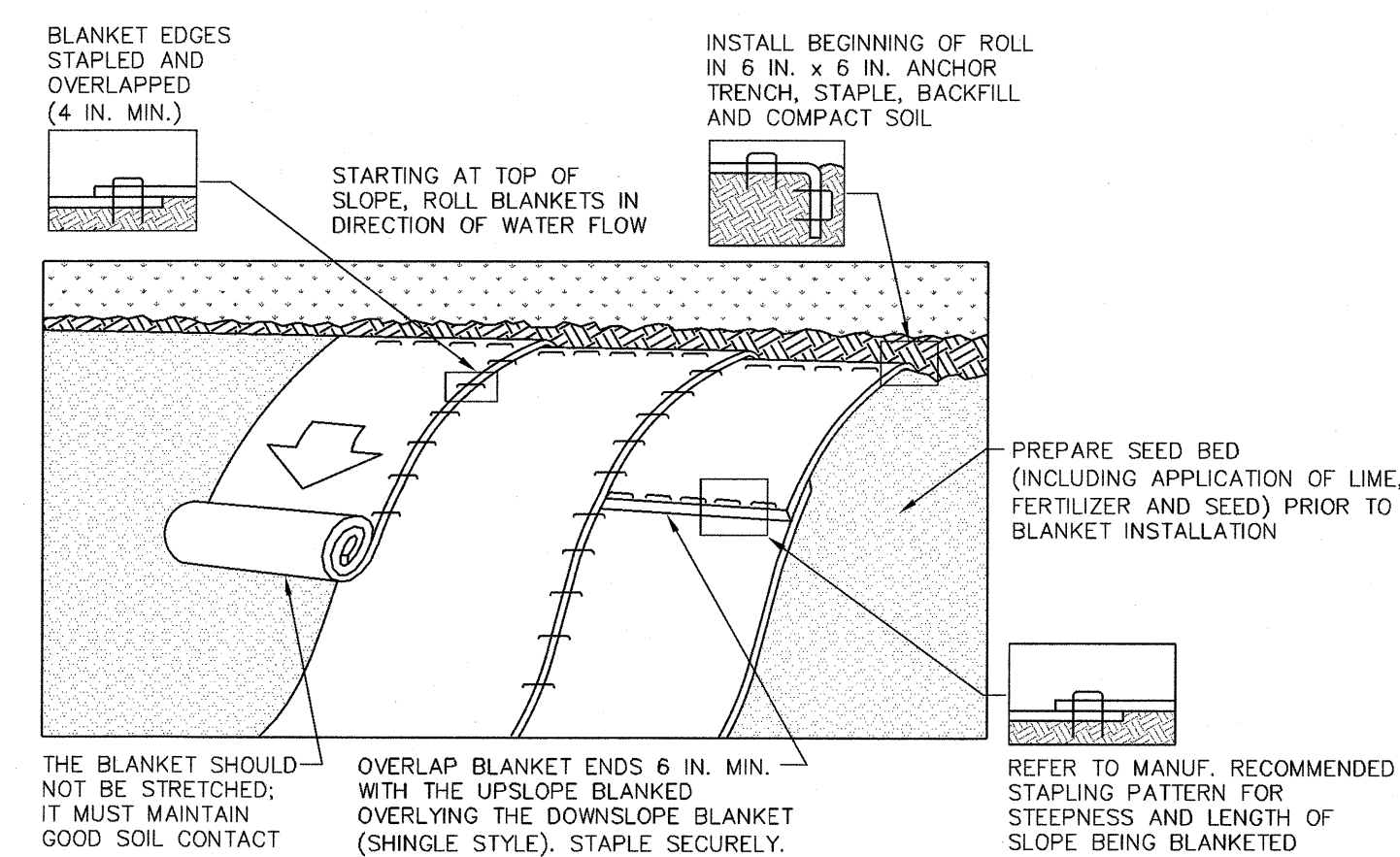
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**

NOT TO SCALE



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

**STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION**

NOT TO SCALE

ASTON SET: SHEET 13 OF 16

BURSICH
Sharing your Vision

Corporate Headquarters
2129 East High Street
Pottstown, PA 19464
610-323-4040

Southampton Office
706 Lakeside Drive
Southampton, PA 18966
215-364-2520

www.bursich.com

MANAGER	
DESIGN	CHKD. BY
JWJ	
DRAFT	CHKD. BY
AK	
FILE	DATE
SCH-16	3/13/15
NOTES	SCALE
	1"=20'

CLIENT	SUBJECT	JOB NO.
SCHWENKSVILLE INVESTMENT PROPERTIES, LLC	EROSION & SEDIMENT CONTROL DETAILS	157550
1202 N. GRAVEL PIKE P.O. BOX 303 ZIEGLERVILLE, PA, 19492	250 MAIN STREET SCHWENKSVILLE	SHEET NO. 2 OF 5
		DWG. NO. ES257550
SCHWENKSVILLE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA		

PROJECT NARRATIVE

The site is known as 250 Main Street in Schwenksville Borough, Montgomery County, Pennsylvania. The project is bound by Main Street to the west, and private parcels to other sides. The proposed development for this site includes the removal of an existing lumber yard which has been completed, along with the construction of 3 commercial buildings and associated drives and parking areas on a 1.3 acre property. There is an active NPDES Permit (PA62020460910R) on the site, this major modification is for the addition of a third commercial building, revising the drive and parking areas and relocating a portion of an existing macadam trail. The site will be serviced by public water and sewer. Approximately 1.31 acres will be disturbed from the construction of the site.

The plan indicates the necessary erosion control facilities which will be implemented during the construction of the project. These controls include but are not limited to rock construction entrances, erosion control blankets, sediment filter sock and fencing, inlet protection, concrete washouts and temporary and permanent seeding.

These controls along with the sequence of construction minimizes the extent and duration of earth disturbance, maximizes the protection of existing drainage features and vegetation and prevents the generation of increased Stormwater runoff. The contractor should also minimize soil compaction throughout the site, except for building pad envelopes.

The potential for thermal impacts exists from the development of this site, in order to mitigate this the existing trees and buffers, proposed plantings and proposed trees spread throughout the site will provide shading thus decreasing the temperature of runoff. An underground stone seepage pit is proposed to allow for infiltration and protect the stormwater from the sun, thus decreasing the temperature of the water leaving the site. Soil amendment areas are proposed in all lawn areas which will treat macadam, allow the soil to retain moisture to provide a lush lawn and provide significant water quality benefits which will limit the thermal impacts leaving the site. All of these measures together will serve to mitigate any potential increase in thermal impacts to the receiving watercourse from the project.

SITE DATA

The site is currently lawn areas and has been for the last 1 year. Previously the site consisted of a lumber yard for over 50 years prior. Information relative to topography, soils, existing topographical features, utilities and grading are shown on the attached plans. The site drains to the Perkiomen Creek, a designated use of WWF - Warm Water Fishery Watershed per Chapter 50 classifications. There is no existing use for the watercourse.

SOILS

Information pertaining to soils of the tract are shown on the attached plans and were interpolated from the National Resource Conservation Service Soil Survey. The following descriptions pertain to the individual soil types found in the construction areas of the site: There are no naturally occurring geologic formation or soil conditions that have the potential to cause pollution.

Urg--Urban land, occasionally flooded

Map Unit Setting
National map unit symbol: 2atys
Mean annual precipitation: 40 to 46 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 161 to 215 days
Farmland classification: Not prime farmland
Map Unit Composition
Urban land, occasionally flooded: 99 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Urban Land, Occasionally Flooded
Setting
Landform: Flood plains
Parent material: Pavement, buildings and other artificially covered areas
Typical profile
C - 0 to 6 inches: variable
Properties and qualities
Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 98 inches to lithic bedrock
Natural drainage class: Excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)
Frequency of flooding: Occasional
Available water storage in profile: Very low (about 0.8 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

UrxD--Urban land--Penn complex, 8 to 25 percent slopes

Map Unit Setting
National map unit symbol: 2d14
Elevation: 200 to 1,000 feet
Mean annual precipitation: 36 to 55 inches
Mean annual air temperature: 44 to 57 degrees F
Frost-free period: 130 to 200 days
Farmland classification: Not prime farmland
Map Unit Composition
Urban land: 65 percent
Penn and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Urban Land
Setting
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pavement, buildings and other artificially covered areas
Typical profile
C - 0 to 6 inches: variable
Custom Soil Resource Report
14
Properties and qualities
Slope: 8 to 25 percent
Depth to restrictive feature: 10 to 79 inches to lithic bedrock
Available water storage in profile: Very low (about 0.8 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Description of Penn
Setting
Landform: Hilltops
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Residuum weathered from shale and siltstone
Typical profile
Ap - 0 to 8 inches: channery silt loam
Bt - 8 to 21 inches: channery silt loam
C - 21 to 34 inches: very channery silt loam
R - 34 to 44 inches: bedrock
Properties and qualities
Slope: 8 to 25 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.1 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Minor components: Ocotan
Percent of map unit: 4 percent
Landform: Depressions
Landform position (two-dimensional): Topsope, summit
Landform position (three-dimensional): Base slope, head slope, side slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Reduction
Percent of map unit: 4 percent
Landform: Hilltops
Landform position (two-dimensional): Footslope, backslope
Landform position (three-dimensional): Base slope, head slope, side slope
Custom Soil Resource Report
15
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Reville
Percent of map unit: 2 percent
Landform: Hilltops
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Interlusive, base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear

SOIL LIMITATIONS AND RESOLUTIONS

Soil Name	Corrosive to Concrete	Droughty	Easily Erodible	Flooding	Depth to Saturated Zone/ Seasonal High Water Table	Hydroic Inclusions	Low Strength / Landslide Prone	Slow Percolation	Piping	Phor Source of Topsoil	Free Action	Shrink / Swell	Potential Shrinkage	Freezing	Wetness
Plan	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Urban	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Cutbanks Cave _Slope lay-backs or shore/trench box shall be utilized for all trench excavations to meet OSHA regulations.

Corrosive to Concrete Steel - Pipe alternatives have been provided.

Droughty - Seeding and soil supplements shall be applied at the recommended rates to ensure proper vegetative cover, mulching shall be applied at the recommended rates to retain moisture.

Easily Erodible- Rolled erosion control products shall be provided on all seeded and mulched slopes 3H: 1V or steeper.

Depth to Saturated Zone/ Seasonal High Water Table-4"pumped water filter bags shall be used to dewater excavation areas where standing water occurs during construction.

Hydric / Hydric Inclusions - Wetlands, if present, have been identified, protected and/or mitigated where necessary.

Low Strength / Landslide Prone - All slopes (cut or fill) shall be constructed in accordance with the specifications; geotechnical analysis has been performed if deemed necessary.

Slow Percolation - Infiltration testing has been performed as infiltration BMP locations.

Piping - Anti-seep collars have been provided for the basin outlet to prevent basement failure.

Poor Source of Topsoil - Topsoil shall be applied at the recommended rate. If the project site does not meet the required amount, topsoil shall be supplied from an outside source, seeding and soil supplements shall be applied at the recommended rates to ensure proper vegetative cover.

Front Action - Roadway subbase shall drain to a slope or shall be drained with pavement base drain, also, the bulk of construction activities shall be performed during the construction season.

Wetness- Pumped water filter bags shall be used to dewater excavation areas where standing water occurs during construction.

PROPOSED GRADING

The attached Soil Erosion Control Plans indicate the proposed grading for the entire site to be developed. All permanent grading shall be graded at slopes not steeper than 3 foot horizontal to 1 foot vertical. Temporary grading can be graded at slopes not steeper than 2 foot horizontal to 1 foot vertical.

HYDROLOGIC INFORMATION

The design of the facilities within this development are consistent with the Township's and DEP's requirements for storm drainage design, which mitigate any increase in Stormwater rate or volume, ultimately resulting in no negative impacts to the downstream watercourses.

STABILIZATION

The development will be considered to be permanently stabilized when all permanent control measures/facilities have been completed and are operational, temporary control measures/facilities removed, and uniform erosion resistant perennial vegetation is established to the point where the surface soil is capable of resisting erosion during runoff events. The standard for this vegetative cover will be uniform coverage or density of 70 percent across the disturbed area.

GENERAL EROSION CONTROL NOTES

- Erosion and sediment control measures must be in compliance with the "Erosion and Sediment Pollution Control Program Manual". The Developer or its authorized representative will be responsible for the proper construction, stabilization and maintenance of all erosion and sedimentation control and related items included within the Erosion and Sedimentation Control Plan. The Contractor is advised to become thoroughly familiar with the provisions of Appendix B-4, Erosion Control Rules and Regulations, Title 24, Part 1, Department of Environmental Resources, Subpart C, Water Resources, Chapter 102, Erosion Control.
- The Contractor shall notify the Township Engineer at least 48 hours prior to the start of construction.

A copy of the approved erosion and sediment control plan must be available at the project site at all times. Additionally, the operator shall assure that erosion and sediment control plan has been prepared, and has been approved by the Montgomery County Conservation District and/or local municipality in Compliance with Chapter 102 Rules & Regulations, and is being implemented and maintained for all offsite soil and rock spoil and/or borrow areas.

- Before grading or general site construction begins, the Developer or its authorized representative is to construct and complete sediment control measures and devices as shown on the Erosion and Sediment Control Plans.

- Should additional erosion or sedimentation occur during construction or should questions regarding the maintenance of control practices arise, contact the Montgomery County Conservation District or appropriate agency immediately for technical support.

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 Developer of its authorized representative to eliminate all such problems. The Conservation District must be notified if any additional measures taken to abate the pollution of waters of the Commonwealth not shown on the plans. Stockpiles of wood chips, hay bales, crushed stone and other matches shall be held in readiness to deal immediately with emergency problems with erosion.

The Township has reviewed the storm drainage system, the storm water management system and the Erosion and Sedimentation Control Plan, however, site conditions may dictate that during construction additional silt fences, other methods of sediment control, storm water management or storm drainage measures may be required. The Township may, therefore, direct the installation of additional measures as required.

- The Developer or its authorized representative must develop and have approved by the Bureau of Soil and Water Conservation, a separate Erosion and Sedimentation Control Plan for each spoil, borrow or other work area not detailed in the approved plan where located within or outside of the construction limits.
- The Developer or its authorized representative shall be responsible for supervising debris disposal from other trades during all phases of construction. Debris shall not be disposed of in any woodland areas or detention basins. The Developer or its authorized representative shall bear the expense of any clean-up operations initiated by the Engineer or Owner.

- The stone subbase for parking areas, roads and driveways shall be installed immediately after grading is completed and utilities are installed.

- Locate erosion and sediment control structures in a manner that will cause minimal disturbance to existing vegetation.

- The Developer or its authorized representative is responsible for the continued inspection, maintenance or repair of all erosion and sediment problems that might occur due to the development of this project, until the site is completely stabilized.

- The Developer or its authorized representative shall install silt socks or temporary diversion berms upslope of all watercourses as required to prevent sediment from entering the watercourses during construction.

- 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 activities cease, the operator shall stabilize any areas disturbed by the activities. During non-germinating periods, much must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be re-disturbed within 1 year must be stabilized in accordance with the temporary vegetative stabilization specifications. Disturbed areas which are at finished grade or which will not be re-disturbed within 1 year must be stabilized in accordance with the permanent vegetative stabilization specifications.

Hay or straw mulch must be applied at 3.0 tons per acre.

- Winter grading shall be handled with special care. Detention basins, sediment basins and traps constructed from soils with poor winter grading characteristics shall not be compacted if frozen or wet (plastic). These soils should be relatively dry to maximize compaction.

Borrow areas used for sediment basin and trap construction shall have silt fence placed below it (prior to grading) and shall be stabilized immediately.

- 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 Developer to eliminate all such problems.

- Maintenance must include inspections of all erosion and sedimentation controls after each runoff event and on a weekly basis. All preventive and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. An extra supply of stone, seed, mulch and silt fence shall be kept on site for emergency purposes. (See the Maintenance Section of the Report).

- The operator shall remove from the site, recycle, or properly dispose of all building material and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 2601, 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. Anticipated construction wastes include excess soils materials, building materials, concrete wash water, sanitary wastes and any material that could impact water quality.

- All slopes steeper than 3:1 shall be lined with Curlex or equal.

Upon request, the permit holder and/or his contractor shall provide an as-built for any sediment basin or trap to the municipal inspector, local conservation district or DEP.

- 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 will be documented in an inspection log, utilize DEP form 3150-FM-BNEW0083 dated 2/2/02, kept for this purpose. The compliance actions and date, time and name of the person conducting the inspection. The 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, remulching and renetting, must be performed immediately. If erosion and sedimentation BMP's fail to perform as expected, replacement BMP's or modifications of those installed will be needed.

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, include, the eliminate or the recurrence of the non-compliance.
- 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 removal of the BMP's must be stabilized immediately.

- 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 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 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.

- Upon completion or temporary cessation of the earth disturbance activity that will exceed 4 days, or any stage thereof, the project site shall be immediately stabilized with the appropriate temporary or permanent stabilization. Hydroseeding is not considered stabilization until it germinates.

- 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 of 4 inches of topsoil in place prior to seeding and mulching.

- All sediment deposited on paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on the roadway, extend length of rock construction entrance by 50 foot increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.

- Sleeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.

SEQUENCE OF CONSTRUCTION

Prior to any work the Contractor and/or Developer shall notify the Montgomery County Conservation District of the date of the pre-construction meeting. The Township shall also be notified so that the field delineated limit of clearing can be verified.

The Developer and/or Contractor shall notify the Montgomery County Conservation District at least three (3) days prior to the commencement of earthmoving activities, and setup a preconstruction meeting with representatives of, but not limited to the County Conservation District, Municipality, Contractor, Developer and the designated licensed professional who oversee the critical stages of construction.

The Developer and/or Contractor shall notify the Montgomery County Conservation District for a site inspection prior to removal/conversion of a sediment trap or basin.

Montgomery County Conservation District
142 Level Road
Collegeville, PA 19426
610.489.4506 ~ Fax 610.489.9795

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage must be completed prior to initiation of following stages. Clearing and grubbing is considered ground disturbance and shall only occur in areas described in each stage.

Recharge areas shall not be converted until upstream tributary area has been stabilized. See Recharge Area Construction section of this report.

Extreme care should be taken to avoid compaction and siltation in proposed infiltration facilities.

Upon completion or temporary cessation of the earth disturbance activity that will exceed 4 days, or any stage thereof, the project site shall be immediately stabilized with the appropriate temporary or permanent stabilization. Hydroseeding is not considered stabilization until it germinates.

The project will be constructed in one phase.

Phase 1

- After the pre-construction meeting, install rock construction entrances at the proposed access drives as shown on the plans. Construction access for construction of the sediment facilities and other site work should only use these accesses.
- Stake out limits of disturbance as shown on the plans.
- Install silt socks #1, 2, 3 & 4 as shown on the plans. Install concrete washout area as shown on the plans. Immediately temporarily stabilize all disturbed areas that will not be re-disturbed within 4 days. Silt socks must be maintained throughout the site until all areas tributary to the silt sock are permanently stabilized per the stabilization criteria outlined in this plan.
- Install inlet protection on all existing inlets as shown on the plans.

No earth disturbance beyond the areas necessary to install sediment controls shall commence until the sediment facilities are installed, stabilized and functioning properly.

Upon completion or temporary cessation of the earth disturbance activity that will exceed 4 days, or any stage thereof, the project site shall be immediately stabilized with the appropriate temporary or permanent stabilization.

- After steps 1-4 are installed and functioning properly, clear, grub and rough grade areas necessary for construction of the access road, parking areas and building pads. Strip and stockpile topsoil in areas indicated on the plan or at other locations approved by Montgomery County Conservation District. Maximum height is thirty-five (35) feet and side slopes shall be 2:1 or flatter. Place 12 inch silt sock below the stockpiles prior to stockpile operations. Immediately stone disturbed areas in the roadway once final grades have been achieved. Immediately temporarily stabilize all disturbed areas which will not be re-disturbed within 4 days.
- Begin construction of curbing, sidewalk and utilities including waterlines, sewer lines, storm sewers and Underground Basin A following the Utility Line Trench Excavation Notes below. Installation of Underground Basin A is a critical stage of construction and requires approval. All inlet shall have inlet protection installed immediately. Extreme care should be taken to ensure no sediment laden water is allowed to enter Underground Basin A.
- Begin rough grading lawn areas, padding buildings areas and construct buildings. It is anticipated that all the buildings will not be constructed at the same time; all building pads that will not immediately constructed shall be immediately stabilized. Contractor should use extreme caution to ensure all sediment laden Stormwater is routed into a sediment facility. Immediately temporarily stabilize all disturbed areas which will not be re-disturbed within 4 days.
- Begin fine grading of stone base in preparation for paving. Pave the roads and parking areas with the binder course and immediately stabilize any disturbed areas.
- Final grading of all disturbed lawn areas shall be done with extreme care to avoid compaction in lawn and landscaped areas. Refer to the Post Construction Stormwater Management plans to determine areas that require amended soils these areas require soil supplements and are a critical stage of construction and needs a licensed professional onsite during construction. Follow the soil amendment installation procedure on the Post Construction Stormwater Management plans. All lawn and landscaped areas shall be dressed with at least 4" of topsoil. If lawn and landscaped areas are compacted, the contractor should scarify the subsoil 6 to 12 inches along the contour before placement of topsoil. If the lawn and landscaped areas are not compacted, the contractor should scarify the subsoil 3 to 5 inches to permit the bonding of topsoil and prevent topsoil from sliding down the slope. Immediately after topsoil placement seed areas and place erosion control blanket over 3:1 slopes. Extreme caution should be used to ensure the soils are not compacted. No more than 15,000 square feet of disturbed area at final grade should be left without seeding and mulching. Immediately temporarily stabilize all disturbed areas that will not be re-disturbed within 4 days.
- After final site stabilization has been achieved (see stabilization definition), contact Montgomery County Conservation District to perform a site inspection and obtain their approval before conversion of Underground Basin A may commence. After approval is obtained the inlets must be converted to their final condition following the recharge area construction notes below. This is a critical stage of the PCSM plan and needs a licensed professional onsite during construction. All lawn and landscaped areas shall be dressed with at least 4" of topsoil. If lawn and landscaped areas are compacted, the contractor should scarify the subsoil 6 to 12 inches along the contour before placement of topsoil. If the lawn and landscaped areas are not compacted, the contractor should scarify the subsoil 3 to 5 inches to permit the bonding of topsoil and prevent topsoil from sliding down the slope. Immediately after topsoil placement seed areas and place erosion control blanket over 3:1 slopes. Extreme caution should be used to ensure the soils are not compacted. No more than 15,000 square feet of disturbed area at final grade should be left without seeding and mulching. Immediately temporarily stabilize all disturbed areas that will not be re-disturbed within 4 days.
- After final site stabilization has been achieved (see stabilization definition), all temporary erosion and sediment BMP's must be removed. Areas disturbed during removal of the BMP's must be immediately permanently stabilized. A notice of termination (NOT) is also required to be filed to the Department of authorized conservation district to terminate the permit.

RECHARGE AREA CONSTRUCTION

- Recharge areas shall not be constructed until the watershed to be has been stabilized with a minimum 70% uniform vegetative cover. The Conservation District shall inspect the property prior to the installation of recharge areas to verify stabilization of the property.
- Heavy construction equipment is to be kept off of the recharge areas to prevent compaction.
- Recharge areas shall be fenced off with orange construction fencing to prevent compaction of the soil.
- Construction of the recharge areas shall be from the side of the basins to prevent compaction of the soil.
- If unfavorable conditions are encountered during the construction of the recharge areas, such as shallow bedrock or groundwater, the Township, Conservation District, Owner or design engineer shall be contacted to determine a more suitable location on the site.
- When a soil erosion control facility, such as a basin or trap, is converted to a stormwater management BMP, then the following conditions shall be implemented:
 - Soil at the bottom of the basin or trap and sediment forebay shall be scraped off to a depth of 2 feet below the bottom of the basin to that the soil, which might impede the flow of water into the ground, is removed.
 - The modification of the facilities shall be made from the sides of the basins or traps to prevent compaction of the basin.
 - Additional soil percolation testing shall be made prior to the installation of the recharge areas to insure that the basins will percolate.

UTILITY LINE TRENCH EXCAVATION NOTES

- Limit advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that

- can be completed in one day.
- Work crews and equipment must be equipped for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
- All soil excavated from the trench will be placed on the uphill side of the trench.
- Immediately trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
- Water that accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.
- On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

TEMPORARY CONTROL MEASURES

Temporary control measures which were previously discussed are as follows:

- Silt socks barriers shall be provided to retard runoff and collect sediment.
- Temporary seeding of topsoil stockpile area and bare earth shall be provided for areas which will remain unstabilized.
- Temporary stone ballast tire cleaners shall be provided at construction entrances.
- Should work be extended into winter months, and if temporary seeding is not feasible, erosion may be controlled by placing straw mulch over disturbed areas. This mulch will be maintained until weather conditions permit seeding.
- Sediment basins to settle the sediment out of stormwater runoff.
- Erosion control blankets and spillway matting are provided to mitigate erosion while vegetation is established.
- Inlet protection is provided to protect permanent Stormwater facilities during conversion activities.
- Concrete washout areas are provided for concrete trucks to empty there loads.
- Sediment forebay's are proposed to pre-treat stormwater and allow sediment to drop out before the stormwater is routed into the sediment trap.
- Swailes are provided to route stormwater from disturbed areas into sediments facilities.

PERMANENT CONTROL MEASURES

Permanent control measures which are designed to control sediment and erosion and runoff from the site are as follows:

- Paved streets, and parking lots.
- All lawn areas shall be adequately seeded and stabilized to provide permanent control of erosion after completion of construction. 70% uniform vegetative stabilization is required.
- Permanent stormwater infiltration basin/pond shall control the rate and volume of discharge from the site at better than pre-developed conditions.
- Permanent underground stormwater stone bed shall control the rate and volume of discharge from the site at better than pre-developed conditions.

MAINTENANCE OF EROSION CONTROL FACILITIES

The General Contractor, or in the absence of a General Contractor, the Owner, shall be responsible for implementing and maintaining all Soil Erosion Controls.

The Contractor shall, at the end of each week as well as each runoff event, inspect all drainage and erosion control facilities to determine if they still function.

Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site.

Silt socks shall be cleared of silt when silt reaches half the aboveground height of the sock. Silt socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer recommendations.

Rocks filters shall be cleared of silt when accumulations reach 1/3 the height of the outlet.

Concrete washout areas shall be cleared of concrete debris when it reaches half-way up sock. Concrete must be removed by following proper recycling and disposal of materials specifications in the general notes section.

Filter bags shall be inspected daily, if any problem is detected pumping shall cease immediately and not resume until the problem is corrected.

Erosion control blankets areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

Inlet filter bags shall be inspected on a weekly basis and after each runoff event. Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Damaged or clogged bags shall be replaced. A supply shall be maintained on site for replacement of bags. All needed repairs shall be initiated immediately after the inspection. Dispose of accumulated sediment as well as all used bags according to the general notes.

Sediment basins shall be inspected on at least a weekly basis and after each runoff event. A clean out stake shall be placed near the center of each basin; accumulated sediment shall be removed when it has reached the clean out level marked on the stake and the basin restored to its original dimensions. Dispose of materials removed from the basin in the manner described in the general notes. Basin embankments, spillways, and outlets shall be checked for erosion, piping and settlement. Necessary repairs shall be made immediately. Displaced wrap within the outlet energy dissipater shall be replaced immediately. accumulated sediment shall be removed and disturbed areas inside the basin stabilized before conversion to a stormwater management facility. Clogged or damaged spillways shall be repaired immediately, trash and other debris shall be removed from the basin and riser. The filter bag may be used to dewater saturated sediment prior to its removal. Rock filters shall be added as necessary.

Channels dimensions shall be constantly maintained. Channel shall be cleaned whenever total channel depth is reduced by 25% at any location. Sediment deposits shall be removed within 24 hours of discovery or as soon as soil conditions permit access to channel without further damage. Damaged linings shall be repaired or replaced within 48 hours of discovery.

If additional silt sock, sediment traps, sediment basins, or swale diversions are necessary, they shall be provided as directed by the Township Engineer. All changes must be reviewed by the Montgomery County Conservation District. Sediment deposited behind silt barriers, and the sediment basins shall be removed and incorporated into the final grading operations on the site. It is not to be taken off site.

When the entire project has become stabilized, any temporary sediment and erosion controls shall be removed and the areas stabilized.

NPDES PERMIT 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 Developer.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

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".

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.

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. These regulations are available on-line at www.pascode.com.

CONSTRUCTION NOTICE

This narrative shall hang on a peg above or along side the drawing/sheet board so that it will be a ready reference to all parcel activity.

PLANS

This report accompanies plans entitled "Sedimentation and Erosion Control Plans" as prepared by Bursich Associates, Inc., Pottstown, Pennsylvania.

REVISIONS

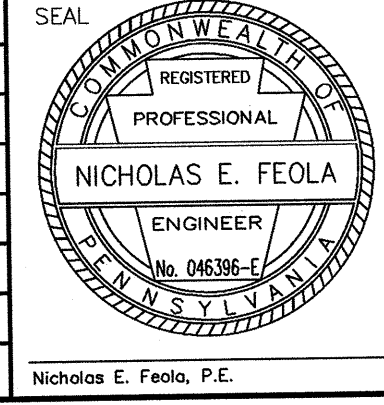
If any changes are to be made to

© COPYRIGHT BURSICH ASSOCIATES, INC. 2015
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF BURSICH ASSOCIATES, INC. THIS DOCUMENT IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS DOCUMENT IS PROHIBITED. THE USER AND BURSICH ASSOCIATES, INC. SHALL INDEMNIFY AND HOLD HARMLESS BURSICH ASSOCIATES, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING FROM THIS USE.



LOCATION MAP

NO.	REVISION	DATE	BY	APP.
3	REVISED PER SANITARY & WATER LINE REVISIONS	1-15-16	JWJ	
2	REVISED PER MCD REVIEW	12-17-15	JWJ	
1	REVISED PER MCD REVIEW LETTER DATED 8-24-15	9-28-15	JWJ	



MANAGER	DESIGN	DRAFT	FILE	NOTES
NF	JJ	AK	SCH-16	
				DATE 3/13/15
				SCALE 1"=20'

BURSICH
Sharing your Vision

Corporate Headquarters
2129 East High Street
Pottstown, PA 19464
610-323-4040

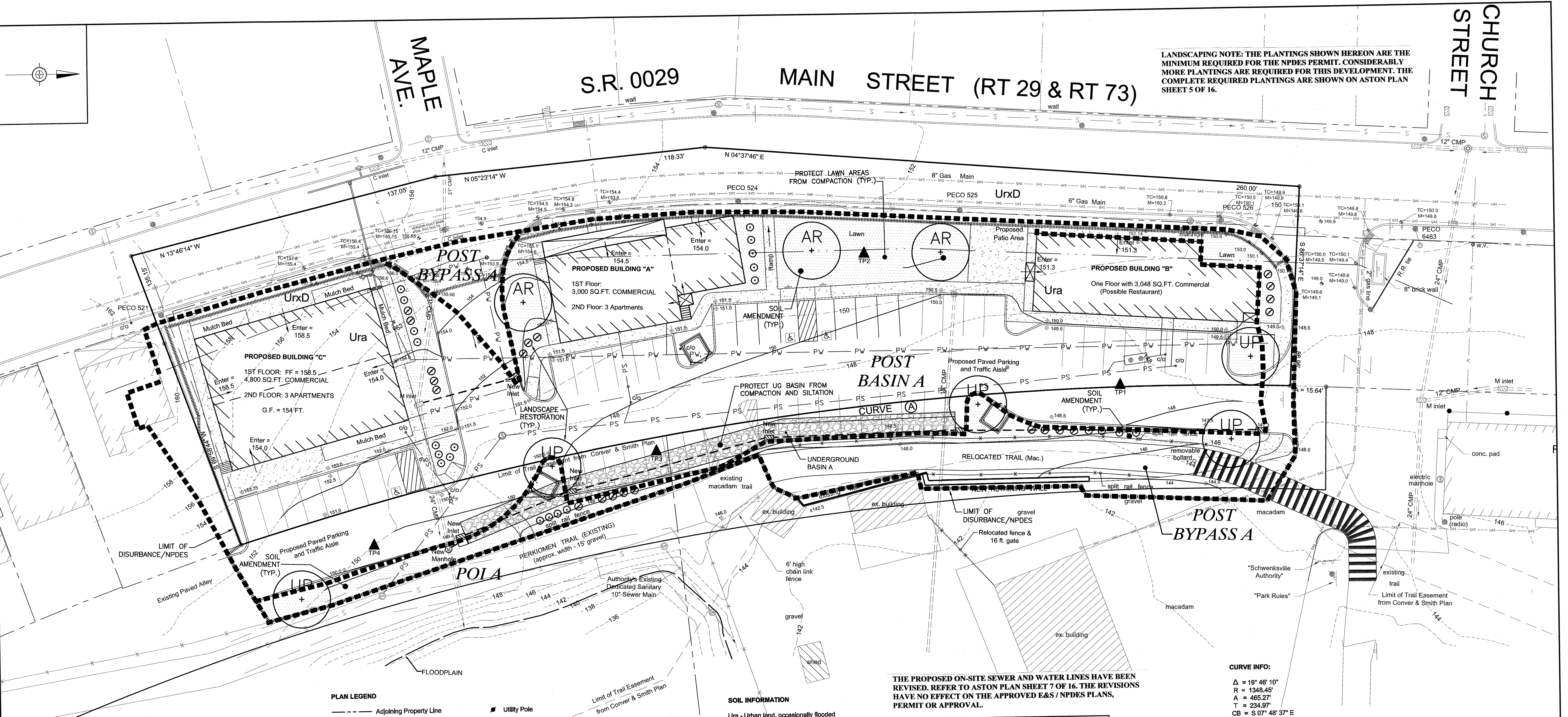
Southampton Office
706 Lakeside Drive
Southampton, PA 18466
215-364-2520

www.bursich.com

CLIENT	SUBJECT
SCHWENKSVILLE INVESTMENT PROPERTIES, LLC 1202 N. GRAVEL PIKE P.O. BOX 303 ZIEGLERVILLE, PA, 19492	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

JOB NO.	SHEET NO.	DWG. NO.
157550	4 OF 5	PC157550

SCHWENKSVILLE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA



LANDSCAPING NOTE: THE PLANTINGS SHOWN HEREON ARE THE MINIMUM REQUIRED FOR THE NPDES PERMIT. CONSIDERABLY MORE PLANTINGS ARE REQUIRED FOR THIS DEVELOPMENT. THE COMPLETE REQUIRED PLANTINGS ARE SHOWN ON ASTON PLAN SHEET 5 OF 16.

THE PROPOSED ON-SITE SEWER AND WATER LINES HAVE BEEN REVISED. REFER TO ASTON PLAN SHEET 7 OF 16. THE REVISIONS HAVE NO EFFECT ON THE APPROVED E&S / NPDES PLANS, PERMIT OR APPROVAL.

CONSTRUCTION CRITICAL STAGES
* A LICENSED PROFESSIONAL OR THEIR DESIGNEE MUST BE ON SITE DURING CONSTRUCTION.
1. UNDERGROUND INFILTRATION BASIN A
2. SOIL AMENDMENT AREAS



Stop - Call Before You Dig!
Pennsylvania Act 181 (2007) requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth Pennsylvania One Call System, Inc. 811 or 1-800-242-1776

SOIL INFORMATION

Ura - Urban land, occasionally flooded
Properties and Qualities:
Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 96 inches to lithic bedrock
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)
Frequency of flooding: Occasional
Available water capacity: Very low (about 0.8 inches)

UrxD - Urban land-Penn complex, 8 to 25 percent slopes
Properties and Qualities (Urban Land):
Slope: 8 to 25 percent
Depth to restrictive feature: 10 to 79 inches to lithic bedrock
Available water capacity: Very low (about 0.0 inches)
Properties and Qualities (Penn):
Slope: 8 to 25 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well Drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.1 inches)

DATA SOURCE INFORMATION:

Soil Survey Area: Montgomery County, Pennsylvania
Survey Area Data: Version 6, Dec 13, 2013

CURVE INFO:

$\Delta = 19^\circ 48' 10''$
 $R = 1348.45'$
 $A = 485.27'$
 $T = 234.97'$
 $CB = S 07^\circ 48' 37'' E$
 $CH = 462.96'$

SITE INFORMATION:

250 MAIN STREET
Tax Parcel No. 20-00-00157-00-3
Tax Block 2 Unit 32
Deed Book 5714 Page 1119

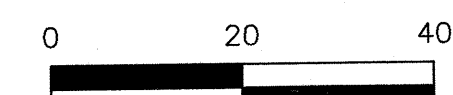
Schwenksville Investment Properties, LLC
c/o Lee Ann Miller, Managing Member
1202 N. Gravel Pike
P.O. Box 303
Zieglerville, PA 19492
PH. 610 - 267 - 8000

SOURCE OF TITLE

Being the same Premises as that which the Perkiomen Valley Economic Development Corporation, by a deed dated October 17, 2008 and recorded in deed book 5714 page 1119 of the Montgomery County Records, granted and conveyed unto Schwenksville Investment Properties, LLC, (Instrument No. 2008111366 dated Nov. 18, 2008).

PLAN NOTES

- 1) TOTAL TRACT AREA = 1.284 ACRES
(AREA TO PROPOSED ULT. R/W = 0.975 ACRES)
- 2) TOTAL NUMBER OF LOTS = 1; TOTAL NUMBER OF BUILDINGS = 3
- 3) THE SPACE IN THE BUILDINGS IS RENTAL SPACE. ONE OWNERSHIP WILL OWN ALL THREE BUILDINGS.
- 4) ALL BUILDINGS WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 5) A NEW 76 FT. LONG SEWER MAIN WILL CONNECT DIRECTLY FROM THE SITE TO THE EXISTING AUTHORITY MAIN ON THE ADJACENT PROPERTY.
- 6) EACH NEW BUILDING ILL BE SERVED BY A PRIVATE INDIVIDUAL SEWER SERVICE LINE AND A PRIVATE INDIVIDUAL WATER SERVICE LINE.
- 7) ALL NEW SEWER AND WATER SERVICE IS TO BE IN ACCORDANCE WITH BOROUGH AUTHORITY REQUIREMENTS, REGULATIONS AND STANDARDS.
- 8) HANDRAILS WILL BE PROVIDED AT RAMPS WHERE NECESSARY FOR HC ACCESSIBILITY.
- 9) ALL NEW STORMWATER PIPES WILL BE 18" DIA. LINED HDPE.



ASTON SET: SHEET 15 OF 16

OPERATION & MAINTENANCE NOTES:

* SCHWENKSVILLE INVESTMENT PROPERTIES, LLC SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED BMP'S ON THE SITE IN PERPETUITY PER BED RESTRICTIONS RECORDED AT THE COUNTY. SCHWENKSVILLE BOROUGH SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO INSPECT, MAINTAIN AND REPAIR ANY BMP ON THE SITE AT THE EXPENSE OF THE PROPERTY OWNER, IF IT IS DETERMINED THAT THE OWNER HAS NEGLECTED SAID STRUCTURES TO THE PUBLIC DETRIMENT.

LAWN AREAS (GRASS)

ALL LAWN AREAS SHOULD HAVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IN ORDER TO PREVENT ACCELERATED EROSION AND ALLOW STORMWATER TO PERCOLATE INTO THE GROUND.

INFLTRATION SCHEDULE

* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT ALL LAWN AREAS A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, TO ENSURE THE AREA IS COVERED BY AT LEAST 70% COVER.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL ALSO VISUALLY INSPECT ALL LAWN AREAS AFTER ALL HEAVY RAIN EVENTS.

OPERATION & MAINTENANCE PROCEDURES

* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD MOW THE LAWN ON A REGULAR BASIS THROUGHOUT THE GROWING SEASON; IT SHOULD BE MAINTAINED AT A HEIGHT OF 2 TO 3.5 INCHES.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD WATER THE LAWN AS NECESSARY BASED ON WEATHER CONDITIONS. DURING THE SUMMER WHEN RAIN IS SPARSE, THE LAWN SHOULD BE WATERED EVERY OTHER DAY. DURING THE SPRING AND FALL WHEN RAIN IS ABUNDANT THE LAWN WILL NOT NEED TO BE WATERED. THE LAWN SHOULD BE WATERED TO ENSURE THE GRASS IS NOT ALLOWED TO BURN OR TURN BROWN.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD FERTILIZE THE LAWN USING A 10-10-20 FERTILIZER, AT 1000 POUNDS PER ACRE, ONCE A YEAR, IN THE SPRING AND ONCE IN THE FALL. IT IS POSSIBLE TO OVER FERTILIZE, SO THE MAXIMUM NUMBER OF FERTILIZER APPLICATIONS SHOULD BE 4 TIMES PER YEAR. IF THE FERTILIZER DOES NOT WORK A SOILS TEST SHOULD BE PERFORMED AND THE FERTILIZER TYPE SHOULD BE REEVALUATED.
* IF THE REQUIRED 70% VEGETATIVE COVER IS NOT MET THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD PERFORM A SOILS TEST AND REEVALUATE THE SEED SELECTION USED ON THE PROPERTY. THE SPARSE AREAS SHOULD BE IMMEDIATELY SEDED AND MULCHED. IF THE SEASON PREVENTS RESEEDING, MULCH OR EROSION NETTING IS AN EFFECTIVE TEMPORARY COVER.

INLETS/STORM SEWERS/ROOF DRAINS

INLETS, STORM SEWERS AND ROOF DRAINS SHOULD BE KEPT CLEAN FROM DEBRIS AND SEDIMENT TO ALLOW STORMWATER FLOWS THE FULL CAPACITY OF THE INLET GRADE AND STORM SEWER.

INFLTRATION SCHEDULE

* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT ALL INLETS, STORM SEWERS AND ROOF DRAINS A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, TO ENSURE THEY ARE NOT CLOGGED FROM DEBRIS OR SEDIMENT.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL ALSO VISUALLY INSPECT ALL INLETS, STORM SEWERS AND ROOF DRAINS AFTER HEAVY RAIN EVENTS.

OPERATION & MAINTENANCE PROCEDURES

* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE GRATE AND INLET BOTTOM, FOLLOWING CURRENT RECYCLING PROCEDURES, A MINIMUM OF 2 TIMES PER YEAR AND AFTER HEAVY RAIN EVENTS. THIS CAN BE ACCOMPLISHED BY HAND OR WITH THE USE OF A COMMERCIAL VACUUM.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE STORM SEWERS, FOLLOWING CURRENT RECYCLING PROCEDURES, A MINIMUM OF 2 TIMES PER YEAR AND AFTER HEAVY RAIN EVENTS. THIS CAN BE ACCOMPLISHED BY HAND OR WITH THE USE OF A HIGH PRESSURE WATER STREAM OR EQUIVALENT MEANS TO ALLOW CLEAN STORMWATER TO REACH THE STORMWATER FACILITIES.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE ROOF DRAINS AND GUTTERS.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD INSPECT THE INLETS, STORM SEWERS AND ROOF DRAINS FOR STRUCTURAL INTEGRITY A MINIMUM OF ONCE A YEAR, SHOULD ANYTHING OUT OF THE ORDINARY BE FOUND A PROFESSIONAL SHOULD BE BROUGHT IN TO ANALYZE THE SYSTEM AND DETERMINE WHETHER REPLACEMENT IS NECESSARY.

UNDERGROUND INFILTRATION BASIN

UNDERGROUND INFILTRATION BASINS SHOULD BE KEPT CLEAN FROM DEBRIS AND SEDIMENT TO ENSURE THE SOILS BENEATH ARE NOT ALLOWED TO BE SITED UP OR COMPACTED AND TO ENSURE THEY DRAIN WITHIN A 72 HOUR PERIOD AND MAINTAIN THE REQUIRED STORAGE VOLUME.

INFLTRATION SCHEDULE

* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT ALL INLETS AND STORM SEWERS TRIBUTARY TO THE FACILITIES AND THE UNDERGROUND BASIN A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, TO ENSURE THEY ARE NOT CLOGGED FROM DEBRIS OR SEDIMENT.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT ALL INLETS AND STORM SEWERS TRIBUTARY TO THE FACILITIES, AND THE UNDERGROUND BASIN AFTER HEAVY RAIN EVENTS.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE UNDERGROUND INFILTRATION FACILITY A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, AND AFTER HEAVY RAIN EVENTS.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT THE FACILITY BY LOOKING INTO THE INLETS AND OUTLET STRUCTURE TO DETERMINE IF THERE IS STANDING WATER SITING IN THE PERFORATED PIPES FOR PERIODS LONGER THAN 72 HOURS.

OPERATION & MAINTENANCE PROCEDURES

* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE INLET GRADE AND SUMP AND OUTLET STRUCTURE, FOLLOWING CURRENT RECYCLING PROCEDURES, A MINIMUM OF 2 TIMES PER YEAR AND AFTER HEAVY RAIN EVENTS. THIS CAN BE ACCOMPLISHED BY HAND OR WITH THE USE OF A COMMERCIAL VACUUM.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE STORM SEWERS, FOLLOWING CURRENT RECYCLING PROCEDURES, A MINIMUM OF 2 TIMES PER YEAR AND AFTER HEAVY RAIN EVENTS. THIS CAN BE ACCOMPLISHED BY HAND OR WITH THE USE OF A HIGH PRESSURE WATER STREAM OR EQUIVALENT MEANS TO ALLOW CLEAN STORMWATER TO REACH THE STORMWATER FACILITIES.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL TRASH AND DEBRIS FROM THE UNDERGROUND INFILTRATION FACILITY A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, AND AFTER HEAVY RAIN EVENTS. THIS CAN BE ACCOMPLISHED BY HAND OR WITH THE USE OF A HIGH PRESSURE WATER STREAM OR EQUIVALENT MEANS TO ALLOW CLEAN STORMWATER TO REACH THE STORMWATER FACILITIES.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD MAINTAIN THE OVERLYING VEGETATION IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD PROHIBIT VEHICULAR ACCESS ON SUBSURFACE INFILTRATION AREAS, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. IF ACCESS IS NEEDED, USE OF PERMEABLE, TURF REINFORCEMENT SHOULD BE CONSIDERED.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD ENSURE ALL INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD ENSURE THE FACILITY IS FUNCTIONING PROPERLY AND THE WATER IS INFILTRATING INTO THE GROUND WITHIN 72 HOURS. IF THE FACILITY IS NOT INFILTRATING STORMWATER WITHIN 72 HOURS OF A STORM EVENT IT SHALL BE DEEMED A FAILURE OF THE SYSTEM. IF THE FACILITY NO LONGER INFILTRATING WATER IT IS PROBABLE THAT THE GROUND BENEATH THE FACILITY HAS BEEN CLOGGED WITH SILT OR COMPACTED AND THE FACILITY WILL NEED TO BE REMOVED AND THE SOILS BENEATH THE FACILITY SHOULD BE AMENDED, AND THE FACILITY RE-INSTALLED TAKING SPECIAL CARE TO AVOID COMPACTION AND SILTING UP OF THE BOTTOM.

SOIL AMENDMENT

* AMENDED SOILS SHOULD BE KEPT CLEAN FROM DEBRIS, SEDIMENT AND COMPACTION TO ENSURE ADEQUATE VOID SPACE IS PROVIDED. VEGETATION SHALL BE MAINTAINED ON AMENDED SOILS AREAS.

INFLTRATION SCHEDULE

* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT ALL AMENDED SOILS A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, TO ENSURE THEY ARE NOT CLOGGED FROM DEBRIS OR SEDIMENT, NOT COMPACTIONED AND ARE WELL VEGETATED.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL ALSO VISUALLY INSPECT ALL AMENDED SOILS AFTER HEAVY RAIN EVENTS.

OPERATION & MAINTENANCE PROCEDURES

* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REMOVE ALL DEBRIS AND SEDIMENT FROM THE AMENDED SOILS, FOLLOWING CURRENT RECYCLING PROCEDURES, A MINIMUM OF 2 TIMES PER YEAR AND AFTER HEAVY RAIN EVENTS. THIS CAN BE ACCOMPLISHED BY HAND OR WITH THE USE OF A COMMERCIAL VACUUM.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REPLACE ALL AMENDED SOILS THAT HAVE BEEN COMPACTED BY USE OR SETTLING.
* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD REPLACE ANY ERODED AREAS WITH EROSION CONTROL MATTING AND AMENDED SOILS TO STOP THE EROSION FROM CONTINUING. ALL TOPSOILED AREAS SHOULD BE IMMEDIATELY STABILIZED WITH GRASS SEED AND MULCH.

NATURAL AREA CONSERVATION

AREAS TO REMAIN IN THEIR NATURAL STATE SHALL NOT BE DISTURBED WITHOUT THE PROPER PERMITS.

INFLTRATION SCHEDULE

* THE PROPERTY OWNER OR THEIR DESIGNEE SHALL VISUALLY INSPECT ALL NATURAL AREAS A MINIMUM OF TWICE A YEAR, IN THE SPRING AND FALL, TO ENSURE NO PROHIBITED ACTIVITIES ARE OCCURRING.

OPERATION & MAINTENANCE PROCEDURES

* THE PROPERTY OWNER OR THEIR DESIGNEE SHOULD RETURN ANY NATURAL AREAS TO THEIR NATURAL CONDITION IMMEDIATELY SHOULD THEY FIND ANY ILLEGAL DISTURBANCE.

CONSTRUCTION SEQUENCE (UNDERGROUND INFILTRATION BED)

1. DUE TO THE NATURE OF CONSTRUCTION SITES, SUBSURFACE INFILTRATION SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD, IF POSSIBLE.
2. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PENNSYLVANIA EROSION AND SEDIMENTATION CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
3. THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE OR STONE BED PLACEMENT.
4. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
5. EARTHEN BERMS (IF USED) BETWEEN INFILTRATION BEDS SHOULD BE LEFT IN PLACE DURING EXCAVATION. THESE BERMS DO NOT REQUIRE COMPACTION IF PROVIDED STABLE DURING CONSTRUCTION.
6. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND OTHER NECESSARY STORMWATER STRUCTURES.
7. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT RUNOFF OR SEW RUNOFF FROM ENTERING BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
8. CLEAN-WASHED, UNIFORM GRADE BED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
9. APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6-INCH LIFTS.
10. SEED AND STABILIZE TOPSOIL.
11. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

GENERAL NOTES:

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR PROPERLY DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., AND 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE. EXPECTED CONSTRUCTION WASTE INCLUDE EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES OR ANY MATERIAL THAT COULD IMPACT WATER QUALITY.

2. THERE ARE NO KNOWN GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT HAVE THE POTENTIAL TO CAUSE POLLUTION. IF ANY GEOLOGIC OR SOIL CONDITIONS ARE ENCOUNTERED THEY SHOULD CONTACT THE PLAN PREPARER AND MONTGOMERY COUNTY CONSERVATION DISTRICT TO DETERMINE A ENVIRONMENTALLY SAFE METHOD TO DISPOSE OF THE MATERIALS.

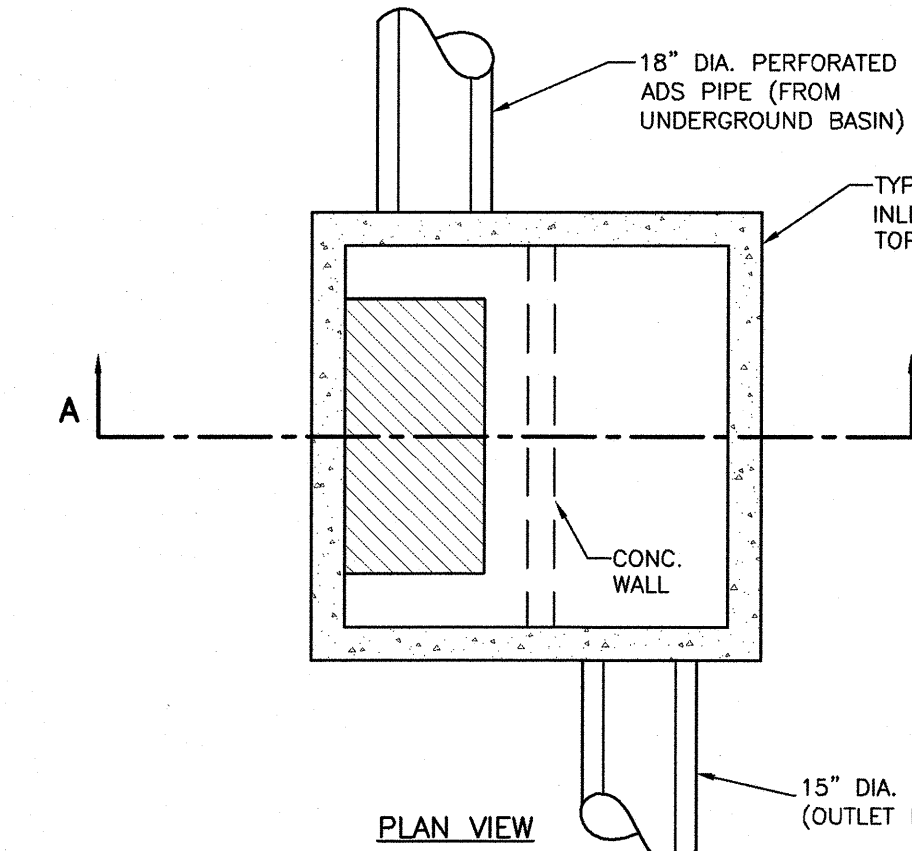
3. ALL THE PROPOSED BMP'S ON THE SITE RESULT IN NO INCREASE IN THE RATE OR VOLUME OF RUNOFF FROM THE PROPOSED DEVELOPMENT. THEREFORE, THE INTEGRITY OF THE DOWNSTREAM, STREAM CHANNELS WILL NOT BE NEGATIVELY IMPACTED. AN UNDERGROUND INFILTRATION BASIN IS PROPOSED TO PREVENT CHANGES OR INCREASES IN STORMWATER RUNOFF FROM THE SITE. WATER QUALITY BMP'S WERE ALSO INCORPORATED INTO THE PCSM DESIGN. THEREFORE, THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAMS WILL NOT BE NEGATIVELY IMPACTED. THE SITE WAS LAID OUT TO REQUIRE THE SMALLEST AMOUNT OF LAND FOR EROSION, GRADING AND IMPERVIOUS SURFACES TO ACHIEVE THE REQUIRED BUILDING VOLUME NECESSARY TO MAKE THE PROJECT FINANCIALLY FEASIBLE WHILE MEETING TOWNSHIP ORDINANCES. THE PROPOSED IMPERVIOUS SURFACES ARE ACTUALLY LOWER THAN THE PRE DEVELOPMENT CONDITION. THE ROADS AND SIDEWALKS WERE MINIMIZED IN WIDTH AND LENGTH TO THE GREATEST EXTENT ALLOWED BY THE TOWNSHIP. THE LAYOUT AND GRADING AROUND THE SITE WAS DESIGNED TO SAVE EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION AT ALL POSSIBLE LOCATIONS, ALONG WITH PROTECTING AND UTILIZING EXISTING DRAINAGE FEATURES. DIRECTION IS GIVEN ON THE EAS PLANS TO MINIMIZE SOIL COMPACTION THROUGHOUT THE SITE, EXCEPT FOR BUILDING DEVELOPES.

4. NPDES PERMIT NOTES

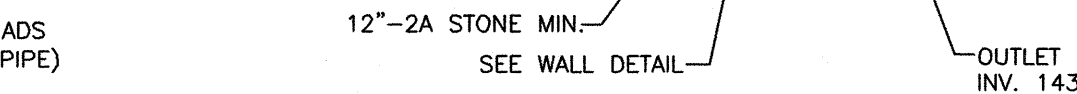
IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE DEVELOPER. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE NON-CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE). 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". ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST FIRST NOTIFY 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. 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 INSPECTION, PHOTOGRAPHY, 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. THESE REGULATIONS ARE AVAILABLE ON-LINE AT www.pacode.com.

OUTLET NOTES:

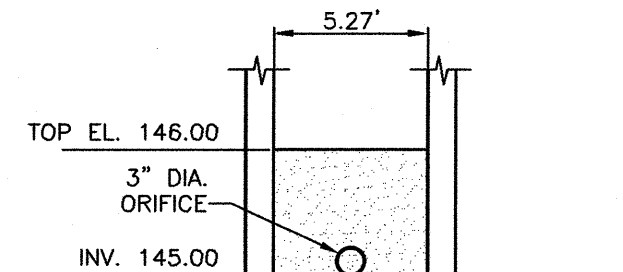
1. A 12" 2A STONE SUBBASE SHALL BE PLACED BELOW THE OUTLET STRUCTURE IN 4" MAXIMUM LIFTS.
2. ENSURE 2X4 TYPE M TOP UNIT IS INSTALLED SO ANY WATER ROUTED INTO THE CATCH BASIN DOES NOT FLOW DIRECTLY OUT THE OUTLET PIPE.



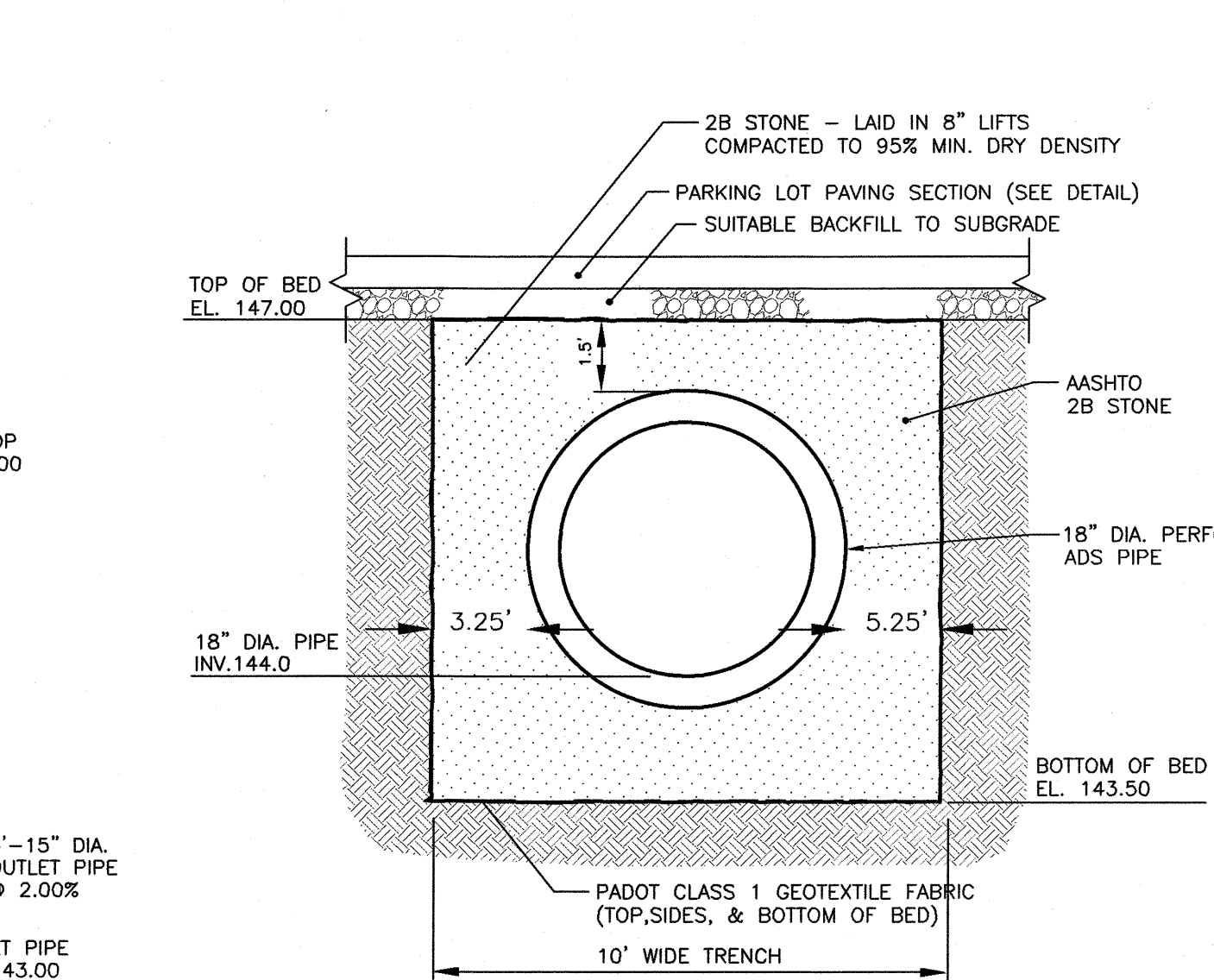
BASIN A OUTLET STRUCTURE DETAIL
NO SCALE



ORIFICE WALL DETAIL
NO SCALE



SOIL AMENDMENT INSTALLATION DETAIL



UNDERGROUND INFILTRATION BASIN A
18" DIA PERFORATED PIPE

PLANTING SCHEDULE				
SYM	QUAN	BOTANICAL NAME	COMMON NAME	REMARKS
DECIDUOUS TREES				
⊙	3	ACER RUBRUM	ARMSTRONG RED MAPLE	2-1/2" C B&B
⊙	5	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2-1/2" C B&B
SHRUBS				
⊙	21	ILEX GLABRA	INKBERRY	3' B&B
⊙	22	ILEX VERTICILLATA	WINTERBERRY	3' B&B

TABLE 1 (BMP 6.7.3 SOIL AMENDMENT & RESTORATION, PENNSYLVANIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL, DECEMBER 2006)

SOIL TEXTURE	IDEAL BULK DENSITIES	BULK DENSITIES THAT MAY AFFECT ROOT GROWTH	
		g/cm ³	g/cm ³
SANDS, LOAMY SANDS	<1.60	1.69	1.8
SANDY LOAMS, LOAMS	<1.40	1.63	1.8
SANDY CLAY LOAMS, LOAMS, CLAY LOAMS	<1.40	1.6	1.75
SILT, SILT LOAMS	<1.30	1.6	1.75
SILT LOAMS, SILTY CLAY LOAMS	<1.10	1.55	1.65
SANDY CLAYS, SILTY CLAYS, SOME CLAY LOAMS (CLAY >45% CLAY)	<1.10	1.49	1.58
CLAYS (>45% CLAY)	<1.10	1.39	1.47

TABLE 4 (BMP 6.7.3 SOIL AMENDMENT & RESTORATION, PENNSYLVANIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL, DECEMBER 2006)

ELEMENT	COMPOST TREATMENTS		CONVENTIONAL TREATMENTS	
	BIOSOLIDS YARDWASTE	BIONDIUSTRIAL COMPOST	COMPACTED SUBSOIL	TOPSOIL
GEOMETRIC MEAN (mg)				
CHROMIUM	0.01b	<0.01a	<0.01b	0.92c
COPPER	0.02b	<0.01a	0.01b	1.03c
NICKEL	<0.01b	<0.01a	<0.01b	0.96c
LEAD	0.01b	<0.01a	<0.01b	1.82c
ZINC	0.10b	<0.01a	0.03b	6.55c
NITROGEN	0.47b	<0.01a	0.090b	266.65c
PHOSPHORUS	0.45b	<0.01a	0.090b	36.47c
POTASSIUM	0.17b	<0.01a	0.090b	103.94c

MEANS WITHIN THE SAME ROW WITH DIFFERENT LETTER DESIGNATIONS ARE SIGNIFICANTLY DIFFERENT (p<0.05)

STANDARD WORKSHEET #21
Temporary and Permanent Vegetative Stabilization Specifications

PROJECT NAME: 250 MAIN STREET
LOCATION: SCHWENKSVILLE BOROUGH, MONTGOMERY COUNTY, PA
PREPARED BY: JWJ DATE: DECEMBER 5, 2014
CHECKED BY: DATE:

SPECIFICATIONS: The Department recommends the use of the Penn State publication "Erosion Control & Conservation Plantings on Noncropland" as the standard to use for the selection of species, seed specifications, mixtures, liming and fertilizing, time of seeding, and seeding methods. Specifications for these items may also be obtained from Penn DOT's Publication # 404, section 804 or by contacting the applicable county conservation district. Upon selection of a reference, that reference should be used to provide all specifications for seeding, mulching, and soil amendments. The following specification will be used for this project:

(TEMPORARY)	*SPECIES: ANNUAL RYEGRASS	
% PURE LIVE SEED:	88.20	%
APPLICATION RATE:	48.4	LB./ACRE
FERTILIZER TYPE:	10-10-10	(X-X-X)
FERTILIZER APPL. RATE:	500	LB./ACRE
LIMING RATE:	1	T./ACRE
MULCH TYPE:	STRAW OR HAY	
MULCHING RATE:	3	T./ACRE

(PERMANENT)	TOPSOIL PLACEMENT DEPTH:	4-8	IN.
	*SPECIES:	PERMANENT MIXTURES/SEEDING FESCUE OR CHERMOS FESCUE/ANNUAL RYEGRASS	
% PURE LIVE SEED:	88.2/83.3/78.4	%	
APPLICATION RATE:	19.4/29.0/53.2	LB./ACRE	
FERTILIZER TYPE:	10-10-20	(X-X-X)	
FERTILIZER APPL. RATE:	1000	LB./ACRE	
LIMING RATE:	6	T./ACRE	
MULCH TYPE:	STRAW OR HAY		
MULCHING RATE:	3	T./ACRE	

ANCHOR MATERIAL:	CELLULOSE FIBER
ANCHORING METHOD:	SPRAYED
RATE OF ANCHOR MATERIAL APPL.:	1500
SEEDING SEASON DATES:	(MARCH 15-JUNE 1) & (AUGUST 1-OCTOBER 15)

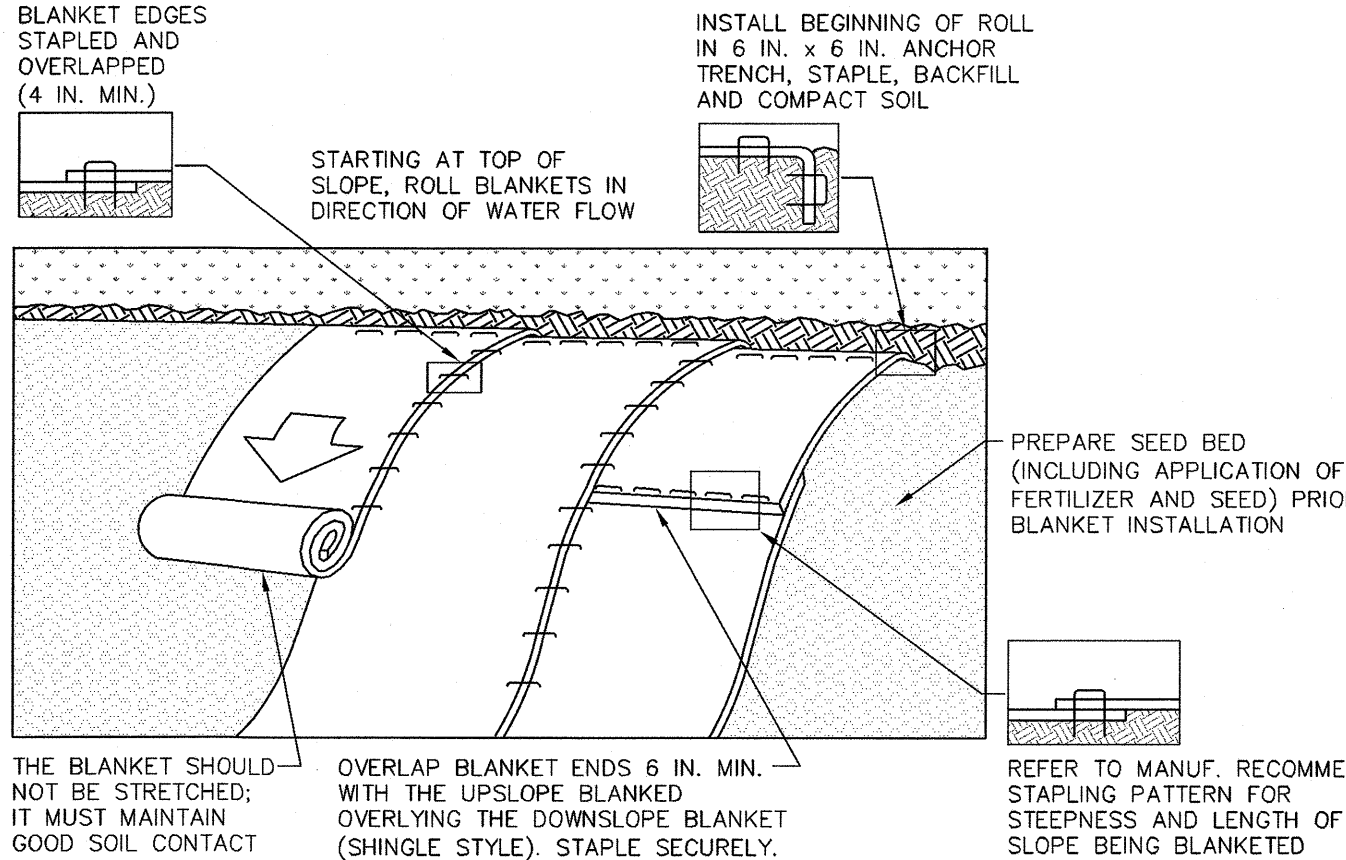
(PERMANENT - STEEP SLOPE)	TOPSOIL PLACEMENT DEPTH:	4-8	IN.
	*SPECIES:	TAIL FESCUE/CREEPING FESCUE OR CHERMOS FESCUE/ANNUAL RYEGRASS	
% PURE LIVE SEED:	83.3/83.3/88.2	%	
APPLICATION RATE:	61.0/30.5/10.2	LB./ACRE	
FERTILIZER TYPE:	10-10-20	(X-X-X)	
FERTILIZER APPL. RATE:	1000	LB./ACRE	
LIMING RATE:	6	T./ACRE	
MULCH TYPE:	STRAW OR HAY		
MULCHING RATE:	3	T./ACRE	

ANCHOR MATERIAL:	CELLULOSE FIBER
ANCHORING METHOD:	SPRAYED
RATE OF ANCHOR MATERIAL APPL.:	2000
SEEDING SEASON DATES:	(FESCUE (MARCH 15-JUNE 1) & (AUGUST 1-OCTOBER 15) (RYE -3/1 - 10/15)

*If more than one species is used, indicate application rate for each species.

Note: This worksheet should be added to the plan drawings.

- NOTES:
1. 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 OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
 2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
 3. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. THE SEEDING AND MULCHING SHALL BE COMPLETED PRIOR TO SEEDING AND MULCHING TO DETERMINE THE PROPER SOIL AMENDMENTS AND APPLICATION RATES FOR THE PROPOSED SEED MIXTURES. IF SOIL TESTS ARE NOT COMPLETED SOIL AMENDMENTS SHOULD BE ADDED AT THE RATES SPECIFIED IN THE SEEDING REFERENCE ABOVE.
 5. STRAW OR HAY MULCH SHOULD BE ANCHORED OR TRAPPED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING BLOWN AWAY. A TRACTOR DRUM IMPLEMENT MAY BE USED TO "CHIMP" THE STRAW OR HAY INTO THE SOIL ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR.



- NOTES:
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
- PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
- BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
- THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED OR TO A MINIMUM UNIFORM 70% COVERAGE, THROUGHOUT THE ENTIRE LENGTH OF THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

ASTON SET: SHEET 16 OF 16

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--