

GENERAL SURVEY NOTES

1. RECORD OWNER/MAILING ADDRESS:
A. ROSS MYERS
P.O. BOX 98
WORCESTER, PA 19490
2. SITE ADDRESS: 1805 BERKS ROAD
3. TAX PARCEL #: 670000286007
4. SOURCE OF TITLE: DEED/RECORD BOOK 5349, PAGE 2044
5. LOT AREA: 32.639 ACRES
6. TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC, PERFORMED ON 12/27/2023.
7. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED, TOGETHER WITH EVIDENCE FOUND ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
9. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC. DATUM: NAVD 83 (COMPUTED USING GEOID18) & NAD 83 (2011) (GEOID2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = NAIL SET AT SOUTHERLY SIDE TOP OF BERM, ELEVATION= 435.00', CONTOUR INTERVAL= 2 FEET.
11. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
13. THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 3004 WAS TAKEN FROM DEED OF RECORD.
14. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NO. 42091C0205, DATED MARCH 2, 2016.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE--STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

PA ONE CALL

ACT 287 SERIAL NUMBER: 2020020003
HOWELL SURVEYING DOES NOT GUARANTEE THE
ACCURACY OF THE LOCATIONS FOR EXISTING
SUBSURFACE UTILITY LINES, STRUCTURES, ETC.
SHOWN ON THE PLANS. NOR DOES HOWELL
SURVEYING GUARANTEE THAT ALL SUBSURFACE
UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND
ELEVATIONS OF ALL SUBSURFACE UTILITY LINES,
STRUCTURES, ETC. BEFORE THE START OF WORK.
BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM
AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: COMCAST
ADDRESS: 1004 CORNERSTONE BOULEVARD
DOWNTOWN, PA 19335
CONTACT: MICHAEL SOWINSKI
EMAIL: MICHAEL_SOWINSKI@COMCAST.COM
PHONE: 856-912-7551

COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIA.SIMP@PECOENERGY.COM
PHONE: 484-681-5720

COMPANY: NORTH PENN WATER AUTHORITY
ADDRESS: 300 FORTY FOOT ROAD
LANSDALE, PA 19446
CONTACT: STEVE FRETZ
EMAIL: SFRETZ@NPA.ORG
PHONE: 215-855-3617

COMPANY: WORCESTER TOWNSHIP OF
ADDRESS: 1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA 19490
CONTACT: ROBERT DHALSTER
EMAIL: RDHALSTER@WORCESTERWP.COM
PHONE: 610-584-1410 EXT. 114

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS:
CONTACT: OFFICE PERSONNEL
EMAIL: CALL-VERIZON-PA@VERIZON.COM

BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF
A. ROSS MYERS NO. 2024-26

DECISION

The Applicant, A. Ross Myers, owner of record of 1805 Berks Road, Worcester Township, Montgomery County, PA, TPN #67-00-00286-00-7, located in the AGR Agricultural Zoning District, proposes to construct and use a Legacy Equipment Museum on the property. A public hearing on the above Application was held on January 21, 2025 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

ORDER

A special exception under Section 150-166.B, so as to permit the expansion of a non-conforming use, and the construction and use of the proposed building, is **GRANTED**.

A variance from Section 150-166.B, so as to permit the expansion of a non-conforming use, and the construction and use of the proposed building, is **GRANTED**.

A variance from Section 150-153.B, so as to permit the related parking spaces without curbing, is **GRANTED**.

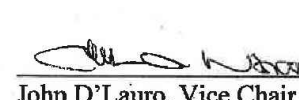
The requests for interpretations and a use variance under Section 150-11 of the Zoning Ordinance were withdrawn.

This Decision is subject to the following conditions:

1. The Applicant shall construct and use the building substantially as set forth in the testimony and Exhibits A-1 through A-12.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the use in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign, and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD


Michael Libor, Chair


John D'Lauro, Vice Chair


Caesar Gamitone, Secretary

Bradford Smith

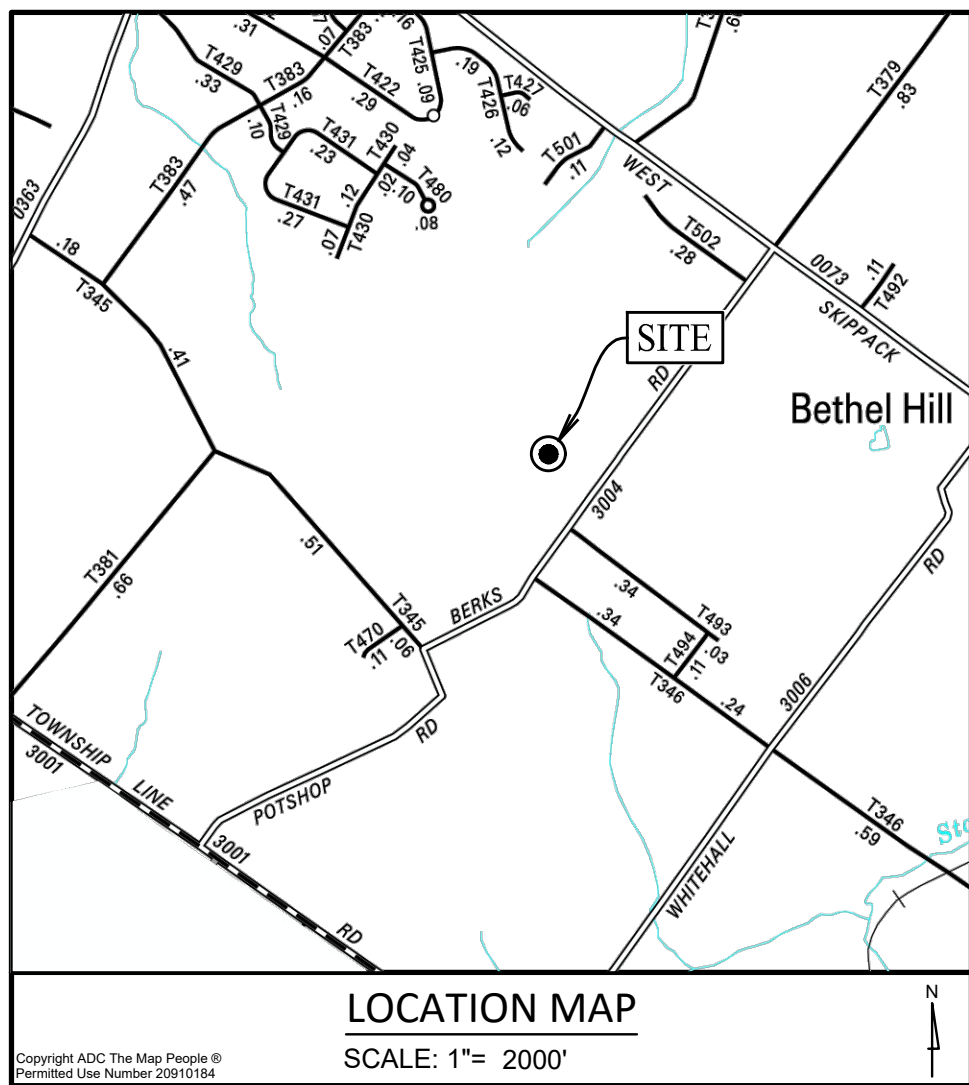
Order Entered and Issued: 1/29/2025

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLAN OF ALLAN MYERS EQUIPMENT MUSEUM SITUATED IN WORCESTER TOWNSHIP, CHESTER COUNTY PENNSYLVANIA

Drawing Index

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
00	COVER	COVER SHEET
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02	C02.1	ENLARGED SITE PLAN
03	C03.1	EXISTING CONDITIONS PLAN
04	C04.1	GRADING & UTILITIES PLAN
04A	C04.1A	OVERALL UTILITY PLAN
05	C05.1	PCSWM PLAN
06	C05.2	PCSWM NOTES
07	C05.3	PCSWM DETAILS
08	C05.4	PRE-DEVELOPED DRAINAGE AREA PLAN
09	C05.5	POST-DEVELOPED DRAINAGE AREA PLAN
10	C06.1	EROSION AND SEDIMENT CONTROL PLAN
11	C06.2	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
12	C06.3	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
13	C07.1	CONSTRUCTION DETAILS
14	C07.2	TRUCK TURNING PLAN
15	C08.1	LIGHTING PLAN
16	C9.1	LANDSCAPE PLAN
17	C09.2	LANDSCAPE NOTES AND DETAILS



RECORD OWNER/APPLICANT
A. ROSS MYERS
P.O. BOX 98
WORCESTER, PA 19490
CONTACT: STEPHEN SHAWHAN
PHONE: NUMBER(610)-324-6800

PROJECT ATTORNEY
J. EDWARD MULLIN
1604 S. BROAD STREET, SUITE 230
LANSDALE, PA 19446
PHONE NUMBER: 215-661-0400

8		
7		
6		
5		
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3		
2		
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
REV.	DATE	DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF
MONTGOMERY

ON THIS THE ____ DAY OF _____, 20____, A.D. BEFORE ME,
THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,
RESIDING IN _____, PERSONALLY APPEARED
_____, WHO ACKNOWLEDGES _____ SELF TO BE THE
_____, OF _____
AND THAT AS SUCH TO DO SO, _____ A _____ DECEASED THE FOREGOING PLAN BY
SIGNING THE NAME OF THE SAID _____ BY
_____, SELF AS _____, THAT THE SAID _____ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL
NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED
THEREON AND THAT THE SAID _____ DESIRES THAT THE
FOREGOING PLAN MAY BE DULY RECORDED.

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

WORCESTER TOWNSHIP BOARD OF
SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA, THIS
_____, DAY OF _____, 20____.

CERTIFICATION OF ACCURACY – SURVEYOR

I, HEREBY CERTIFY THAT THE PLAN SHOWN REPRESENTS A SURVEY MADE IN THAT THE
MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT THE DIMENSIONAL AND
GEODETIC DETAILS ARE CORRECT.

DATE _____ 20____ SIGNATURE OF SURVEYOR _____

CERTIFICATION OF DESIGN – ENGINEER

I, _____, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE
COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING
APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE.

DATE _____ 20____ SIGNATURE OF ENGINEER _____

MUNICIPAL CODE CHAPTER 290 & 291
LANDOWNER ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED PLAN MUST BE APPROVED BY
THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL, AND THE STORMWATER
FACILITIES AND BMPs SHOWN HEREIN ARE FEATURES THAT CANNOT BE ALTERED OR
REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

LANDOWNER

MONTGOMERY COUNTY PLANNING COMMISSION

MCPC No. _____
PROCESSED AND REVIEWED: A REPORT HAS BEEN PREPARED BY THE MONTGOMERY
COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING
CODE.
CERTIFIED THIS DATE _____

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

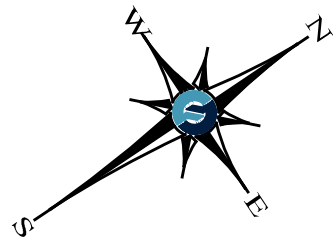


PREPARED BY:

HOWELL
ENGINEERING
Local Knowhow. Engineered.

Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-8002 Fax: (610) 918-8003

DATE:	03/10/2025
SCALE:	N.T.S.
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	02/11/2026
PLOTTED:	02/11/2026
DRAWING NO.:	COVER
SHEET:	00 of 17



SIGN LEGEND

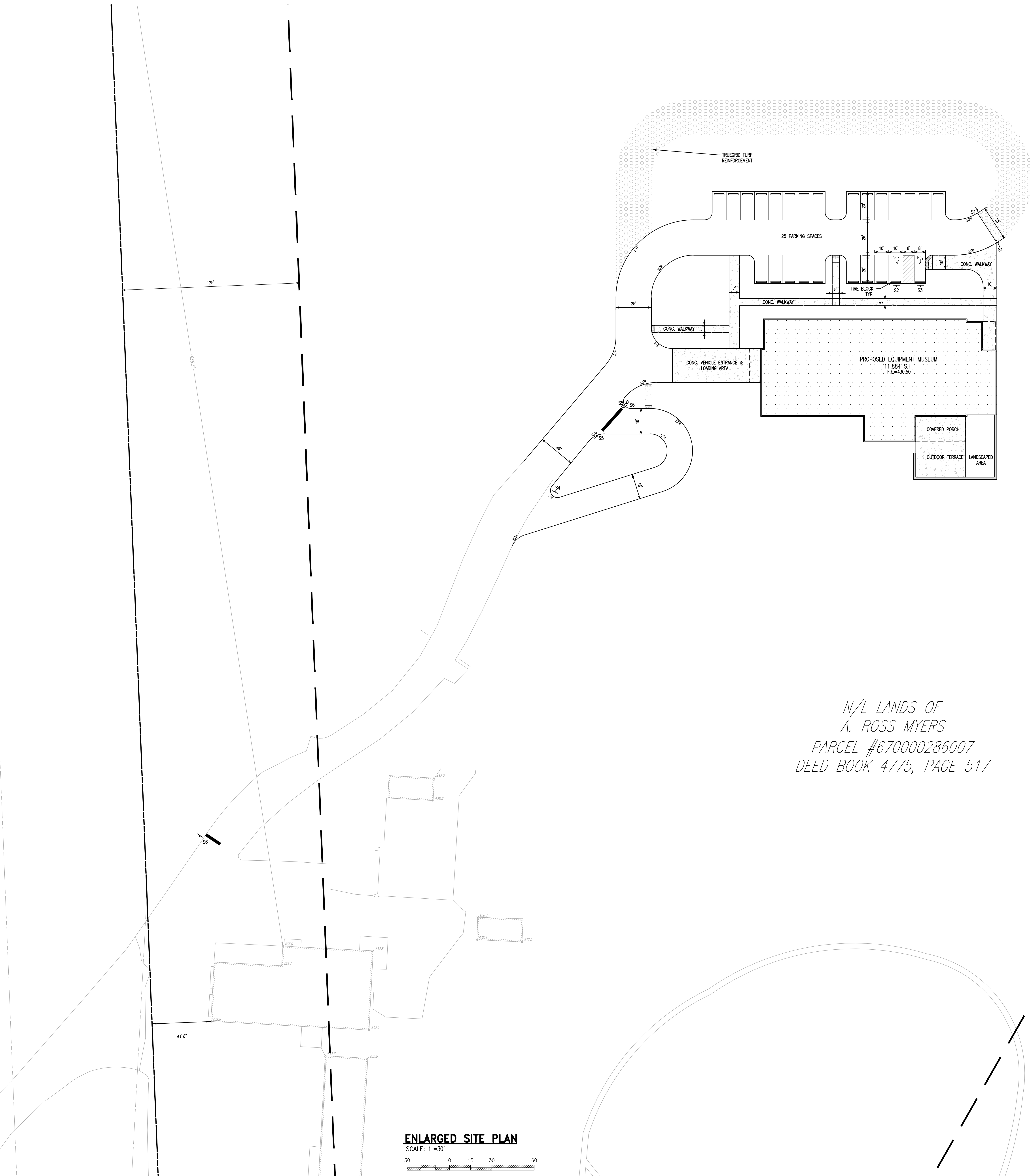
- S1 4 NO PARKING SIGN - R8-3 (12'x12')
S2 4 HANDICAP PARKING SIGN - VAN ACCESSIBLE W/ BOLLARD
S3 4 HANDICAP PARKING SIGN - W/ BOLLARD
S4 4 ONE WAY SIGN - R6-2R (18'x24')
S4 4 DO NOT ENTER SIGN - R6-1 (30'x30')
S6 4 STOP SIGN - R1-1 (30'x30')

NOTE: LATERAL AND VERTICAL PLACEMENT OF SIGNS IS TO BE AS REQUIRED BY PDOT STANDARD TC-7702B OR UNIFORM FEDERAL ACCESSIBILITY STANDARDS SECTION 4.30

LEGEND

- EX. PROPERTY LINE
--- PROP. PROPERTY LINE
--- EX. RIGHT-OF-WAY
--- PROP. RIGHT-OF-WAY
--- EX. HIGHWAY
--- PROP. MONUMENT
--- EX. IRON PIPE
--- PROP. IRON PIPE
--- EX. EASEMENT
--- PROP. EASEMENT
--- EX. WETLANDS
--- 242 --- EXISTING CONTOUR
--- 732 --- PROPOSED CONTOUR
x 124.00' NEW SPOT ELEV.
x 123.00' GEB2 SOILS TYPE
--- SOILS LINE
--- EX. CONC. CURB
--- PROP. CONC. CURB
--- EX. EDGE OF PAVING
--- PROP. EDGE OF PAVING
--- EX. LIGHT POLE
--- PROP. LIGHT POLE
--- EX. FENCE
--- EX. MAIL BOX
--- EX. SIGN
--- PROP. SIGN
--- EX. EXISTING SPACES
--- PROP. PARKING SPACES
--- (TBR) TO BE REMOVED
--- T --- EX. TELE. LINE
--- T --- PROP. TELE. LINE
--- T --- EX. GAS LINE
--- E --- PROP. ELEC. LINE
--- U --- EX. UTILITY POLE
--- U --- PROP. UTILITY POLE
--- G --- EX. GUY ANCHOR
--- G --- EX. GAS LINE
--- G --- PROP. GAS LINE
--- G.V. --- EX. GAS VALVE
--- G.V. --- PROP. GAS VALVE
--- EX. STORM DRAIN LINE
--- PROP. STORM SEWER LINE
--- EX. STORM INLET
--- PROP. STORM INLET
--- EX. STORM INLET ID
--- PROP. STORM INLET ID
--- EX. SEEPAGE BED
--- S --- EX. SANITARY SEWER LINE
--- S --- PROP. SAN. SEWER LINE
--- L --- PROP. SAN. SEWER LATERAL
--- MH --- EX. SANITARY MH. ID
--- W --- EX. WATER LINE
--- W --- PROP. WATER LINE
--- WL --- PROP. WATER LATERAL
--- FW --- PROP. FIRE WATER LINE
--- W.V. --- EX. WATER VALVE
--- W.V. --- PROP. WATER VALVE
--- H.V. --- EX. HYDRANT
--- H.V. --- PROP. HYDRANT
--- M --- EX. MANHOLE
--- M --- PROP. MANHOLE

UPI#: 670003454007



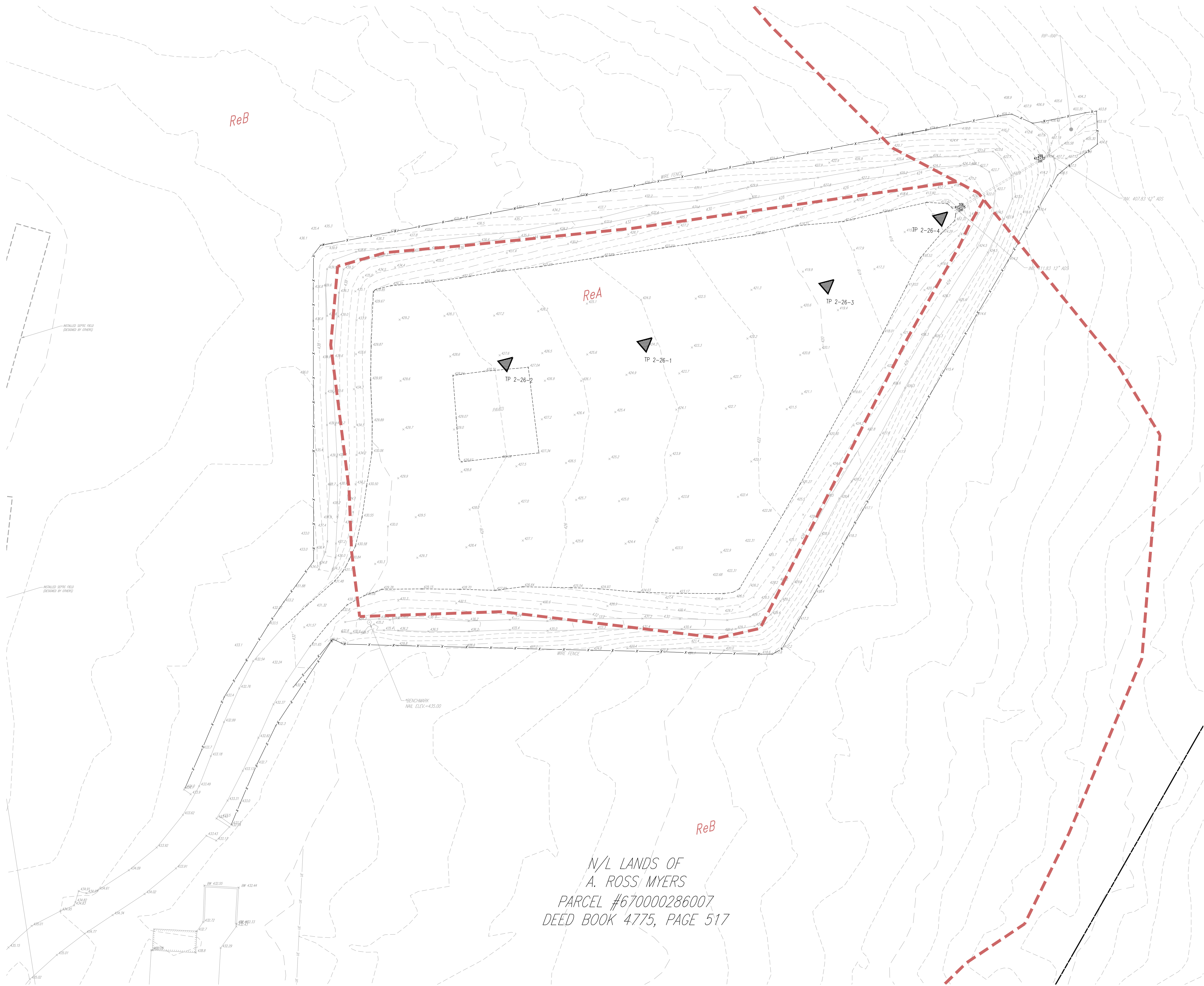
N/L LANDS OF
A. ROSS MYERS
PARCEL #670000286007
DEED BOOK 4775, PAGE 517



REV	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
2		
3		
4		
5		
6		
7		
8		

MINOR LAND DEVELOPMENT ENLARGED SITE PLAN	CLIENT: A ROSS MYERS PROJECT: ALLAN MYERS EQUIPMENT MUSEUM LOCATION: 1805 BERKS ROAD WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA
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DWG:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	02 ENLARGED SITE PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C02.1
SHEET	02 of 17



RECORD OWNER/MAILING ADDRESS:
ROSS A. WEPERS
P.O. BOX 48
WORCESTER, MA 01490

2. SITE ADDRESS: 1055 BEKS ROAD

3. TAX PARCEL #: 670004540000

4. SOURCE OF TITLE: DEED/RECORD BOOK 5349, PAGE 2044

5. LOT AREA: 32.639 ACRES

6. TOPOGRAPHY AND PHYSICAL OBSERVATIONS SHOWN ARE FROM FIELD SURVEY BY HOMELL SURVEYING, LLC PERFORMED ON 12/12/2023.

7. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED BY THE CLIENT WITH ASSURANCE ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF WHICH THIS SURVEY IS UNAWARE.

8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF WHICH THIS SURVEY IS UNAWARE.

9. CONTOURS PLOTTED FROM FIELD BORN TOPOGRAPHIC SURVEY BY HOMELL SURVEYING, LLC. DATUM: NAD 83 (COMPUTED USING GED001814) AND 83 (2011) (EPOCH2010.0000) [AS NOTED ON SHEET 1 OF 2]. CONTOUR INTERVAL: 10' (AS SET AT SOUTHERLY SIDE OF ROAD, BEING ELEVATION: 435.00'). CONTAINER UNITS: 1 FEET.

10. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE DATA AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.

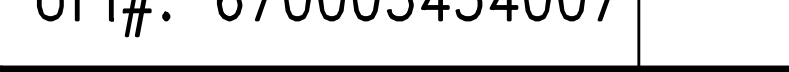
11. THE EXISTING LEGAL RIGHT-OF-WAY OF SR. 300A WAS TAKEN FROM DEED OF RECORD.

12. THE EXISTING LEGAL RIGHT-OF-WAY LOCATED WITHIN FLOOD HAZARD ZONE V FOR AN AREA OF MINIMAL FLOOD RISK. MINIMAL FLOOD RISK INDICATES RISK OF LOSS FOR MONITORING COUNTRY, MA. PAR. NO. 4293102626, DATED 2016.

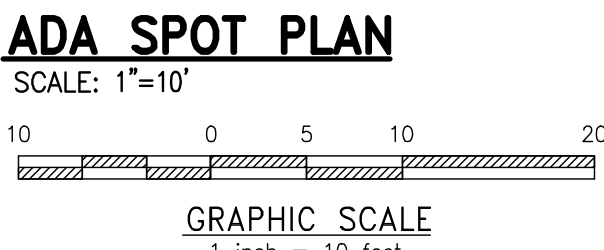
50 0 25 50 100

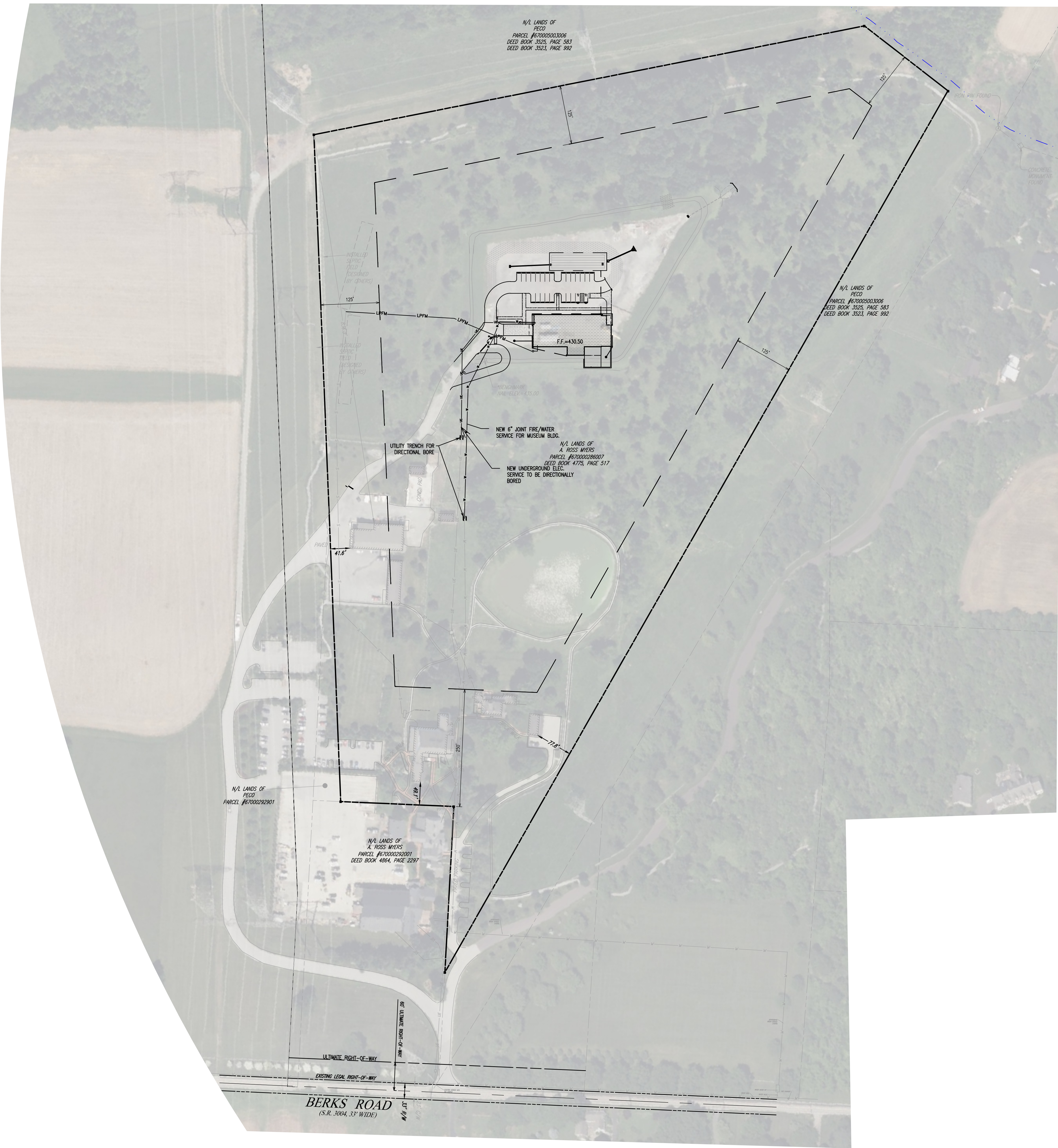
GRAPHIC SCALE
1 inch = 50 feet

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	03 EXISTING CONDITIONS PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C03.1
SHEET	03 of 17

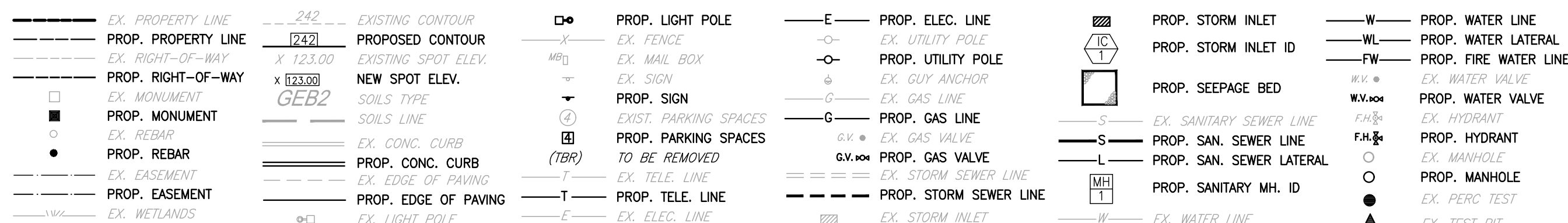


1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES MUST BE IMMEDIATELY AND FULLY REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 724-682-9000 PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. THERE IS NO ASSURANCE OR GUARANTEE OF ACCURACY OF SUCH INFORMATION. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROVIDE CORRECTION. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER. IF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS FOR CONSTRUCTION SHALL COME BEGINNING AT THE LOWEST HITCH (POINT OF CONNECTION) AND PROCEED UPWARD TO ANY ABOVE GROUND POINTS OF ENTRY OR EXIT. UNDERGROUND INSTALLATIONS SHALL BE VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL LOCATE AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 181, ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING ALL WORKING HOURS.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRADES, TO PREVENT POCKETING; ANY DISCREPANCIES THAT MAY OCCUR ABOVE PUBLIC OR PRIVATE CROWN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DEEMED AS AT THE CONTRACTOR'S OWN RISK.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. ALL TREESHED, SHRUBS AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), 29 CFR 1926 SUBPART P, AND ALL APPLICABLE RULES AND REGULATIONS.
10. SOILED DRAINAGE FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFORMANCE FROM A JIL WHEELBARROW & BUCK.
11. SUBGRADE MATERIAL SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF AN UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF ANY REQUIRED PERMITS OR INSPECTIONS IF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS REQUIRES PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SIGNAGE AND BARBAGING OF OPEN EXCAVATION.
15. ALL HANDLES SHALL BE PRECISE CONCERTE.
16. THE CONTRACTOR SHALL SUPERSENE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE RESPONSIBILITY FOR THE PROGRESS OF THE PROJECT. IT IS APPARENT THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS, AND PROGRAMS IN COMPLIANCE WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
17. CONTRACTOR SHALL REVIEW VARIOUS PHASES WITH THE UTILITY OWNER TO DETERMINE WHETHER ANY PHASES OF THE PROJECT WILL BE INTERRUPTED OR DELAYED. IT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
18. ANY PAWING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT PAWING SHALL MATCH THE EXISTING PAWING CONDITION.
19. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY WITHIN CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY, SEWER, ELECTRIC, GAS, ETC).
20. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING ONE INCHES IN THICKNESS, AND BE COMPACTED TO THE DESIRED DENSITY. AFTER EACH LAYER HAS BEEN SPREAD, THE TOWNSHIP ENGINEER MAY REQUEST COMPACT TESTS AND REPORTS.
21. IF THE CONTRACTOR RUNS INTO HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY THE DESIGN ENGINEER OR THE ON-SITE REGISTERED CIVIL ENGINEER SHALL BE CONTACTED IMMEDIATELY BEFORE ANY ADDITIONAL WORK IS PERMITTED.
22. ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY AGENCIES. ANY UTILITIES NOT SHOWN ON THESE PLANS SHALL BE DETECTED AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CANTONMENT AND BEFORE ANY DESIGN WORK IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
23. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PERMITTED SPECIFICATIONS AS OUTLINED IN PUBLICATION 408-01, THE PROPOSED RESIDUAL, AND ON BASIS OF GIVING NO HARM A WARRANTY.
24. NO PLACING WILL OCCUR WITHIN 10' OF THE SAME CENTER LATERAL.
25. PRIOR TO COMMENCING CONSTRUCTION, ALL MATERIALS TO BE USED ON THE JOB MUST BE INSPECTED BY A REGISTERED PROFESSIONAL GEODESIST/TOPOGRAHER. THIS INSPECTION IS TO ENSURE CONFORMANCE WITH THE APPROVED SHOP DRAWINGS.
26. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN SHOWN FOR THE PURPOSE OF STORMWATER MANAGEMENT DESIGN. THE CONTRACTOR SHALL COMPLY WITH THE GRADING SCHEME AS SHOWN UNLESS OTHERWISE INDICATED BY THE TOWNSHIP ENGINEER.
27. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS THAT MAY BE FOUND TO BE DEFICIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AREAS SHALL BE COMPACTED TO SOIL OF MODIFIED PROPORTION MAXIMUM DENSITY PER ASTM D-1557, METHOD C, COMPACTED AT TIME OF PLACEMENT SHALL BE NO MORE THAN 2% MOISTURE, NO MORE THAN 3% BELOW OPTIMUM MOISTURE, AND NO MORE THAN 3% ABOVE OPTIMUM MOISTURE. A QUALIFIED SOILS ENGINEERING FIRM SHALL BE ENGAGED TO VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING FOOTPRINTS MEET THE REQUIRED DENSITY. ALL AREAS MUST BE COMPACTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
29. ALL INFLECT GROUPS PROVIDED IN CONJUNCTION WITH THIS DEVELOPMENT SHALL BE BRIDGE SAFE GATES AND MUST NOT DIAPHRAGMS. BRIDGE SAFE GATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:





SCALE: 1"=100'

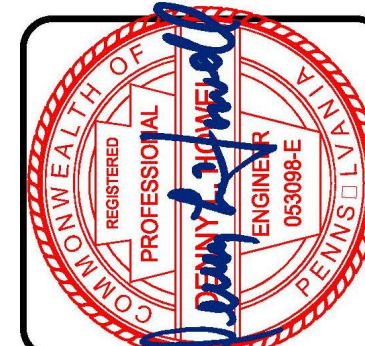


GRADING & UTILITY GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURED TAKING INTO ACCOUNT THE PROTECT EXISTING FACILITIES, ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETED WITHIN 24 HOURS OF THE CONTRACTORS WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL "TIE-IN" CALL NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL COLLISION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCY IF ANY DISCREPANCY FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP TO THE INTERFERENCE POINTS (CONNECTIONS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO CONSTRUCTION.
4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 181, ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION ZONE FROM DAMAGE AND DAMAGE DURING THE COURSE OF THE WORK.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. CONSTRUCTION IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITIES AND ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONSTRUCTION OF UTILITY TRENCHES TO EXISTING 20" MIN. SLOPE ON ASPHALT AND 2.00" MIN ON GRASS, TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, SHALL BE THE RESPONSIBILITY OF THE ENGINEER IN WRITING. IMMEDIATELY PROCEEDING WITH CONSTRUCTION WITH DISCREPANCIES IS DEEMED SO AS AT THE CONTRACTORS OWN RISK.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), ALL, HOSSELY & ASSOC., INC.
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM ALL, HOSSELY & ASSOC., INC.
11. SUBGRADE MATERIAL FOR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS, IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF ANY CONSTRUCTION OF UTILITY TRENCHES, WHERE NECESSARY IT IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADEING OF OPEN EXCAVATIONS.
15. ALL HANDLES SHALL BE PRECAST CONCRETE.
16. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE COMMANDMENT OF ANY CONSTRUCTION OF UTILITY TRENCHES, WHERE NECESSARY IT IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
17. CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE OF WORK MAY BE COMPLETED IN ONE PHASE OR SEVERAL PHASES, WHERE NECESSARY IT IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
18. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED AT THE CONTRACTORS EXPENSE, REPLACEMENT PAVING SHALL MATCH THE EXISTING PAVEMENT SECTION.
19. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF CURB SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY, SEWER, WATER, ELECTRIC, GAS, ETC.)
20. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED TO THE REQUIRED DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE FILL. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTOR TESTS AND REPORTS.
21. IF THE CONTRACTOR RUNS INTO THEIR WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY BEFORE ANY ADDITIONAL WORK IS PERFORMED.
22. ALL OTHER UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE, TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARRIAGEWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
23. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PERMITS SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL.
24. THE PROPOSED BIDDING SHALL BE ON SLAB AND NOT HAVE A BASEMENT.
25. NO PLAYING WILL OCCUR WITHIN 10' OF THE SANITARY SEWER LATERAL.
26. PRIOR TO COMMENCING CONSTRUCTION ALL MATERIALS TO BE USED ON THE JOB MUST BE INSPECTED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER. THIS INSPECTION IS TO ENSURE COMPLIANCE WITH THE APPROVED SHOP DRAWINGS.
27. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN SHOWN FOR THE PURPOSE OF STORMWATER MANAGEMENT DESIGN. THE CONTRACTOR SHALL COMPLY WITH THE GRADING SCHEME AS SHOWN UNLESS OTHERWISE INDICATED BY THE DESIGN ENGINEER.
28. A MINIMUM OF 3" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL, BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE AREAS SHALL BE COMPACTED TO SOIL OF MODIFIED PROPORTION MAXIMUM DENSITY PER A-1557, METHOD COMPACTED AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% MOISTURE, NO MORE THAN 3% BELOW OPTIMUM.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARRIAGEWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
31. ALL EXISTING PROPOSED SHALL BE CONSTRUCTED PER PERMITS SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL.
32. THE PROPOSED BIDDING SHALL BE ON SLAB AND NOT HAVE A BASEMENT.
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44. A MINIMUM OF 3" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL, BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE AREAS SHALL BE COMPACTED TO SOIL OF MODIFIED PROPORTION MAXIMUM DENSITY PER A-1557, METHOD COMPACTED AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% MOISTURE, NO MORE THAN 3% BELOW OPTIMUM.
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51. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN SHOWN FOR THE PURPOSE OF STORMWATER MANAGEMENT DESIGN. THE CONTRACTOR SHALL COMPLY WITH THE GRADING SCHEME AS SHOWN UNLESS OTHERWISE INDICATED BY THE DESIGN ENGINEER.
52. A MINIMUM OF 3" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL, BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
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55. ALL EXISTING PROPOSED SHALL BE CONSTRUCTED PER PERMITS SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL.
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57. NO PLAYING WILL OCCUR WITHIN 10' OF THE SANITARY SEWER LATERAL.
58. PRIOR TO COMMENCING CONSTRUCTION ALL MATERIALS TO BE USED ON THE JOB MUST BE INSPECTED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER. THIS INSPECTION IS TO ENSURE COMPLIANCE WITH THE APPROVED SHOP DRAWINGS.
59. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN SHOWN FOR THE PURPOSE OF STORMWATER MANAGEMENT DESIGN. THE CONTRACTOR SHALL COMPLY WITH THE GRADING SCHEME AS SHOWN UNLESS OTHERWISE INDICATED BY THE DESIGN ENGINEER.
60. A MINIMUM OF 3" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL, BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
61. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE AREAS SHALL BE COMPACTED TO SOIL OF MODIFIED PROPORTION MAXIMUM DENSITY PER A-1557, METHOD COMPACTED AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% MOISTURE, NO MORE THAN 3% BELOW OPTIMUM.
62. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARRIAGEWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
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64. THE PROPOSED BIDDING SHALL BE ON SLAB AND NOT HAVE A BASEMENT.</

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1	12/11/2026
REV.	DESCRIPTION

MINOR LAND DEVELOPMENT
OVERALL UTILITY PLAN

**A ROSS MYERS
ALLAN MYERS EQUIPMENT MUSEUM
1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY**

DATE:	03/10/2025
SCALE:	1"=100'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	CG GRADING & UTILITIES PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C04.1A
SHEET	04A OF 17

PCSM PLANNING DESIGN NOTE: - 102.8(b)

THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO MAXIMIZE BEST MANAGEMENT PRACTICE (BMP) TECHNOLOGIES AND MINIMIZE POINT SOURCE DISCHARGES. THIS PLAN WILL FURTHER ACT TO PERFORM/PROVIDE THE FOLLOWING:

- PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM
- PREVENT AN INCREASE IN STORMWATER RUNOFF
- MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME
- MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION
- MAINTAIN LAND CLEARING AND MINIMUM MAINTENANCE
- MINIMIZE SOIL COMPACTION
- UTILIZE OTHER STRUCTURAL (BASIC, WATER QUALITY BASINS, AND WATER QUALITY INLETS) OR NONSTRUCTURAL BMPs THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF

PROJECT WASTE NOTE: - 102.8(f)(11)

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSAL OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 2711.1 ET SEQ., AND 2871 ET SEQ. ADDITIONAL, AND ALL WASTE GENERATED DURING ROUTINE MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. INSPECTIONS SHALL BE COMPLETED FOR EACH STORMWATER MANAGEMENT BMPs SHALL BE DISPOSED OF APPROPRIATELY. THESE WASTES INCLUDE BUT IS NOT LIMITED TO GRASS CLIPPINGS, LANDSCAPING MAINTENANCE WASTE, AS WELL AS ANY TRASH OR REFUSE REMOVED FROM INLETS, BMPs, ETC. THESE WASTES SHALL BE HANDLED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS LISTED ABOVE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

BMP PROTECTION NOTE: - 102.8(f)(7)

SITE CONTRACTOR SHALL PROVIDE PROTECTION FOR BMPs UNTIL DRAINAGE AREA IS COMPLETELY STABILIZED.

GEOLOGIC FORMATION NOTE: - 102.8(f)(12)

LOCATION OF GEOLOGIC FORMATIONS TAKEN FROM THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES' PROTECTIVE INTERSTATE MAP, BASED ON THIS MAP, THE SITE IS LOCATED WITHIN JURASSIC AND TRIASSIC (TR).

NO KNOWN GEOLOGIC FORMATIONS THAT WOULD NEGATIVELY IMPACT SITE DEVELOPMENT (i.e. SINKHOLES, FAULTS, FRACTURES, KARST).

THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH - 102.8(f)(5)

- THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH
- UNIT TO ZACHARWAS CREEK IN SPOCKOP CREEK WATERSHED: A TROUT-STOCKING (TSF) AND MIGRATORY FISHES (WF) WATER COURSE

THERMAL IMPACTS NOTE: - 102.4(b)(5)(iii)

THE APPLICANT HAS BEEN ABLE TO DEMONSTRATE COMPLIANCE WITH 60-1. THE APPLICANT HAS PROPOSED AN SUBSURFACE INFILTRATION BED AND INFILTRATION BASIN TO HANDLE THE TOTAL OF THE NET 2-TO-4 YEAR CHANGE IN VOLUME CALCULATED BY WORKSHEET 4. THIS ROUTING OF STORMWATER WILL PREVENT ANY DETRIMENTAL THERMAL IMPACTS FROM OCCURRING. ADDITIONAL COOLING IS PROVIDED THROUGH DISCHARGE TO WELL VEGETATED AREAS PRIOR TO RECHARGING THE SURFACE WATERS.

BMP IMPLEMENTATION/INSTALLATION/CRITICAL STAGE OVERSIGHT AND AS-BUILT PLAN REQUIREMENTS: - 102.8(f)(7)

OVERSIGHT: THE APPLICANT/PERMITEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BEST MANAGEMENT PRACTICES (BMPs). ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF BMPs TO ENSURE PROPER LOCATION AND FUNCTION AT THE DISCRETION OF THE MDC AND/OR TOWNSHIP. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREPARING THE DESIGN DRAWINGS, SHALL CONDUCT THE OVERSIGHT. OVERSIGHT SHALL INCLUDE THE FOLLOWING CRITICAL STAGES OF BMP IMPLEMENTATION:

CRITICAL STAGES

- CONSTRUCTION OF SEDIMENT TRAP 1
- COMPLETION OF SEDIMENT TRAP 1 TO BOREHOLE BASIN SOI 002
- INSTALLATION OF SUBSURFACE INFILTRATION BED SOI 001

AS-BUILT PLANS: REGARDLESS OF OWNERSHIP, THE APPLICANT/PERMITEE SHALL SUBMIT TO THE TOWNSHIP AN ACTUAL AS-BUILT PLAN FOR THE STORMWATER MANAGEMENT FACILITIES REQUIRED FOR THE APPROVED STORMWATER MANAGEMENT PLAN. THE AS-BUILT PLAN SHALL SHOW ALL FINAL DESIGN SPECIFICATIONS FOR ALL PERMANENT STORMWATER MANAGEMENT FACILITIES AND SHALL BE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE SURVEYOR OF RECORD. THE SURVEYOR SHALL CERTIFY AS TO THE ACCURACY OF THE AS-BUILT DATA. IN ADDITION TO THE SURVEYOR'S CERTIFICATION, THE AS-BUILT PLAN SHALL CONTAIN A STATEMENT SIGNED AND SEALED BY THE ENGINEER OF RECORD INDICATING THAT THE BMPs WERE INSTALLED PER THE APPROVED STORMWATER MANAGEMENT DESIGN.

THE AS-BUILT PLAN FOR THE STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN SIX MONTHS OF THE COMPLETION OF THE PROJECT (OR INDIVIDUAL PHASE OF THE PROJECT) FOR REVIEW AND FINAL INSPECTION BY THE MUNICIPAL ENGINEER.

AS-BUILT PLANS FOR THE STORMWATER BMPs SHALL BE SUBMITTED TO THE CONSERVATION DISTRICT WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF THE PROJECT (OR INDIVIDUAL PHASE) TO ALLOW FOR NOTICE OF TERMINATION (NOT) PROCESSING.

NOTICE OF TERMINATION & FINANCIAL SECURITY

A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING THE APPROVAL OF THE FINAL AS-BUILT PLAN (SEE POST CONSTRUCTION STORMWATER FACILITIES OPERATIONS AND MAINTENANCE PROCEDURES - THIS PLAN)

ANY PERFORMANCE AND/OR FINANCIAL SECURITIES ESTABLISHED FOR THE PROJECT SHALL INCLUDE REQUIREMENTS FOR SUBMITTAL OF AS-BUILT PLANS AND ENGINEERING CONSTRUCTION OVERSIGHT.

NPDES NOTE:

THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO MAXIMIZE BEST MANAGEMENT PRACTICE (BMP) TECHNOLOGIES MINIMIZE POINT SOURCE DISCHARGES AND PRESERVE THE INTEGRITY OF THE STREAM CHANNELS AND EXISTING ON-SITE VEGETATION. THIS HAS BEEN ACCOMPLISHED BY MINIMIZING IMPERVIOUS AREAS, MAXIMIZING PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, MINIMIZING LAND CLEARING, GRADING, SOIL COMPACTION, AND UTILIZATION OF OTHER STRUCTURE OR NON-STRUCTURAL BMPs. THE OBJECTIVE OF THE STORMWATER DESIGN WAS TO DEVELOP SITE-SPECIFIC STORMWATER MANAGEMENT STRUCTURES TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF, AND MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME PER PAEP NPDES PHASE 1 REQUIREMENTS.

BMP GENERAL NOTE:

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION SHALL BE ENTERED INTO THE LOG. 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, REMEDIATING, RESEEDING, AND REINSTATEMENT MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMPs ARE FOUND TO FAIL TO ALLEViate EROSION OR SEDIMENTATION POLLUTION, THE PERMITEE OR CO-PERMITEE SHALL INCLUDE THE FOLLOWING INFORMATION:

- THE LOCATION AND SEVERITY OF THE BMPs FAILURE AND ANY POLLUTION EVENTS.
- ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENT OF THE NON-COMPLIANCE.
- THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

GEOLOGIC FORMATION NOTE:

MAP SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
Tr	Lockatong Formation	Triassic	Argillite	Black Shale	Limestone; calcareous shale

LOCATION OF GEOLOGIC FORMATIONS TAKEN FROM PENNSYLVANIA DEP MAP#PA BEDROCK GEOLOGY DEVELOPED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, GEOSPATIAL DATA CENTER, DATED: DECEMBER 2004.

LONG TERM OPERATION AND MAINTENANCE SCHEDULE: POST CONSTRUCTION STORMWATER FACILITIES OPERATION AND MAINTENANCE PROCEDURES:

WITHIN THREE (3) MONTHS OF THE APPLICATION FOR NOTICE OF TERMINATION OF THE NPDES PERMIT FOR STORMWATER DISCHARGE, THE APPLICANT SHALL SUBMIT TO THE TOWNSHIP A MAINTENANCE SCHEDULE. THE MAINTENANCE SCHEDULE SHALL INCLUDE INSPECTIONS AND ANY MAINTENANCE REQUIRED FOR THE CONTINUED OPERATION OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. INSPECTIONS SHALL BE COMPLETED FOR EACH STORMWATER MANAGEMENT BMPs SHALL BE DISPOSED OF APPROPRIATELY. THESE WASTES INCLUDE BUT IS NOT LIMITED TO GRASS CLIPPINGS, LANDSCAPING MAINTENANCE WASTE, AS WELL AS ANY TRASH OR REFUSE REMOVED FROM INLETS, BMPs, ETC. THESE WASTES SHALL BE HANDLED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS LISTED ABOVE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPs FOR THIS PROJECT INCLUDE THE FOLLOWING:

1. RAIN GARDEN/BIORETENTION

INSPECTION: RAIN GARDENS/BIORETENTION SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS (ANY EVENT GREATER THAN 2 INCHES OF RAINFALL WITHIN 24 HOURS) FOR THE FIRST TWO (2) YEARS AND THEN TWICE YEARLY AFTER THAT. INSPECTION ITEMS SHALL INCLUDE: THE CONDITION OF THE EMBAKMENT, SPILLWAY, OUTLET STRUCTURE AND ORIFICE, AS WELL AS THE OCCURRENCE OF STANDING WATER AND UNDESIRABLE VEGETATION. RUNOFF FROM ALL STORM EVENTS SHOULD ENTER WITHIN 48 HOURS.

MAINTENANCE: DO NOT ACCESS THE INTERIOR SURFACE WITH EQUIPMENT UNLESS IT IS COMPLETELY DRY - USE ONLY LOW GROUND PRESSURE (1 TO 5 POUNDS PER SQUARE INCH) BEARING VEHICLES. OUTLET STRUCTURES AND ORIFICES SHALL BE CLEARED IMMEDIATELY OF ALL DEBRIS TO ASSURE THE PROPER OPERATION OF THE OUTLET CONTROLS. PATCH CONCRETE DAMAGE AS NECESSARY. ELIMINATE ANY UNDESIRABLE MOIST VEGETATION FROM EMBAKMENTS WITHOUT DAMAGE TO THE EMBAKMENT. CHECK FOR AND REPAIR DAMAGE FROM BURROWING ANIMALS IN ALL BASIN AREAS. IF DEBRIS ENTERS WITHIN 48 HOURS CONSULT THE TOWNSHIP AND THE ENGINEER OF RECORD FOR APPROPRIATE MEASURES. REGRADE AND REPLANT AREAS WHICH HAVE SETTLED AND HAVE STANDING POOLS OF WATER. STABILIZE WITH SEED AND MULCH TO ORIGINAL SPECIFICATIONS. IF BASIN BOTTOM FAILS TO DRAIN FREELY, REMOVE SEDIMENT AND TILL LIGHTLY. THEN RE-ATTACH OR RE-ALIGN THE HOOD UNIF IT HAS SHIFTED.

CONTROL WEEDY GROWTH BY MOWING WITH A FLAIL OR ROTARY TYPE MOWER TO A HEIGHT OF 4" APPROXIMATELY ONCE A MONTH OR WHEN WEEDY GROWTH REACHES 10"-14". THE VEGETATION IS TO BE CHOPPED UP FINELY ENOUGH SO THAT IT WILL NOT SMOTHER AND SHADE OUT THE DESIRED SPECIES.

IN ORDER TO CONTROL INVASIVE SPECIES THE SEEDINGS ARE TO BE INSPECTED TWICE A SEASON BY AN INDIVIDUAL THAT IS ABLE TO DISTINGUISH BETWEEN DESIRABLE AND UNDESIRABLE SPECIES. ANY UNDESIRABLE SPECIES ARE TO BE TREATED WITH THE HERBICIDE ROXOL. THE HERBICIDE IS TO BE APPLIED BY A LICENSED APPLICATOR AND ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. WORK APPLICATION OR OTHER METHOD OF SPOT SPECIFIC APPLICATION IS RECOMMENDED TO TARGET UNDESIRABLE SPECIES. HAND PULLING OF WEEDS IS NOT RECOMMENDED.

SUBSEQUENT YEARS: MOW ANNUALLY IN MARCH WITH A ROTARY MOWER TO A HEIGHT OF 6 INCHES (NO LOWER)

IN ORDER TO CONTROL INVASIVE SPECIES THE SEEDING IS TO BE INSPECTED TWICE A SEASON BY AN INDIVIDUAL THAT IS ABLE TO DISTINGUISH BETWEEN DESIRABLE AND UNDESIRABLE SPECIES. ANY UNDESIRABLE SPECIES ARE TO BE TREATED WITH THE HERBICIDE ROXOL. THE HERBICIDE IS TO BE APPLIED BY A LICENSED APPLICATOR AND ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. WORK APPLICATION OR OTHER METHOD OF SPOT SPECIFIC APPLICATION IS RECOMMENDED TO TARGET UNDESIRABLE SPECIES. HAND PULLING OF WEEDS IS NOT RECOMMENDED.

2. INLETS

INSPECTION: STORMWATER INLETS SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS FOR THE FIRST TWO (TWO) YEARS AND THEN TWICE YEARLY AFTER THAT. CHECK FOR SEDIMENT DEPOSITION IN THE BUMP. THE ACCUMULATION OF SEDIMENT CAN BE DETERMINED BY PROBING WITH A MEASURING STICK. FOR WATER QUALITY INLETS (THOSE WITH A HOOD DEVICE INSTALLED), CHECK FOR PROPER STRUCTURE ALIGNMENT AND ATTACHMENT, AND YEARLY OF THE INTI-SPRINK HOBE.

MAINTENANCE: SEDIMENT SHALL BE REMOVED FROM THE SUMP WHEN IT HAS REACHED 6 INCHES IN DEPTH OR YEARLY WHEN CONCRETE LINES FREE. VACUUM TRUCKS ARE THE RECOMMENDED REMOVAL METHOD. CLEAR THE ROCK HOLES IN THE BOTTOM OF THE INLET. REMOVED SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. IN WATER QUALITY INLETS, CLEAR THE ANTI-SPIRINK TUBE AS NECESSARY AND RE-ATTACH OR RE-ALIGN THE HOOD UNIF IT HAS SHIFTED.

3. HEADWALLS & ENDWALLS

INSPECTION: HEADWALL & ENDWALL/ENDSECTIONS SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS FOR THE FIRST TWO (2) YEARS AND THEN TWICE YEARLY AFTER THAT. INSPECT THE CONDITION OF THE STRUCTURE IN TERMS OF CRACKING OR SPLITTING, SINKING OR SETTLEMENT, EROSION OR DISPOSITION, AS WELL AS THE FILL BLOCKAGE AT INLETS AND THE CONDITION OF ROCK APRONS AT OUTFALLS. NOTE LOCATION, SIZE AND TYPE OF STRUCTURE AS WELL AS ID NUMBER. CHECK FOR DRY WEATHER FLOWS, AND NOTE ANY UNUSUAL COLOR OR ODOOR.

MAINTENANCE: REMOVE SEDIMENT, VEGETATION AND DEBRIS AT THE INLET AND OUTFLOW POINTS AS NECESSARY TO INSURE THAT PIPES STAY FREE AND CLEAR OF OBSTRUCTIONS. REPAIR OR REPLACE STRUCTURE AS NECESSARY USING GROUT OR CONCRETE. REPAIR OR REPLACE SEDIMENT MATERIAL OR GEOTEXTILE. REPAIR CRACKED AREAS WITH PROPERLY SIZED GROUT AND GEOTEXTILE. CONTACT THE TOWNSHIP NPDES ADMINISTRATION IMMEDIATELY IF DRY WEATHER FLOWS ARE OBSERVED.

GENERAL PCSM NOTES:

- 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, 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 WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- THE PERMITEE OR CO-PERMITEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OR REPLACEMENT OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs.
- IF THE CONTRACTOR ENCOUNTERS HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY DURING SITE CONSTRUCTION, THE DESIGN ENGINEER OR THE ON-SITE GEOLOGICAL ENGINEER MUST BE CONTACTED IMMEDIATELY FOR CORRECTIVE MEASURES.
- IF BEDROCK OR BEDROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE BMPs STOP WORK AND CONTACT THE TOWNSHIP AND DESIGN ENGINEER FOR AN ALTERNATE STORMWATER BMP LOCATION OR NEW DESIGN.

THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN DESIGNED IN AN EFFORT TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE WHILE PROTECTING THE EXISTING DRAINAGE FEATURES AND VEGETATION. THE EAS PLAN AND MAINTENANCE SCHEDULE HAS BEEN DEVELOPED AS TO MINIMIZE SOIL COMPACTION, LAND CLEARING, AND IMPERVIOUS AREAS.

THE DESIGN WILL PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF SCOTO CREEK.

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSAL OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 2711.1 ET SEQ., AND 2871 ET SEQ. ADDITIONAL, AND ALL WASTE GENERATED DURING ROUTINE MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. INSPECTIONS SHALL BE COMPLETED FOR EACH STORMWATER MANAGEMENT BMPs SHALL BE DISPOSED OF APPROPRIATELY. THESE WASTES INCLUDE BUT IS NOT LIMITED TO GRASS CLIPPINGS, LANDSCAPING MAINTENANCE WASTE, AS WELL AS ANY TRASH OR REFUSE REMOVED FROM INLETS, BMPs, ETC. THESE WASTES SHALL BE HANDLED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS LISTED ABOVE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH: UNMANNED TRIBUTARY OF SPANW CREEK, TSF, TROUT-STOCKING FISH.

HOWELL HAS PROPOSED TO UTILIZE CONVEYANCE SWALES, INLETS AND CONVEYANCE PIPING TO COLLECT AND CONVEY THE STORMWATER RUNOFF INTO THE STORMWATER MANAGEMENT SYSTEM. THERMAL IMPACTS WILL BE AVOIDED OR MINIMIZED BY RESEEDING WEEDS STORMWATER RUNOFF TO STORMWATER BASINS IN AN EFFORT TO PROMOTE COOLING PRIOR TO ENTERING SURFACE WATERS.

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS - UNTIL THE PERMITEE OR CO-PERMITEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITEE OR CO-PERMITEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

THE PERMITEE OR CO-PERMITEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITEE OR CO-PERMITEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATIVE TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs, AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUCCESSOR OWNERS.

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AGENCY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

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

PCSM RECORDING AND RECORDSKEEPING - THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CONSERVATION DISTRICT.

ANY PERFORMANCE AND/OR FINANCIAL SECURITIES ESTABLISHED FOR THE PROJECT SHALL INCLUDE REQUIREMENTS FOR SUBMITTAL OF AS-BUILT PLANS AND ENGINEERING CONSTRUCTION OVERSIGHT.

THE PERMITEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS: "I, _____, DO HEREBY CERTIFY CORRECTLY TO THE PENALTIES OF 18 PA.C.S.A. § 4004 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

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

THE NOTICE OF TERMINATION (NOT) MUST INCLUDE: (1) THE FACILITY NAME, ADDRESS AND LOCATION. (2) THE OPERATOR NAME AND ADDRESS. (3) THE PERMIT NUMBER. (4) THE REASON FOR PERMIT TERMINATION. (5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH §102.8(a) AND PROOF OF COMPLIANCE WITH § 102.8(a)(2).

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

UNDERDRAGS AND/OR PAVEMENT BASE DRAGS SHALL BE PROVIDED IN AREAS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND NOT BE ENCOUNTERED DURING CONSTRUCTION.

PRIOR TO DEVIATION OF PUBLIC STREETS AND RELEASE OF THE MAINTENANCE BOND, A VIDEO INSPECTION OF ALL COLLECTION AND CONVEYANCE SYSTEMS LOCATED WITHIN THE STREET RIGHT-OF-WAY SHALL BE REQUIRED USING METHODS ACCEPTABLE TO THE MUNICIPAL ENGINEER. A RECORD OF THE VIDEO INSPECTION SHALL BE PROVIDED IN AN ELECTRONIC FORMAT ACCEPTABLE TO THE MUNICIPAL ENGINEER. DEPENDING ON THE RESULTS, ALL PIPES AND INLETS SHALL BE CLEARED AND/OR RESTORED, REPAIRED OR REPLACED, ETC., PER ORIGINAL DESIGN SPECIFICATIONS.

ALL OUTLET STRUCTURE CONNECTIONS SHALL BE WATERTIGHT.

SOIL USE LIMITATIONS AND RESOLUTIONS:

2. BULKING: CASE: SOILS SUBJECT TO CUT BANKS & CAVE: APPROPRIATE PRECAUTIONS SHOULD BE TAKEN TO SAFEGUARD WORKERS DURING ALL TRENCHING AND EXCAVATION OPERATIONS. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES. THE CONTRACTOR TO UTILIZE TRENCH BOXES FOR ALL UTILITY PIPING INSTALLATIONS.
2. CORROSION TO CONCRETE/STEEL: SUITABLE PRECAUTIONS SHOULD BE TAKEN TO PROTECT ALL UNDERGROUND PIPES, CONDUITS, AND STORAGE TANKS. THE CONTRACTOR TO USE EPDM COATED STEEL AND REBAR FOR ALL SUBSURFACE INSTALLATIONS. FOR BELOW GRADE CONCRETE INSTALLATIONS, THE CONTRACTOR TO, AT MINIMUM, APPLY ETHERANOUS COATING TO ALL SUBSURFACE CONCRETE OR APPLY ADHESIVE BARRIER (I.E. RUBBER MEMBRANE, ETC) AS WARRANTED BY ACTUAL SOIL CONDITIONS.
4. EASILY ERODIBLE: SOILS SUSCEPTIBLE TO DROUGHTY CONDITIONS SHALL BE MONITORED DURING CONSTRUCTION AND PROPER DUST CONTROLS SHALL BE IMPLEMENTED DURING THIS TIME.
4. EASILY ERODIBLE: TYPES EXHIBITING K VALUES GREATER THAN 0.30 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS. RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTIVE VEGETATION WITH GREATER RESISTANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND OTHER METHODS.
5. DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE: SITE CONSTRUCTION/ERF/PAVING IS RECOMMENDED TO OCCUR IN SUMMER OR FALL. SPRING CONSTRUCTION SHOULD BE AVOIDED WHERE POSSIBLE. UNLESS ON-SITE DATA INDICATES OTHERWISE, IT SHOULD BE ASSUMED THAT EXCAVATIONS INTO THESE SOILS WILL ENCOUNTER WATER AND APPROPRIATE MEANS SHOULD BE PROVIDED TO HANDLE THAT WATER. UNWARRANTED SPRINGS AND SEEPS SHOULD BE DURING EXCAVATION OF BASINS OR TRAPS SHOULD BE SAFELY CONVEYED AROUND THE BASIN TO A SUITABLE DOWN GRADIENT DISCHARGE POINT. CONTRACTOR MAY ALSO INSTALL PERFORATED UNDERDRAIN TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, PARTY, OR COUNTY CONSERVATION DISTRICT. WATERS TO BE PUMPED TO A DRAINAGE STRUCTURE. SEE DETAIL. ALL PROPOSED SUMP PUMP DISCHARGES SHALL DISCHARGE TO A WELL VEGETATED AREA TO ALLOW FOR MAXIMUM INFILTRATION PRIOR TO ENTERING STORMWATER MANAGEMENT FACILITIES.

PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-SLOPEING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD BE MAINTAINED TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, PARTY, OR COUNTY CONSERVATION DISTRICT. WATERS TO BE PUMPED TO A DRAINAGE STRUCTURE. SEE DETAIL. ALL PROPOSED SUMP PUMP DISCHARGES SHALL DISCHARGE TO A WELL VEGETATED AREA TO ALLOW FOR MAXIMUM INFILTRATION PRIOR TO ENTERING STORMWATER MANAGEMENT FACILITIES.

LOW STEERING/LANDSLIDE PRONE: PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-SLOPEING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD BE MAINTAINED TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, PARTY, OR COUNTY CONSERVATION DISTRICT. WATERS TO BE PUMPED TO A DRAINAGE STRUCTURE. SEE DETAIL. ALL PROPOSED SUMP PUMP DISCHARGES SHALL DISCHARGE TO A WELL VEGETATED AREA TO ALLOW FOR MAXIMUM INFILTRATION PRIOR TO ENTERING STORMWATER MANAGEMENT FACILITIES.

ROAD FILL: PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-SLOPEING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD BE MAINTAINED TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, PARTY, OR COUNTY CONSERVATION DISTRICT. WATERS TO BE PUMPED TO A DRAINAGE STRUCTURE. SEE DETAIL. ALL PROPOSED SUMP PUMP DISCHARGES SHALL DISCHARGE TO A WELL VEGETATED AREA TO ALLOW FOR MAXIMUM INFILTRATION PRIOR TO ENTERING STORMWATER MANAGEMENT FACILITIES.

ROAD FILL: PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-SLOPEING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD BE MAINTAINED TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, PARTY, OR COUNTY CONSERVATION DISTRICT. WATERS TO BE PUMPED TO A DRAINAGE STRUCTURE. SEE DETAIL. ALL PROPOSED SUMP PUMP DISCHARGES SHALL DISCHARGE TO A WELL VEGETATED AREA TO ALLOW FOR MAXIMUM INFILTRATION PRIOR TO ENTERING STORMWATER MANAGEMENT FACILITIES.

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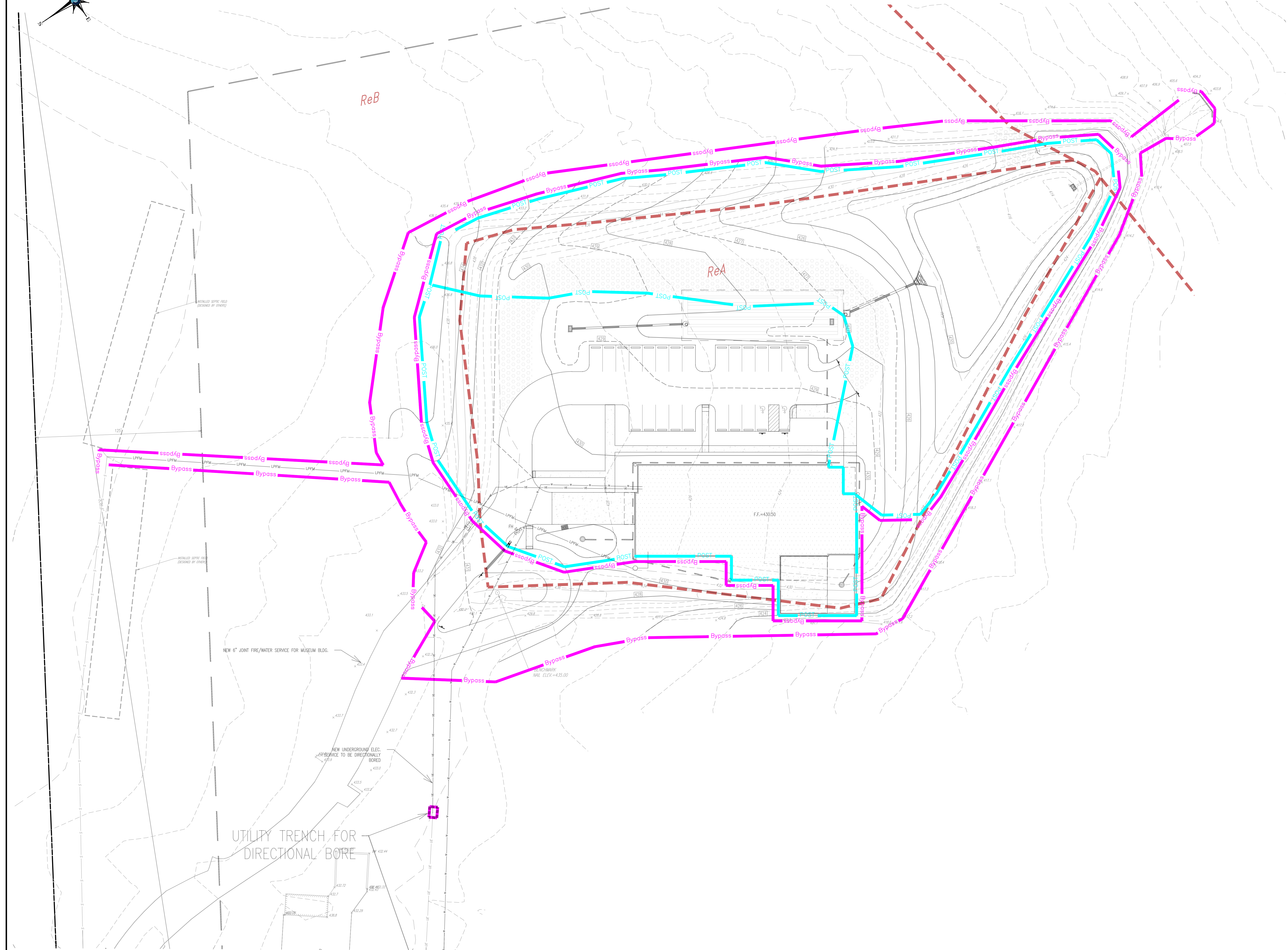
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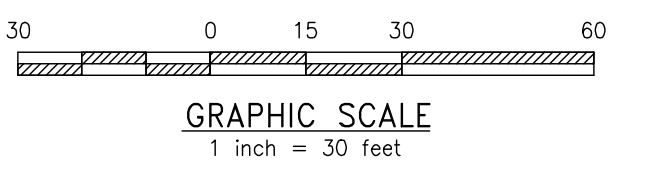
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UTILITY TRENCH FOR
DIRECTIONAL BORE

SCALE: 1"=30'



LEGEND

— EX. PROPERTY LINE — PROP. PROPERTY LINE — PROP. RIGHT-OF-WAY □ EX. MONUMENT □ PROP. MONUMENT ● PROP. REBAR — EX. EASEMENT — PROP. EASEMENT	---242--- EXISTING CONTOUR —1724— PROPOSED CONTOUR —X3330X EX. MAIL BOX —X3330X NEW SPT. ELEV. — SOLIS LINE — PROP. CONC. CURB — EX. EDGES OF PAVING — PROP. EDGE OF PAVING	⊞ PROP. LIGHT POLE — EX. FENCE — EX. MAIL BOX — EX. SIGN — PROP. SIGN ⊞ EX. PARKING SPACES — EX. PROP. PARKING SPACES — TO BE REMOVED — EX. TELE. LINE — PROP. TELE. LINE	— PROP. ELEC. LINE — EX. UTILITY POLE — PROP. UTILITY POLE — EX. GAS METER — EX. GAS LINE — PROP. GAS LINE — EX. GAS VALVE — PROP. GAS VALVE — EX. STORM SEWER LINE — PROP. STORM SEWER LINE	— PROP. STORM INLET — PROP. STORM INLET ID — PROP. SEEPAGE BED — EX. SANITARY SEWER LINE — PROP. SAN. SEWER LINE — EX. HYDRANT — SAN. SEWER LAUNCH — PROP. SANITARY MH. ID EX. WATER LINE	— PROP. WATER LINE — PROP. WATER LATERAL — PROP. FIRE WATER LINE — EX. WATER LINE — PROP. WATER VALVE — EX. FIRE HYDRANT — EX. MANHOLE — PROP. MANHOLE ● EX. PERC. TEST
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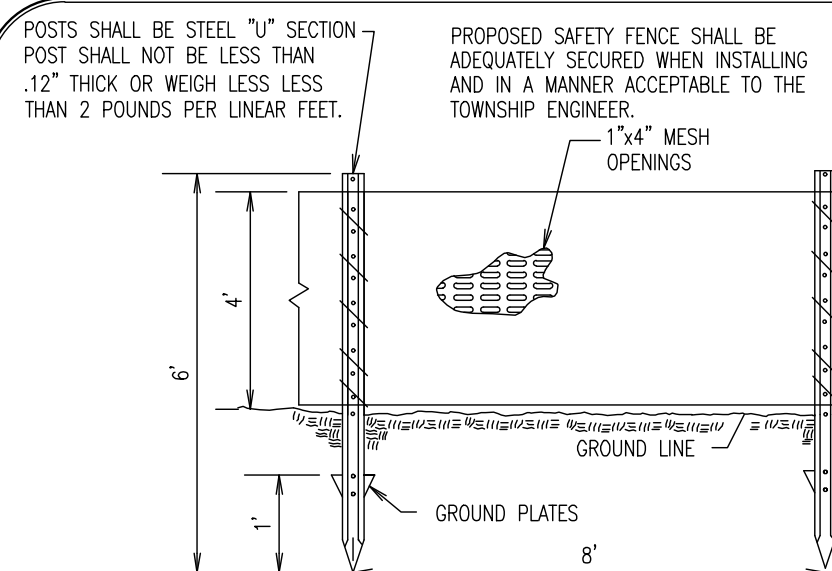
MINOR LAND DEVELOPMENT

POST-DEVELOPED DRAINAGE AREA PLAN

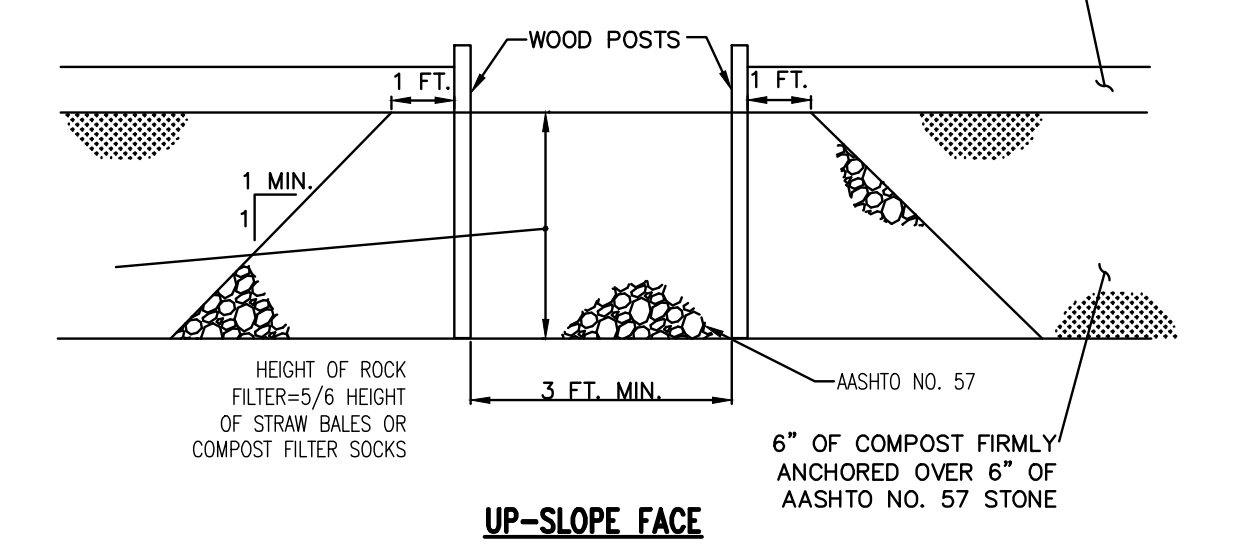
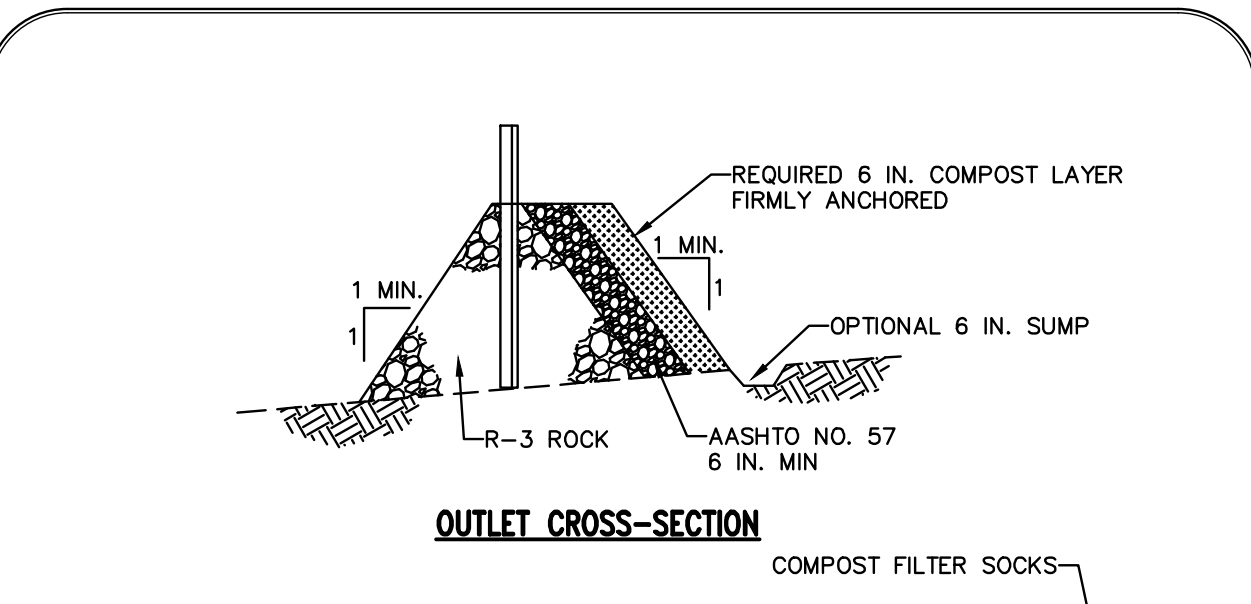
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EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

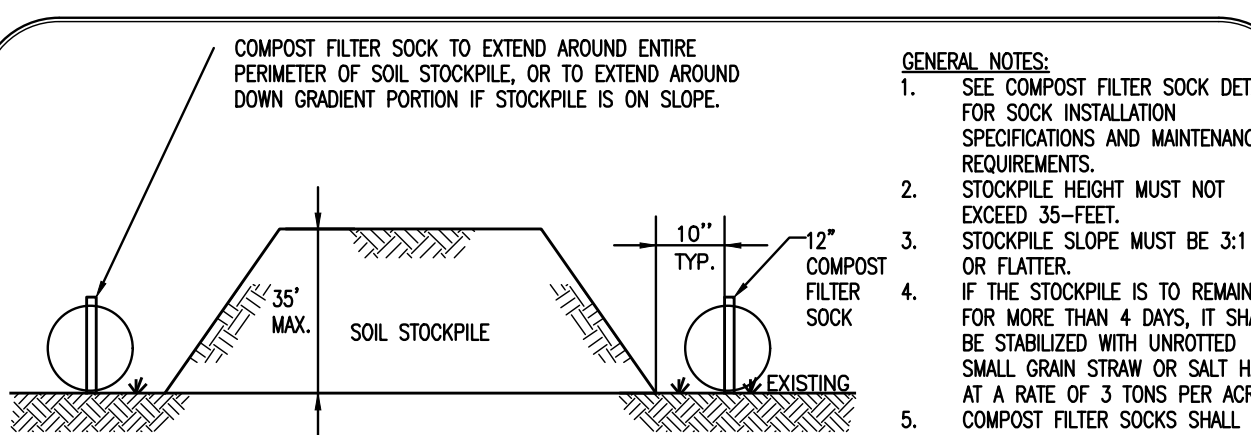
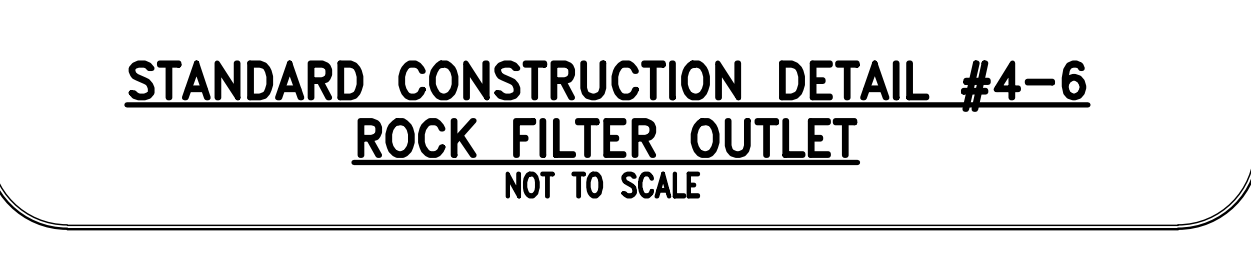
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE LIMITS OF DISTURBANCE OR TO THE EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR OR LAND OWNER MUST CONTACT THE CONSERVATION DISTRICT #1 FOR APPROVAL OF THESE CHANGES.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR MUST TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISCHARGE. STOCKPILES OF WOOD CHIPS, OR OTHER CRUSHED STONE AND OTHER MULCHES SHOULD BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION DAMAGE.
- SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INADEQUATE TO ADEQUATELY REMOVING SEDIMENT FROM ON-SITE COVER IS REQUIRED. PRIOR TO ANY DISTURBANCE OF THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE SUCH PROBLEMS.
- THE CONTRACTOR IS ADVISED TO REMEDY THOROUGHLY FAILURE WITH THE PROVISION OF APPROVED EROSION CONTROL, RULES, AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- THE CONTRACTOR MUST DEVELOP AND HAVE APPROVED BY THE CONSERVATION DISTRICT #1 A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPILL, BORROW OR OTHER WORK AREA NOT LOCATED IN THE APPROVED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE THE CONSTRUCTION LIMITS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER (HORIZONTAL) SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- LIMITS OF DISTURBANCE MUST BE CLEARLY MARKED IN THE FIELD PRIOR TO ANY DISTURBANCE, ANY CHANGE OR ENCROACHMENT ONTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT ON-SITE. THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION, THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
- ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REMULCHING, RESEEDING, AND REINSTATEMENT MUST BE PERFORMED IMMEDIATELY. 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 ALLEVATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
 - A. THE LOCATION & SEVERITY OF THE BMP'S FAILURE & ANY POLLUTION EVENTS.
 - B. ALL STEPS TAKEN TO REDUCE, ELIMINATE & PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE.
 - C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
- UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY (OR ANY STAGE THEREOF), THE PROJECT MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. ALL AREAS REQUIRING INTERIM OR FINAL STABILIZATION MUST BE ADDRESSED WITH IMMEDIATE STABILIZATION OF DISTURBED AREAS. UNLESS OTHERWISE SPECIFIED, STABILIZATION MUST BE SEEDING / PLANTED AND MULCHED IN SUFFICIENT TIME. SEEDING WILL BE ACCOMPLISHED THROUGH THE USE OF CONVENTIONAL SEEDING AND MULCHING AT A RATE OF 3.0 TONS PER ACRE. AS RECOMMENDED IN THE PENN STATE AGRONOMY GUIDE, CLOSURE OF ACTIVITY FOR LONGER PERIODS REQUIRES TEMPORARY STABILIZATION.
- AFTER FINAL 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.
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 ABOVE GROUND HEIGHTS OF COMPOST FILTER SOCKS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDING WITH THIS PLAN.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHOULD BE ONSITE FOR RESOLUTIONS TO THE UNSUITABLE SOIL.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCUMULATED SURFACE EROSION AND SUBSURFACE EROSION. AREAS WITHIN THE DISTURBED SLOPE AND OTHER MOVEMENTS, IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES, DURING NON-SEEDING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-CONSTRUCTED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-CONSTRUCTED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- IF THE CONTRACTOR ENCOUNTERS HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY DURING SITE CONSTRUCTION, THE DISTURBED PROFESSIONAL ENGINEER MUST BE CONTACTED IMMEDIATELY FOR CORRECTIVE MEASURES. ADDITIONALLY, THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED.
- A NOTICE OF TERMINATION (N.O.T.) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE N.O.T., THE DISTRICT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON-SITE IS CLEAN FILL. FILL MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL ATTACHED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUARRYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (8 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. MATES.
- SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY OR AS NEEDED, OR AS DIRECTED BY THE CONSERVATION DISTRICT OR MUNICIPALITY AND DISPOSED OF IN A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEP INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.



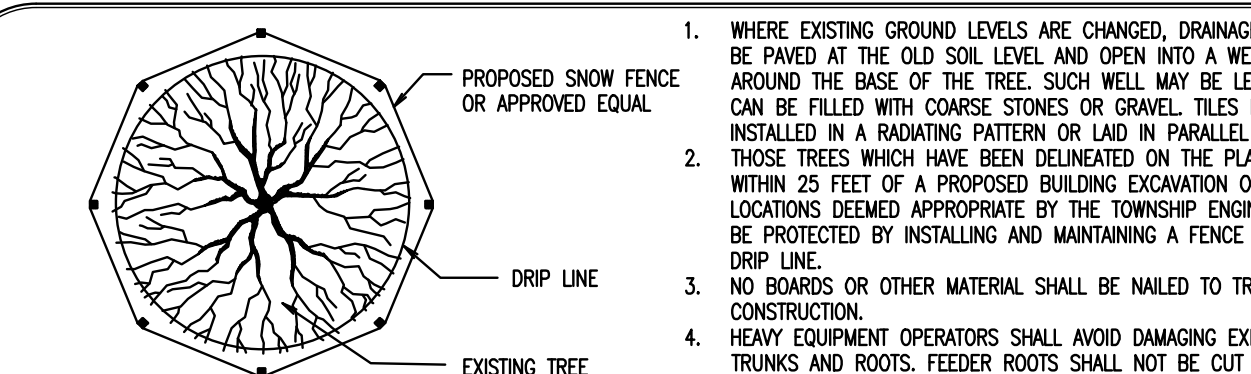
ORANGE CONSTRUCTION FENCE, PLASTIC NOT TO SCALE



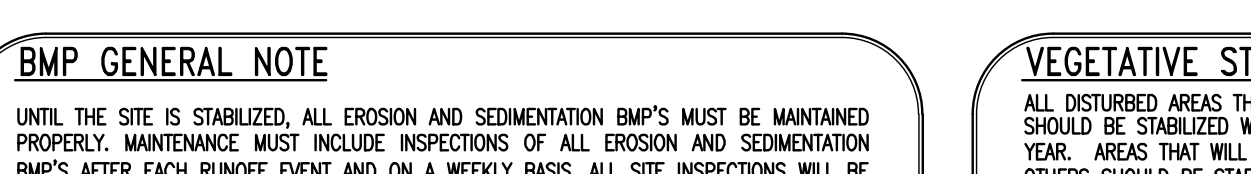
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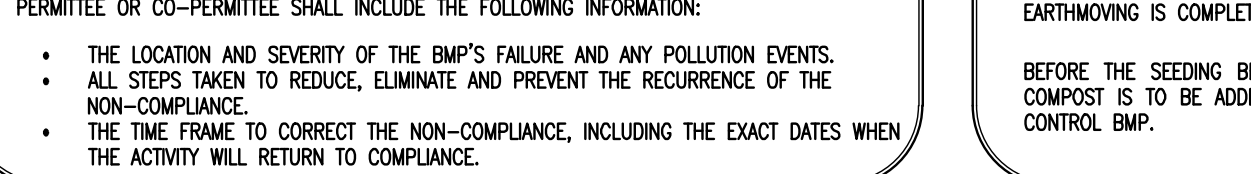
STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE



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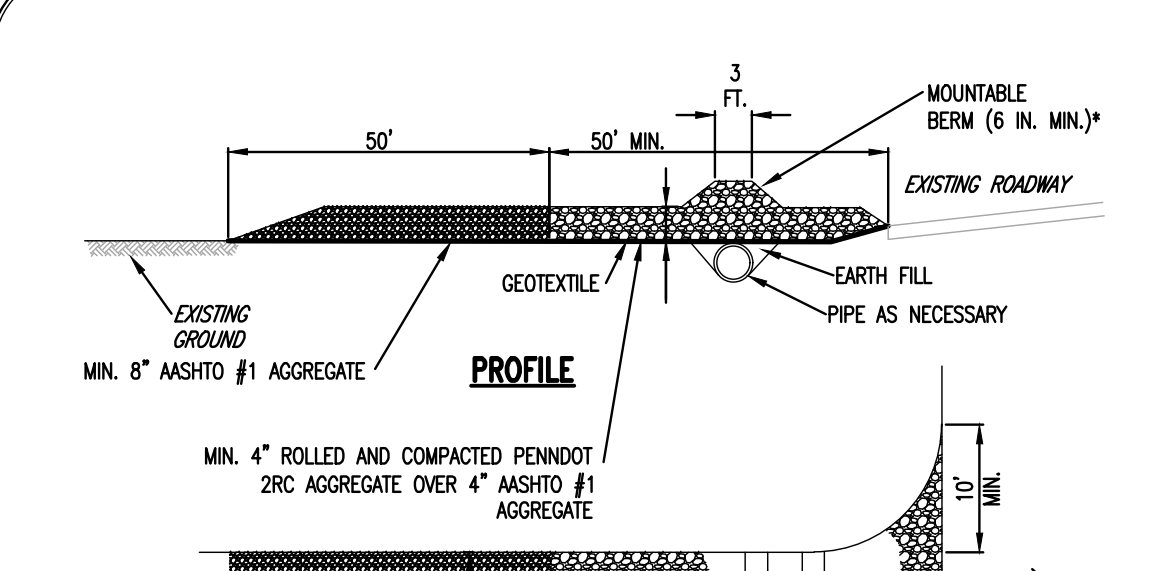
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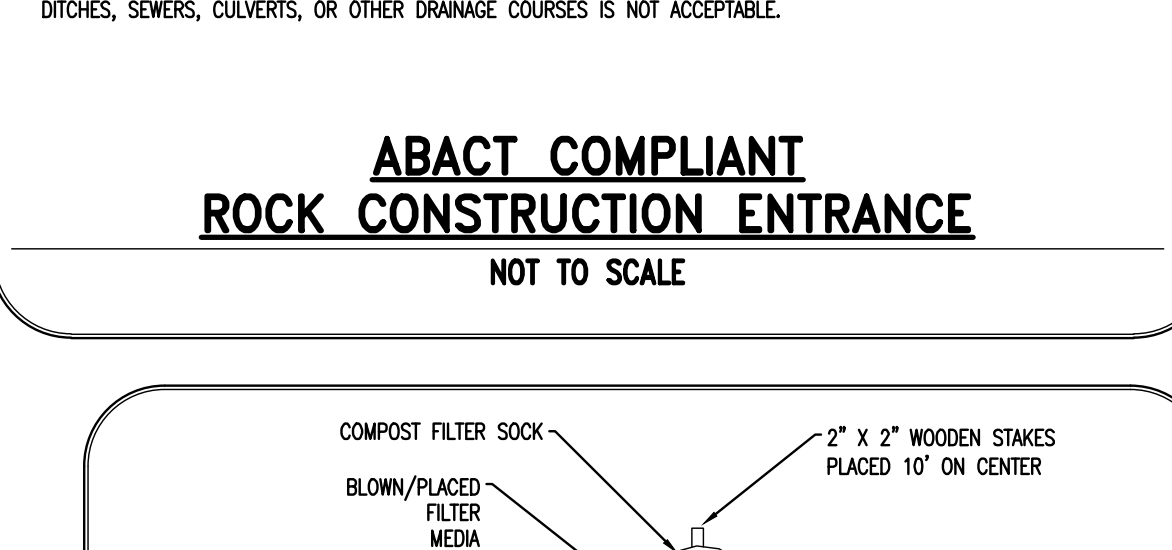
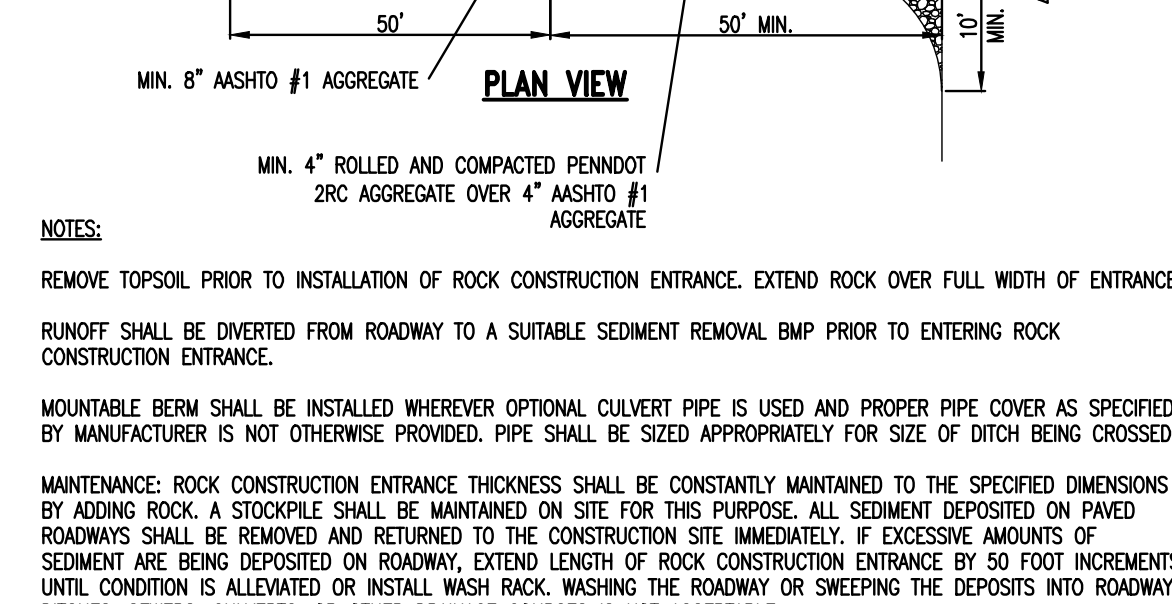
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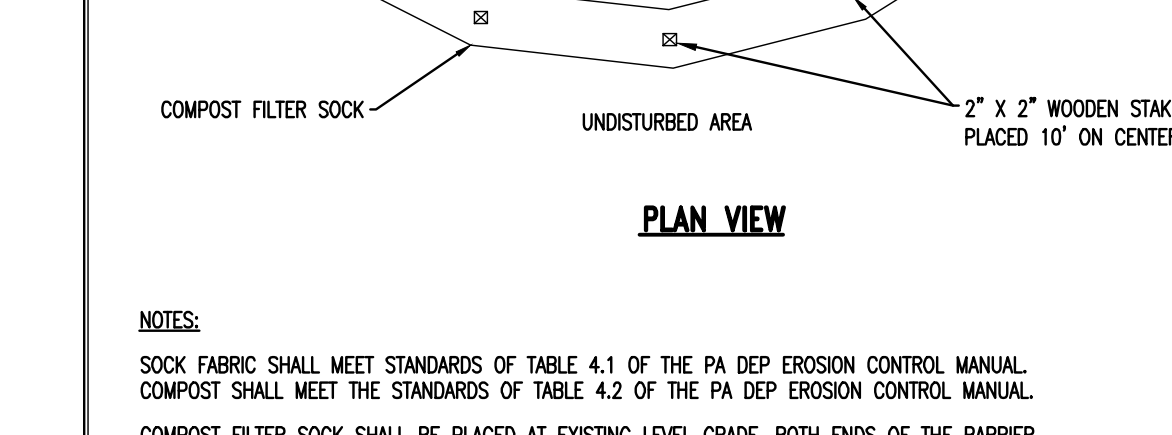
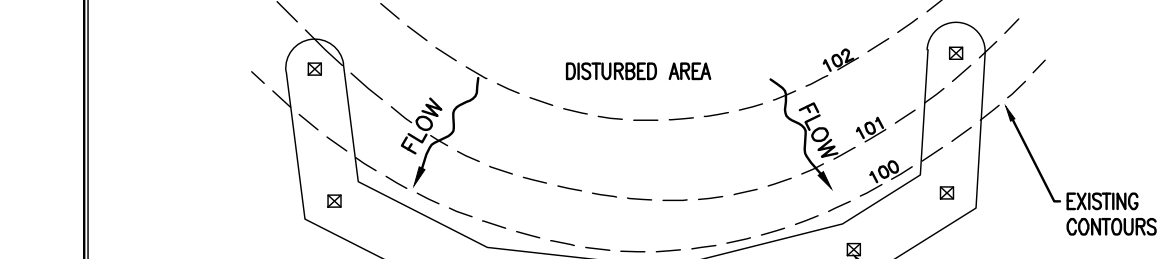
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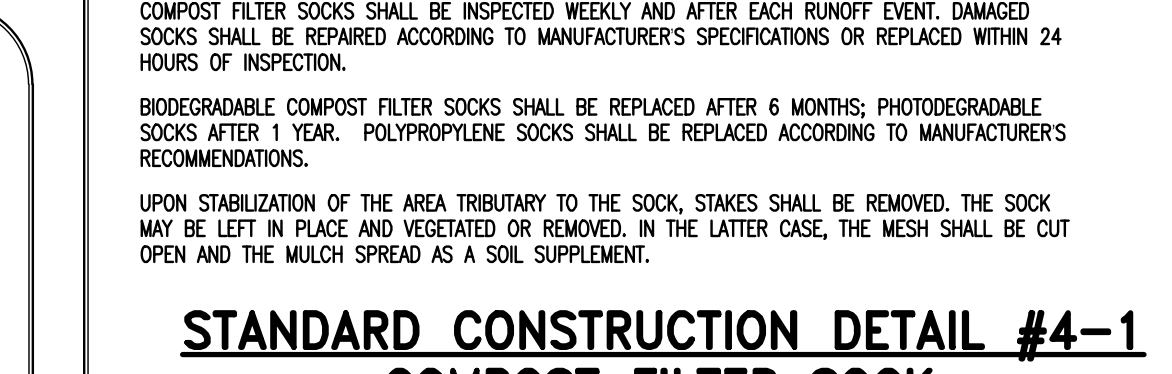
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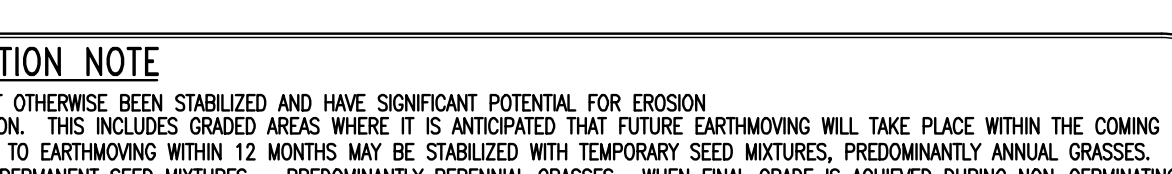
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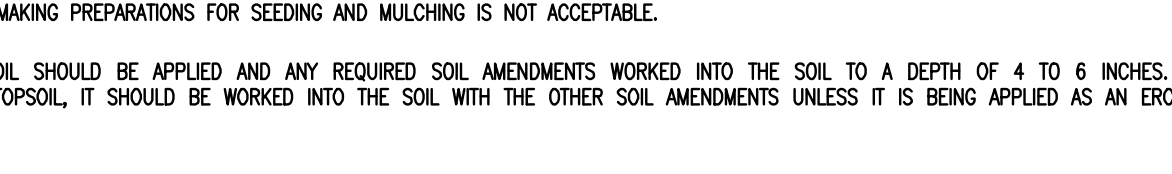
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SEQUENCE OF CONSTRUCTION

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND DOUBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL HAVE ALL CONTRACTORS INVOLVED IN THESE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE DESIGNATED LICENSED PROFESSIONAL FOR THE EROSION AND SEDIMENTATION CONTROL PLAN, AND A REPRESENTATIVE OF THE CONSERVATION DISTRICT FOR A PRE-CONSTRUCTION MEETING.
- PRIOR TO THE START OF ANY EARTH DISTURBANCE, STAKE LIMITS OF DISTURBANCE, THE LIMITS OF DISTURBANCE SHOULD CONSIST OF A PHYSICAL BARRIER MARKED BY A SURVEYOR EVERY 2 FEET.
- INSTALL COMPOST FILTER SOCK DOWNSLOPE OF ALL AREAS TO BE DISTURBED AND ANY TEMPORARY SUMP. MAINTAIN TEMPORARY EROSION CONTROL MEASURES UNTIL PERMANENT COVER IS ESTABLISHED.
- INSTALL CONSTRUCTION ENTRANCE AS SHOWN AND DETAILED ON THE PLAN.
- LIMITED CLEARING SHALL BE PERFORMED FOR PERMITTER CONTROLS. INSTALL THE COMPOST FILTER SOCK AS SHOWN ON THE PLANS AND AS DIRECTED BY THE CONSERVATION DISTRICT. MAINTAIN TEMPORARY CONTROL MEASURES UNTIL PERMANENT COVER IS ESTABLISHED. THE CONTRACTOR WILL INSTALL THE SYSTEMS IN CONFORMANCE WITH THE DETAILS AND MANUFACTURER'S SPECIFICATIONS.
- EXCAVATE AND CONSTRUCT THE SEDIMENT TRAP COMPLETE WITH EMBANKMENT, KEY TRENCH, OUTLET STRUCTURE, CONCRETE CRUKE, AND RIP RAP. OUTLETS, HEAVY EQUIPMENT VEHICLES ARE PROHIBITED FROM TRAVELING THE BOTTOM AREA OF THE DISTURBED BASIN. THE SEDIMENT TRAP SHALL BE LOCATED TO THE ELEVATIONS PROVIDED ON SHEET C06-1. PLACE WOODEN CLEANOUT STAKE IN SEDIMENT TRAP AND STABILIZE AS SHOWN ON THE PLANS. SEDIMENT TRAP EMBANKMENT MUST BE STABILIZED IMMEDIATELY WITH EROSION CONTROL BLANKETS. SEDIMENT TRAP MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES. THIS IS A CRITICAL STAGE WHERE THE DESIGNATED LICENSED PROFESSIONAL MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.
- NOTE: ALL EROSION AND SEDIMENT CONTROLS MUST BE COMPLETELY CONSTRUCTED AND STABILIZED PRIOR TO DISTURBANCE OF THE TRIBUTARY AREA TO THEM.
- ONCE EROSION CONTROLS HAVE BEEN INSTALLED, REMOVE EXISTING PROPERTY FEATURES IN ACCORDANCE WITH THE REMEDIATION PLAN.
- CLEAR SITE WITHIN THE PROPOSED BUILDING AND PAVING AREAS.
- BEGIN ROUGH GRADING FOR PROPOSED BUILDING AND PAVING.
- INSTALL STORM SEWER PIPING ACROSS THE SITE TO THE PROPOSED BOREHOLE BASIN.
- CONSTRUCT BUILDING AND INSTALL UNDERGROUND UTILITIES SUCH AS WATER SERVICES, ELECTRIC, GAS, COMMUNICATIONS, ETC. THE WATER AND SEWER LINES SHALL BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED ON A DAILY BASIS, WITH ONLY AS MUCH EXCAVATED AS CAN BE BACKFILLED AND STABILIZED EACH WORKING DAY.
- CONSTRUCT PARKING AREAS AND SIDEWALK AREAS.
- PROVIDE FLOW (4) TO EIGHT (8) INCHES OF TOPSOIL ON ALL REMAINING DISTURBED AREAS. SEED AND MULCH AREAS AS NEEDED. ALL TOPSOIL PLACEMENT, SEEDING, SOIL SUPPLEMENTS, AND/OR MULCHING SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS FOR EROSION AND SEDIMENT POLLUTION CONTROL IN PENNSYLVANIA.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WILL BE STABILIZED. ONCE DISTURBED AREAS HAVE BEEN STABILIZED, AND THERE ARE NO SIGNS OF FUTURE EROSION EVENT, REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES.
- ONCE PARKING AREAS AND FINAL GRADING HAVE BEEN COMPLETED, REMOVE THE SEDIMENT FROM THE SEDIMENT TRAP AND BECOME CONVERSION TO THE BOREHOLE BASIN FOR THE APPROVED PLANS. THIS IS A CRITICAL STAGE WHERE THE DESIGNATED LICENSED PROFESSIONAL MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.
- BEGIN INSTALLATION OF LANDSCAPING AS SHOWN ON THE LANDSCAPE PLANS. THIS IS A CRITICAL STAGE WHERE THE DESIGNATED LICENSED PROFESSIONAL MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.
- THE PROJECT ENGINEER SHALL INSPECT ALL STORMWATER BMP'S POST-CONSTRUCTION TO ENSURE THEY HAVE NOT BEEN IMPAIRED BY CONSTRUCTION ACTIVITIES. AT THIS TIME, AND THIS TIME ONLY, SHALL THE UNDERPINNING WITHIN THE BOREHOLE BASIN WITHIN THE SEDIMENT TRAP BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED ON A DAILY BASIS. THIS IS A CRITICAL STAGE WHERE THE DESIGNATED LICENSED PROFESSIONAL MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.
- ONCE THE SITE IS PERMANENTLY STABILIZED, AND ALL BMP'S ARE INSTALLED IN ACCORDANCE TO THE APPROVED PLAN, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (NOT) TO THE DISTRICT OR AUTHORIZED CONSERVATION DISTRICT.

TOPSOIL APPLICATION

GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENOED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPES. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM (SEE TABLE 11.1) BELOW - 2 INCHES MINIMUM IN FULL OUTCROPPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM DOUBING AND MULCHING SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCOM PLAN.

TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION, COMPACTED SOILS SHOULD BE SCARIFIED 8 TO 12 INCHES AROUND CENTER WHEREVER POSSIBLE PRIOR TO SEEDING.

SEEDING, MULCHING AND SODDING

ALL SEEDING, MULCHING AND SODDING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT. ALL SLOPES STEEPER THAN 3:1V SHALL BE STABILIZED WITH EITHER SOO OR PERMANENT SEEDING AND MULCHING AND/OR IN PLACE WITH CUTE NETTING. NO SLOPES SHALL BE STEEPER THAN 3:1V.

TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE PENN STATE AGRONOMY GUIDE OR AS RECOMMENDED BELOW. DURING NON-SEEDING PERIODS, APPLY MULCH TO THE DISTURBED AREAS AS RECOMMENDED BELOW.

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

TEMPORARY SEEDING SPECIFICATIONS

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

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

SOIL PREPARATION: APPLY 1 TON AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 40 LBS. PER 1000 S.F.) PER ACRE PLUS 10-10-10 FERTILIZER AT A RATE 500 LBS. (EQUIVALENT TO 12.5 LBS. PER 1000 S.F.) PER ACRE AND WORK IN WHERE POSSIBLE. SECURE A SOIL TEST BEFORE MAKING A PERMANENT SEEDING. AFTER SEEDING, MULCH WITH STRAW AT A RATE OF 3.0 TONS PER ACRE.

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

PERMANENT SEEDING SPECIFICATIONS

- LIMESTONE - RAW, GRADE AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90% CARBONATES. - USE 2400 LBS. PER 1000 S.F.
- UMECTIC FERTILIZER (10-10-20) - USE 210 LBS. PER 1000 S.F. MIXED INTO THE SEEDBED PRIOR TO SEEDING.
- MULCH - CLEAN CUT OR STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOxious WEEDS. APPLY AT A RATE OF 3.0 TONS PER ACRE. THE MULCH SHOULD BE STABILIZED UNTIL THE VEGETATIVE COVER IS ESTABLISHED. SPREAD MULCH UNIFORMLY IN A LOSSER LAYER 1/2 TO 1" DEEP. MULCH AND/OR MULCH NETTING, PEG AND TIE, LIQUID MULCH (BINDER) SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.
- SEED MIXTURE - SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS.

MINI AND MONI AREAS: (PLS = PURE LIVE SEED PERCENTAGE) MIN. GERMINATION %'S

PERMANENT REGRASS	RETOP	PLS (LBS./ACRE)	MIN. GERMINATION %'S
PERMANENT REGRASS	RETOP	20 PLS (LBS./ACRE)	12 OZ. PER 1,000 S.F.
PERMANENT REGRASS	RETOP	20 PLS (LBS./ACRE)	8 OZ. PER 1,000 S.F.
PERMANENT REGRASS	RETOP	20 PLS (LBS./ACRE)	8 OZ. PER 1,000 S.F.

SLOPES OR UN-MOWN AREAS:

PERMANENT REGRASS	RETOP	PLS (LBS./ACRE)	MIN. GERMINATION %'S
PERMANENT REGRASS	RETOP	20 PLS (LBS./ACRE)	12 OZ. PER 1,000 S.F.
PERMANENT REGRASS	RETOP	20 PLS (LBS./ACRE)	8 OZ. PER 1,000 S.F.
PERMANENT REGRASS	RETOP	20 PLS (LBS./ACRE)	8 OZ. PER 1,000 S.F.

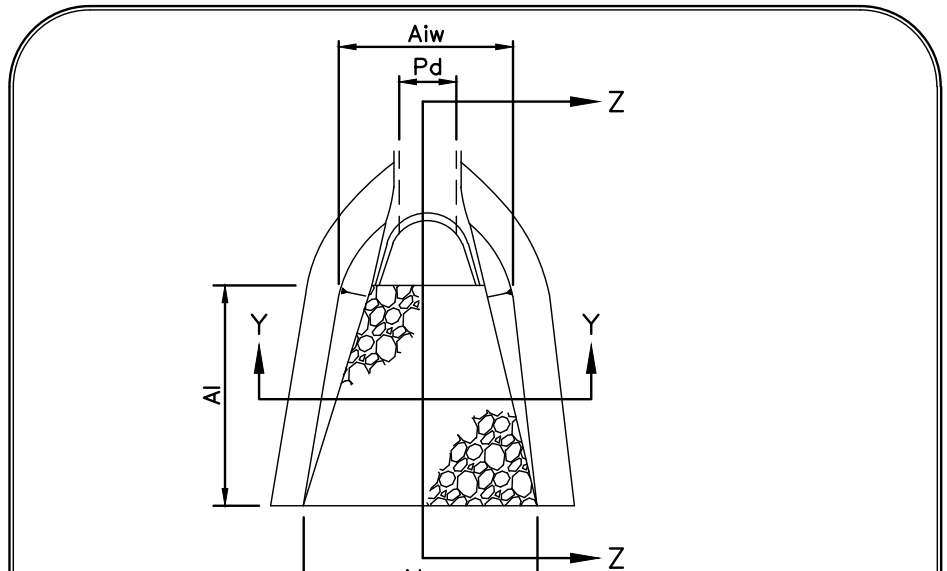
CRIST CONSERVATION SEEDS

SEED MIX	PLS (LBS./ACRE)	MIN. GERMINATION %'S
SEED MIX	20 PLS (LBS./ACRE)	12 OZ. PER 1,000 S.F.
SEED MIX	20 PLS (LBS./ACRE)	8 OZ. PER 1,000 S.F.
SEED MIX	20 PLS (LBS./ACRE)	8 OZ. PER 1,000 S.F.

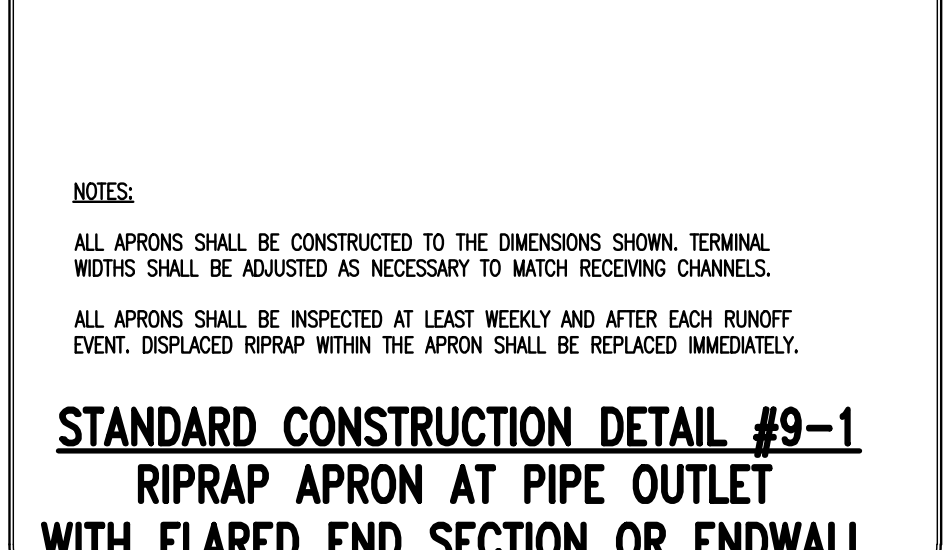
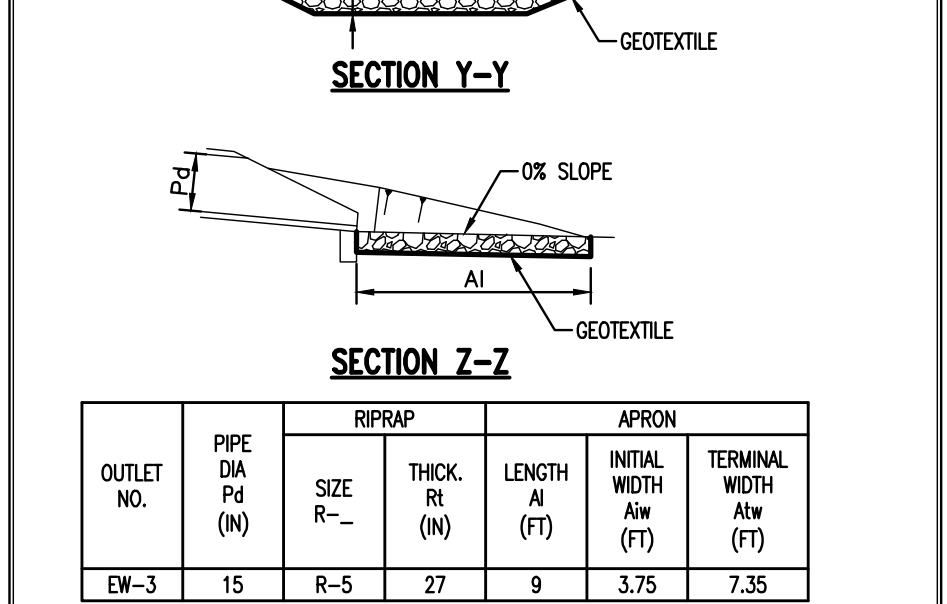
AREAS TO BE STABILIZED MUST BE SEEDING/PLANTED IN SUFFICIENT TIME TO GERMINATE, AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. AFTER SEEDING IS COMPLETE, MULCH THE SEEDING AREAS WITH UNROTATED SMALL GRASS STRAW AT A RATE OF 3 TONS PER ACRE.

PERMANENT SEEDING SHALL ONLY OCCUR DURING THE DATES LISTED ABOVE. IF AREAS ARE PREPARED FOR SEEDING AT OTHER TIMES, THEN THE PREPARED SEEDING SHALL BE HEAVILY MULCHED WITH CLEAN UNROTATED SMALL GRASS STRAW OR NAT HAY AT A RATE OF 3 TONS PER ACRE. THE MULCH SHALL REMAIN IN PLACE UNTIL SEEDING DATES ARE APPROPRIATE. THE MULCH SHALL BE RETURNED TO THE AREA SHALL BE DRESSED, SEEDED AND RECOVERED AS DESCRIBED ABOVE.

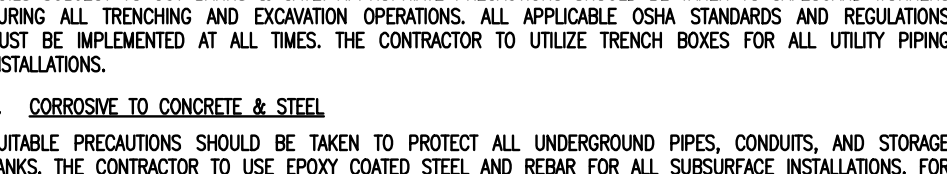
ALL DISTURBED AREAS REQUIRING FINAL STABILIZATION MUST BE ADDRESSED IMMEDIATELY.



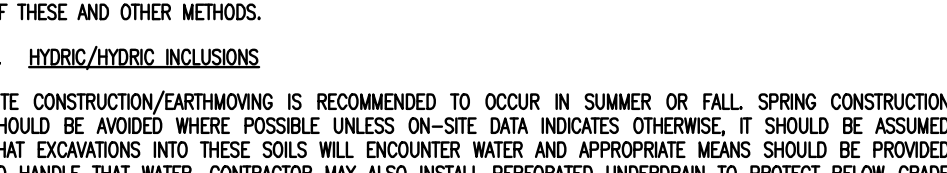
STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL NOT TO SCALE



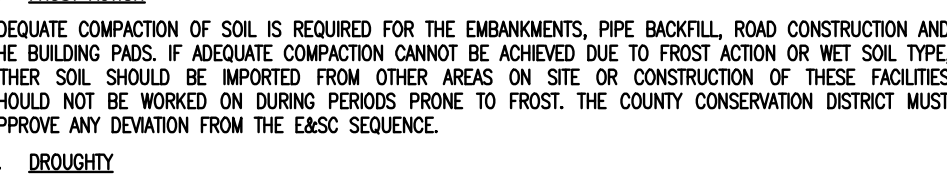
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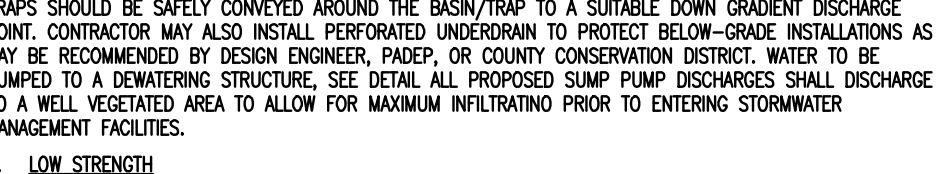
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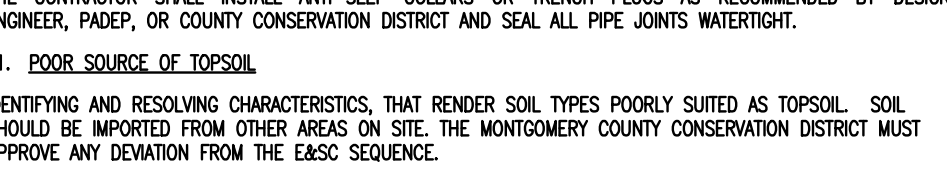
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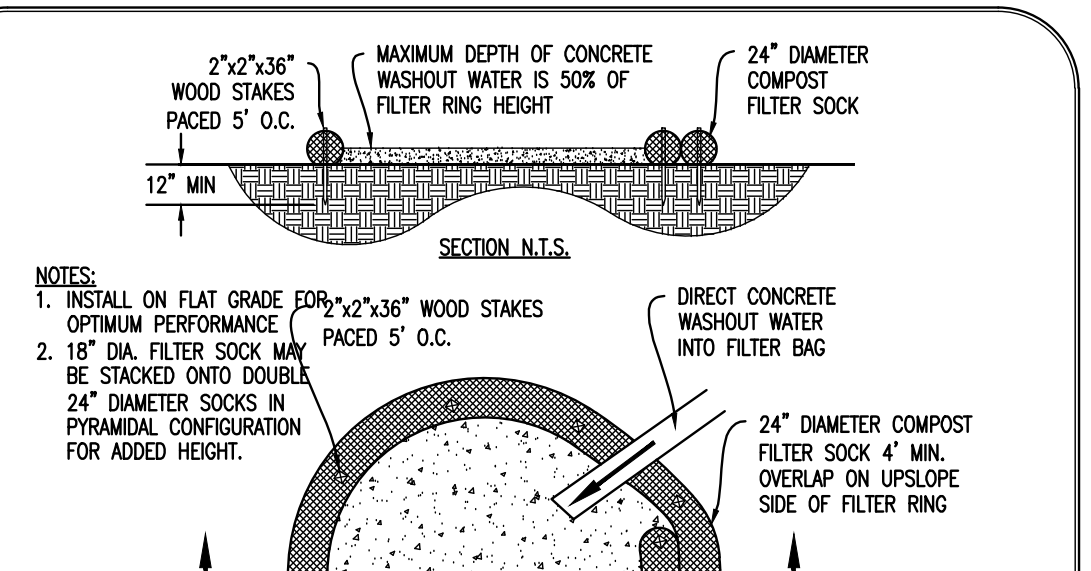
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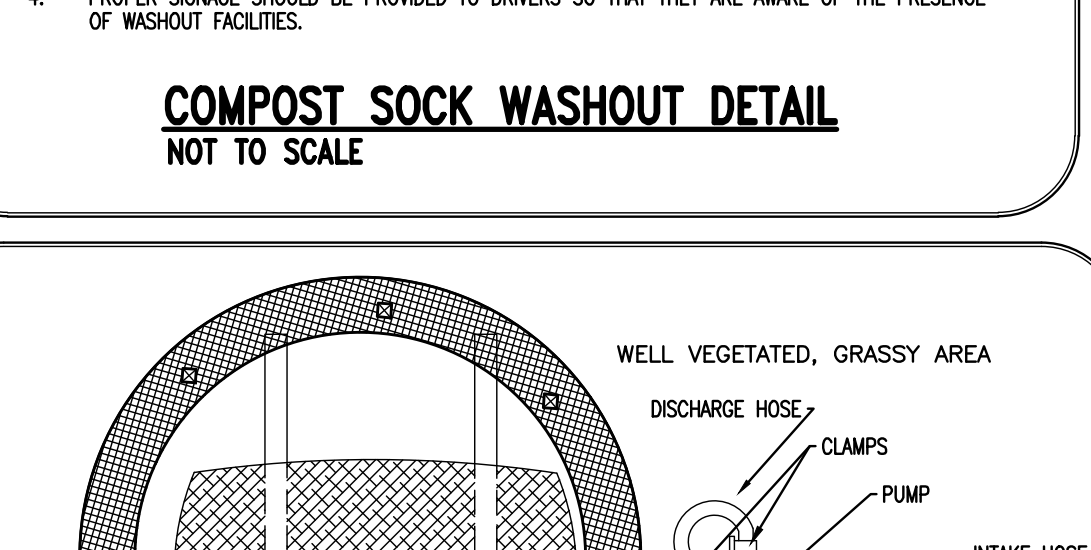
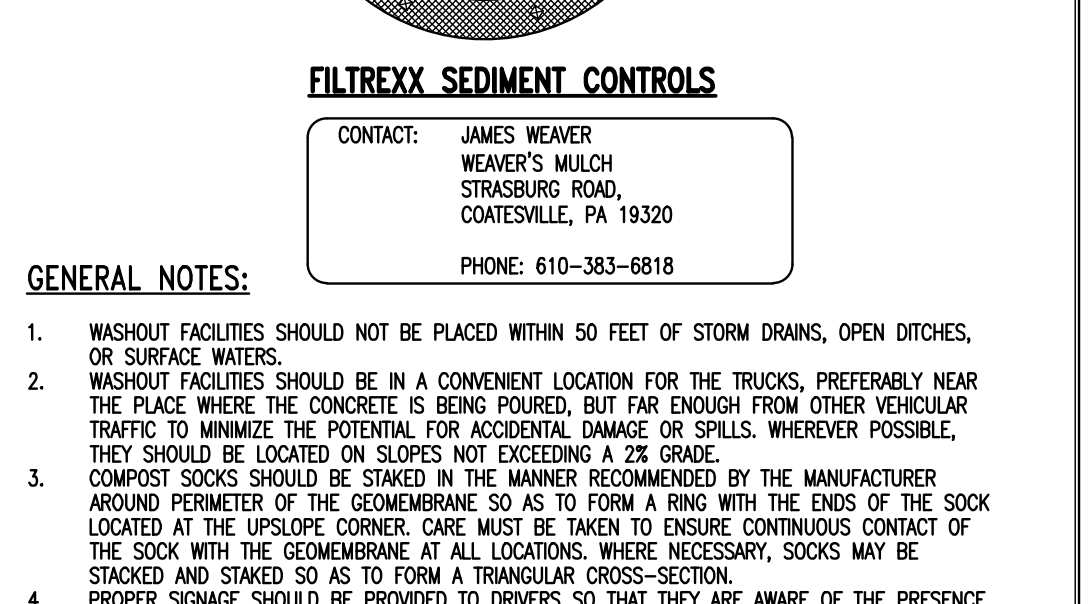
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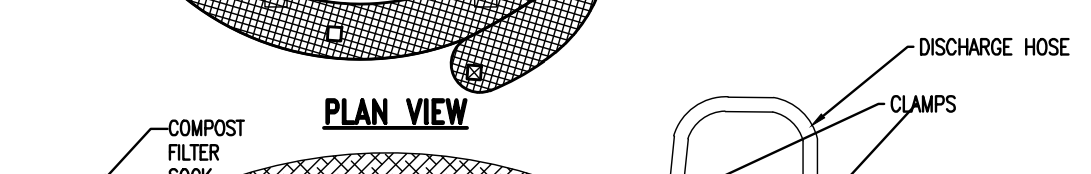
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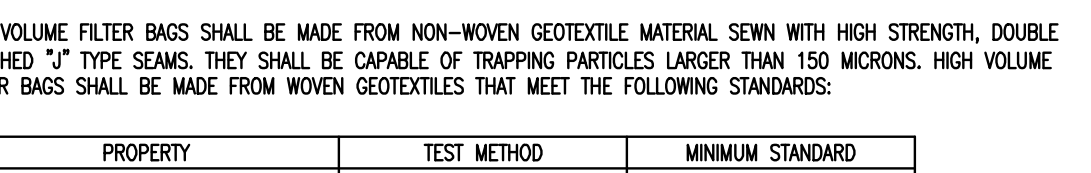
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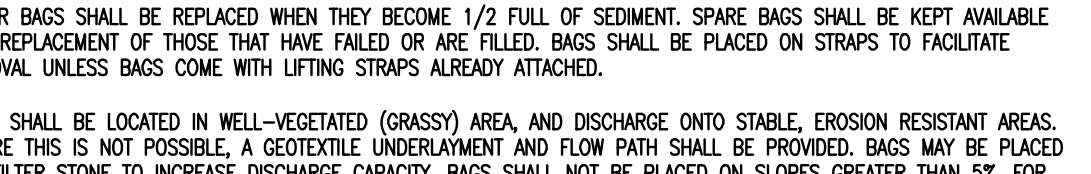
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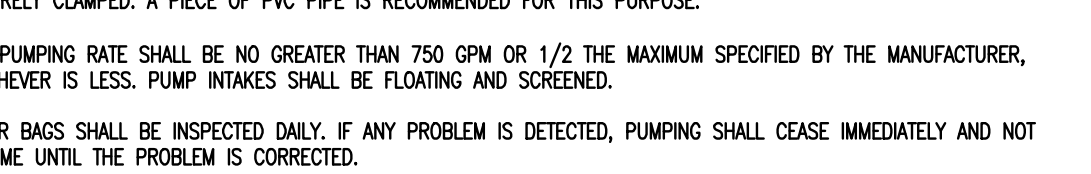
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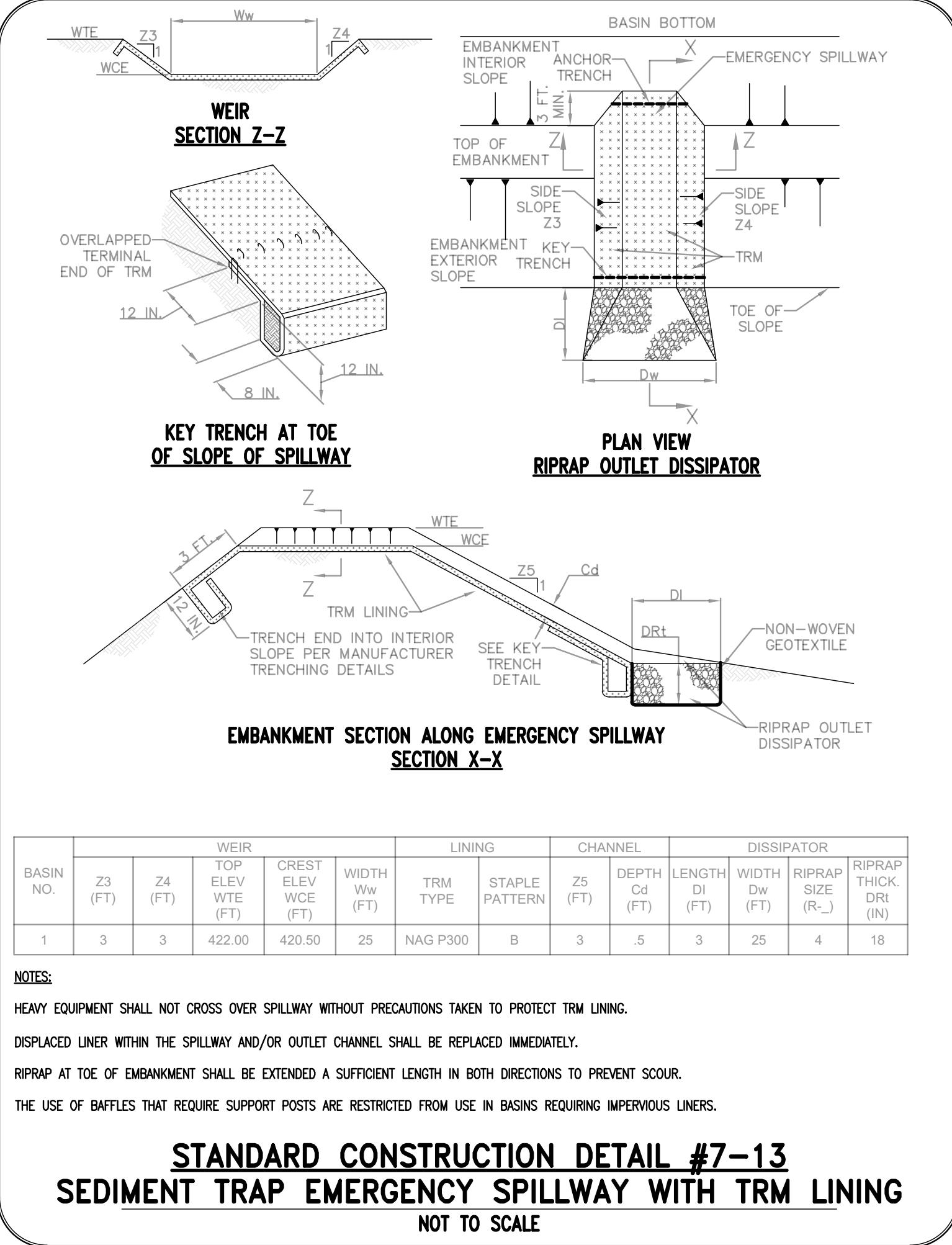
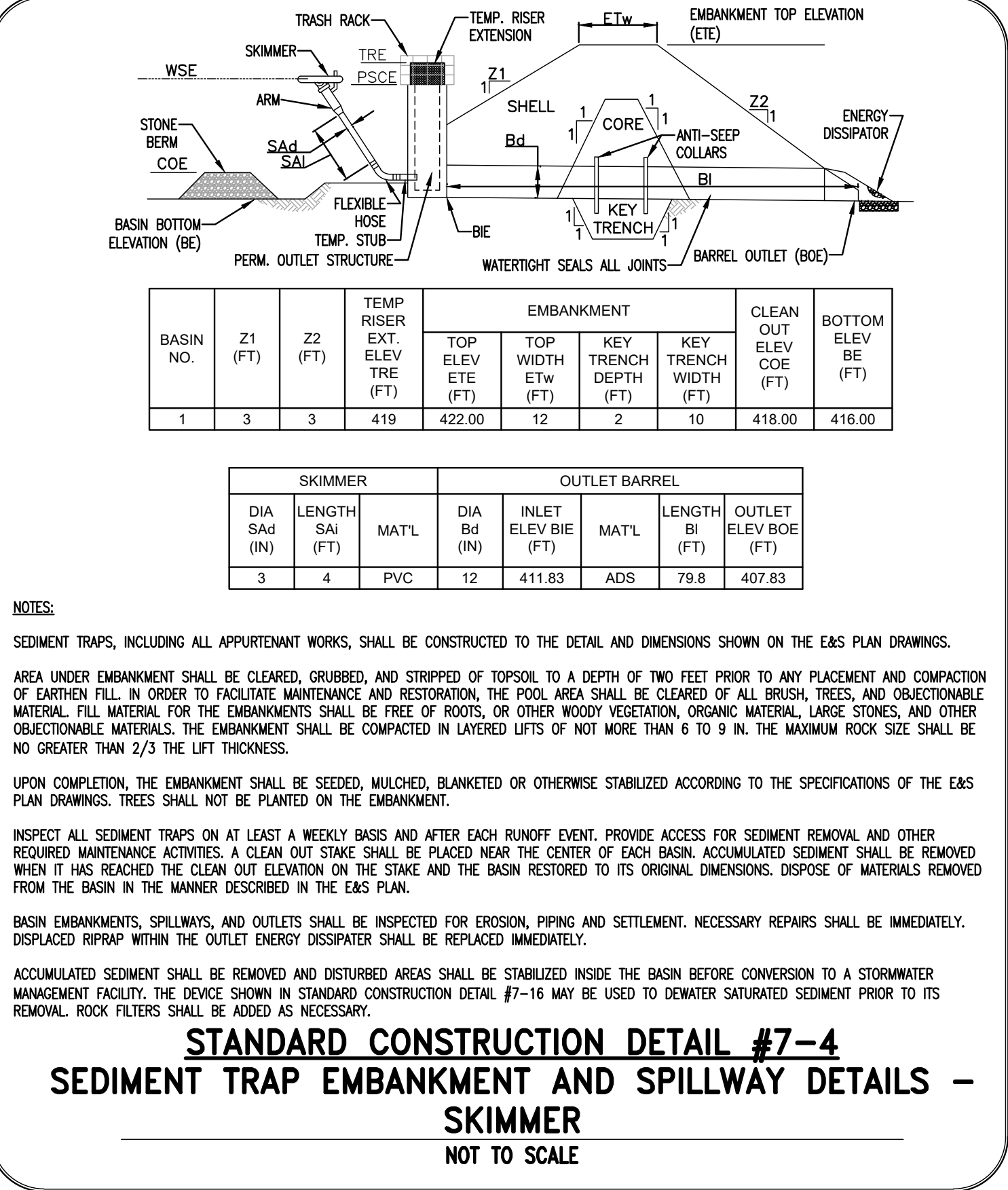
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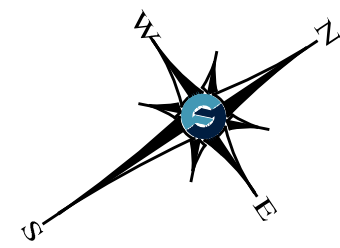
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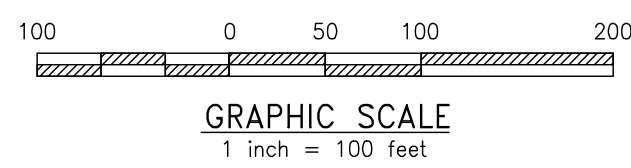
STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL NOT TO SCALE



SKIMMER			OUTLET BARREL				
DIA SAD (IN)	LENGTH SAI (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	MAT'L	LENGTH BI (FT)	OUTLET ELEV BOE (FT)
3	4	PVC	12	411.83	ADS	79.8	407.83



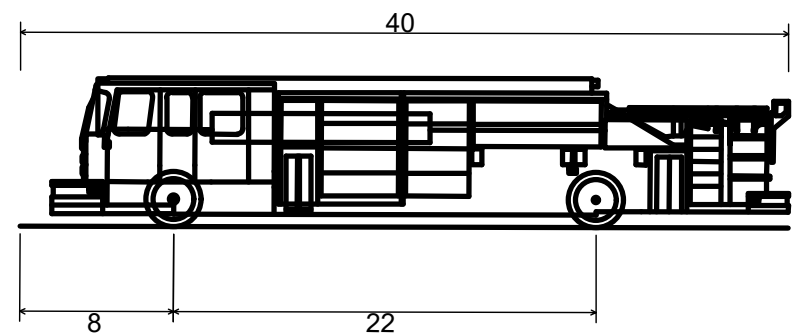
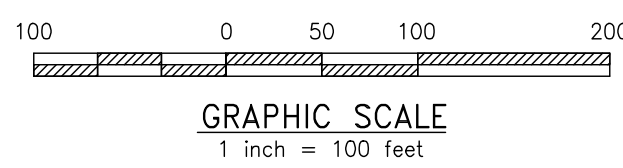
FIRE TRUCK TURNING PLAN
SCALE: 1"=100'



---	EX. PROPERTY LINE	---	242	EXISTING CONTOUR	—X—	PROP. LIGHT POLE	—E—	PROP. ELEC. LINE	—S—	PROP. STORM INLET	—W—	PROP. WATER LINE
---	PROP. PROPERTY LINE	---	242	PROPOSED CONTOUR	—X—	EX. FENCE	—E—	EX. UTILITY POLE	—W—	PROP. WATER LATERAL	—W—	PROP. WATER LATERAL
---	EX. RIGHT-OF-WAY	---	123.00	EXISTING SPOT ELEV.	—X—	EX. MAIL BOX	—E—	PROP. UTILITY POLE	—W—	PROP. FIRE WATER LINE	—W—	PROP. FIRE WATER LINE
---	PROP. RIGHT-OF-WAY	---	123.00	NEW SPOT ELEV.	—X—	EX. SIGN	—E—	EX. GAS VALVE	—W—	EX. WATER VALVE	—W—	EX. WATER VALVE
---	EX. MONUMENT	---	123.00	SOILS LINE	—X—	PROP. SIGN	—E—	EX. GAS VALVE	—W—	EX. HYDRANT	—W—	EX. HYDRANT
---	PROP. MONUMENT	---	123.00	SOILS LINE	—X—	EX. PARKING SPACES	—E—	EX. GAS VALVE	—W—	EX. HYDRANT	—W—	EX. HYDRANT
---	EX. REBAR	---	123.00	SOILS LINE	—X—	TO BE REMOVED	—E—	EX. GAS VALVE	—W—	EX. HYDRANT	—W—	EX. HYDRANT
---	EX. EASEMENT	---	123.00	SOILS LINE	—X—	EX. TELE. LINE	—E—	EX. GAS VALVE	—W—	EX. HYDRANT	—W—	EX. HYDRANT
---	PROP. EASEMENT	---	123.00	SOILS LINE	—X—	PROP. TELE. LINE	—E—	EX. GAS VALVE	—W—	EX. HYDRANT	—W—	EX. HYDRANT
---	EX. WETLANDS	---	123.00	SOILS LINE	—X—	EX. ELEC. LINE	—E—	EX. GAS VALVE	—W—	EX. HYDRANT	—W—	EX. HYDRANT

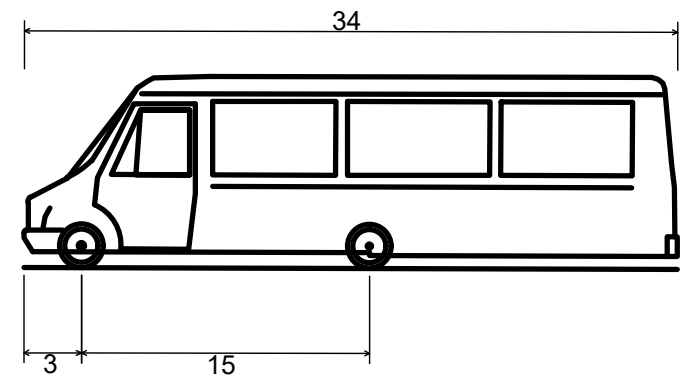


MINI-BUS TURNING PLAN
SCALE: 1"=100'



Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°



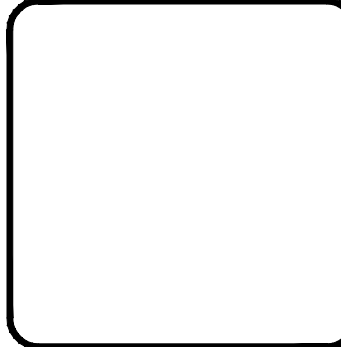
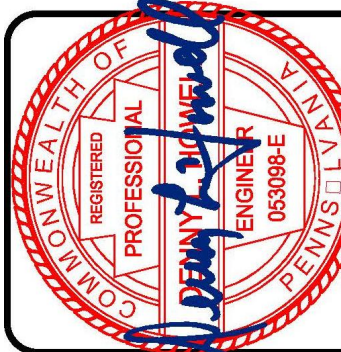
Mini-Bus
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

34.000ft
6.539ft
9.974ft
0.667ft
6.529ft
5.00s
25.591ft

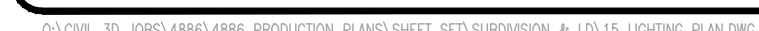
MINOR LAND DEVELOPMENT
TRUCK TURNING PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	14 TRUCK TURNING PLANS
PLOTTED:	02/11/2026
DRAWING NO.:	C07.2
SHEET:	14 OF 17



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Civil Engineering | Land Planning | Environmental
1250 Wright Lane, West Chester, PA 19380
Phone: (610) 914-9002 Fax: (610) 914-9003



TMS LIGHTING

LIGHT POLE & BASE DETAIL
NOT TO SCALE

NOTE: LIGHTS TO BE SCHEDULED TO BE ON DURING HOURS OF OPERATION. BY DOING THIS IT WILL MINIMIZE UNNECESSARY NIGHT TIME ILLUMINATION.

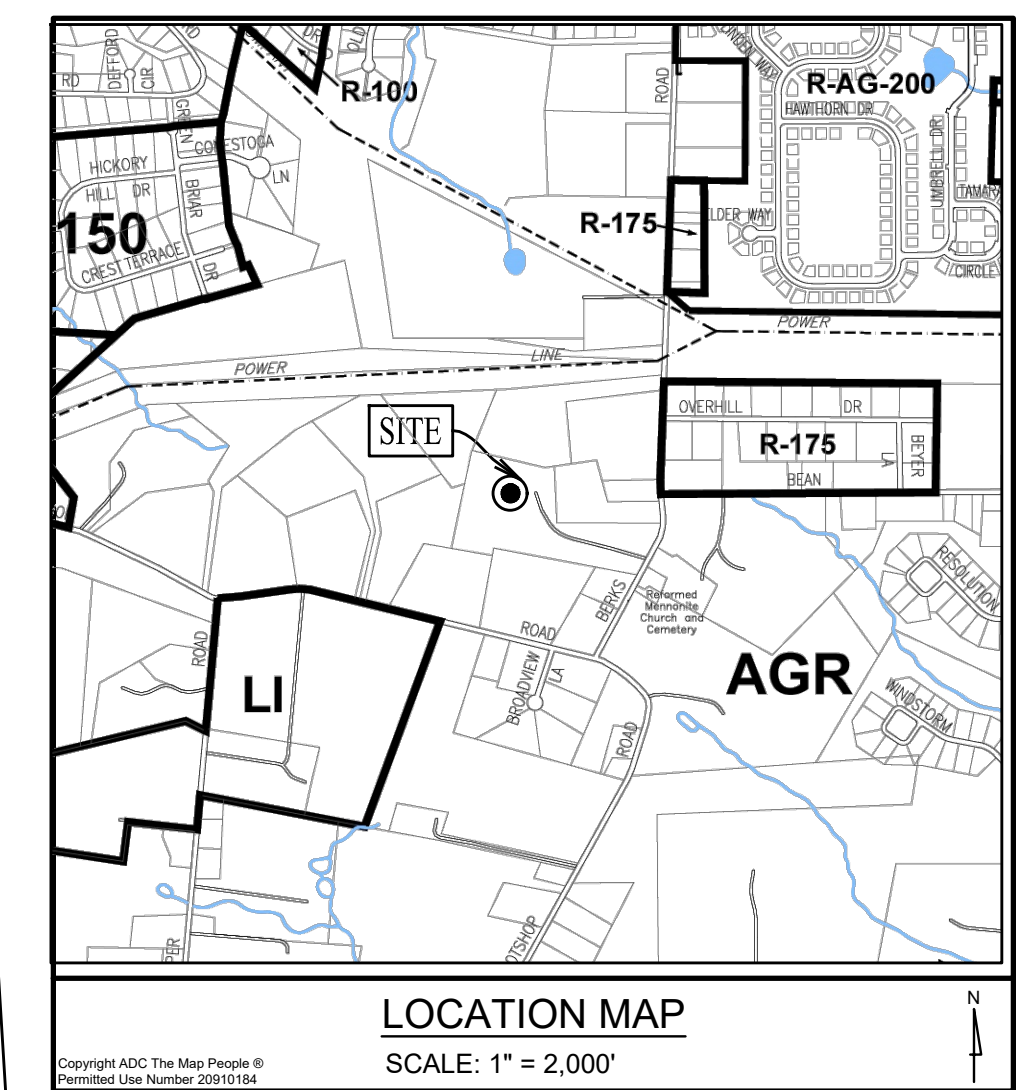
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PROJECT NO.:	4886
CAD FILE:	15 LIGHTING PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C08.1
SHEET	15 OF 17

16 3 17

**WEST
SIDE
YARD**

REAR YARDS

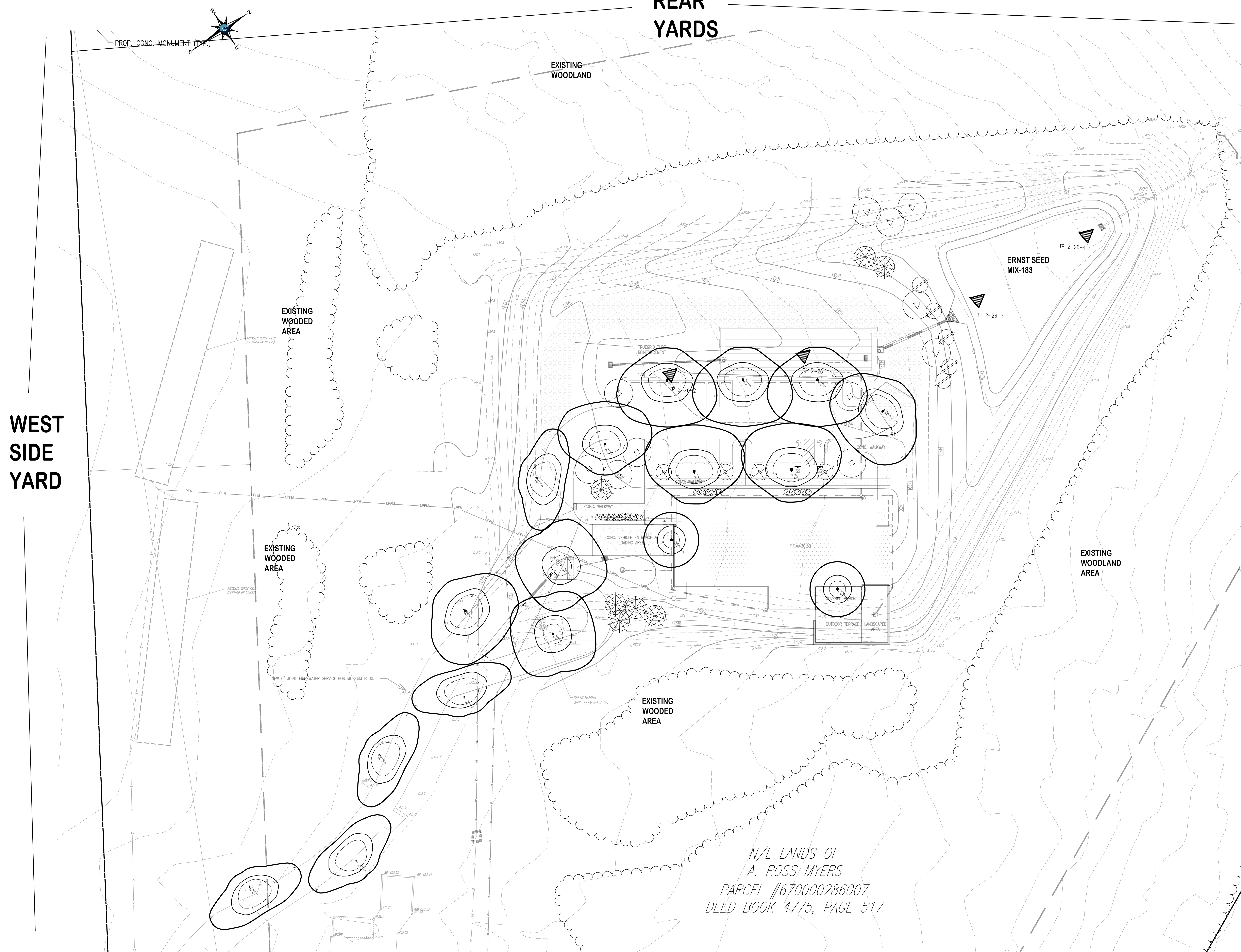
**EAST
SIDE
YARD**



REV	DATE	REVISIONS PER TOWNSHIP LETTERS AND MEETING DESCRIPTION
1	02/11/2004	
2		
3		
4		
5		
6		
7		
8		

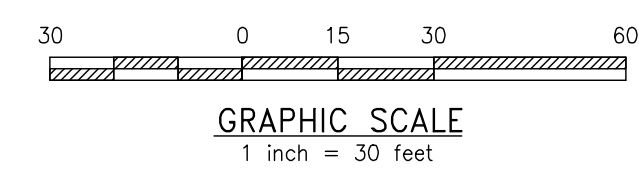
CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	16 LANDSCAPE PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C09.1
SHEET	16 OF 17

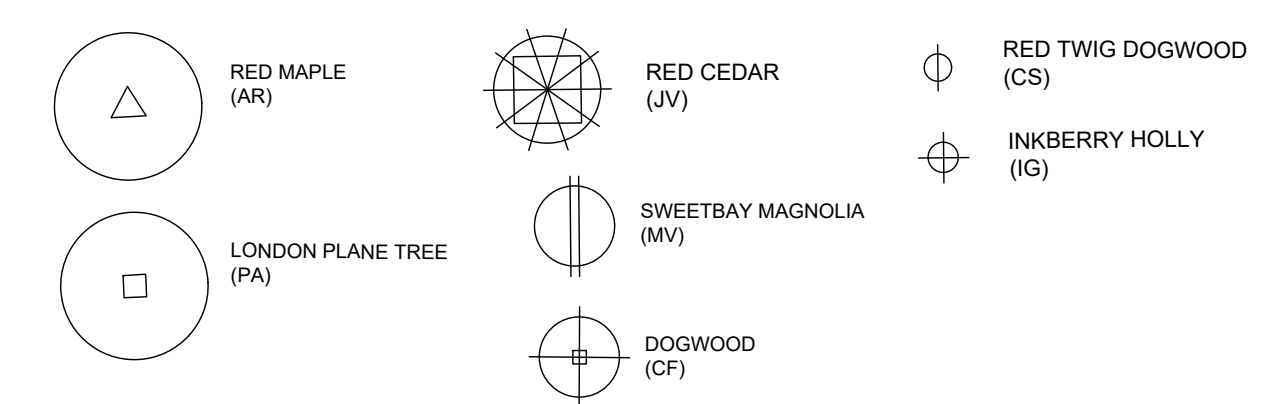


N/L LANDS OF
A. ROSS MYERS
PARCEL #670000286007
DEED BOOK 4775, PAGE 517

LANDSCAPE PLAN
SCALE: 1"=30'



LEGEND



Q:\CIVIL 3D\JOBS\4886\4886 PRODUCTION PLANS\SHEET SET\SUBMISSION & 10.16 LANDSCAPE PLAN.DWG

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