

FINAL LAND DEVELOPMENT PLANS

FOR TROTTER'S GAIT

JEP, LLC

3072 & 3090 DOTTERER ROAD, GILBERTSVILLE, PA 19525
NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

OWNER, APPLICANT AND ENGINEER OF RECORD

OWNER:

JEP, LLC
1348 SUMMEYTOWN PIKE
AMBLER, PA 19002
PHONE: (610) 563-0209
CONTACT: JOHN PANIZZA

APPLICANT:

JEP, LLC
1348 SUMMEYTOWN PIKE
AMBLER, PA 19002
PHONE: (610) 563-0209
CONTACT: JOHN PANIZZA

ENGINEER OF RECORD:

KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH STREET, SUITE 3300
PHILADELPHIA, PA 19102
PHONE: (267) 687-0150
CONTACT: TOM KATLHON, P.E.

1. THIS PLAN SET REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY BY CONTROL POINT ASSOCIATES, INC. PERFORMED ON AUGUST 25, 2025.

- THE HORIZONTAL DATUM IS PER NORTH AMERICAN DATUM OF 1983 (NAD83), PA STATE PLANE COORDINATE SYSTEM.
- THE VERTICAL DATUM IS PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- BENCHMARK #1 TRM-A: MAG NAIL IN ASPHALT AT ELEVATION = 268.23 FT
- BENCHMARK #2 TRM-B: MAG NAIL IN ASPHALT AT ELEVATION = 278.44 FT
- BENCHMARK #3 IRON PIN W/ CAP SET IN GRASS AT ELEVATION = 277.68 FT

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

3. PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 67 OF 451, MAP NUMBER 42091C006TG, MAP EFFECTIVE DATE MARCH 2, 2016.

4. ELEVATIONS, DIMENSIONS AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

GENERAL NOTES:

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

6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTORS RISK.

7. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "PENNSYLVANIA ONE CALL" @ 1-800-242-1776 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

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

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

11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

12. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.

13. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO PUBLIC FACILITIES, INCLUDING ROADWAYS, UTILITIES, ETC., AND SHALL REPAIR SUCH DAMAGE IN ACCORDANCE WITH THE APPLICABLE STANDARDS.



LOCATION MAP
(NEARMAP AERIAL IMAGERY)
SCALE: 1" = 500'



USGS MAP
(SASSAMANSVILLE, PA QUADRANGLE)
SCALE: 1" = 2,000'



ZONING MAP OF NEW HANOVER TOWNSHIP
(MONTGOMERY COUNTY, PENNSYLVANIA)
SCALE: 1" = 900'



USDA NRCS SOILS MAP
(WEB SOIL SURVEY AERIAL IMAGERY)
SCALE: 1" = 100'

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT PROPOSES THE DEVELOPMENT OF A 29 LOT RESIDENTIAL SUBDIVISION ON +/- 14.10 ACRES SITUATED IN NEW HANOVER TOWNSHIP. SITE IMPROVEMENTS WILL CONSIST OF ROADS, SINGLE FAMILY HOMES, DRIVEWAYS, SIDEWALKS, CURB RAMPS, UTILITIES, LANDSCAPING, AND STORMWATER MANAGEMENT CONTROLS.

UTILITY PROVIDERS:

WATER:
AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA 19010
PHONE: (610) 525-1400
CONTACT: THOMAS WADDY
TITLE: PA ONE CALL SPECIALIST

SEWER:
NEW HANOVER TOWNSHIP SEWER
AUTHORITY
2990 FAGLEYSVILLE ROAD
GILBERTSVILLE, PA 19525
PHONE: (610) 323-1008
CONTACT: KIRT MICHAELS
TITLE: SUPERINTENDENT

ELECTRIC:
PENNSYLVANIA ELECTRIC CO
300 FRONT STREET
CONSHOHOCKEN, PA 19428
PHONE: (330) 604-4073
CONTACT: MELLYSSA ADAMS
TITLE: AVP & CHIEF CORPORATE SOCIAL
RESPONSIBILITY OFFICER

GAS:
UGI UTILITIES INC.
225 MORGANTOWN ROAD
READING, PA 19611
PHONE: (610) 736-6571
CONTACT: KURT ZEIELASKOWSKI
TITLE: PROJECT ENGINEER

WAIVERS GRANTED: (B.O.S. APRIL 5, 2018):

22-813.5 - CARTWAYS. THE CARTWAY WIDTH STANDARDS LISTED IN THE FOLLOWING SUBSECTIONS ARE REQUIRED FOR STREETS WITHOUT ON-STREET PARKING. THE CARTWAY WIDTH SHALL BE INCREASED BY EIGHT FEET WHERE ON-STREET PARKING IS PROVIDED ALONG ONE SIDE OF THE STREET AND BY 16 FEET WHERE ON-STREET PARKING IS PROVIDED ALONG BOTH SIDES OF THE STREET. STREETS WHERE ANY LOT IS LESS THAN 20,000 SQUARE FEET IN AREA OR ANY LOT WIDTH IS LESS THAN 100 FEET.

21-215.13 - ALL DRIVES SHALL HAVE A CROSS SECTION SLOPE OF 3/8 INCH PER FOOT INCORPORATED AS A CROWN OR CONTINUOUS SLOPE FROM EDGE OF PAVEMENT OR SUCH OTHER CROSS SLOPE AS MAY BE APPROVED BY THE PERMIT OFFICER UPON SATISFACTORY DEMONSTRATION BY THE APPLICANT OF THE APPROPRIATENESS THEREOF.

23-410-8 (C) - THE SIDE SLOPES SHALL NOT BE GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL.

21-234 - FINISHED SIDEWALKS AND CURBS SHALL HAVE A GRADE FROM THE INNER EDGE OF THE SIDEWALK TO THE OUTER EDGE OF THE CURB OF 1/4" OF AN INCH TO THE FOOT.

22-503.5 (4) - ALL EXISTING BUILDINGS AND THEIR USES, BODIES OF WATER, SEWER, WATER MAINS, CULVERTS, PETROLEUM OR PETROLEUM PRODUCT LINES, GAS LINES, ELECTRIC AND TELEPHONE LINES, FIRE HYDRANTS, ALL OTHER UTILITIES AND OTHER SIGNIFICANT MAN-MADE FEATURES ON OR WITHIN 200 FEET OF THE TRACT.

22-812.2 - CURBS SHALL BE PROVIDED IN ALL ZONING DISTRICTS.

22-812.4 - WHERE A SUBDIVISIONS OR LAND DEVELOPMENT ABUTS OR CONTAINS AN EXISTING STREET OR INADEQUATE RIGHT-OF-WAY WIDTH, ADDITIONAL RIGHT-OF-WAY WIDTH SHALL BE DEDICATED TO CONFORM TO THE STANDARDS OF THIS CHAPTER.

22-822.1 - SIDEWALK SHALL BE PROVIDED ALONG BOTH SIDES OF EXISTING AND NEW STREETS IN THE R-2S, R-1S, CB-1, CB-2 AND U ZONING DISTRICTS.

REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE NEW HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

22-810.2 F(1) - REQUIRING THAT THERE BE A MINIMUM 2 INCH DROP BETWEEN STORM INLET PIPE AND OUTLET PIPE ELEVATIONS, AND THAT ELEVATIONS OF PIPE CROWNS MATCH WHEN PIPES ENTERING AND EXITING STORM STRUCTURES ARE DIFFERENT SIZES. PARTIAL WAIVER REQUESTED TO PERMIT NO DROPS AND NO MATCHING OF CROWNS THROUGH STORM STRUCTURES ONLY IN SPECIFIC LOCATIONS, AND ONLY AS MINIMALLY NEEDED IN ORDER TO AVOID UTILITY CONFLICTS BETWEEN STORM AND SANITARY SEWER, BOTH OF WHICH HAVE FIXED, INFLEXIBLE CONNECTION POINT ELEVATIONS TO EXISTING FACILITIES.

23-410-8(C) - WHICH REQUIRES THAT BASIN SIDE SLOPES NOT BE GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL. RELIEF IS REQUESTED (IN ADDITION TO RELIEF PREVIOUSLY GRANTED 4/5/2018) TO PERMIT THE USE OF A RETAINING WALL ALONG THE SIDE OF THE STORMWATER BASIN ADJACENT TO THE PROPOSED TROTTER'S GAIT LANE, PROVIDED THAT THE WALL TYPE USED IS A "REDI-ROCK" TYPE GRAVITY WALL (NO TIE BACKS) AND THAT THE STORMWATER FACILITY REMAINS AS A CONSTRUCTED WETLAND BASIN.

22-503.C(3) - WHICH REQUIRES THAT THE PLAN SHOW ALL EXISTING HIGHWAYS, STREETS AND ROADS, ON OR ADJACENT TO, OR WITHIN 200 FEET OF ANY PART OF THE TRACT, INCLUDING NAME, RIGHT-OF-WAY AND CARTWAY WIDTH.

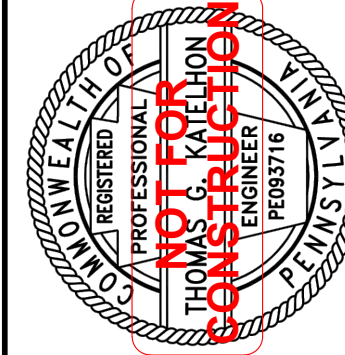
PLAN REFERENCES:

THE FOLLOWING PLANS AND REPORTS WERE USED IN THE CREATION OF THIS PLAN SET:

- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 10/2/2025, LAST REVISED 10/2/2025
- FRESHWATER WETLAND DELINEATION REPORT PREPARED BY DUBOIS & ASSOCIATES, DATED 04/15/2024, LAST REVISED 04/15/2024

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
610-262-2776
SERIAL NUMBER: 20252664142

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300
PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

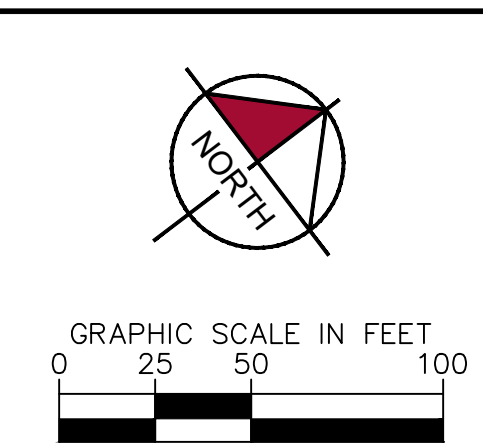


KHA PROJECT
122261000
DATE
06/03/2026
SCALE: AS SHOWN
DESIGNED BY: DMV
DRAWN BY: AT
CHECKED BY: TKG

COVER SHEET

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
C-000
1 OF 42



C-150	8	SITE DETAILS 1
C-151	9	SITE DETAILS 2
C-152	10	SITE DETAILS 3
C-160	11	ROAD PLANS AND PROFILES - TROTTERS GAIT LANE
C-161	12	ROAD PLANS AND PROFILES - CHESTNUT COURT
C-170	13	OFF-ROAD PROFILES
C-200	14	GRADING PLAN
C-210	15	A.D.A. ENLARGEMENT PLAN
C-211	16	MAIL KIOSK & SIDEWALK TURN-AROUNDS
C-250	17	A.D.A. RAMP GRADING DETAILS
C-300	18	DRAINAGE PLAN
C-310	19	DRAINAGE PROFILES 1
C-311	20	DRAINAGE PROFILES 2
C-312	21	DRAINAGE TABLES
C-350	22	DRAINAGE DETAILS 1
C-351	23	DRAINAGE DETAILS 2
C-400	24	UTILITY PLAN
C-410	25	SANITARY SEWER PROFILE
C-450	26	UTILITY DETAILS 1
	--	UTILITY DETAILS 2
C-500	27	STAGE 1 EROSION & SEDIMENT CONTROL PLAN
C-510	28	STAGE 2 EROSION & SEDIMENT CONTROL PLAN
C-550	29	EROSION & SEDIMENT CONTROL NOTES 1
C-551	30	EROSION & SEDIMENT CONTROL NOTES 2
C-552	31	EROSION & SEDIMENT CONTROL DETAILS 1
C-553	32	EROSION & SEDIMENT CONTROL DETAILS 2
C-554	33	EROSION & SEDIMENT CONTROL DETAILS 3
C-555	34	EROSION & SEDIMENT CONTROL DETAILS 4
C-600	35	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-650	36	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES 1
C-651	37	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES 2
C-652	38	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS 1
C-653	39	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS 2
L-100	40	LANDSCAPE PLAN
L-150	41	LANDSCAPE NOTES & DETAILS
L-200	42	LIGHTING PLAN
L-250	43	LIGHTING DETAILS

I/WE, _____ HAVE LAID OUT UPON MY/OUR
LAND, SITUATE IN NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANIED PLAN
WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS

DAY OF _____, 2026.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE
MONTGOMERY COUNTY, AT <RECORDER OF DEEDS OFFICE LOCATION> IN
PLAN BOOK _____, PAGE NO. _____ ON _____, 2026.

AT THE MEETING HELD ON _____, THE NEW HANOVER
TOWNSHIP AUTHORITY APPROVED THE SUBDIVISION/LAND DEVELOPMENT
PLAN OF THE PROPERTY OF 3072 AND 3090 DOTTERER ROAD AS SHOWN
HEREON.

OF _____ 20 ____.

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

COMMONWEALTH OF PENNSYLVANIA:
MONTGOMERY COUNTY:

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

APPROVAL FROM THE BOARD OF SUPERVISORS

DATE	BOARD MEMBER
------	--------------

APPROVED BY MONTGOMERY COUNTY PLANNING COMMISSION THIS
DAY OF 20 .

THIS IS TO CERTIFY THAT THE PLAN OF IMPROVEMENTS ARE TRUE, CORRECT
TO THE BEST OF MY KNOWLEDGE, AND PREPARED UNDER MY SUPERVISION.

MY COMMISSION EXPIRES

THOMAS G. KATELHON
P.E. NO. PE093716

CALL BEFORE YOU DIG!

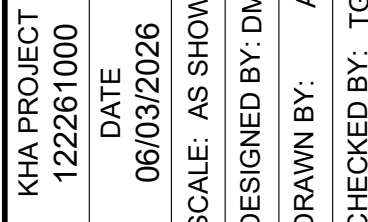
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

 **PA 1**
PROFESSIONAL ASSOCIATION

1-800-242-1776

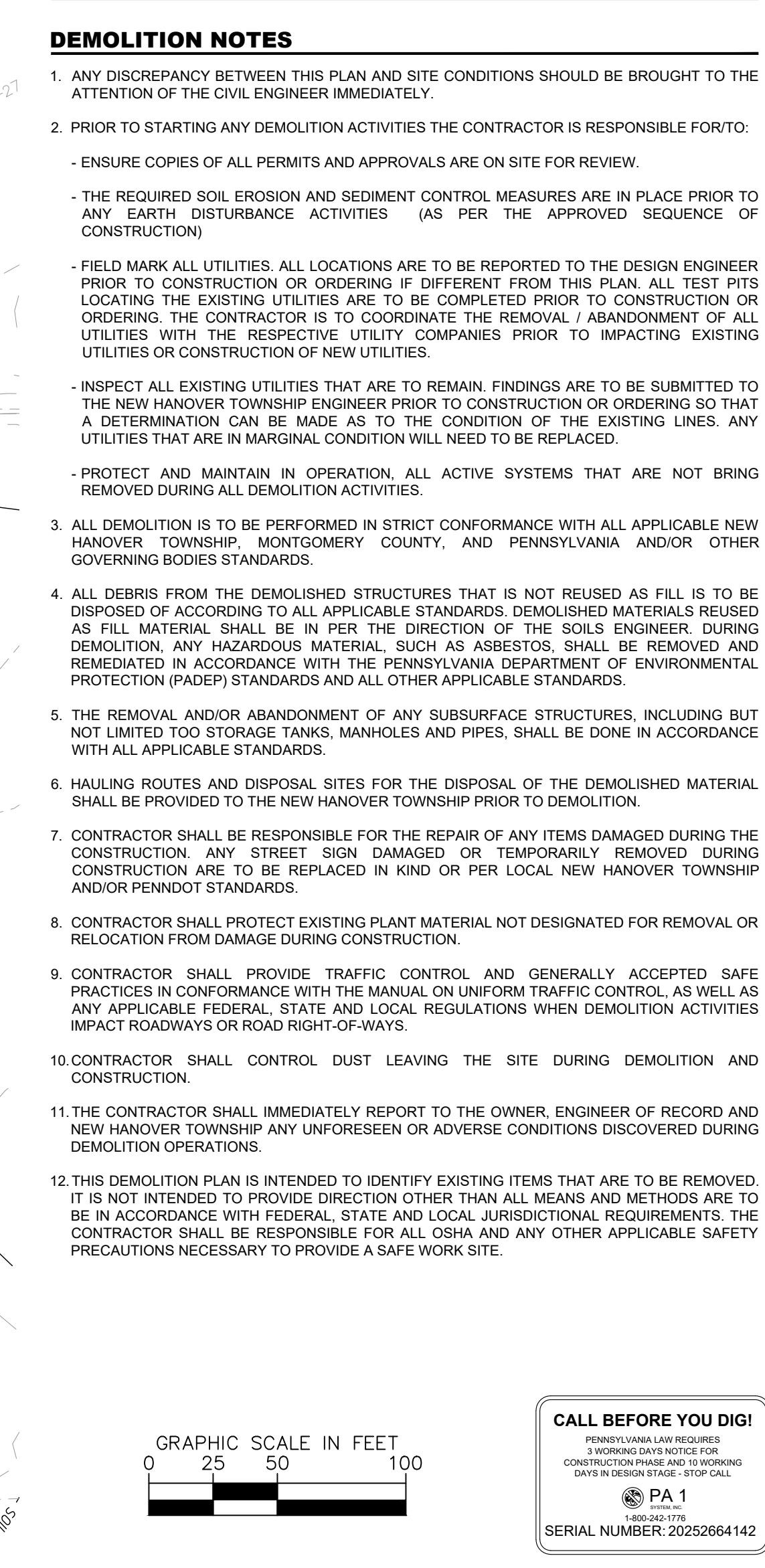
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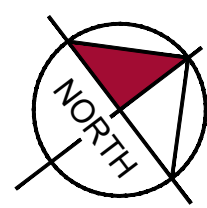
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WWW.KIMLEY-HORN.COM



TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
C-010
2 OF 42

[illegible]



1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADI GIVEN TO THE FACE OF CURB AND ALL RADI ARE ASSUMED TO BE 5' UNLESS NOTED OTHERWISE.
3. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGNAGE AND MARKINGS FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
5. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER PENNDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
6. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.

EXISTING ADJOINING PROPERTY LINE

EXISTING LEGAL RIGHT-OF-WAY

EXISTING EASEMENT

EXISTING CURB

EXISTING ROADWAY EDGE OF ASPHALT

EXISTING DRIVEWAY EDGE OF ASPHALT

EXISTING FENCELINE

EXISTING OVERHEAD ELECTRIC LINE
(WITH UTILITY POLE)

EXISTING TREELINE

EXISTING WETLANDS FIELD DELINEATED

EXISTING WATERCOURSE
FIELD DELINEATED

EXISTING WATERCOURSE PER NWI

EXISTING 100-YR FEMA FLOODPLAIN

PROPOSED WATERCOURSE BUFFER

PROPOSED WETLANDS BUFFER

PROPOSED ULTIMATE RIGHT-OF-WAY

PROPOSED SETBACK LINE

PROPOSED EASEMENT

PROPOSED LOT PROPERTY LINE

PROPOSED 8' MACADAM PATH

PROPOSED CONCRETE SIDEWALK

PROPOSED PAVEMENT MILL AND OVERLAY

PROPOSED CURB

PROPOSED FLUSH/DEPRESSED CURB

PROPOSED PAVEMENT EDGE OF CONCRETE

PROPOSED MILL AND OVERLAY LIMITS

PROPOSED SAWCUT LINE

PROPOSED FENCE

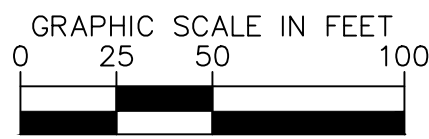
PROPOSED CONCRETE SIDEWALK

PROPOSED TREELINE

PROPOSED RETAINING WALL

PROPOSED BASIN OUTLINE

PROPOSED SIGHT TRIANGLES



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

 **PA 1**
SERIAL NUMBER: 20252664142

KHA PROJECT 122261000	DATE 06/03/2026	SCALE: AS SHOWN	DESIGNED BY: DM	DRAWN BY: A
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SITE PLAN

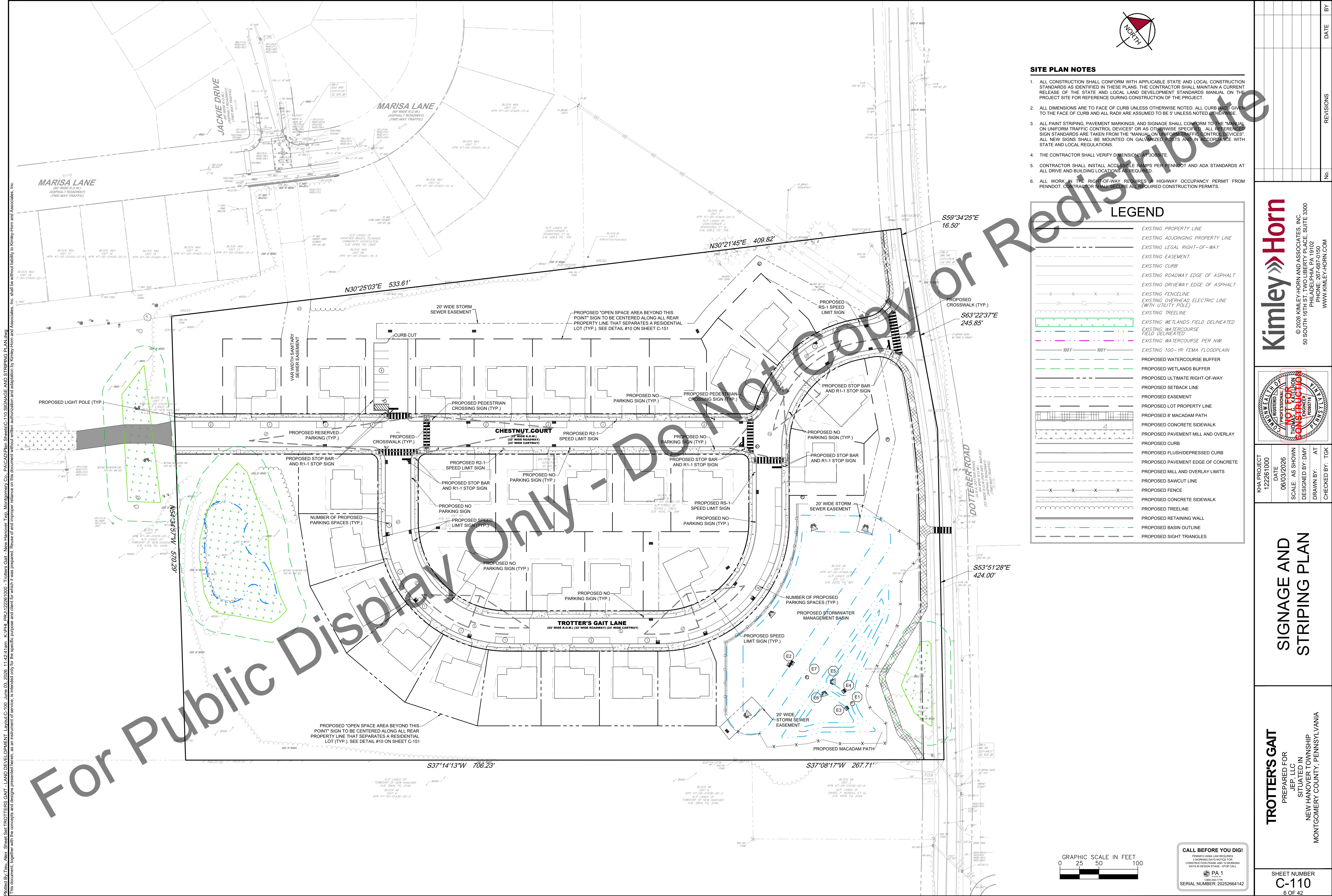
TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
C-100
5 OF 42

REVISIONS	DATE	BY
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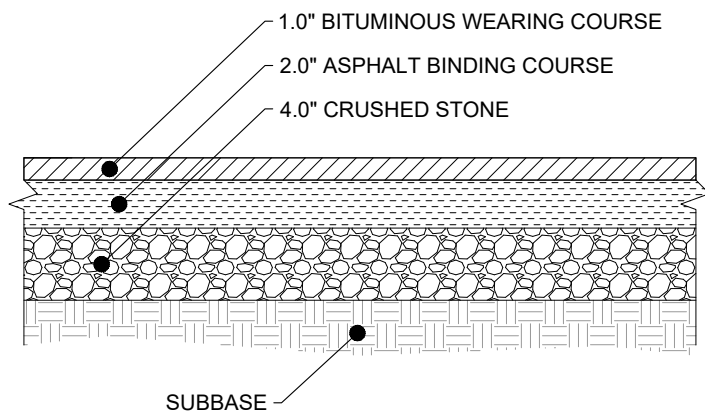
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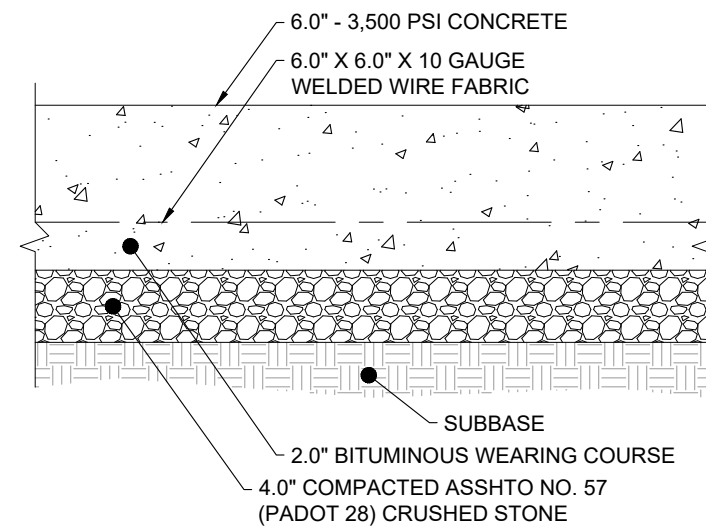




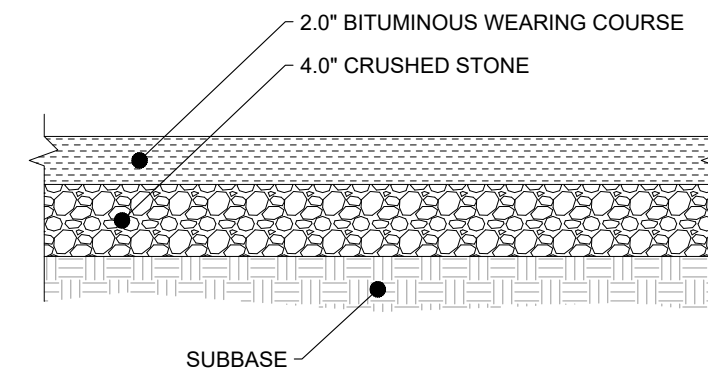
Plotted By: Tieu, Alex Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: C-152 June 03, 2026 11:43:16am K:\PHI PROJ\22261000 - Trotters Gait - New Hanover Twp. Montgomery Co., PA\CAD\Plan Sheets\C-150 SITE DETAILS.dwg
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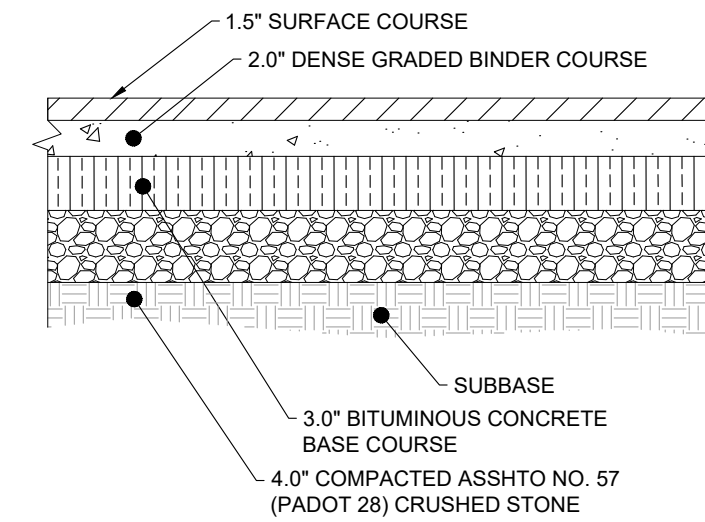
1 MACADAM PATH SECTION
Scale: N.T.S.



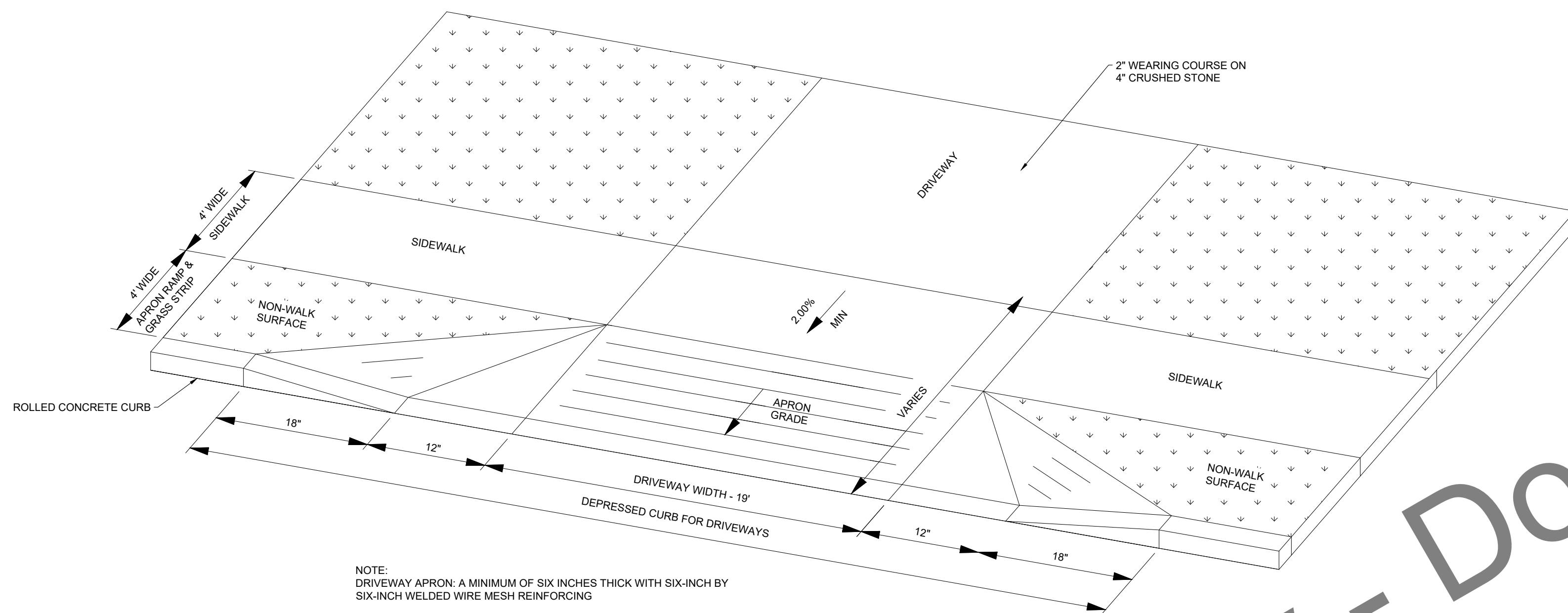
2 DRIVEWAY APRON SECTION, SIDEWALK THROUGH DRIVEWAY
Scale: N.T.S.



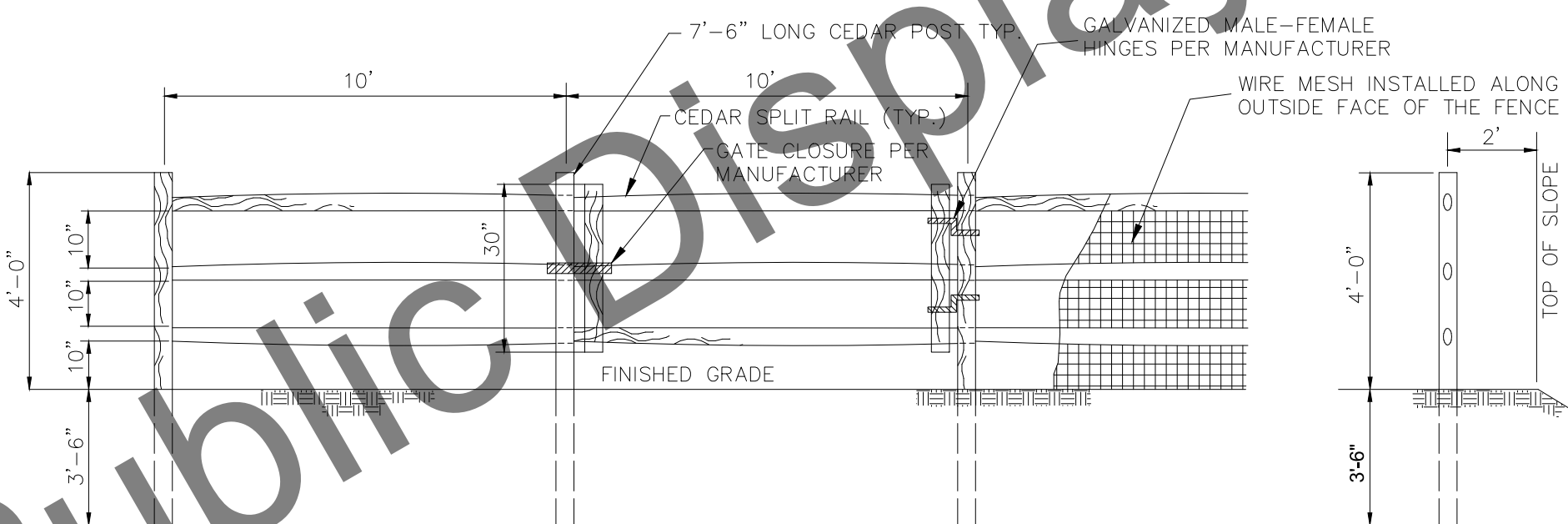
3 DRIVEWAY PAVEMENT SECTION
Scale: N.T.S.



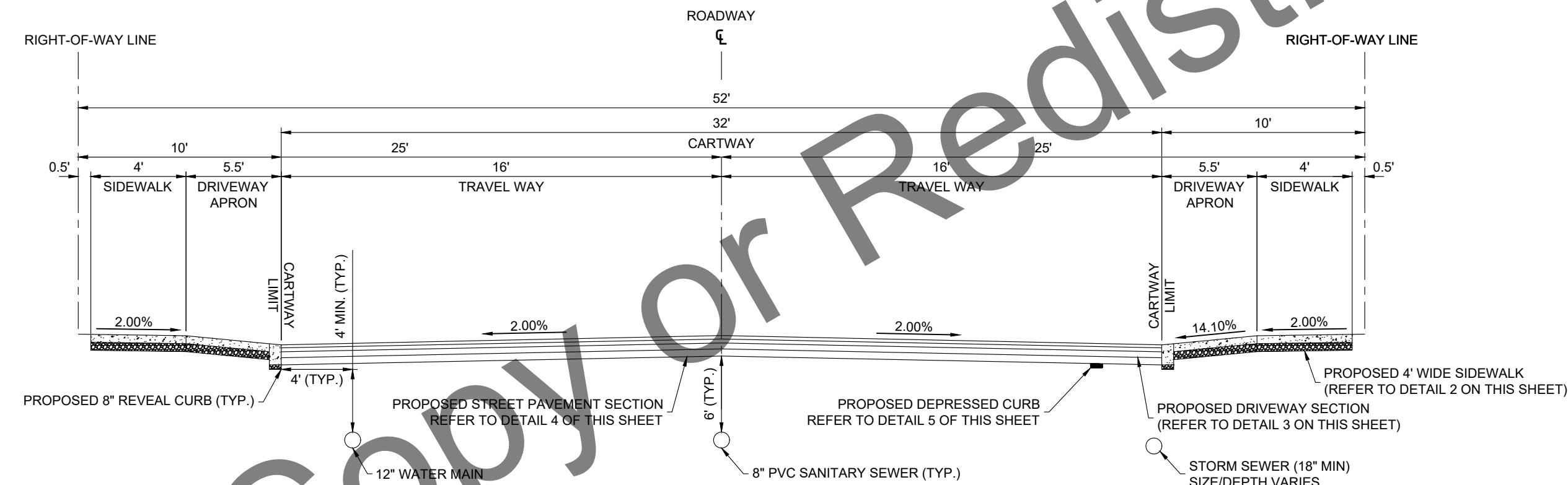
4 MARISSA LANE PAVEMENT SECTION
Scale: N.T.S.



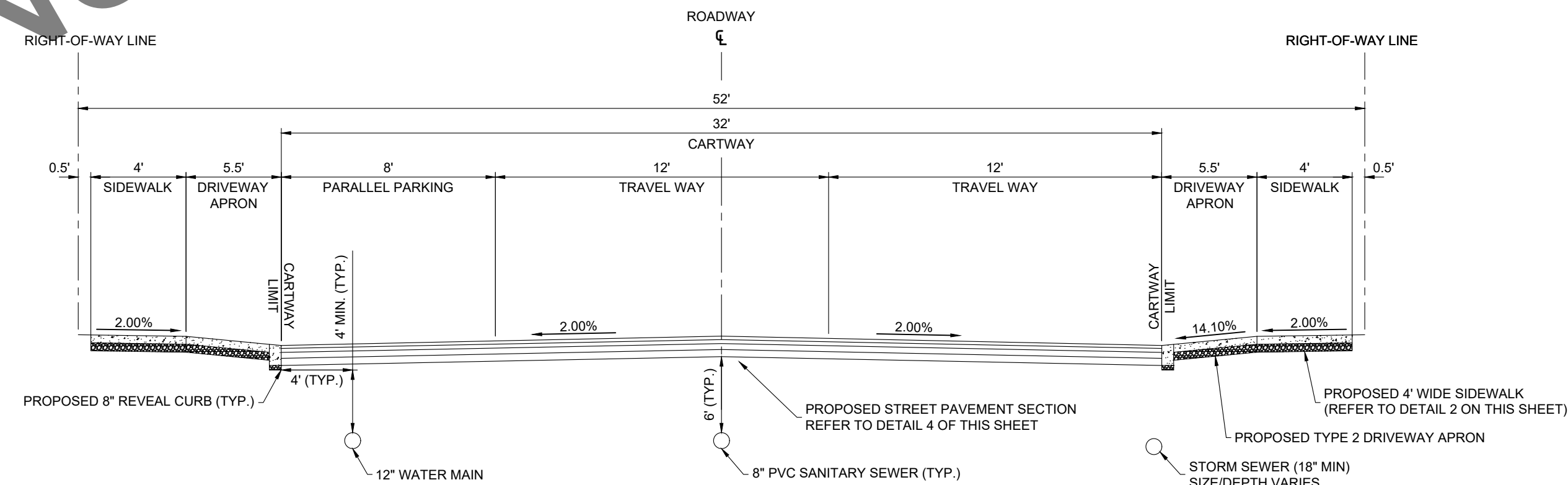
5 DRIVEWAY APRON DETAIL
Scale: N.T.S.



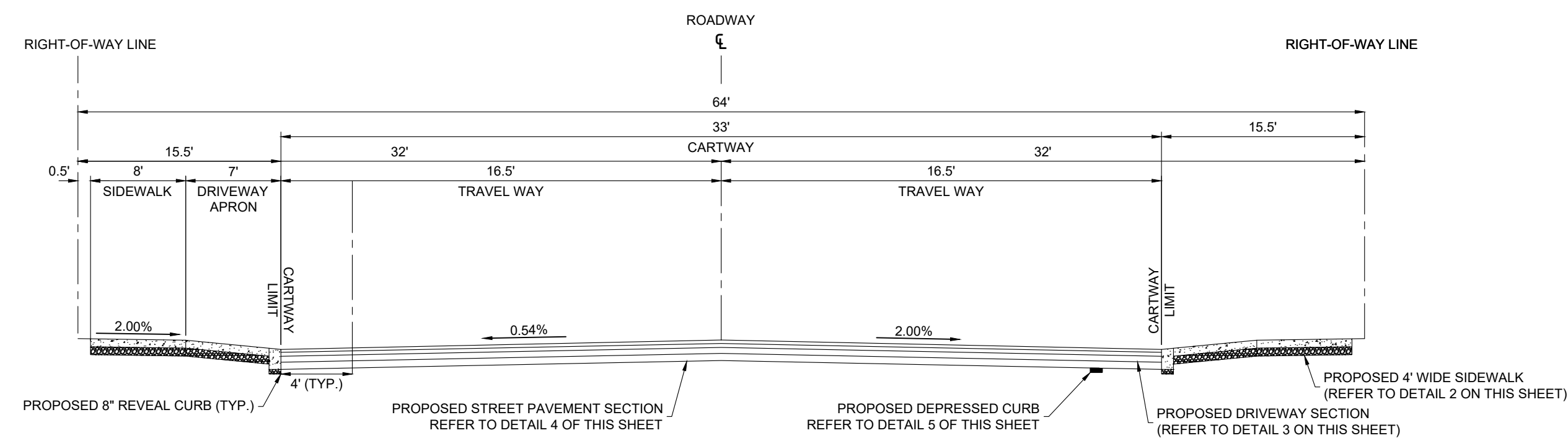
6 SPLIT RAIL FENCE DETAIL
Scale: N.T.S.



7 TYPICAL ROAD CROSS-SECTION
Scale: N.T.S.



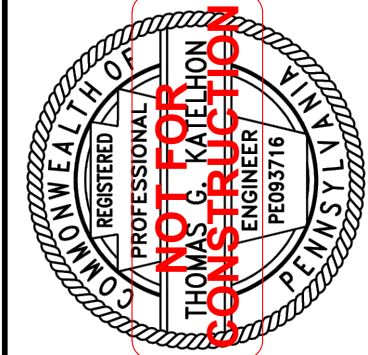
8 TYPICAL ROAD CROSS-SECTION (WITH PARKING ON ON SIDE)
Scale: N.T.S.



9 DOTTERER ROAD CROSS-SECTION
Scale: N.T.S.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
800-222-7778
SERIAL NUMBER: 20252664142

Kimley»Horn
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50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3300
PHILADELPHIA, PA 19102
PHONE: 267-687-0150
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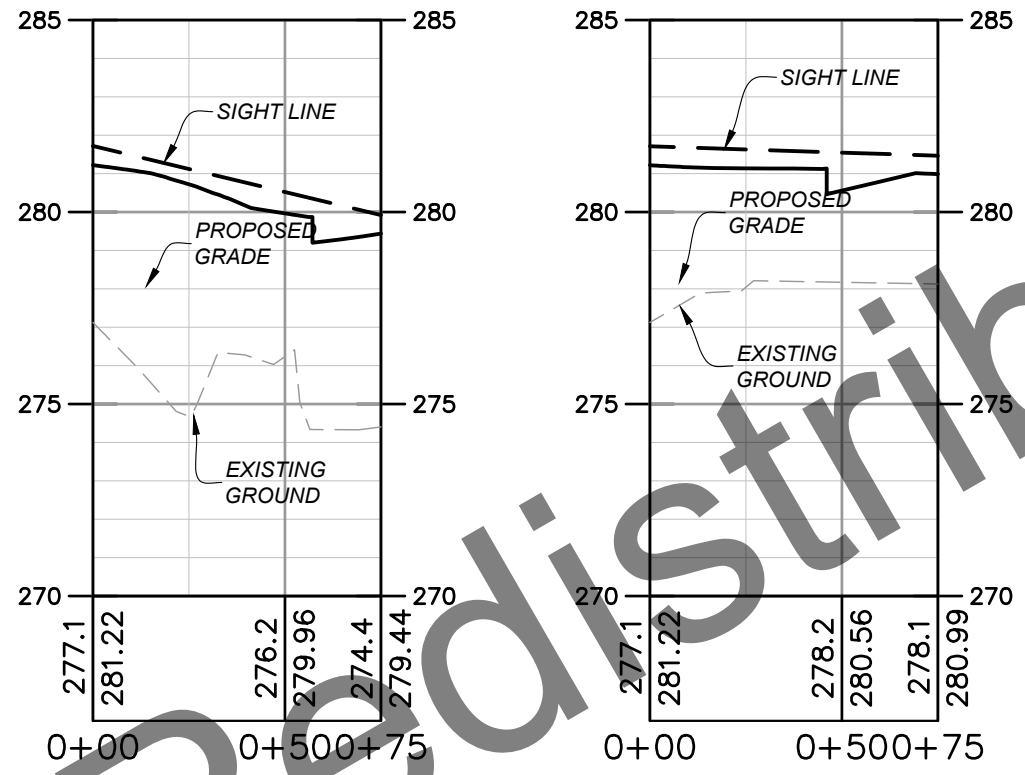
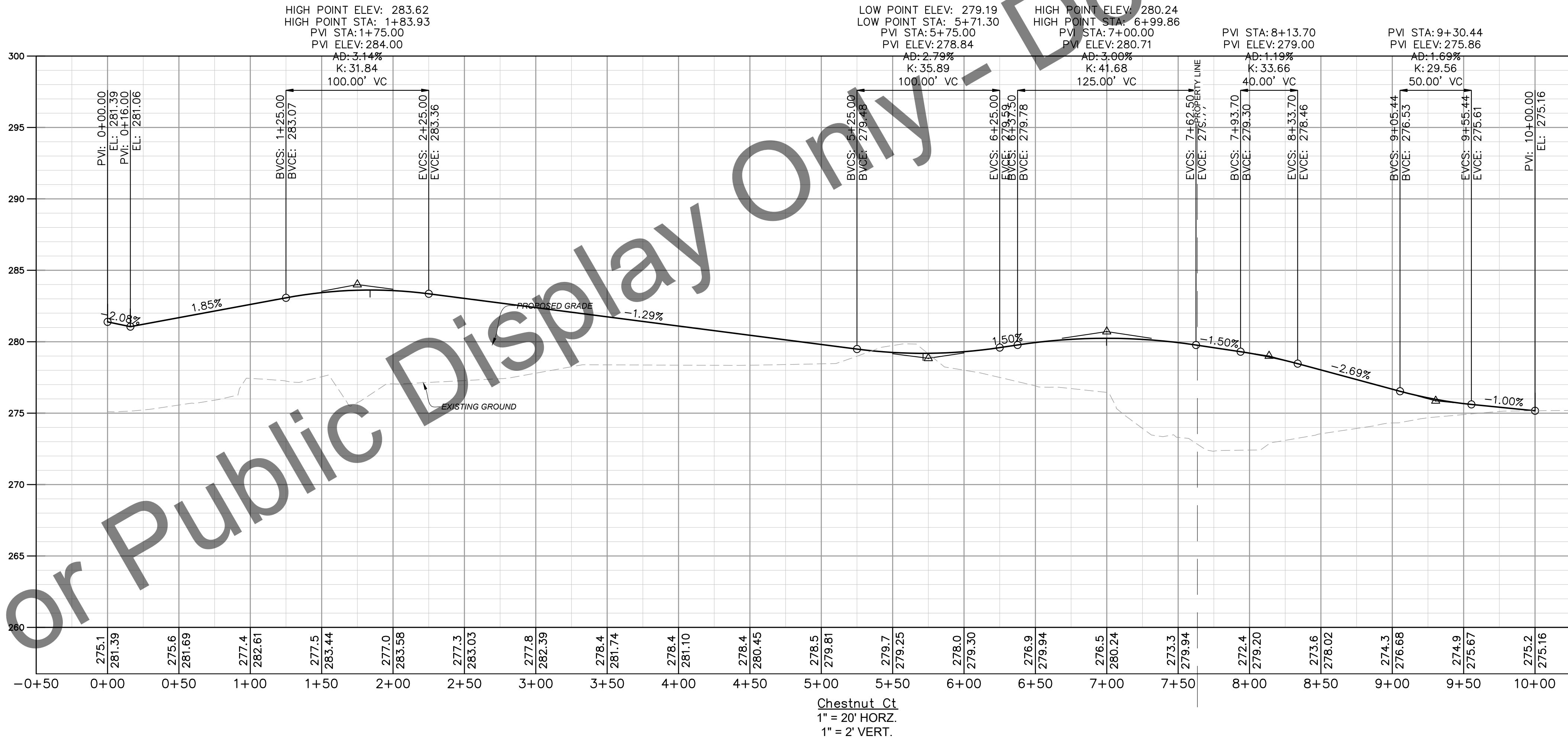
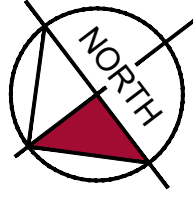
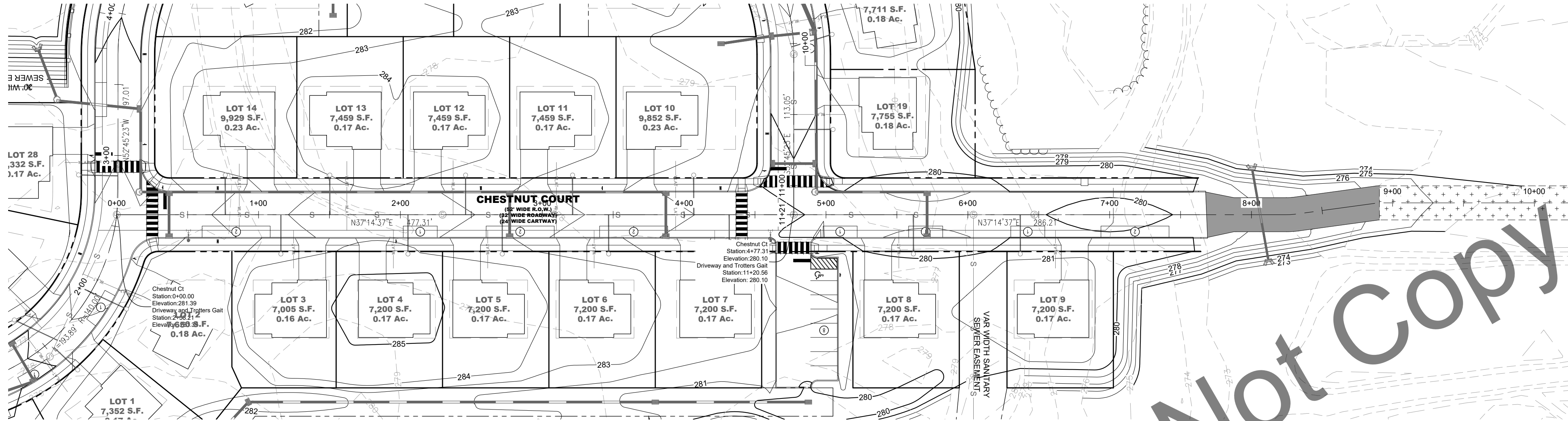
KHA PROJECT
122261000
DATE
06/03/2026
SCALE: AS SHOWN
DESIGNED BY: DMV
DRAWN BY: AT
CHECKED BY: TKG

SITE DETAILS 3

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

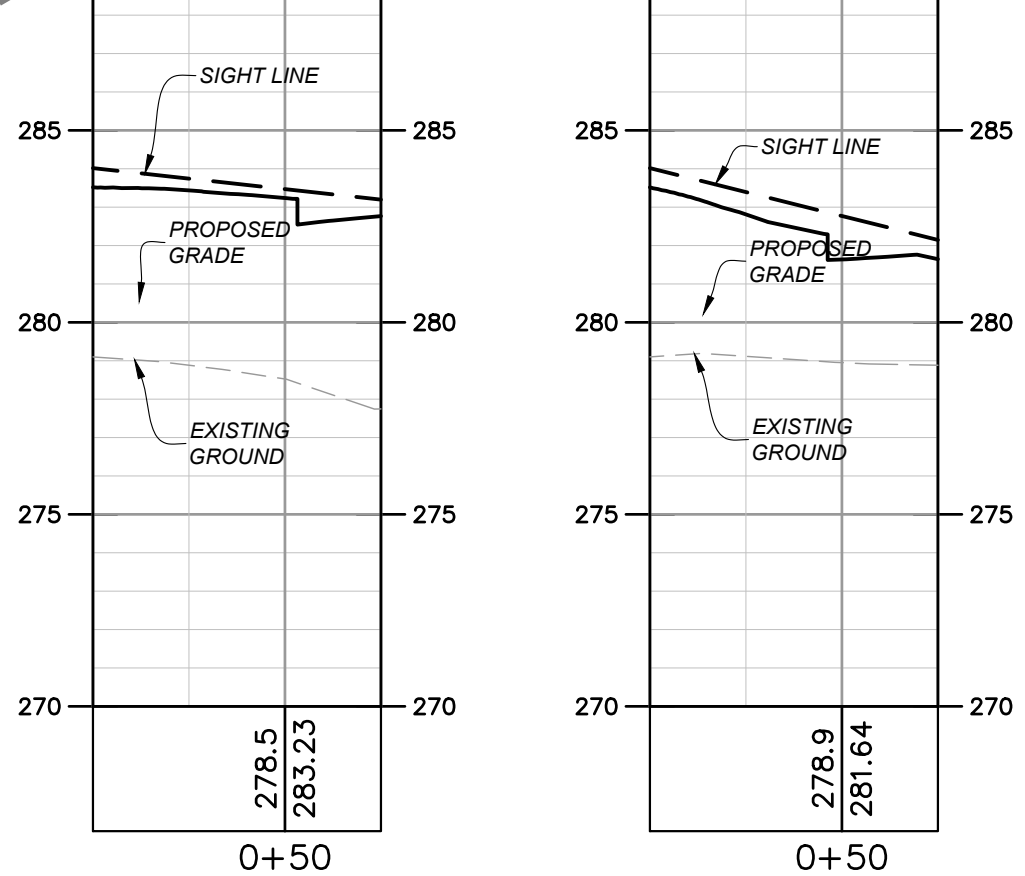
SHEET NUMBER
C-152
10 OF 42

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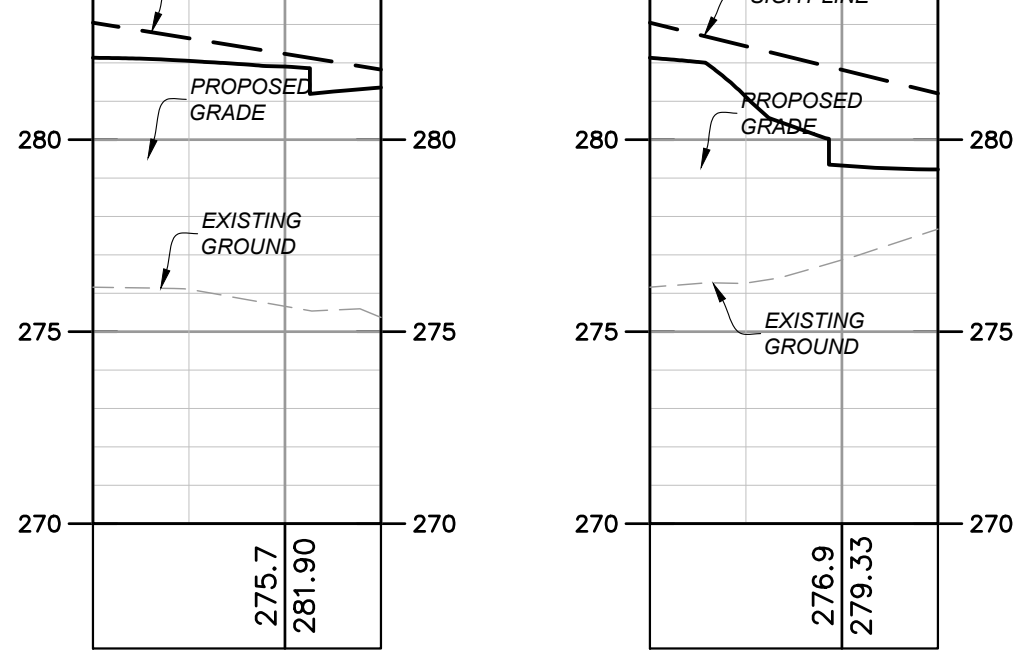
LOT #15 (LOOKING LEFT)
1" = 20' HORZ.
1" = 2' VERT.

LOT #15 (LOOKING RIGHT)
1" = 20' HORZ.
1" = 2' VERT.



LOT #18 (LOOKING LEFT)
1" = 20' HORZ.
1" = 2' VERT.

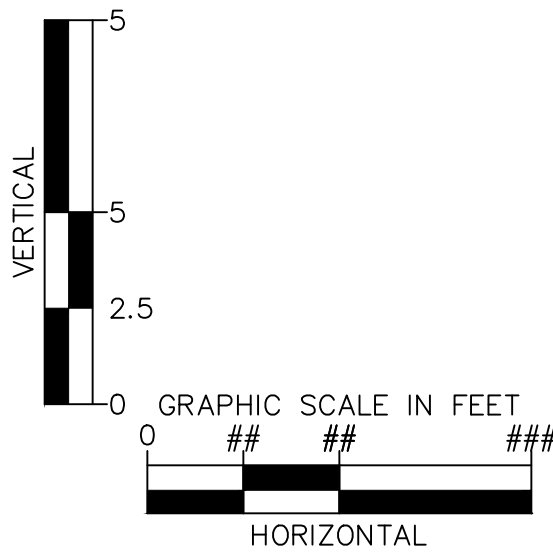
LOT #18 (LOOKING RIGHT)
1" = 20' HORZ.
1" = 2' VERT.



LOT #29 (LOOKING LEFT)
1" = 20' HORZ.
1" = 2' VERT.

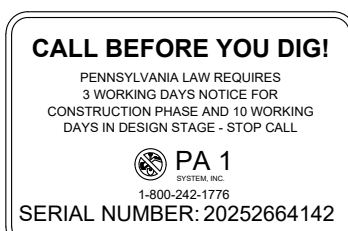
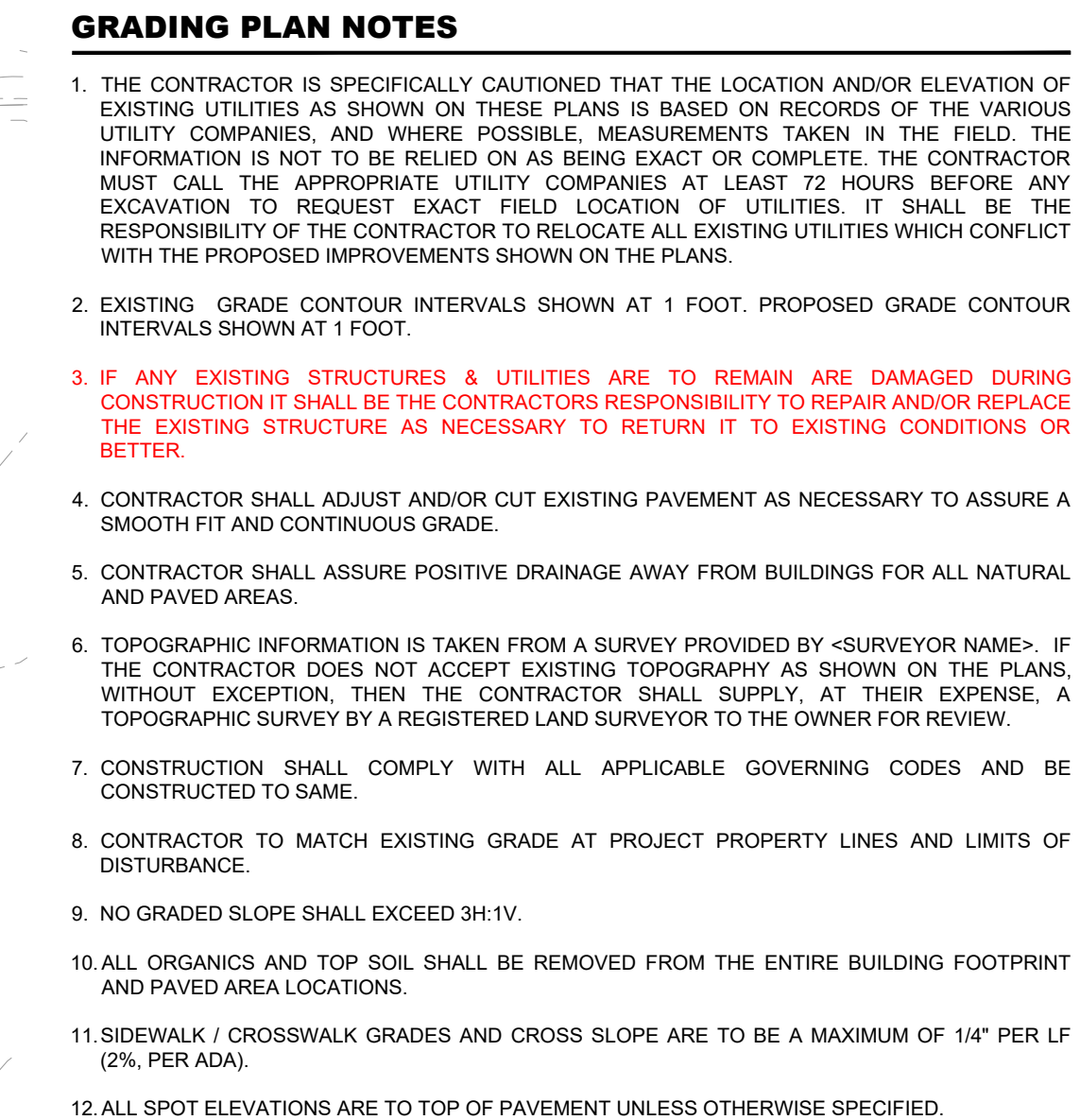
LOT #29 (LOOKING RIGHT)
1" = 20' HORZ.
1" = 2' VERT.

LOT SIGHT LINE PROFILES

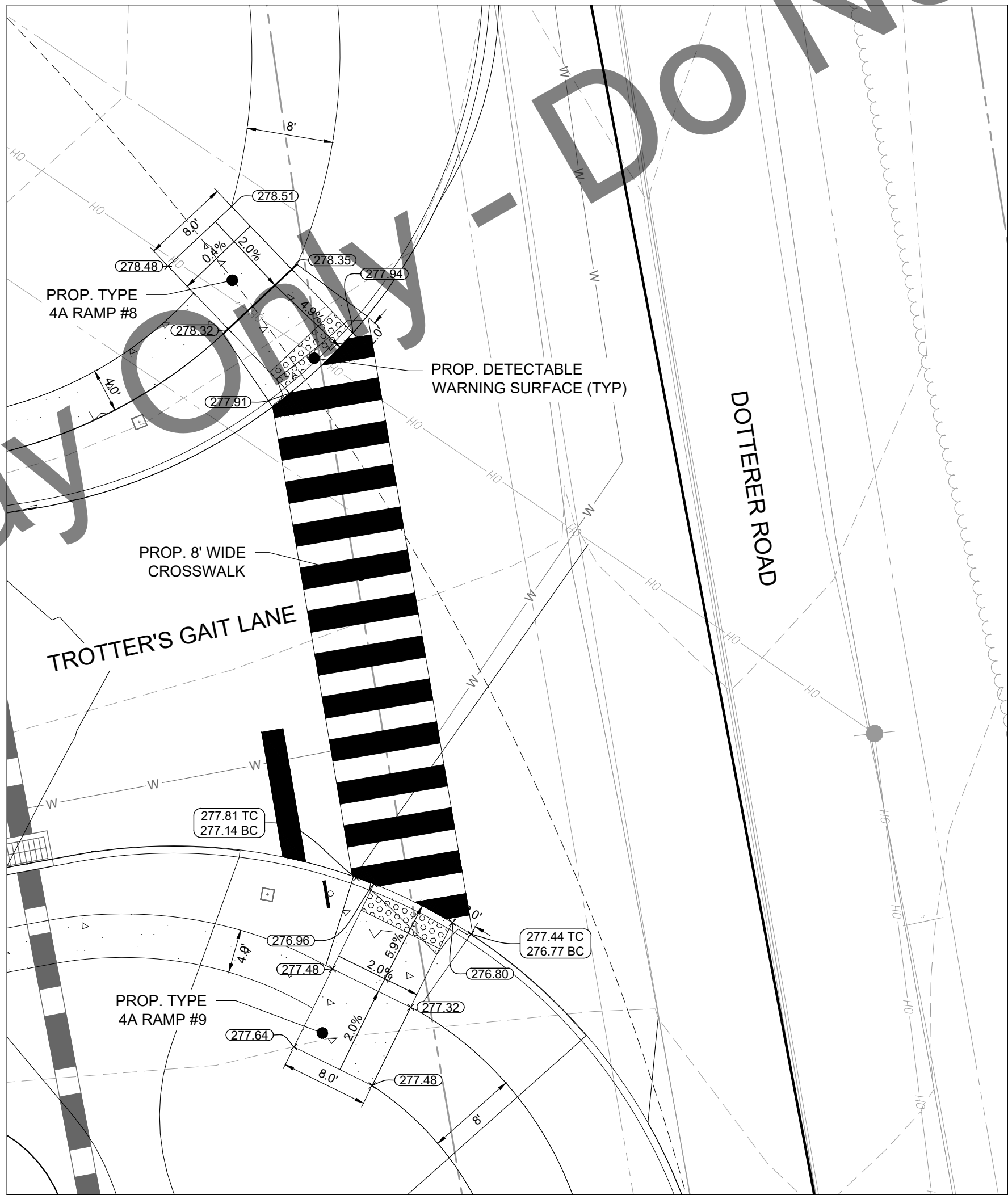
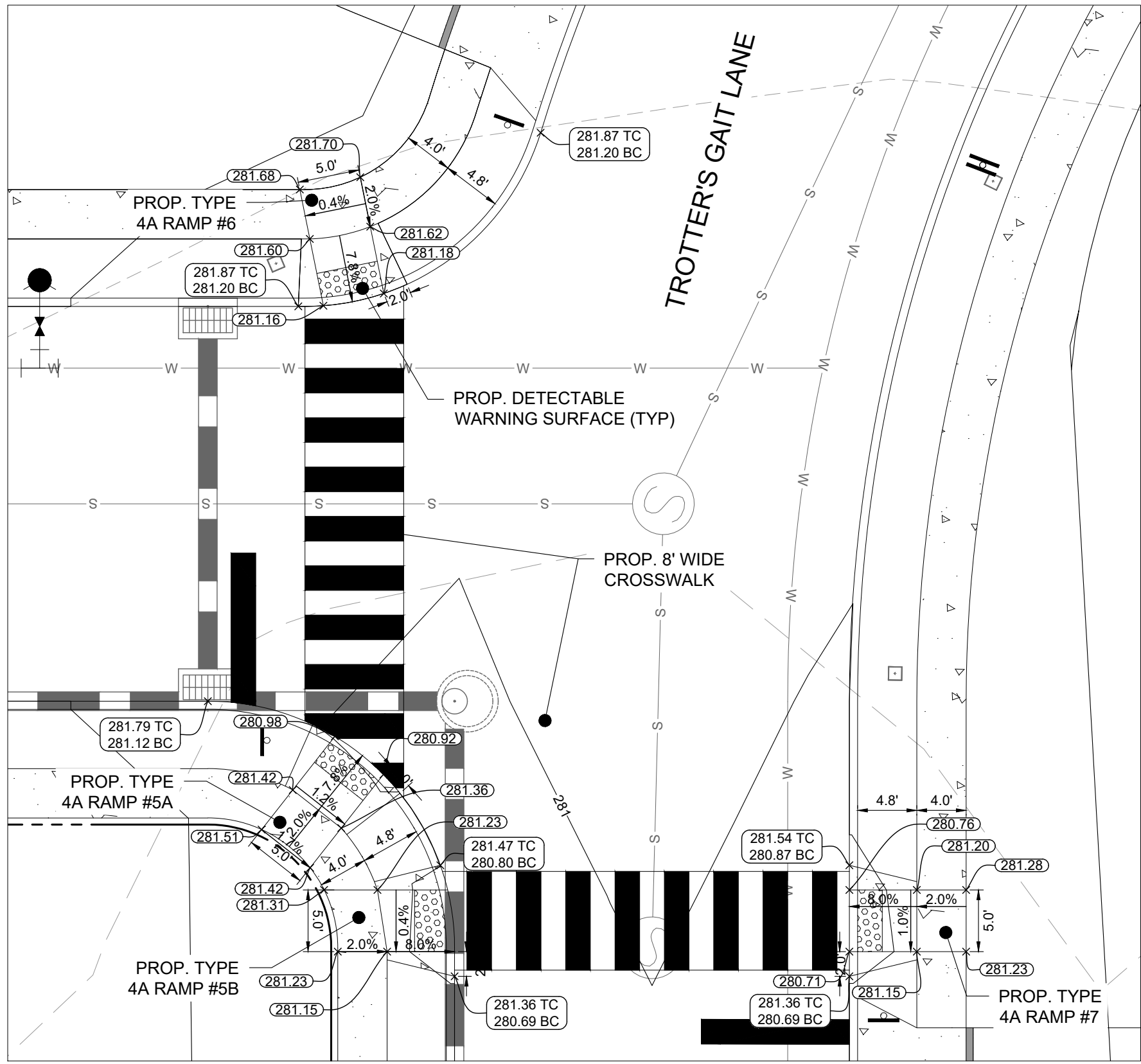
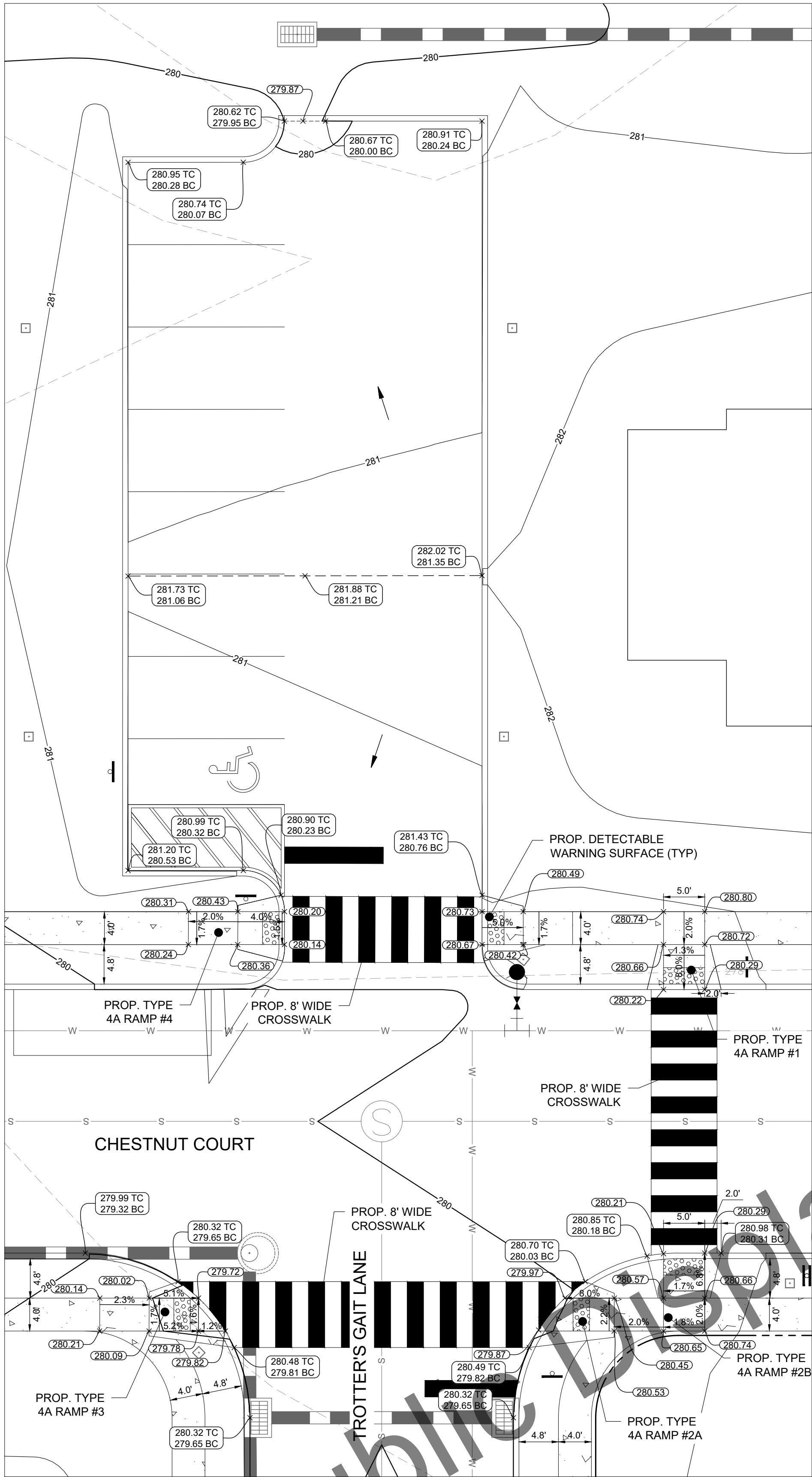


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TROTTER'S GAIT PREPARED FOR JEP, LLC SITUATED IN NEW HANOVER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA	ROAD PLANS AND PROFILES - CHESTNUT COURT	 NOT FOR CONSTRUCTION	KHA PROJECT 122261000 DATE 06/03/2026 SCALE: AS SHOWN DESIGNED BY: DMV DRAWN BY: AT CHECKED BY: TKG	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM	REVISIONS	BY
					No.	DATE
SHEET NUMBER C-161 12 OF 42						



Plotted By: Tieu, Alex Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: C-210 June 03, 2026 11:44:32am K:\PHI PRJ\122261000 - Trotters Gait - New Hanover Twp. Montgomery Co., PA\CAD\Plan Sheets\C-210 ADA GRADING PLAN.dwg
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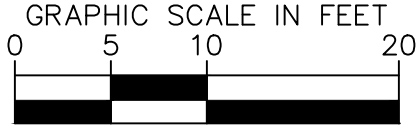


LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR - 5'
	EXISTING MINOR CONTOUR - 1'
	EXISTING CURB
	EXISTING ROADWAY EDGE OF ASPHALT
	EXISTING DRIVEWAY EDGE OF ASPHALT
	EXISTING FENCELINE
	EXISTING OVERHEAD ELECTRIC LINE (WITH 100' CLEARANCE)
	EXISTING WETLANDS FIELD DELINEATED
	EXISTING WATERCOURSE FIELD DELINEATED
	EXISTING WATERCOURSE PER NWI
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING STORM SEWER PIPING
	PROPOSED WATERCOURSE BUFFER
	PROPOSED WETLANDS BUFFER
	PROPOSED ULTIMATE RIGHT-OF-WAY
	PROPOSED MAJOR CONTOUR - 5'
	PROPOSED MINOR CONTOUR - 1'
	PROPOSED RIDGE LINE
	PROPOSED SWALE CENTERLINE
	PROPOSED CURB
	PROPOSED PAVEMENT EDGE OF CONCRETE
	PROPOSED MILL AND OVERLAY LIMITS
	PROPOSED SAWCUT LINE
	PROPOSED FENCE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED TREELINE
	PROPOSED RETAINING WALL
	PROPOSED STORM SEWER PIPE
	PROPOSED LIMIT OF DISTURBANCE

SPOT ELEVATION LEGEND	
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION LABEL
	EX EXISTING ELEVATION
	BW BOTTOM OF WALL ELEVATION
	TW TOP OF WALL ELEVATION
	BC BOTTOM OF CURB ELEVATION
	TC TOP OF CURB ELEVATION
	TOB TOP OF BERM ELEVATION
	HP HIGH POINT ELEVATION
	LP LOW POINT ELEVATION

ADA GRADING PLAN NOTES

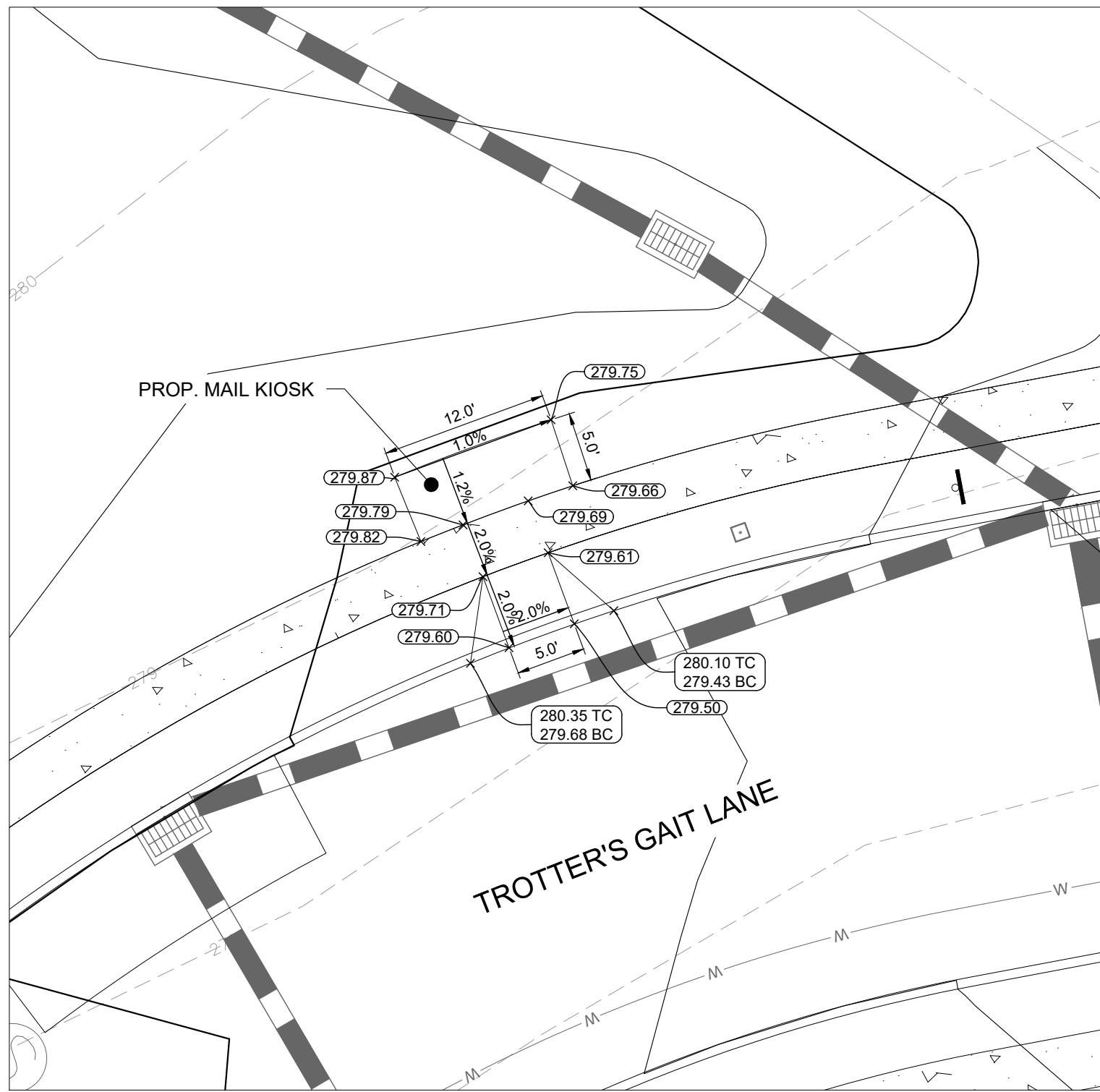
- PRIVATE CURB RAMP ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
- FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
 - LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE.
 - PATH OF TRAVEL - ALONG ACCESSIBLE ROUTE-SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 120 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
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- IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.



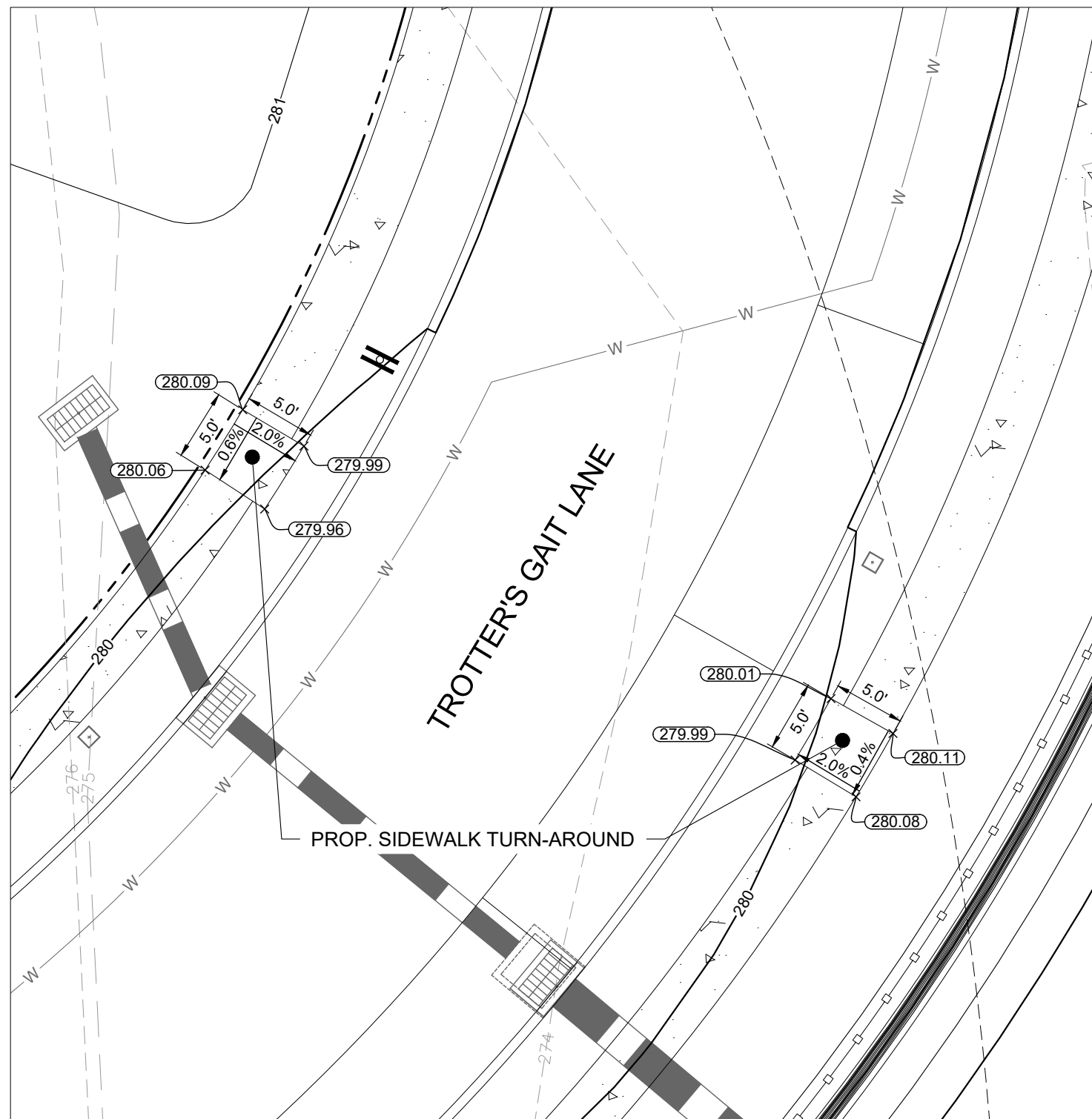
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KHA PROJECT 122261000		DATE 06/03/2026		SCALE: AS SHOWN DESIGNED BY: DMY DRAWN BY: AT		CHECKED BY: TKG	
A.D.A. ENLARGEMENT PLAN		TROTTER'S GAIT PREPARED FOR JEP, LLC SITUATED IN NEW HANOVER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA		SHEET NUMBER C-210 15 OF 42		REVISIONS	
Kimley»Horn		© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM		BY		DATE	

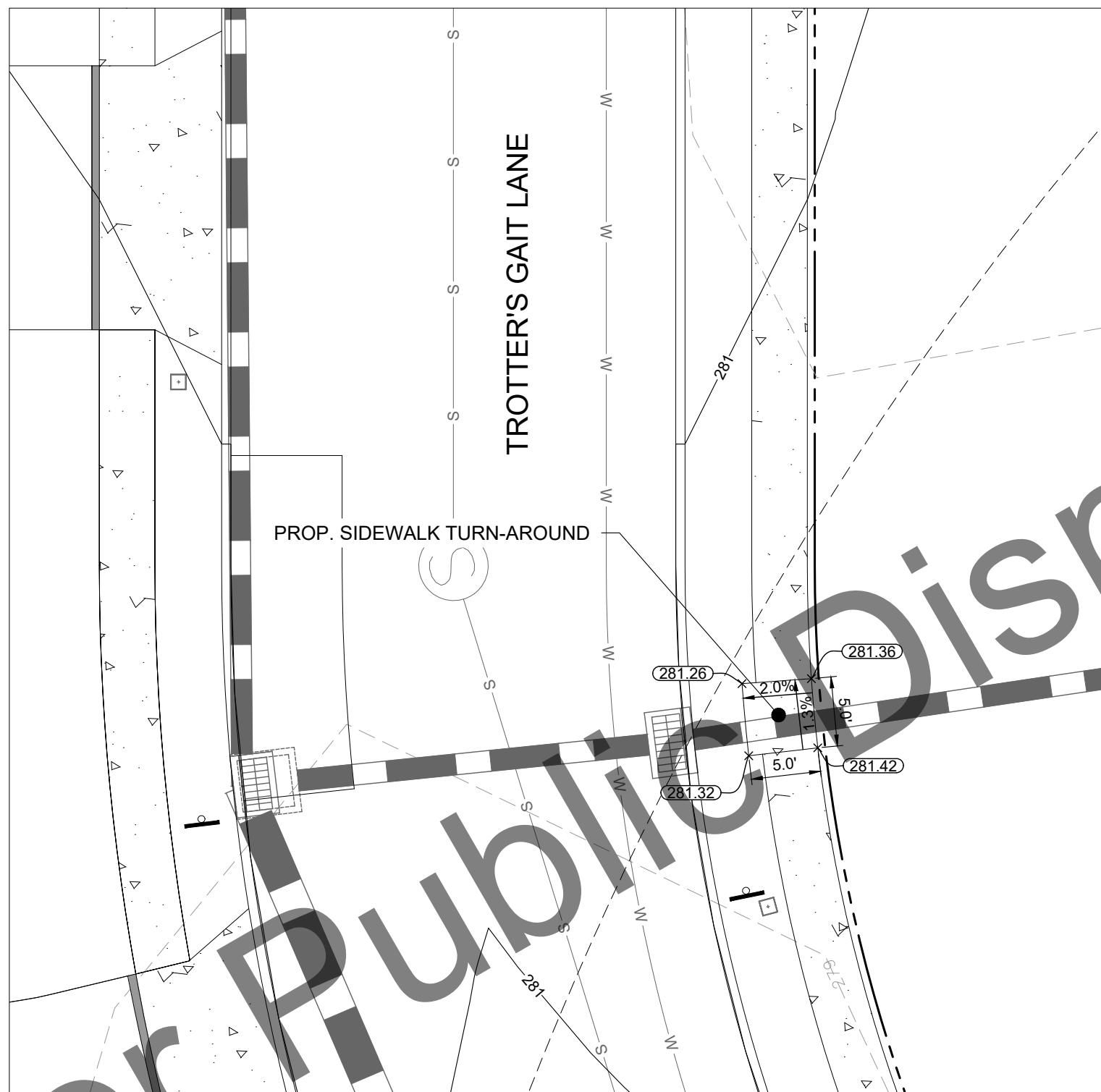
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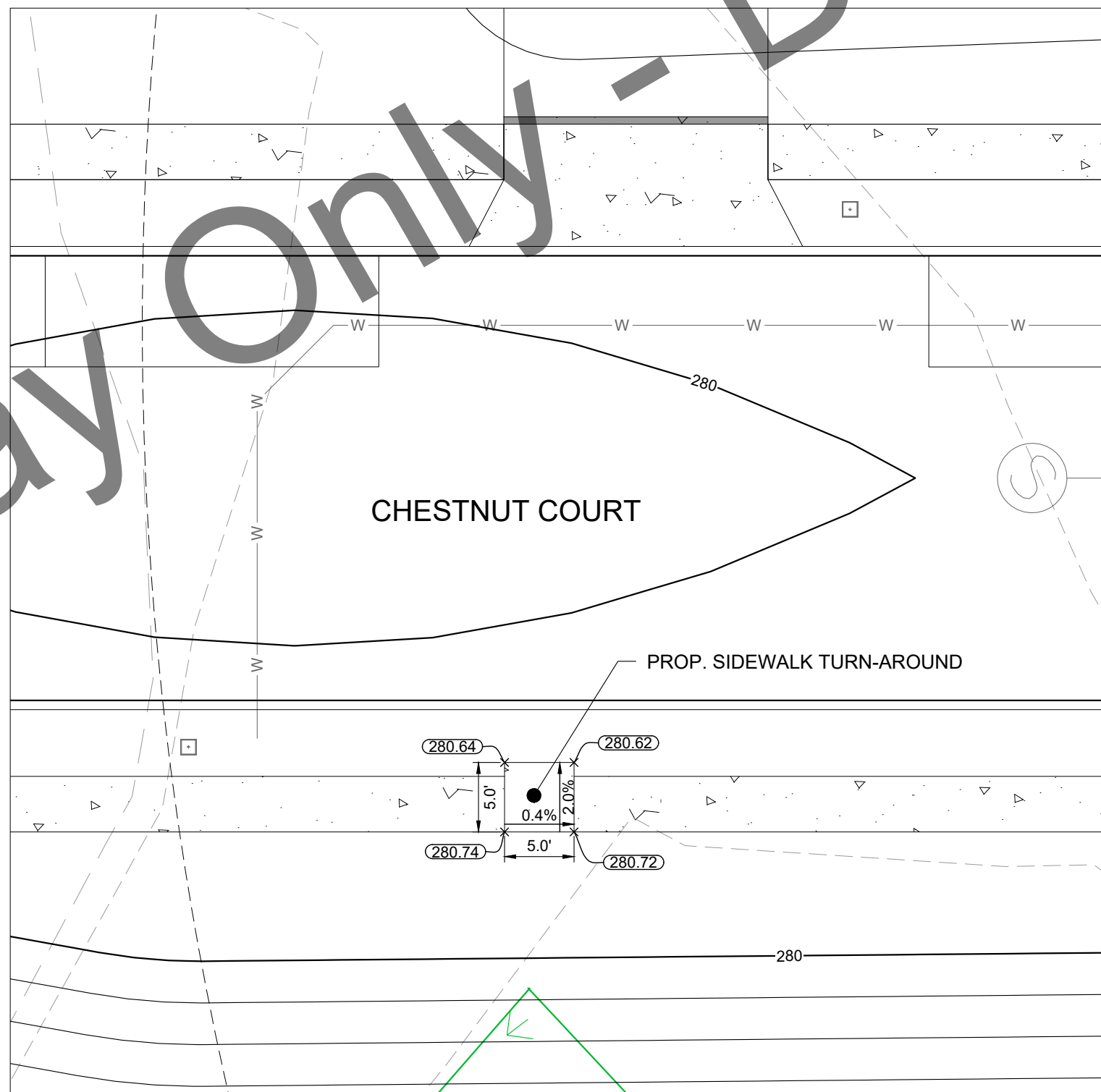
4 KIOSK AREA ENLARGEMENT
Scale: 1" = 10'



5 SIDEWALK TURN-AROUND
Scale: 1" = 10'



6 SIDEWALK TURN-AROUND
Scale: 1" = 10'



7 SIDEWALK TURN-AROUND
Scale: 1" = 10'

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR - 5'
	EXISTING MINOR CONTOUR - 1'
	EXISTING CURB
	EXISTING ROADWAY EDGE OF ASPHALT
	EXISTING DRIVEWAY EDGE OF ASPHALT
	EXISTING FENCELINE
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	FFE FINISH FLOOR ELEVATION
	LP LOW POINT ELEVATION

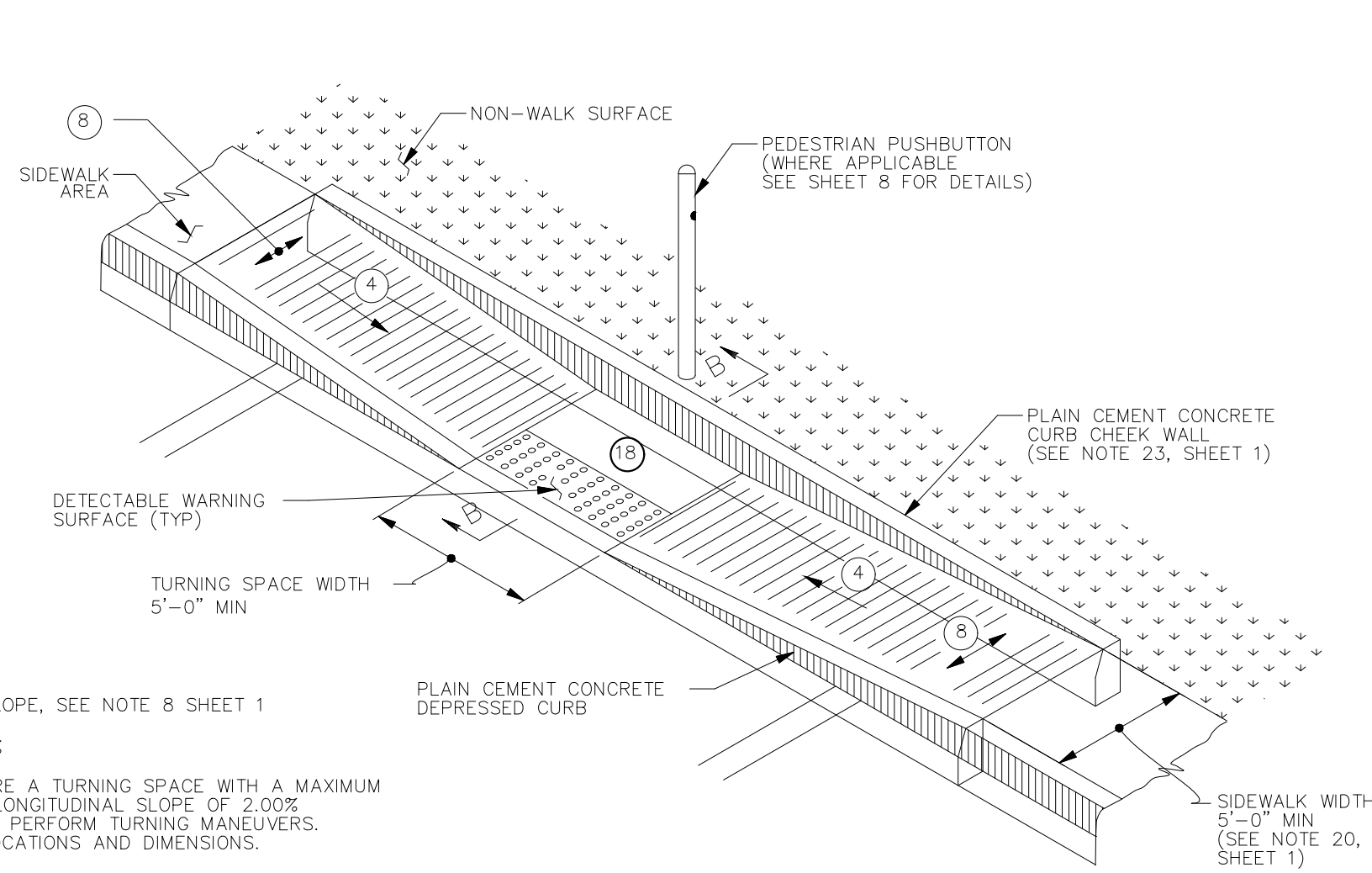
- ADA GRADING PLAN NOTES**
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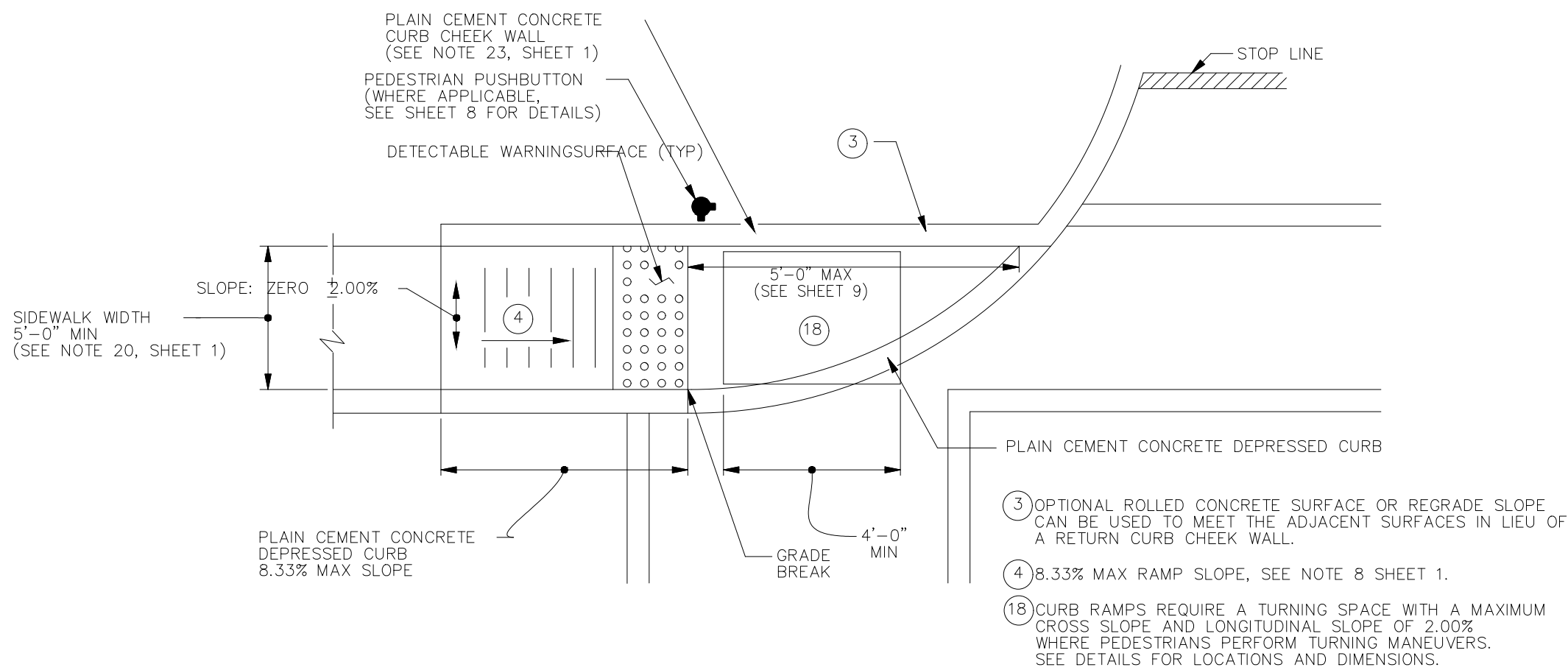
KHA PROJECT 122261000		DATE 06/03/2026		SCALE: AS SHOWN DESIGNED BY: DMV DRAWN BY: AT		CHECKED BY: TKG	
KIMLEY-HORN & ASSOCIATES, INC.		50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM		TROTTER'S GAIT PREPARED FOR JEP, LLC SITUATED IN NEW HANOVER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA		SHEET NUMBER C-211 18 OF 42	
KIMLEY-HORN & ASSOCIATES, INC.		50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM		TROTTER'S GAIT PREPARED FOR JEP, LLC SITUATED IN NEW HANOVER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA		SHEET NUMBER C-211 18 OF 42	
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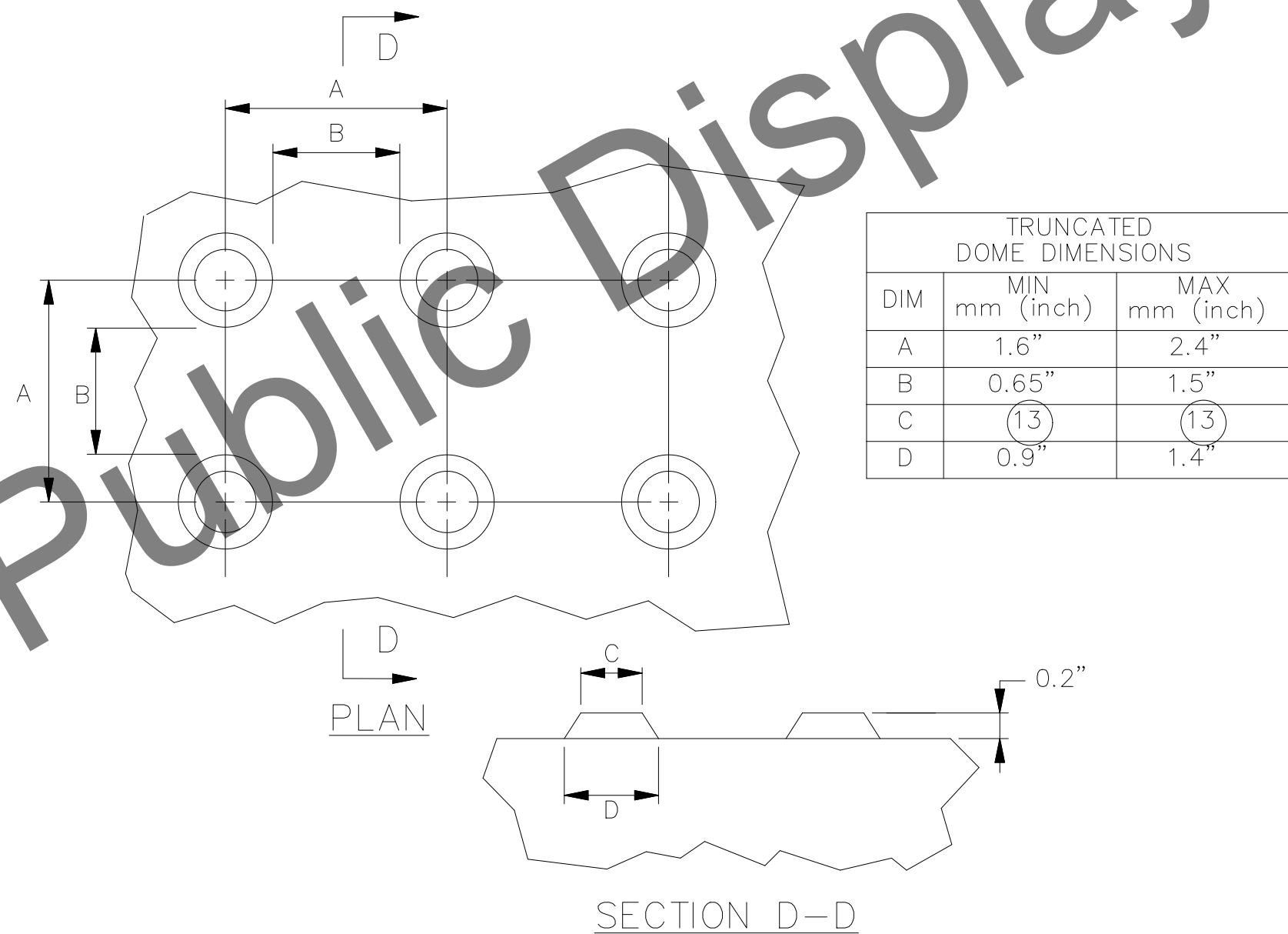
1 PENNDOT TYPE 2 CURB RAMP DETAIL

Scale: N.T.S.



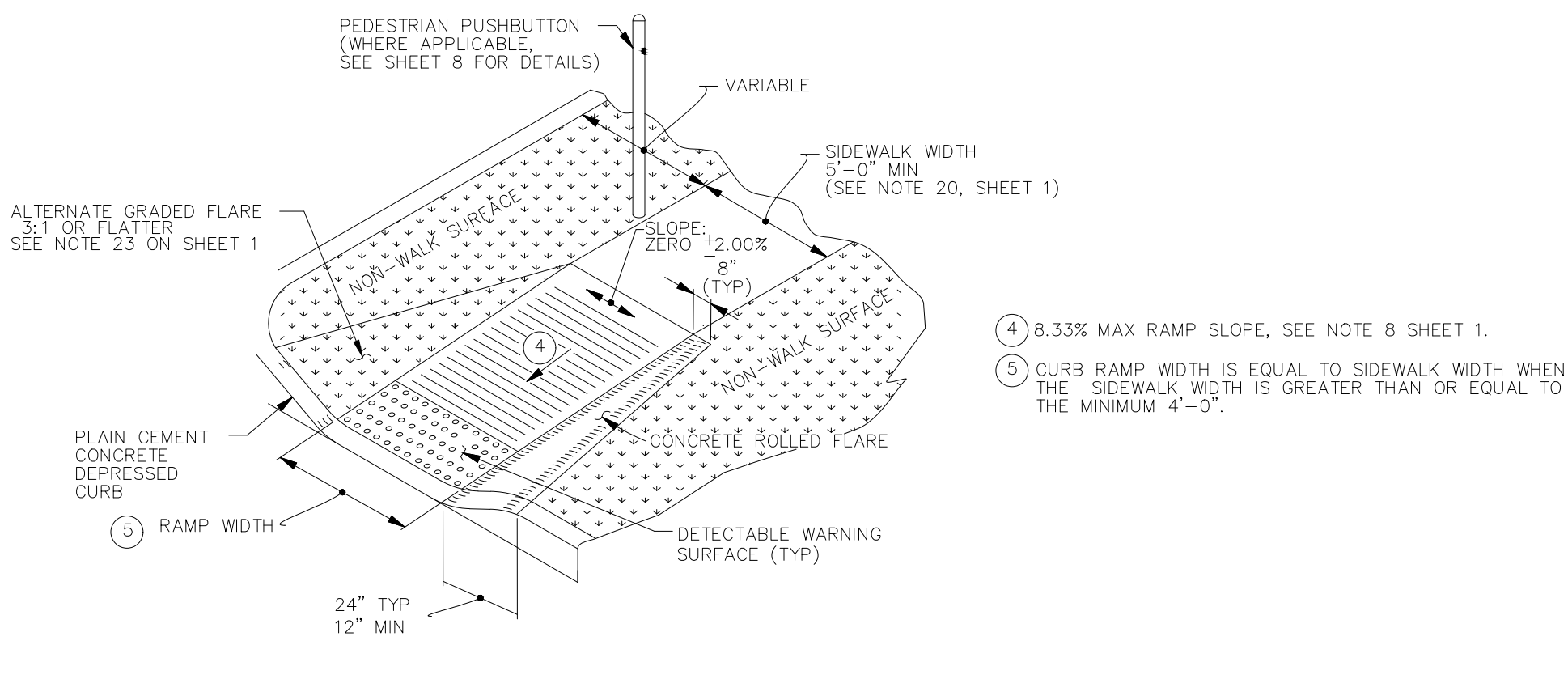
3 PENNDOT TYPE 1A CURB RAMP DETAIL

Scale: N.T.S.



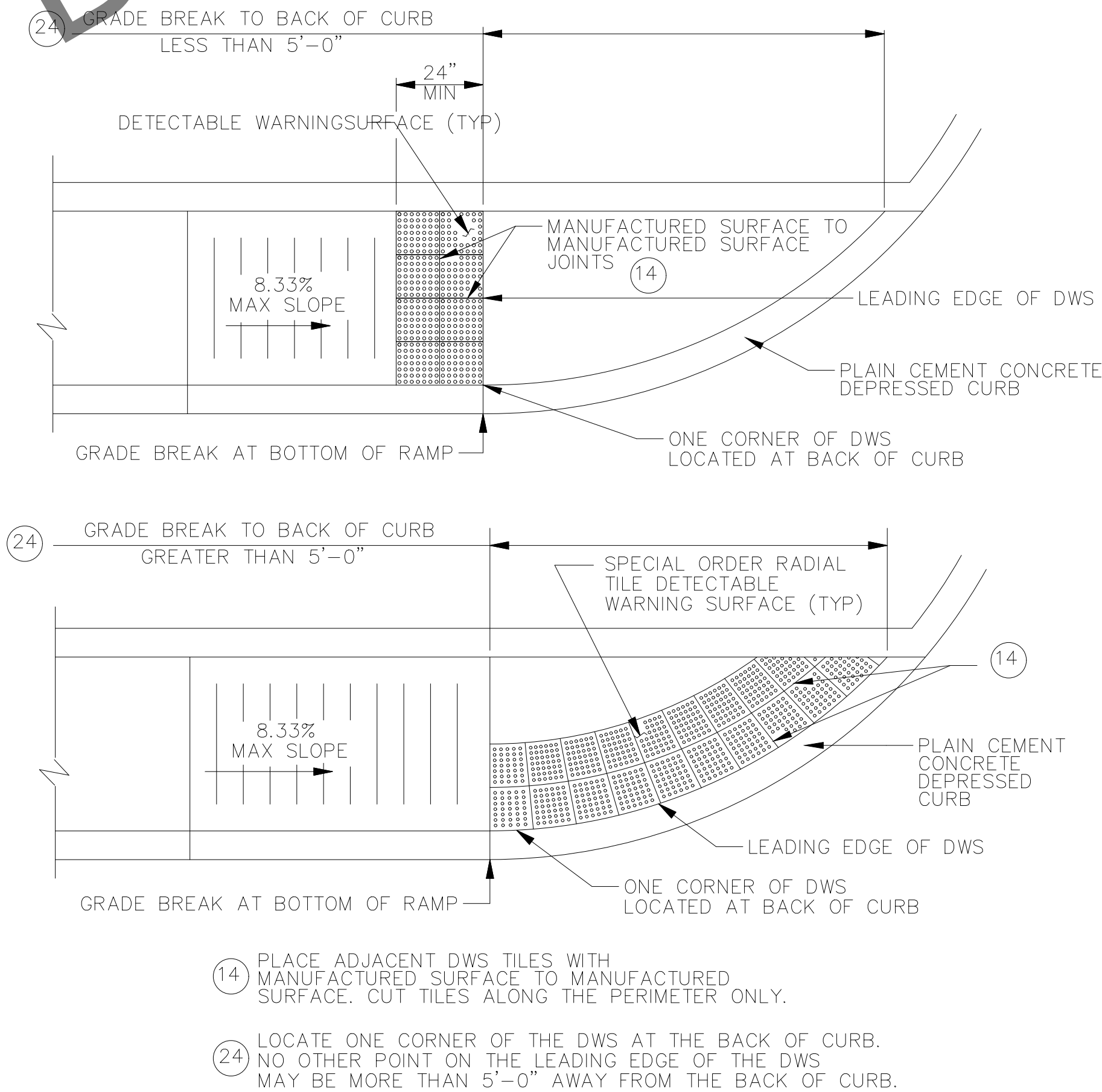
4 PENNDOT DETECTABLE WARNING SURFACE (DWS) DETAIL

Scale: N.T.S.



2 PENNDOT TYPE 4A CURB RAMP (PARALLEL) DETAIL

Scale: N.T.S.



5 DETECTABLE WARNING SURFACE (DWS) ON CURVED SURFACE DETAIL

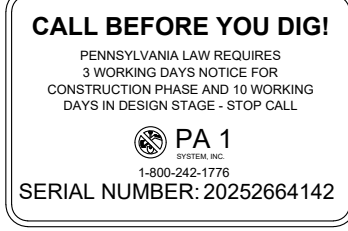
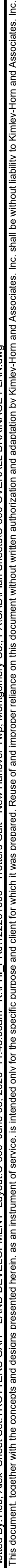
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PENNDOT RC-67M CURB RAMP NOTES

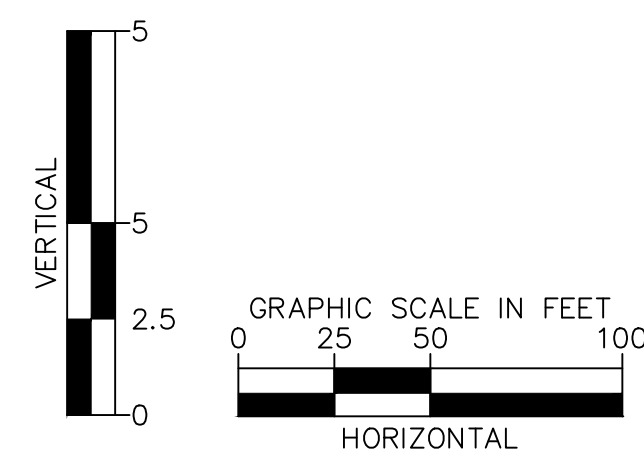
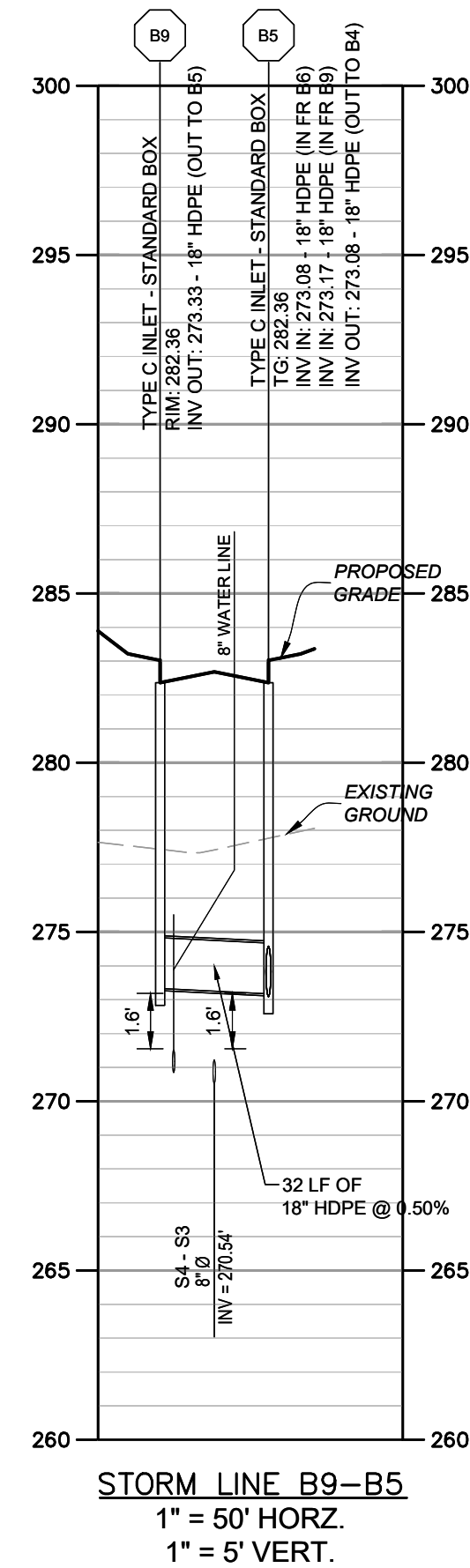
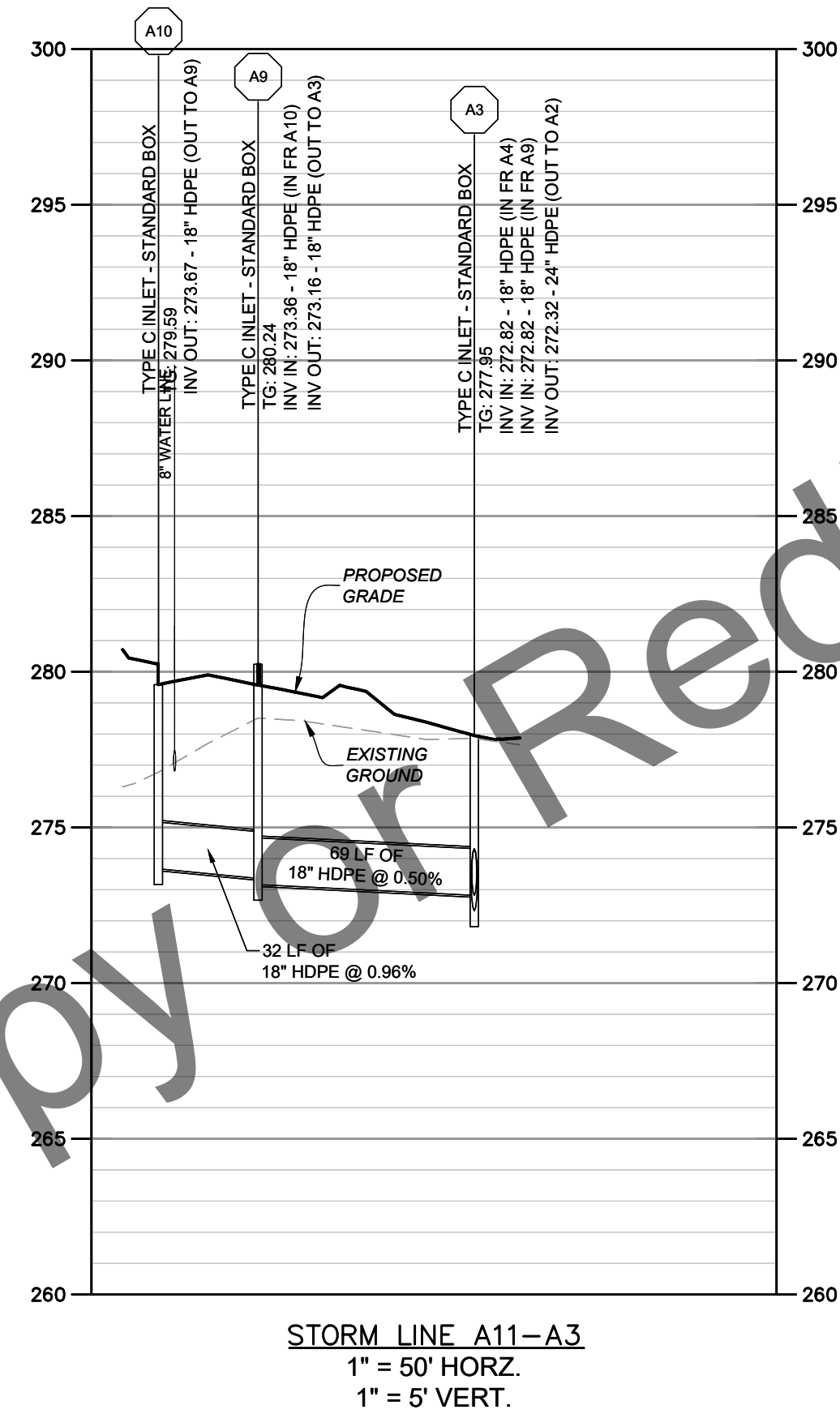
1. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTIONS 350, 413, 630, 676 AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL 3/4" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMP WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEYOND THE CURB FACE WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. REFER TO SHEET 7 OF 14 (WITHIN RC-67M) FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO NEW OR EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 6" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NO-WALK AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS FOR ALTERATION PROJECTS. PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUD POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. SEE TC-803 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. REFER SHEET 9 OF 14 (WITHIN RC-67M) FOR INSTALLATIONS ALONG CURVED SURFACES.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%. REFER TO SHEET 8 OF 14 (WITHIN RC-67M) FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE.)
20. SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'.
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
23. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NONWALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
25. FOR CURB RAMP THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. REFER TO SHEET 7 OF 14 (WITHIN RC-67M) FOR DETAILS.
26. A 4'-0" MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.
27. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
28. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
29. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY. SEE NOTE 5.
30. THE DEPRESSED CURB MAY BE PLACED MONOLITHICALLY WITH CURB RAMP, SIDE FLARES, OR BOTH. DO NOT PLACE DEPRESSED CURB MONOLITHICALLY WITH OTHER CEMENT CONCRETE SIDEWALK.

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PA 1
160-200-0776
SERIAL NUMBER: 20252664142

KHA PROJECT 122261000		DATE 06/03/2026	SCALE: AS SHOWN DESIGNED BY: DMV DRAWN BY: AT CHECKED BY: TKG
KIMLEY-HORN & ASSOCIATES, INC. 50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM		A.D.A. RAMP GRADING DETAILS	
TROTTER'S GAIT PREPARED FOR JEP, LLC SITUATED IN NEW HANOVER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA		SHEET NUMBER C-250 17 OF 42	



SHEET NUMBER
C-300
18 OF 42

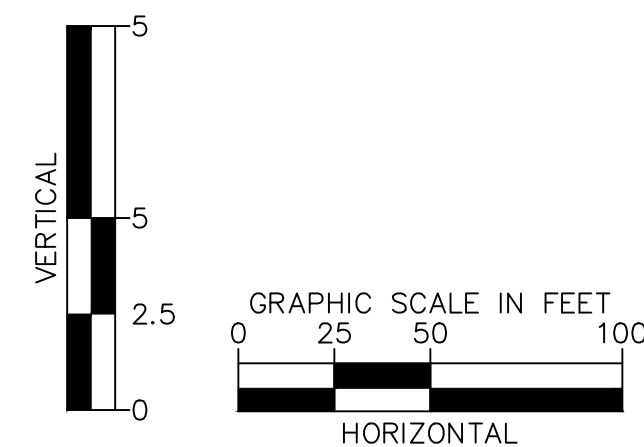
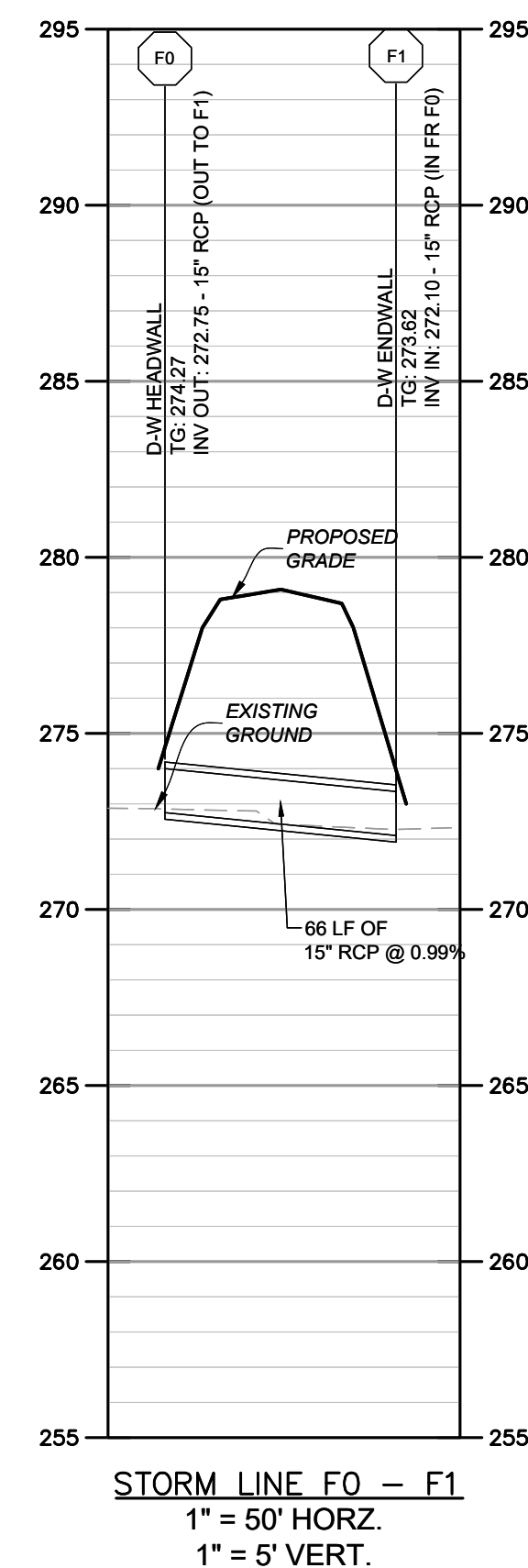
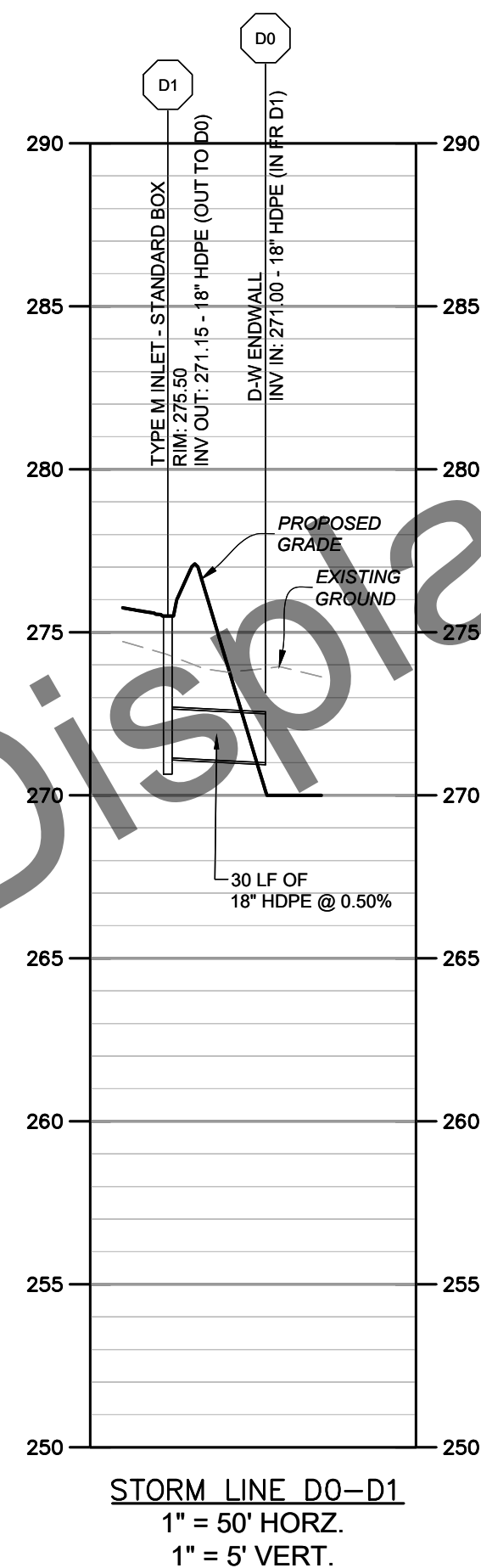
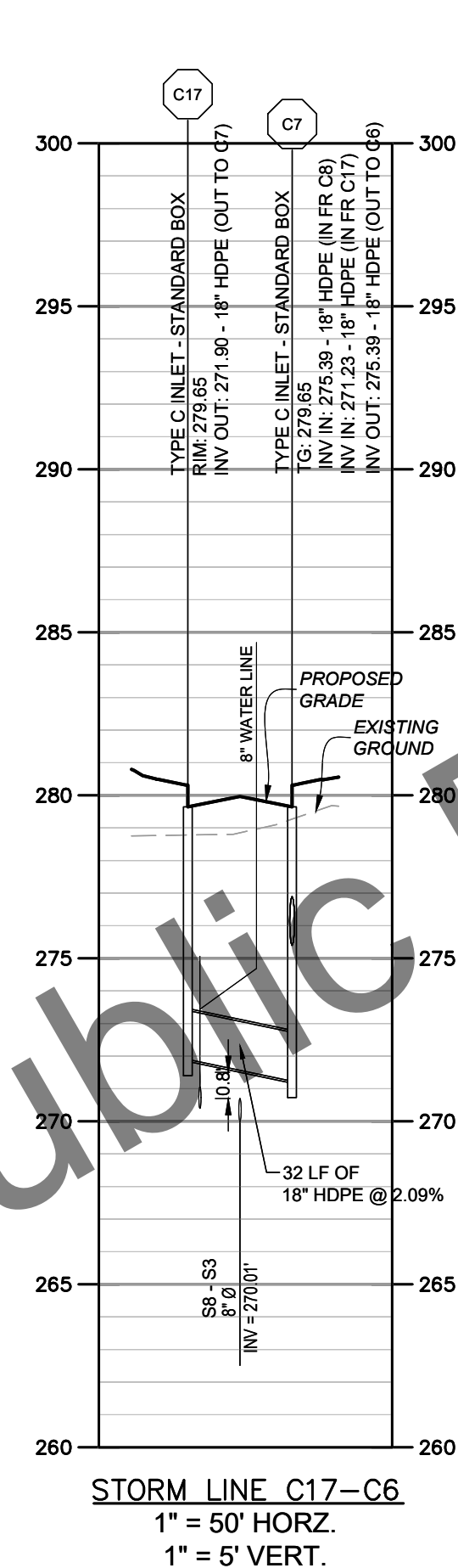
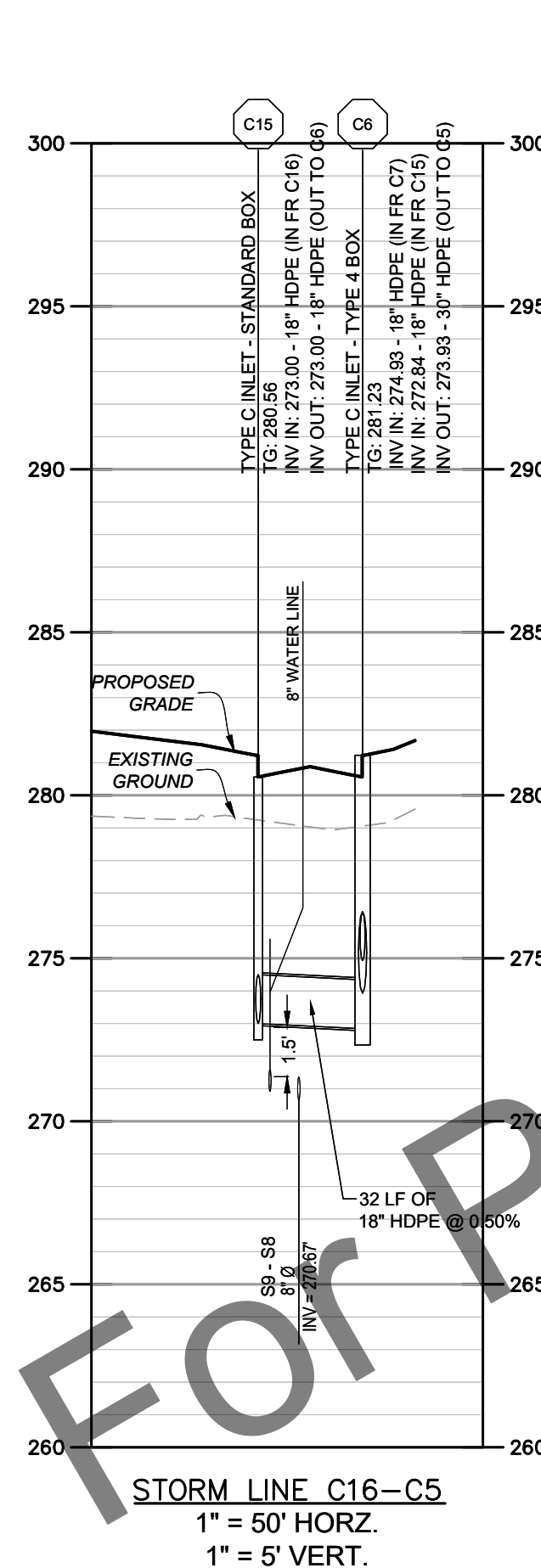
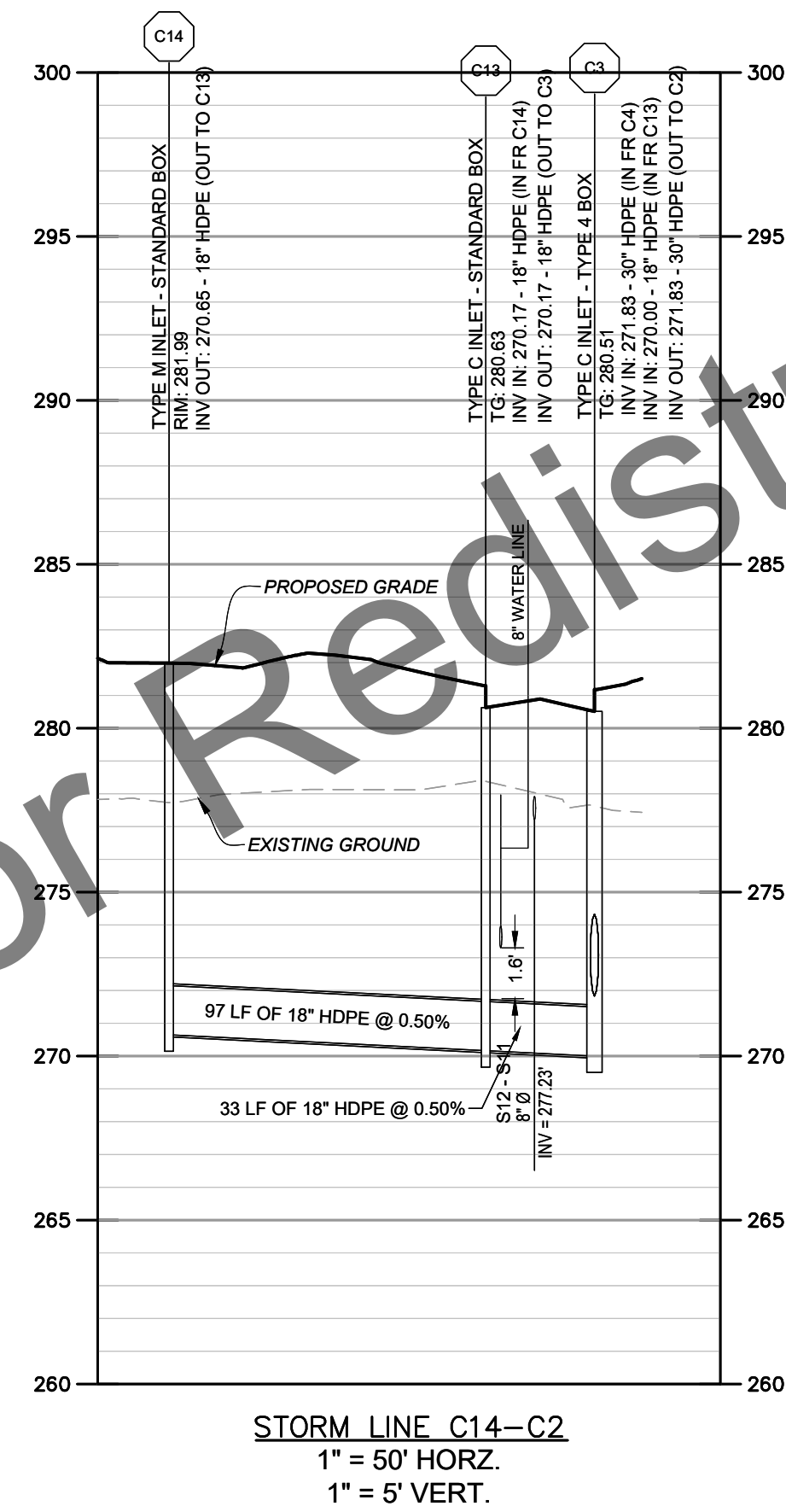
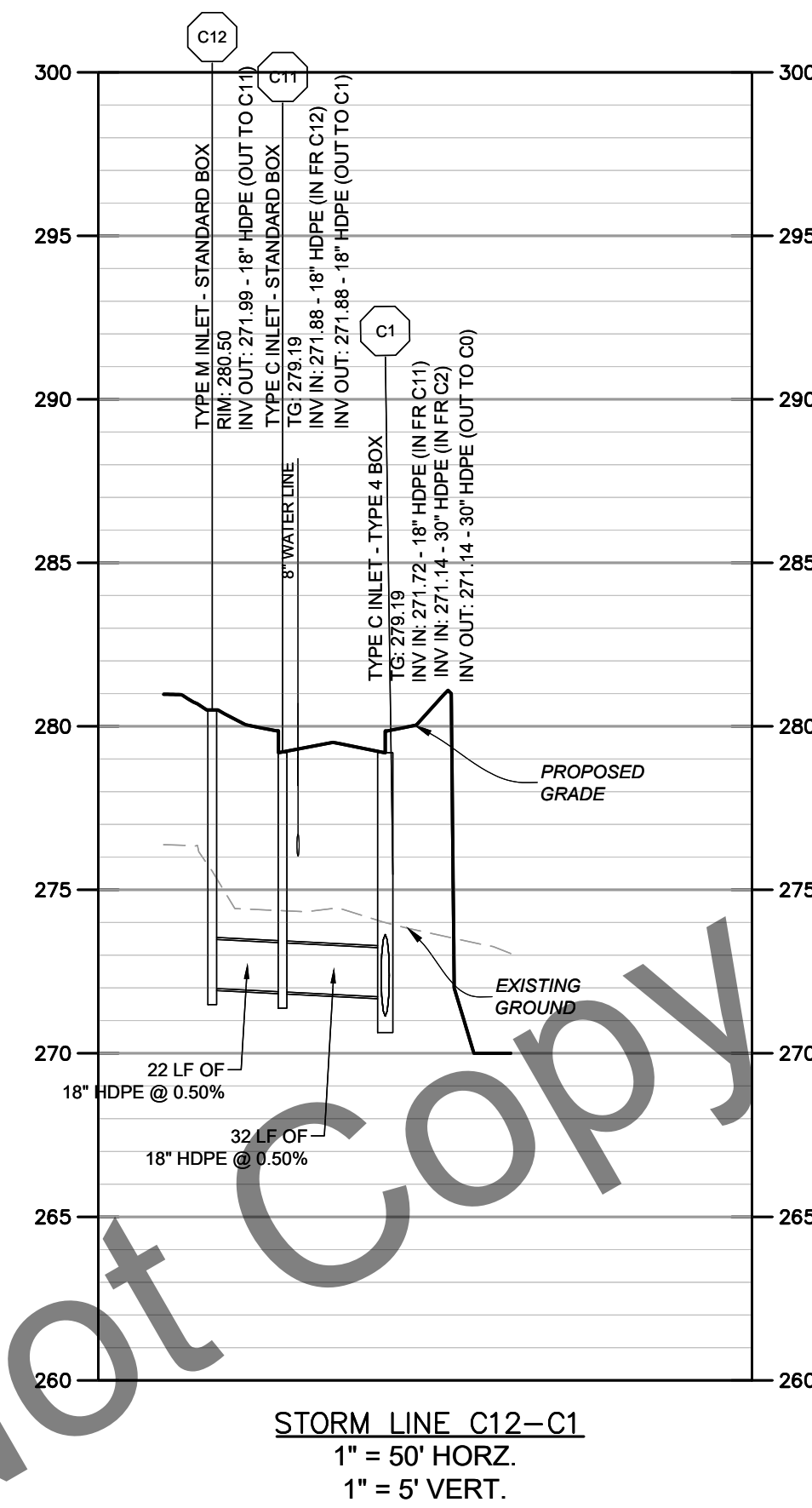
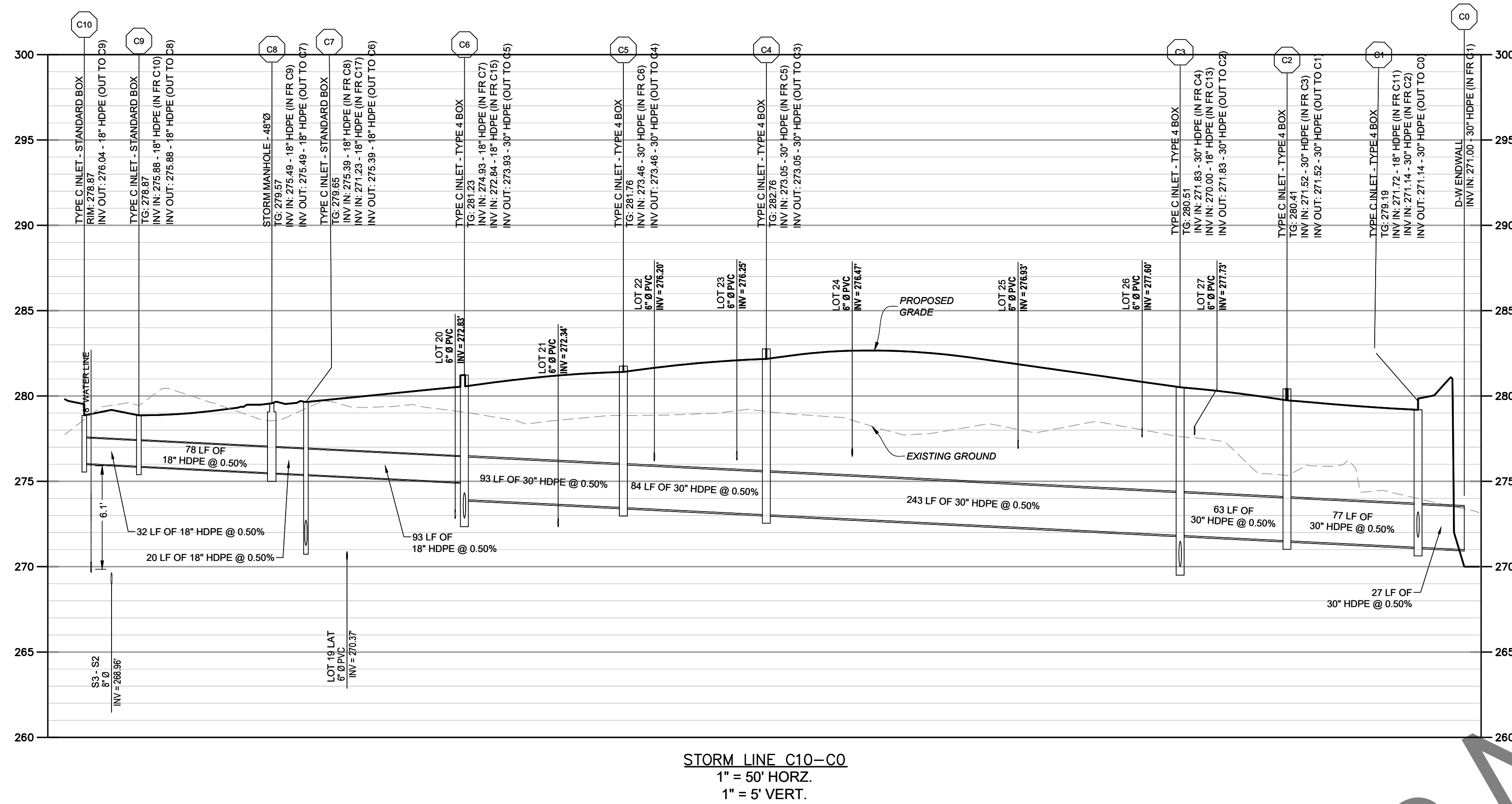


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 SERIAL NUMBER: 20252664142

KHA PROJECT 122261000	DATE 06/03/2026	SCALE: AS SHOWN	DESIGNED BY: DMY	DRAWN BY: AT	CHECKED BY: TGR
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PHILADELPHIA, PA 19102
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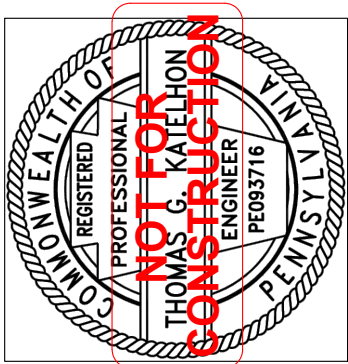


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 1-800-242-1776
SERIAL NUMBER: 20252664142

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

DRAINAGE PROFILES 2

KHA PROJECT	SCALE: AS SHOWN
122261000	DESIGNED BY: DMY
DATE	DRAWN BY: AT
06/03/2026	CHECKED BY: TGG



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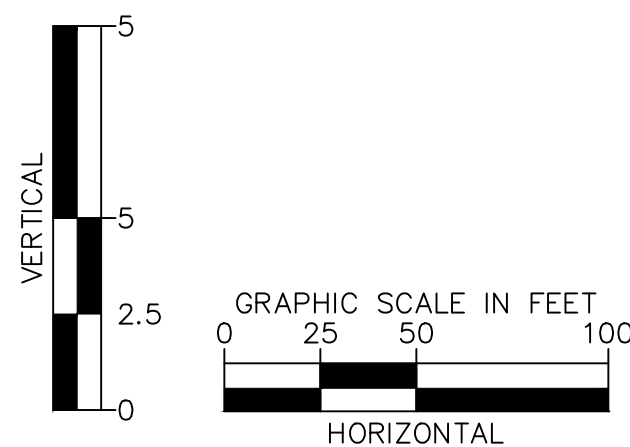
No.	REVISIONS	DATE	BY
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Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
PIPE_C9-C10	18.000	32.000	0.50%	HDPE
PIPE_C8-C9	18.000	77.912	0.50%	HDPE
PIPE_C7-C8	18.000	20.000	0.50%	HDPE
PIPE_C5-C6	18.000	92.908	0.50%	HDPE
PIPE_C4-C5	30.000	93.125	0.50%	HDPE
PIPE_C3-C4	30.000	83.791	0.50%	HDPE
PIPE_C2-C3	30.000	242.561	0.50%	HDPE
PIPE_C1-C2	30.000	62.581	0.50%	HDPE
PIPE_C0-C1	30.000	27.089	0.50%	HDPE
PIPE_C11-C12	18.000	21.881	0.50%	HDPE
PIPE_C1-C10	30.000	76.832	0.50%	HDPE
PIPE_C6-C17	18.000	32.023	2.09%	HDPE
PIPE_C5-C15	18.000	32.000	0.50%	HDPE
PIPE_C15-C16	18.000	34.995	0.50%	HDPE
PIPE_C13-C14	18.000	96.600	0.50%	HDPE
PIPE_C2-C13	18.000	33.193	0.50%	HDPE
PIPE_B6-B7	18.000	32.000	0.50%	HDPE
PIPE_B5-B6	18.000	110.139	0.50%	HDPE
PIPE_B5-B9	18.000	32.000	0.50%	HDPE
PIPE_B4-B8	18.000	32.000	0.50%	HDPE

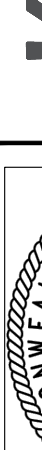
Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
PIPE_B4-B5	18.000	240.082	0.50%	HDPE
PIPE_B2-B3	18.000	58.698	0.50%	HDPE
PIPE_B1-B2	18.000	38.872	0.50%	HDPE
PIPE_A7-A8	18.000	107.896	0.50%	HDPE
PIPE_A6-A7	18.000	286.918	0.50%	HDPE
PIPE_A5-A6	18.000	116.547	0.50%	HDPE
PIPE_A4-A5	18.000	123.831	0.50%	HDPE
PIPE_A3-A4	18.000	34.472	0.50%	HDPE
PIPE_A2-A3	24.000	32.000	0.50%	HDPE
PIPE_A1-A2	24.000	116.467	0.50%	HDPE
PIPE_A0-A1	24.000	114.877	0.50%	HDPE
PIPE_B3-B4	18.000	20.000	0.50%	HDPE
PIPE_16-15	18.000	58.525	0.50%	HDPE
PIPE_10-4	18.000	69.435	0.50%	HDPE
PIPE_A9-A10	18.000	32.005	0.96%	HDPE
PIPE_D0-D1	18.000	30.000	0.50%	HDPE
PIPE_C10-C11	18.000	32.000	0.50%	HDPE
PIPE -61	15.000	65.654	0.99%	RCP

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
A1	STORM MANHOLE – 48"ø RIM: 276.99 INV IN: 271.57 INV OUT: 271.57	FROM A2, 24" HDPE INV IN: 271.57 @ 0.50%	TO A0, 24" HDPE INV OUT: 271.57 @ 0.50%
A2	TYPE C INLET – STANDARD BOX RIM: 277.95 INV IN: 272.16 INV OUT: 272.16	FROM A3, 24" HDPE INV IN: 272.16 @ 0.50%	TO A1, 24" HDPE INV OUT: 272.16 @ 0.50%
A3	TYPE C INLET – STANDARD BOX RIM: 277.95 INV IN: 272.82 INV IN: 272.82 INV OUT: 272.32	FROM A4, 18" HDPE INV IN: 272.82 @ 0.50% FROM A9, 18" HDPE INV IN: 272.82 @ 0.50%	TO A2, 24" HDPE INV OUT: 272.32 @ 0.50%
A4	TYPE M INLET – STANDARD BOX RIM: 281.50 INV IN: 272.99 INV OUT: 272.99	FROM A5, 18" HDPE INV IN: 272.99 @ 0.50%	TO A3, 18" HDPE INV OUT: 272.99 @ 0.50%
A5	STORM MANHOLE – 48"ø RIM: 282.50 INV IN: 273.61 INV OUT: 273.61	FROM A6, 18" HDPE INV IN: 273.61 @ 0.50%	TO A4, 18" HDPE INV OUT: 273.61 @ 0.50%
A6	TYPE M INLET – STANDARD BOX RIM: 281.50 INV IN: 274.19 INV OUT: 274.19	FROM A7, 18" HDPE INV IN: 274.19 @ 0.50%	TO A5, 18" HDPE INV OUT: 274.19 @ 0.50%
A7	TYPE M INLET – STANDARD BOX RIM: 280.50 INV IN: 275.63 INV OUT: 275.63	FROM A8, 18" HDPE INV IN: 275.63 @ 0.50%	TO A6, 18" HDPE INV OUT: 275.63 @ 0.50%
A8	TYPE M INLET – STANDARD BOX RIM: 279.10 INV OUT: 276.17		TO A7, 18" HDPE INV OUT: 276.17 @ 0.50%
A9	TYPE C INLET – STANDARD BOX RIM: 280.24 INV IN: 273.36 INV OUT: 273.16	FROM A10, 18" HDPE INV IN: 273.36 @ 0.96%	TO A3, 18" HDPE INV OUT: 273.16 @ 0.50%
A10	TYPE C INLET – STANDARD BOX RIM: 279.59 INV OUT: 273.67		TO A9, 18" HDPE INV OUT: 273.67 @ 0.96%
B1	STORM MANHOLE – 48"ø RIM: 281.73 INV IN: 271.19 INV OUT: 271.19	FROM B2, 18" HDPE INV IN: 271.19 @ 0.50%	TO B0, 18" HDPE INV OUT: 271.19 @ 0.50%
B2	TYPE C INLET – STANDARD BOX RIM: 280.33 INV IN: 271.49 INV OUT: 271.49	FROM B3, 18" HDPE INV IN: 271.49 @ 0.50%	TO B1, 18" HDPE INV OUT: 271.49 @ 0.50%
B3	STORM MANHOLE – 48"ø RIM: 280.91 INV IN: 271.78 INV OUT: 271.78	FROM B4, 18" HDPE INV IN: 271.78 @ 0.50%	TO B2, 18" HDPE INV OUT: 271.78 @ 0.50%
B4	TYPE C INLET – STANDARD BOX RIM: 281.12 INV IN: 274.00 INV IN: 271.88 INV OUT: 271.88	FROM B8, 18" HDPE INV IN: 274.00 @ 0.50% FROM B5, 18" HDPE INV IN: 271.88 @ 0.50%	TO B3, 18" HDPE INV OUT: 271.88 @ 0.50%
B5	TYPE C INLET – STANDARD BOX RIM: 282.36 INV IN: 273.08 INV IN: 273.17 INV OUT: 273.08	FROM B6, 18" HDPE INV IN: 273.08 @ 0.50% FROM B9, 18" HDPE INV IN: 273.17 @ 0.50%	TO B4, 18" HDPE INV OUT: 273.08 @ 0.50%
B6	TYPE C INLET – STANDARD BOX RIM: 280.94 INV IN: 273.63 INV OUT: 273.63	FROM B7, 18" HDPE INV IN: 273.63 @ 0.50%	TO B5, 18" HDPE INV OUT: 273.63 @ 0.50%
B7	TYPE C INLET – STANDARD BOX RIM: 280.94 INV OUT: 273.79		TO B6, 18" HDPE INV OUT: 273.79 @ 0.50%
B8	TYPE C INLET – STANDARD BOX RIM: 281.12 INV OUT: 274.16		TO B4, 18" HDPE INV OUT: 274.16 @ 0.50%
B9	TYPE C INLET – STANDARD BOX RIM: 282.36 INV OUT: 273.33		TO B5, 18" HDPE INV OUT: 273.33 @ 0.50%
C1	TYPE C INLET – TYPE 4 BOX RIM: 279.19 INV IN: 271.72 INV IN: 271.14 INV OUT: 271.14	FROM C11, 18" HDPE INV IN: 271.72 @ 0.50% FROM C2, 30" HDPE INV IN: 271.14 @ 0.50%	TO C0, 30" HDPE INV OUT: 271.14 @ 0.50%

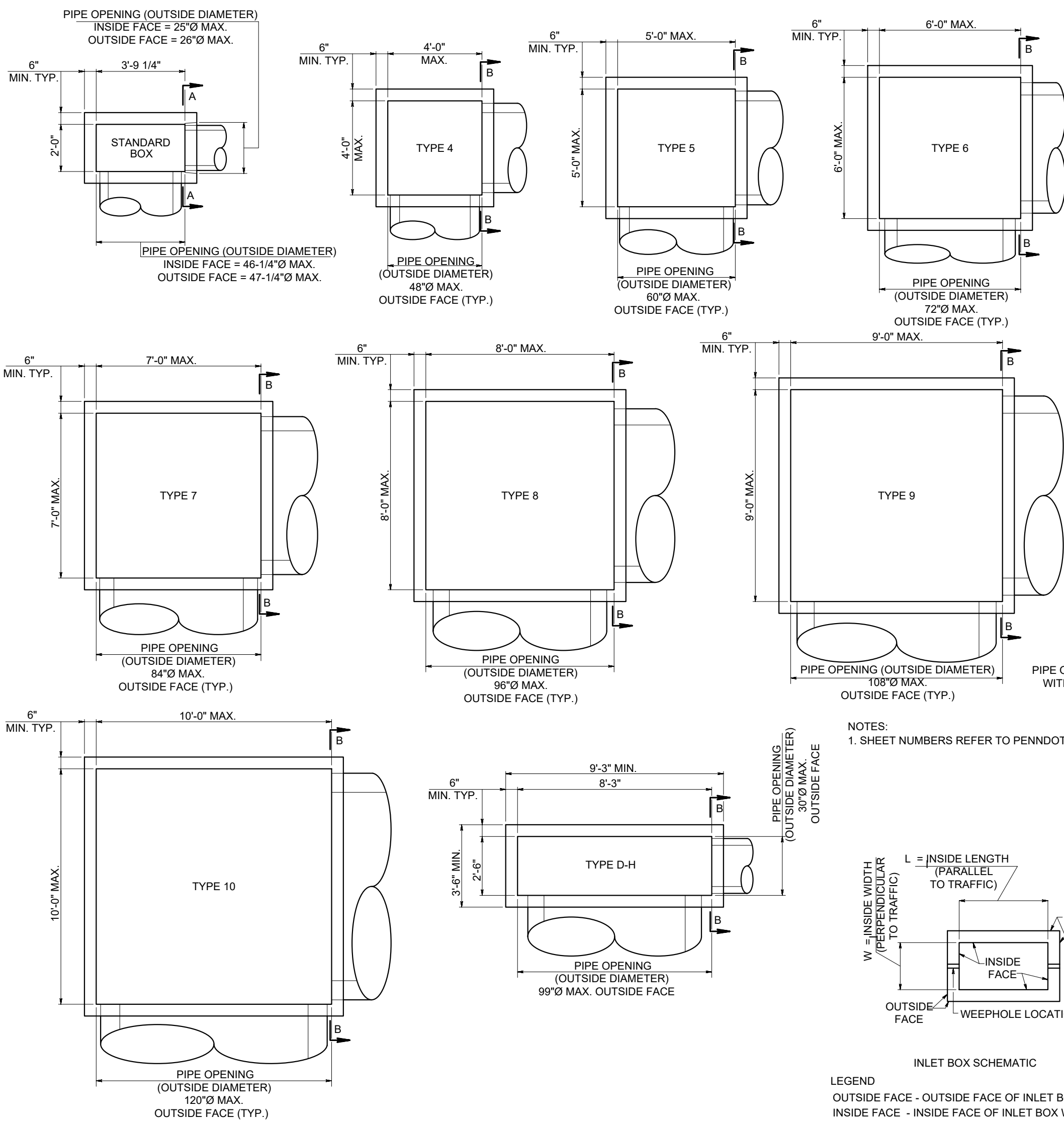
STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
C2	TYPE C INLET – TYPE 4 BOX RIM: 280.41 INV IN: 271.52 INV OUT: 271.52	FROM C3, 30" HDPE INV IN: 271.52 @ 0.50%	TO C1, 30" HDPE INV OUT: 271.52 @ 0.50%
C3	TYPE C INLET – TYPE 4 BOX RIM: 280.51 INV IN: 271.83 INV IN: 270.00 INV OUT: 271.83	FROM C4, 30" HDPE INV IN: 271.83 @ 0.50% FROM C13, 18" HDPE INV IN: 270.00 @ 0.50%	TO C2, 30" HDPE INV OUT: 271.83 @ 0.50%
C4	TYPE C INLET – TYPE 4 BOX RIM: 282.78 INV IN: 273.05 INV OUT: 273.05	FROM C5, 30" HDPE INV IN: 273.05 @ 0.50%	TO C3, 30" HDPE INV OUT: 273.05 @ 0.50%
C5	TYPE C INLET – TYPE 4 BOX RIM: 281.76 INV IN: 273.46 INV OUT: 273.46	FROM C6, 30" HDPE INV IN: 273.46 @ 0.50%	TO C4, 30" HDPE INV OUT: 273.46 @ 0.50%
C6	TYPE C INLET – TYPE 4 BOX RIM: 281.23 INV IN: 274.93 INV IN: 272.84 INV OUT: 273.93	FROM C7, 18" HDPE INV IN: 274.93 @ 0.50% FROM C15, 18" HDPE INV IN: 272.84 @ 0.50%	TO C5, 30" HDPE INV OUT: 273.93 @ 0.50%
C7	TYPE C INLET – STANDARD BOX RIM: 275.65 INV IN: 275.39 INV IN: 271.23 INV OUT: 275.39	FROM C8, 18" HDPE INV IN: 275.39 @ 0.50% FROM C17, 18" HDPE INV IN: 271.23 @ 2.09%	TO C6, 18" HDPE INV OUT: 275.39 @ 0.50%
C8	STORM MANHOLE – 48" RIM: 278.57 INV IN: 275.49 INV OUT: 275.49	FROM C9, 18" HDPE INV IN: 275.49 @ 0.50%	TO C7, 18" HDPE INV OUT: 275.49 @ 0.50%
C9	TYPE C INLET – STANDARD BOX RIM: 278.87 INV IN: 275.88 INV OUT: 275.88	FROM C10, 18" HDPE INV IN: 275.88 @ 0.50%	TO C8, 18" HDPE INV OUT: 275.88 @ 0.50%
C10	TYPE C INLET – STANDARD BOX RIM: 278.87 INV IN: 276.04		TO C9, 18" HDPE INV OUT: 276.04 @ 0.50%
C11	TYPE C INLET – STANDARD BOX RIM: 278.19 INV IN: 271.88 INV OUT: 271.88	FROM C12, 18" HDPE INV IN: 271.88 @ 0.50%	TO C1, 18" HDPE INV OUT: 271.88 @ 0.50%
C12	TYPE M INLET – STANDARD BOX RIM: 280.50 INV OUT: 271.99		TO C11, 18" HDPE INV OUT: 271.99 @ 0.50%
C13	TYPE C INLET – STANDARD BOX RIM: 280.62 INV IN: 270.17 INV OUT: 270.17	FROM C14, 18" HDPE INV IN: 270.17 @ 0.50%	TO C3, 18" HDPE INV OUT: 270.17 @ 0.50%
C14	TYPE M INLET – STANDARD BOX RIM: 281.99 INV OUT: 270.65		TO C13, 18" HDPE INV OUT: 270.65 @ 0.50%
C15	TYPE C INLET – STANDARD BOX RIM: 280.58 INV IN: 273.00 INV OUT: 273.00	FROM C16, 18" HDPE INV IN: 273.00 @ 0.50%	TO C6, 18" HDPE INV OUT: 273.00 @ 0.50%
C16	TYPE M INLET – STANDARD BOX RIM: 281.77 INV OUT: 273.17		TO C15, 18" HDPE INV OUT: 273.17 @ 0.50%
C17	TYPE C INLET – STANDARD BOX RIM: 278.65 INV OUT: 271.90		TO C7, 18" HDPE INV OUT: 271.90 @ 2.09%
D1	TYPE M INLET – STANDARD BOX RIM: 275.50 INV OUT: 271.15		TO D0, 18" HDPE INV OUT: 271.15 @ 0.50%



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1-800-242-1776
SERIAL NUMBER: 20252664142

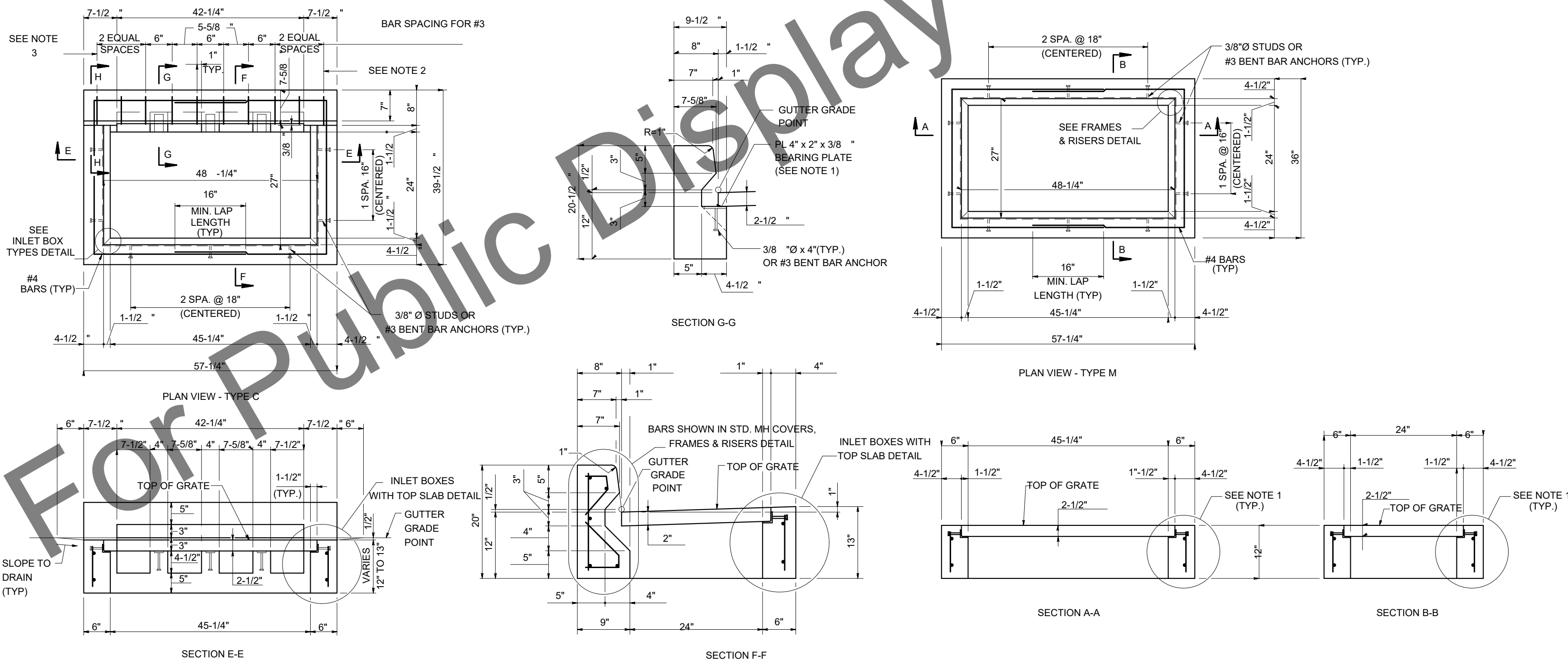
TROTTER'S GAIT PREPARED FOR JEP, LLC SUITE 112 IN NEW HAVEN TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA	DRAINAGE TABLES	KHA PROJECT 122261000			© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST. TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY
		DATE 06/03/2026 SCALE: AS SHOWN DESIGNED BY: DMV DRAWN BY: AT CHECKED BY: TKG				
SHEET NUMBER C-312 21 OF 42						

Plotted By: Alex Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: C-350 June 03, 2026 11:45:37 AM K:\PHJ\PRJ\12226\1000 - Trotters Gait - New Hanover Twp. Montgomery Co., PA\CAD\Plan Sheets\C-350 DRAINAGE DETAILS.dwg
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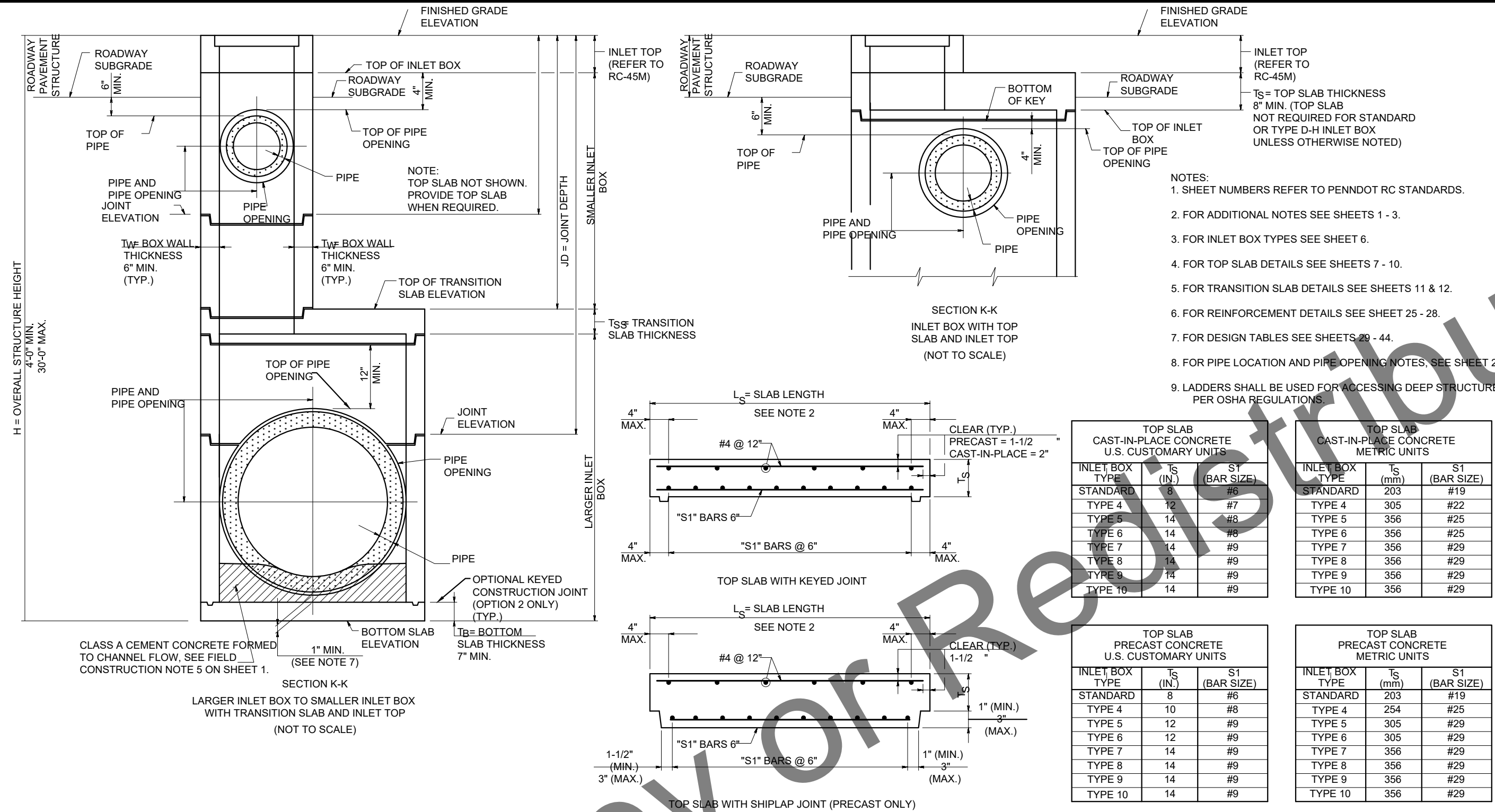
1 PENNDOT INLET BOX TYPES DETAIL

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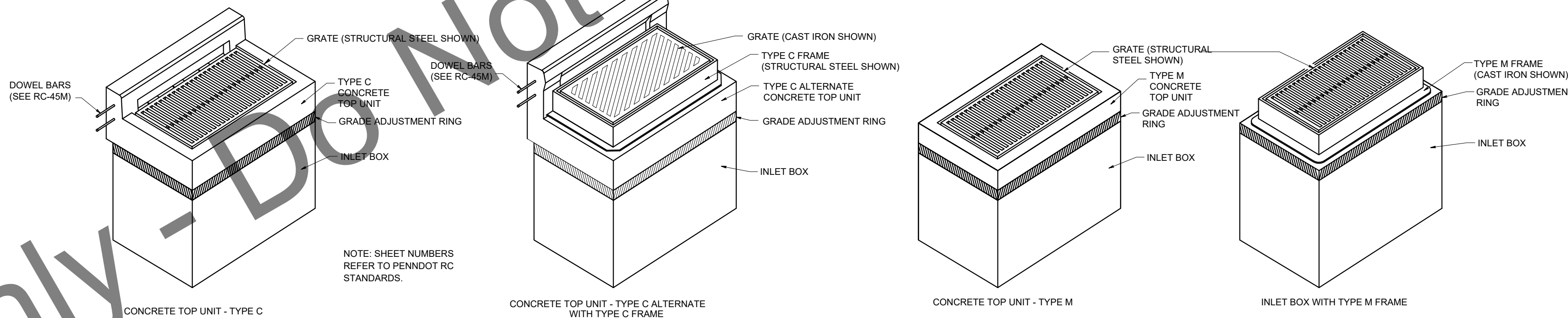
4 PENNDOT INLET BOX TOP UNIT DETAILS

Scale: N.T.S.



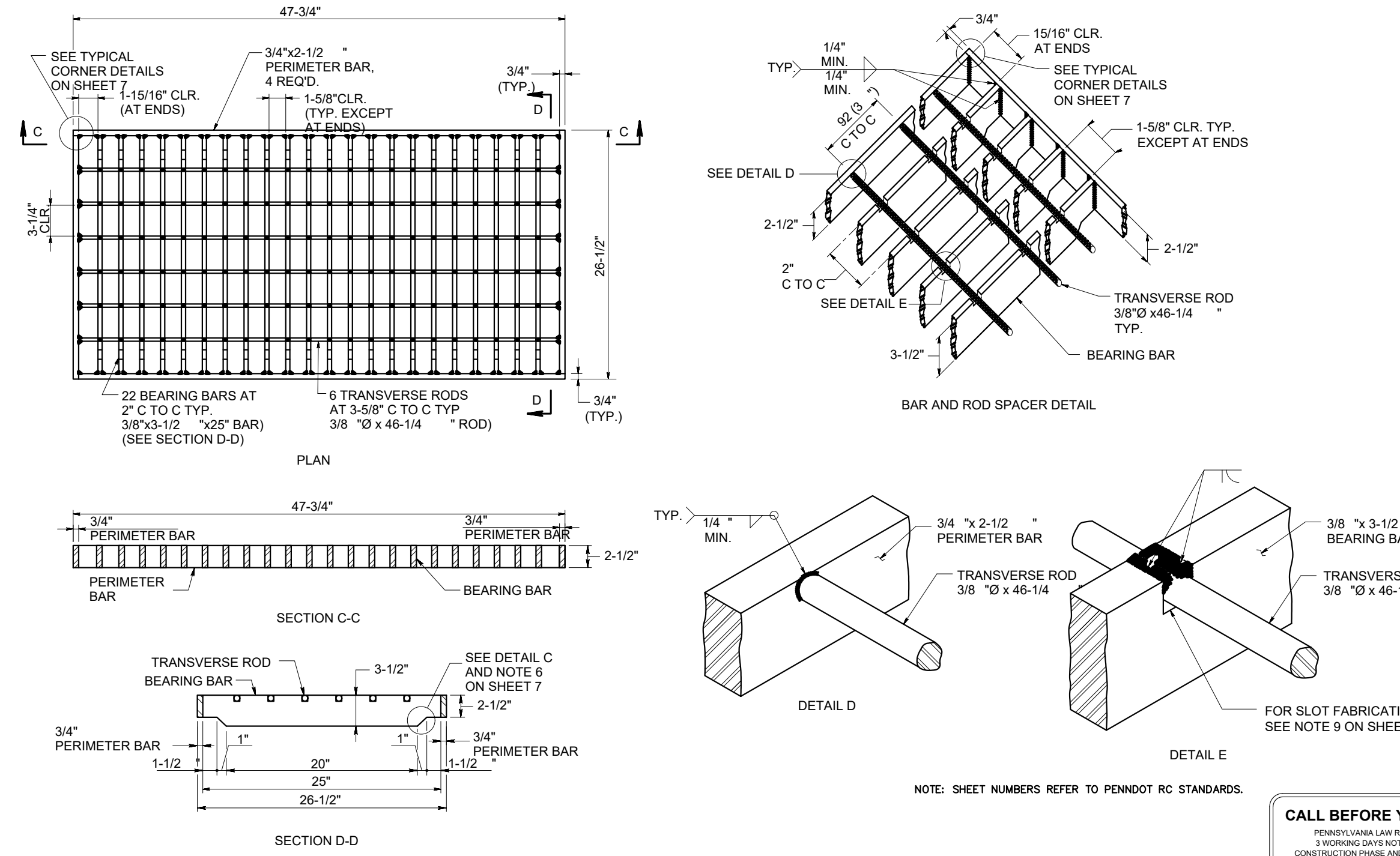
2 PENNDOT INLET BOXES WITH TOP SLAB DETAIL

Scale: N.T.S.



3 PENNDOT INLET BOX AND INLET ASSEMBLIES

Scale: N.T.S.



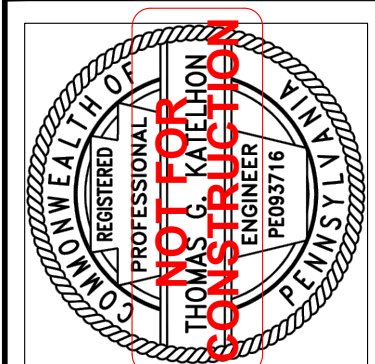
5 PENNDOT STRUCTURAL STEEL BICYCLE SAFE GRATE

Scale: N.T.S.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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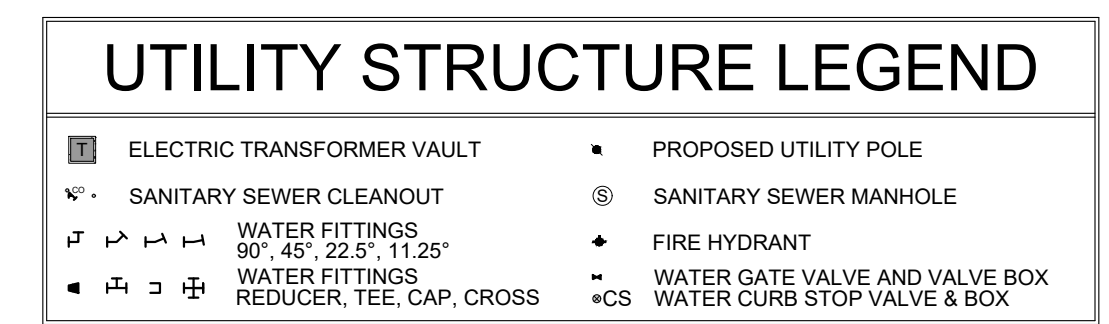
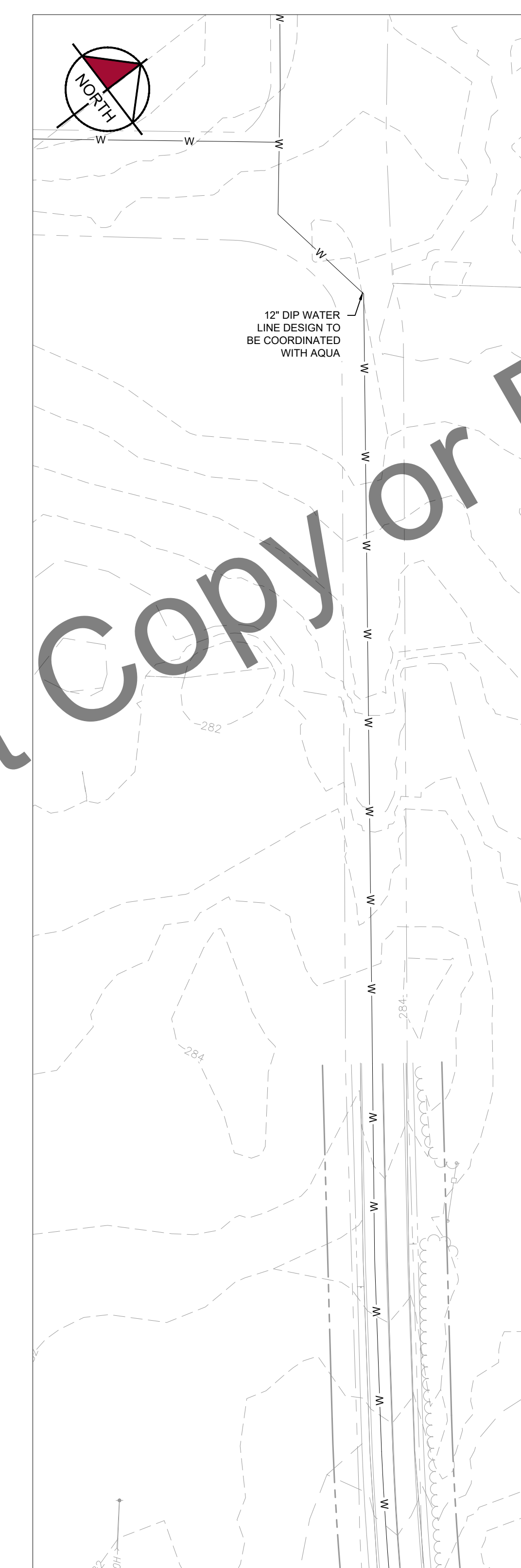


KHA PROJECT	122261000
DATE	06/03/2026
SCALE: AS SHOWN	DESIGNED BY: DMV
DRAWN BY: AT	CHECKED BY: TKG

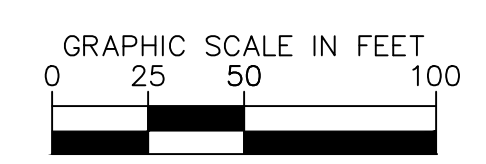
DRAINAGE DETAILS 1

TROTTERS GAIT
PREPARED FOR
JEP LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER	C-350
22 OF 42	

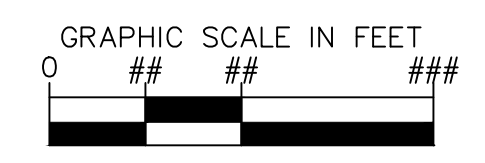


- ## UTILITY PLAN STANDARD NOTES
-
1. WATER SERVICE IS PROVIDED BY THE AQUA PENNSYLVANIA. FOR ALL WATER SPECIFIC NOTES REFER TO SHEET C-450, UTILITY DETAILS 1.
 2. SANITARY SEWER SERVICE IS PROVIDED BY THE NEW HANOVER TOWNSHIP SEWER AUTHORITY. FOR ALL SANITARY SEWER NOTES REFER TO SHEET C-450, UTILITY DETAILS 1.
 3. ELECTRIC SERVICE IS PROVIDED BY PENNSYLVANIA ELECTRIC CO. FOR ALL ELECTRIC NOTES REFER TO SHEET C-450, UTILITY DETAILS 1.
 4. GAS SERVICE IS PROVIDED BY UGI UTILITIES INC.. FOR ALL GAS NOTES REFER TO SHEET C-450, UTILITY DETAILS 1.

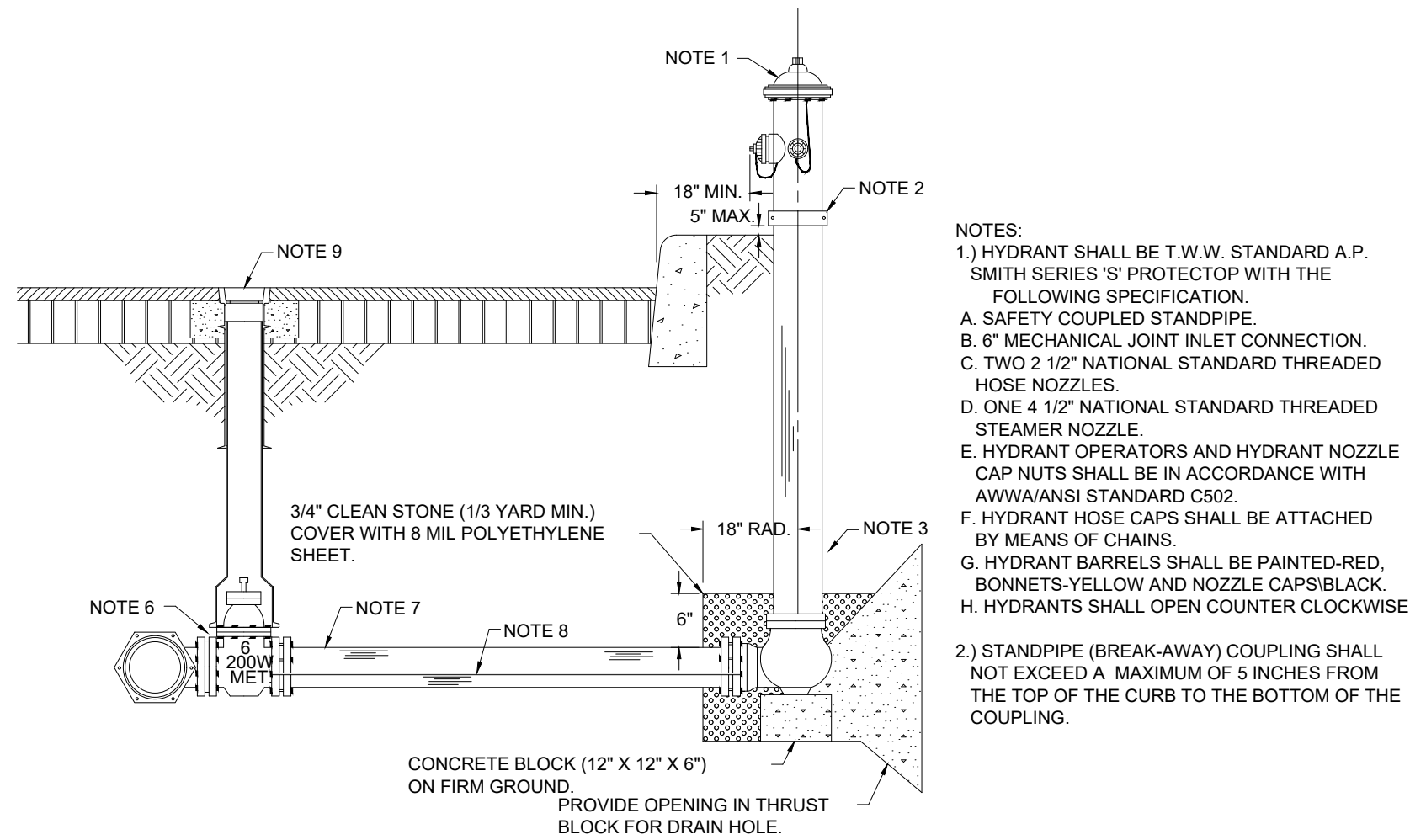


2 WATER MAIN ENLARGEMENT

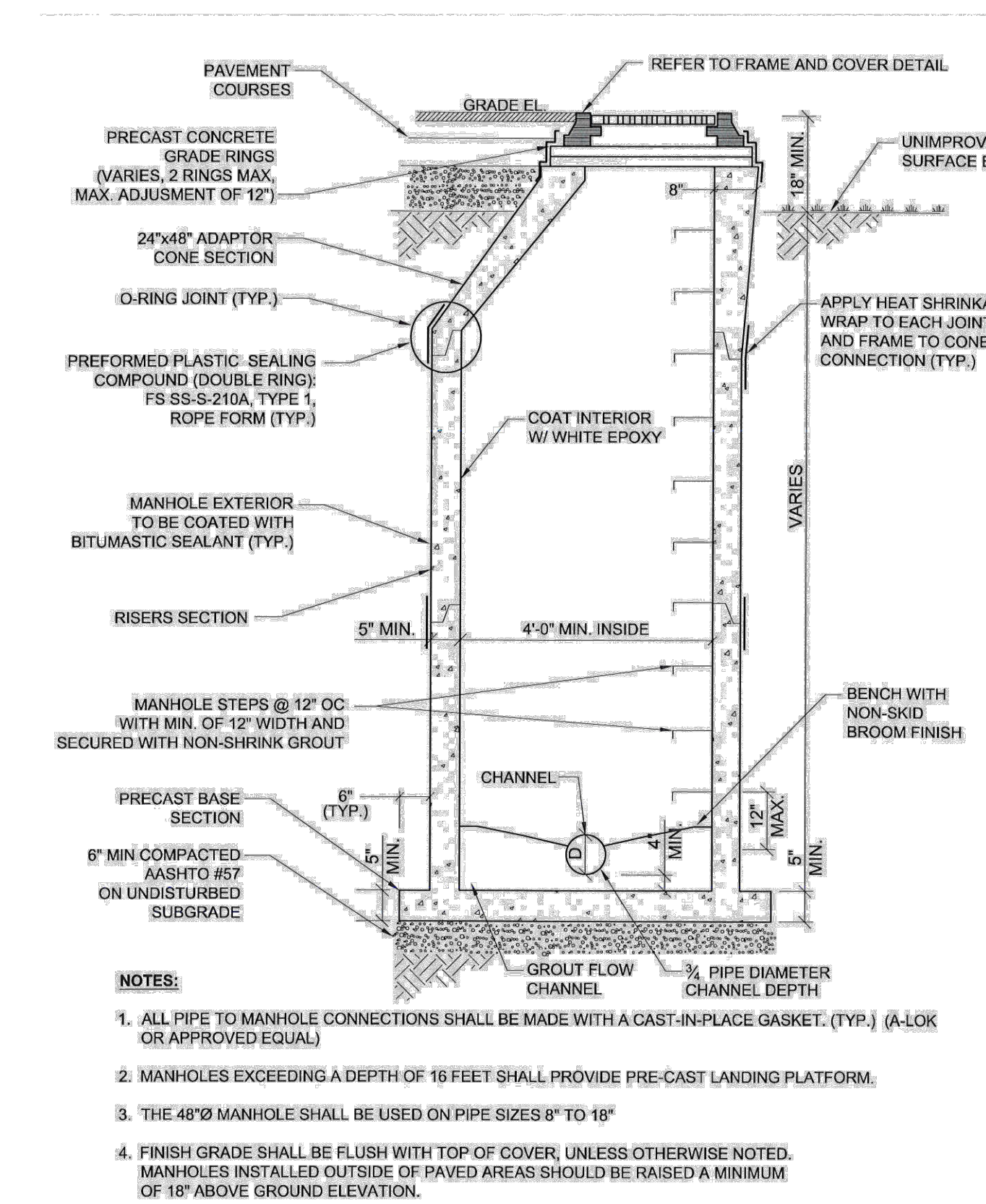
Scale: 1" = 50'



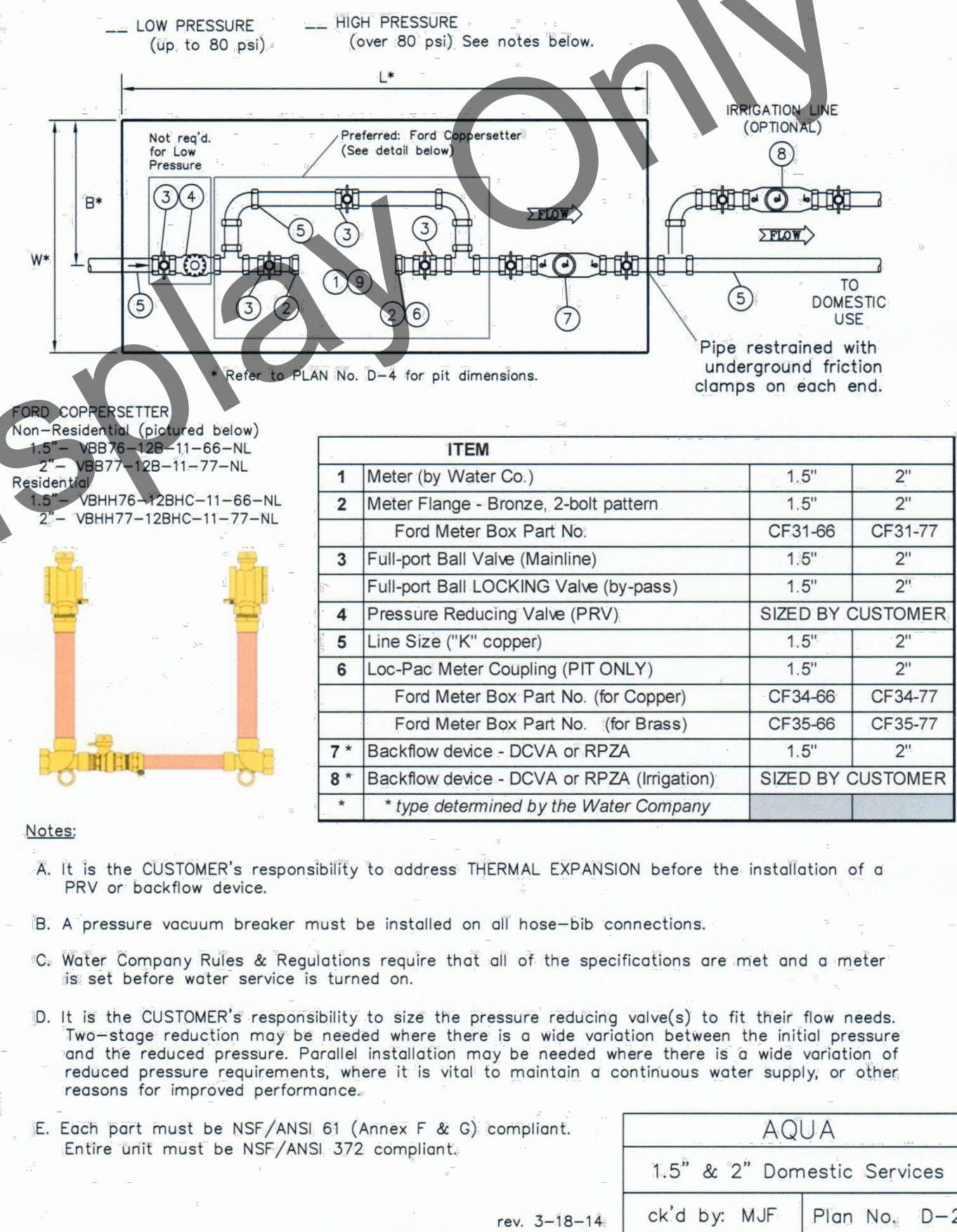
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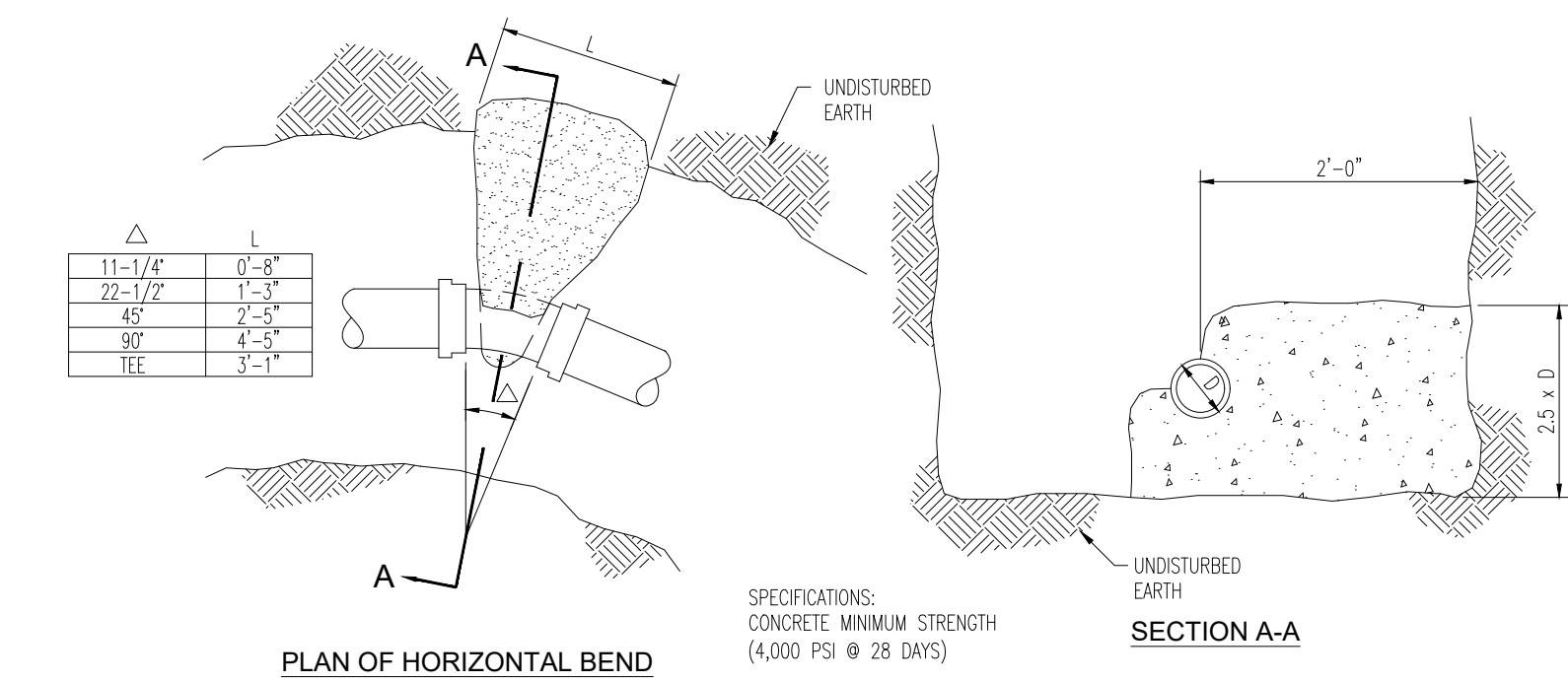
1 FIRE HYDRANT CONNECTION DETAIL
Scale: N.T.S.



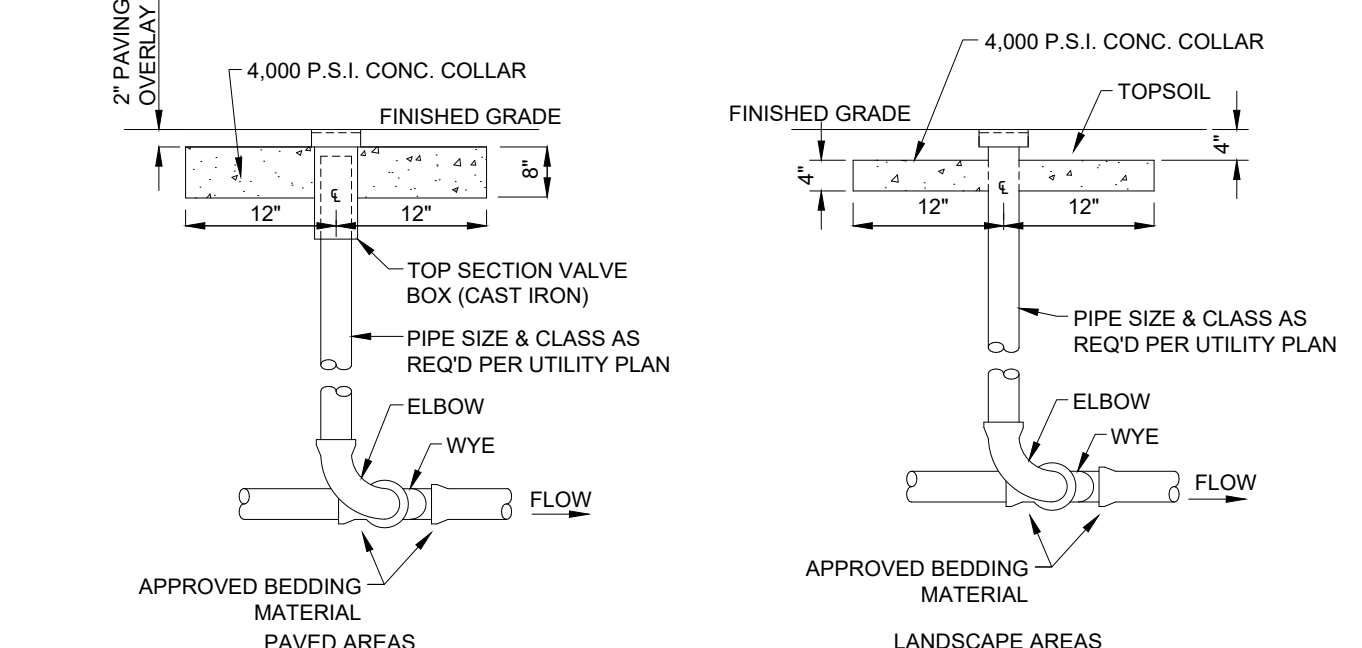
3 SANITARY SEWER MANHOLE DETAIL
Scale: N.T.S.



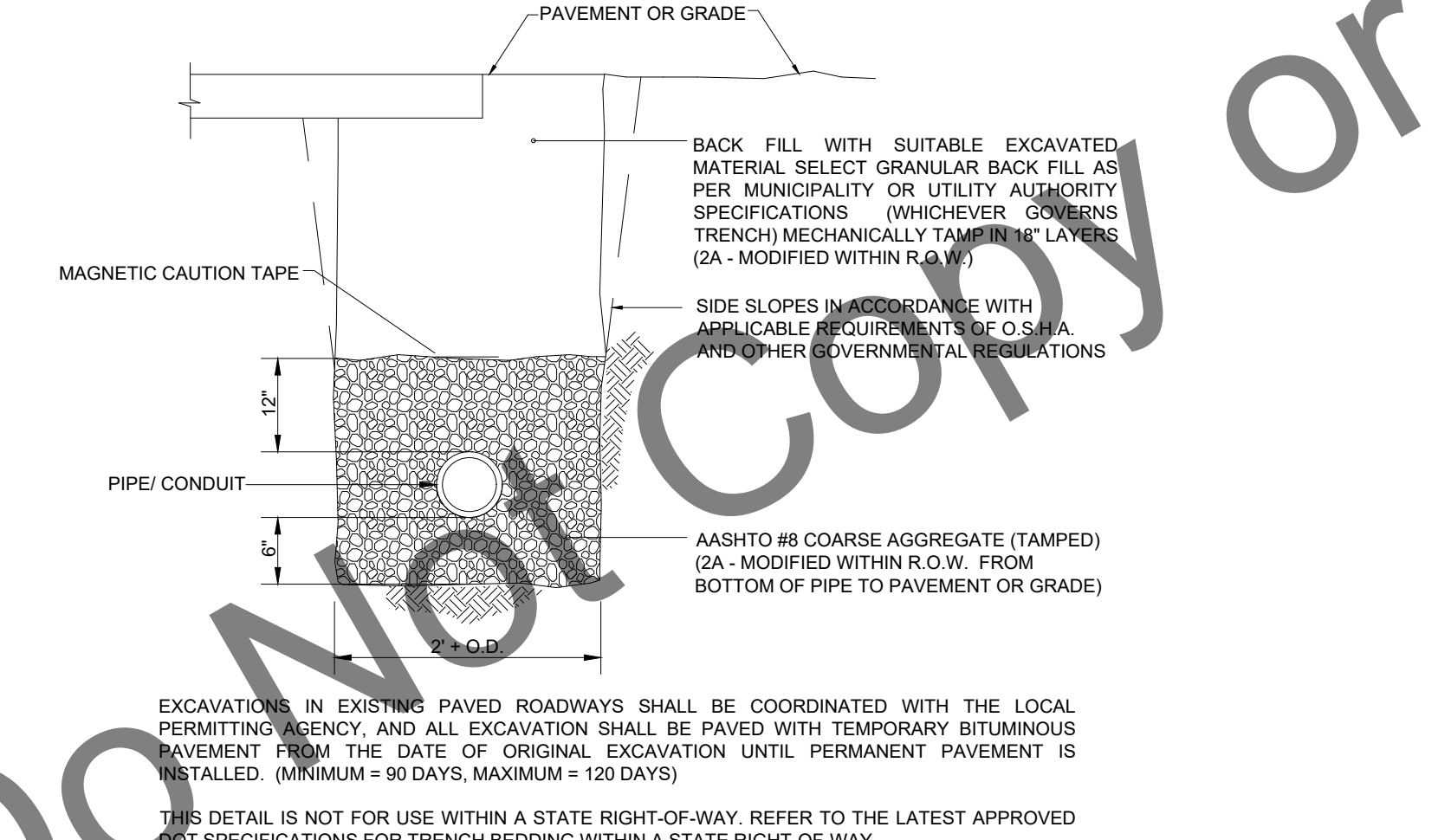
6 DOMESTIC SERVICE LINE DETAIL
Scale: N.T.S.



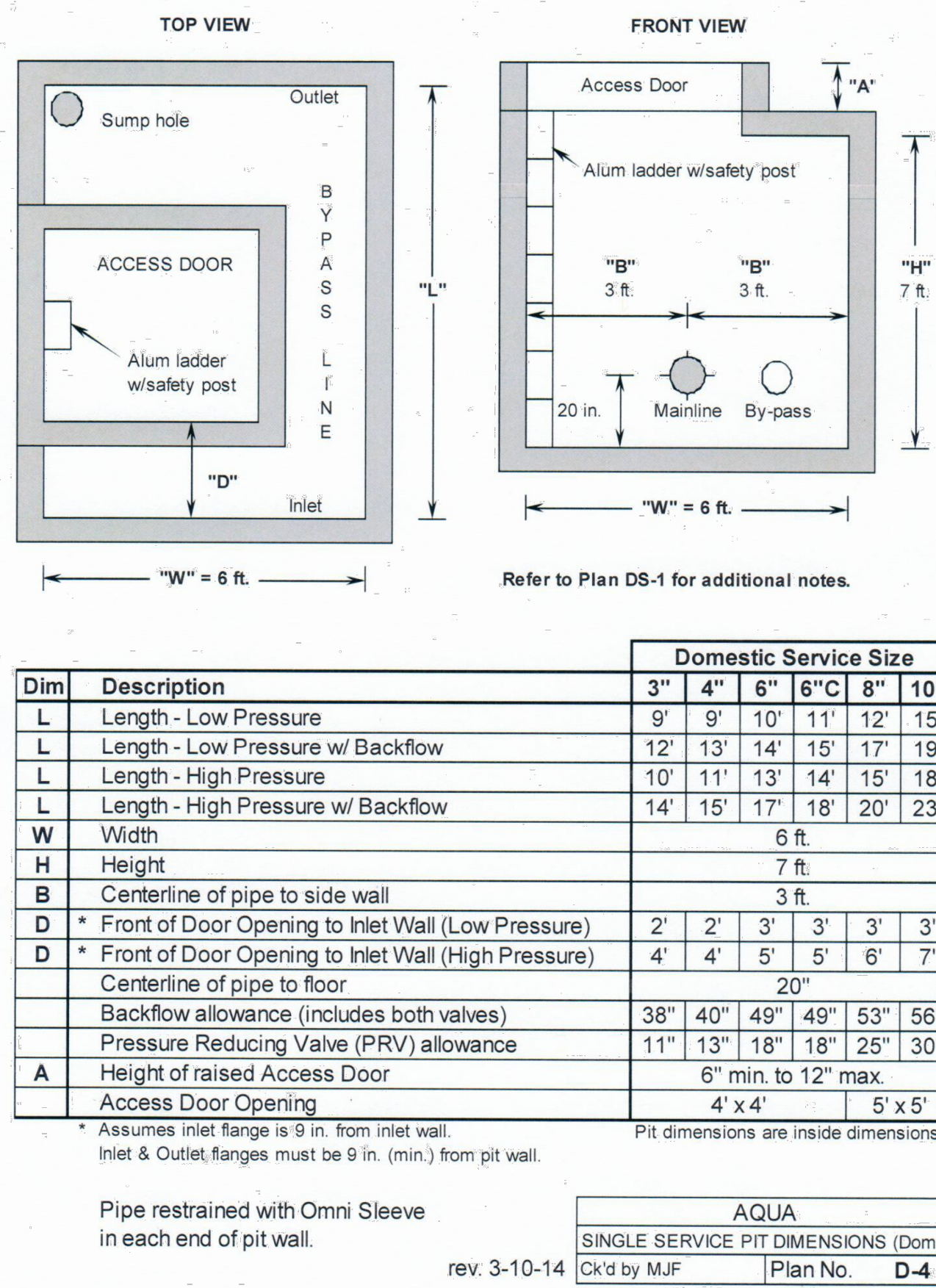
2 WATER BEND THRUST BLOCK DETAIL
Scale: N.T.S.



4 SANITARY SEWER CLEANOUT DETAIL
Scale: N.T.S.



5 TYPICAL UTILITY TRENCH DETAIL
Scale: N.T.S.



7 DOMESTIC SINGLE SERVICE PIT DETAIL
Scale: N.T.S.

- ### STANDARD WATER NOTES
1. ALL WATER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE AQUA PENNSYLVANIA SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES.
 2. CONTRACTOR SHALL NOTIFY THE AQUA PENNSYLVANIA INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 3. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. NOTIFY ENGINEER OF ANY DISCREPANCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
 5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
 7. A MINIMUM OF FIVE (5) FEET OF HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN THE WATER LINE AND ALL PARALLEL UTILITY LINES.
 8. A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES SHALL BE PROVIDED WHERE A WATER LINE CROSSES ANOTHER UTILITY.
 9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 10. ALL CONCRETE FOR ENCASMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 11. REFER TO PROJECTS ARCHITECTURAL INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 12. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO BUILDING POSSESSION.
 13. CONTRACTOR TO MAINTAIN EXISTING OFFSITE WATER SERVICE AT ALL TIMES.
 14. ALL METAL PIPES SHALL BE WRAPPED IN POLY PLASTIC.

- ### STANDARD SANITARY SEWER NOTES
1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NEW HANOVER TOWNSHIP SEWER AUTHORITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES.
 2. THE SEWER AUTHORITY IS TO BE CONTACTED ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATING NEAR OR CONNECTING INTO ANY EXISTING SEWER FACILITIES.
 3. ALL SANITARY SEWER FACILITIES ARE TO REMAIN PRIVATE AND ARE NOT OFFERED FOR DEDICATION TO THE SEWER AUTHORITY UNLESS SUCH FACILITIES ARE RETROFITTED ON TOP OF THE SEWER AUTHORITY'S ENTITIES (I.E. DOGHOUSE MANHOLES).
 4. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER LATERALS AT THE RIGHT-OF-WAY. EDGE OF EASEMENT, AND/OR AT ALL MAJOR CHANGES IN DIRECTION. LATERALS WITHIN THE ROADWAY RIGHT-OF-WAY SHOULD BE PROVIDED AT 2% MINIMUM SLOPE. CLEANOUTS SHALL BE CUT TO SIX INCHES ABOVE FINISHED GRADE AND PROVIDE WITH A RECESSED TYPE PLUG. CLEANOUTS WITHIN PAVED AREAS OR WITHIN THREE FEET OF PAVED AREAS SHALL BE PROVIDED WITH A CLEANOUT PROTECTION SLEEVE.
 5. TEN FEET OF HORIZONTAL CLEARANCE OR 18-INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UTILITIES. OTHERWISE, CONCRETE ENCASMENT OF THE SANITARY SEWER SHALL BE PROVIDED.
 6. THERE SHALL NOT BE BUILT, INSTALLED, CONSTRUCTED, PLANTED OR LOCATED ANY TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES, OR ANY TREES, SHRUBS OR OTHER LANDSCAPING WITHIN 10 FEET OF SANITARY SEWER FACILITIES, EXCEPT TREES, SHRUBS AND OTHER LANDSCAPING WHICH WILL NOT GROW TO MORE THAN SIX FEET (6-FEET) IN HEIGHT.
 7. REFER TO PROJECTS ARCHITECTURAL INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL SEWER LINES.
 9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

- ### STANDARD ELECTRICAL NOTES
1. ALL ELECTRICAL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA ELECTRIC CO SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES.
 2. THE ELECTRIC PROVIDER IS TO BE CONTACTED ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATING NEAR OR CONNECTING INTO ANY EXISTING SEWER FACILITIES.
 3. TEN FEET OF HORIZONTAL CLEARANCE OR 18-INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ALL UTILITIES.
 4. REFER TO PROJECTS ARCHITECTURAL INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 5. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 6. ALL NEW SERVICES, INCLUDING ELECTRIC, TELEPHONE, FIBER OPTIC LINES, ETC ARE TO BE INSTALLED UNDERGROUND UNLESS SPECIFIED OTHERWISE ON THE PLANS. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2'-0" COVER ON ALL ELECTRICAL CONDUIT.

- ### STANDARD GAS NOTES
1. ALL GAS CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE UGI UTILITIES INC. SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES.
 2. THE GAS PROVIDER IS TO BE CONTACTED ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATING NEAR OR CONNECTING INTO ANY EXISTING SEWER FACILITIES.
 3. TEN FEET OF HORIZONTAL CLEARANCE OR 18-INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ALL UTILITIES.
 4. REFER TO PROJECTS ARCHITECTURAL INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL GAS LINES.
 6. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

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REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
10/25/2026

KHA PROJECT
122261000
DATE
06/03/2026
SCALE: AS SHOWN
DESIGNED BY: DMV
DRAWN BY: AT
CHECKED BY: TKG

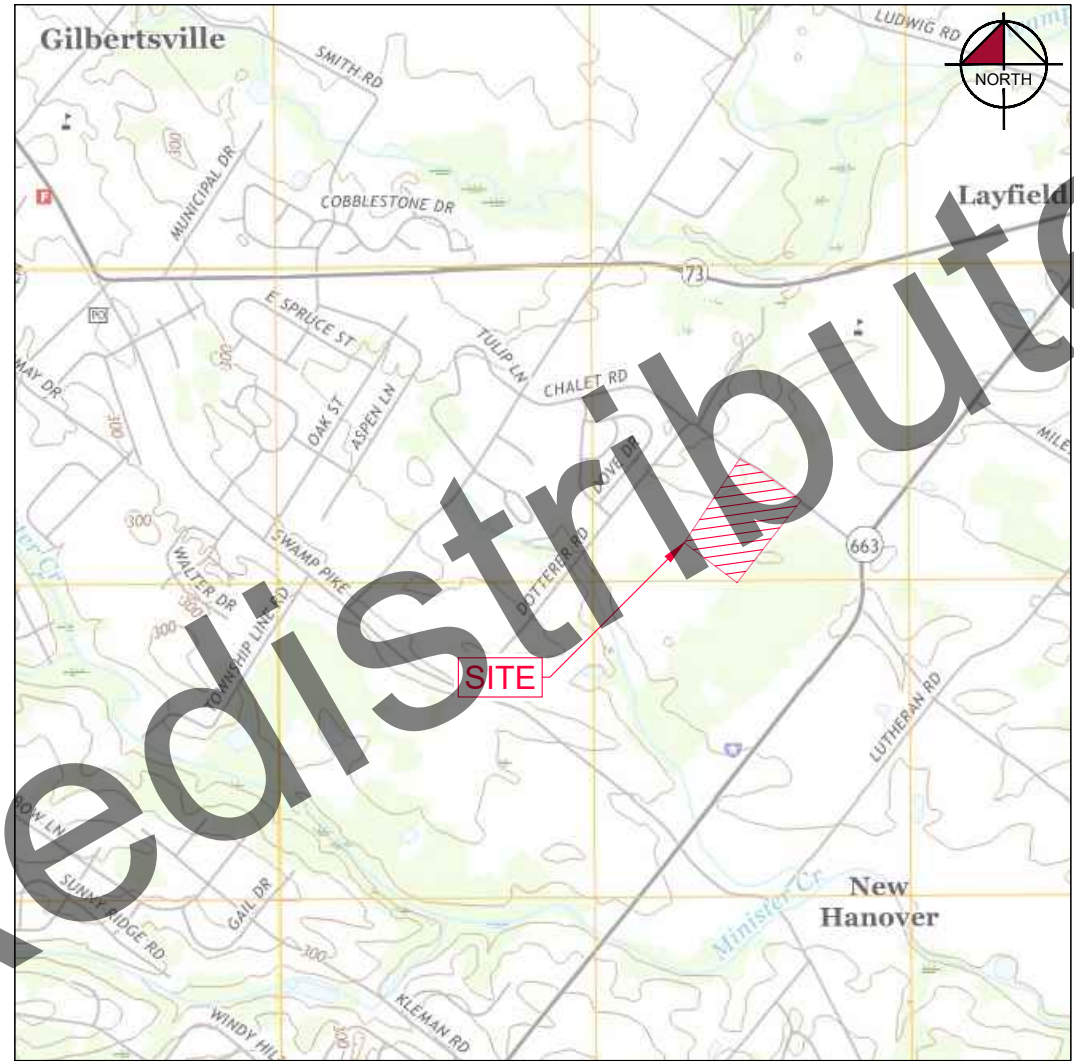
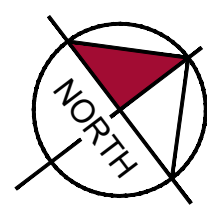
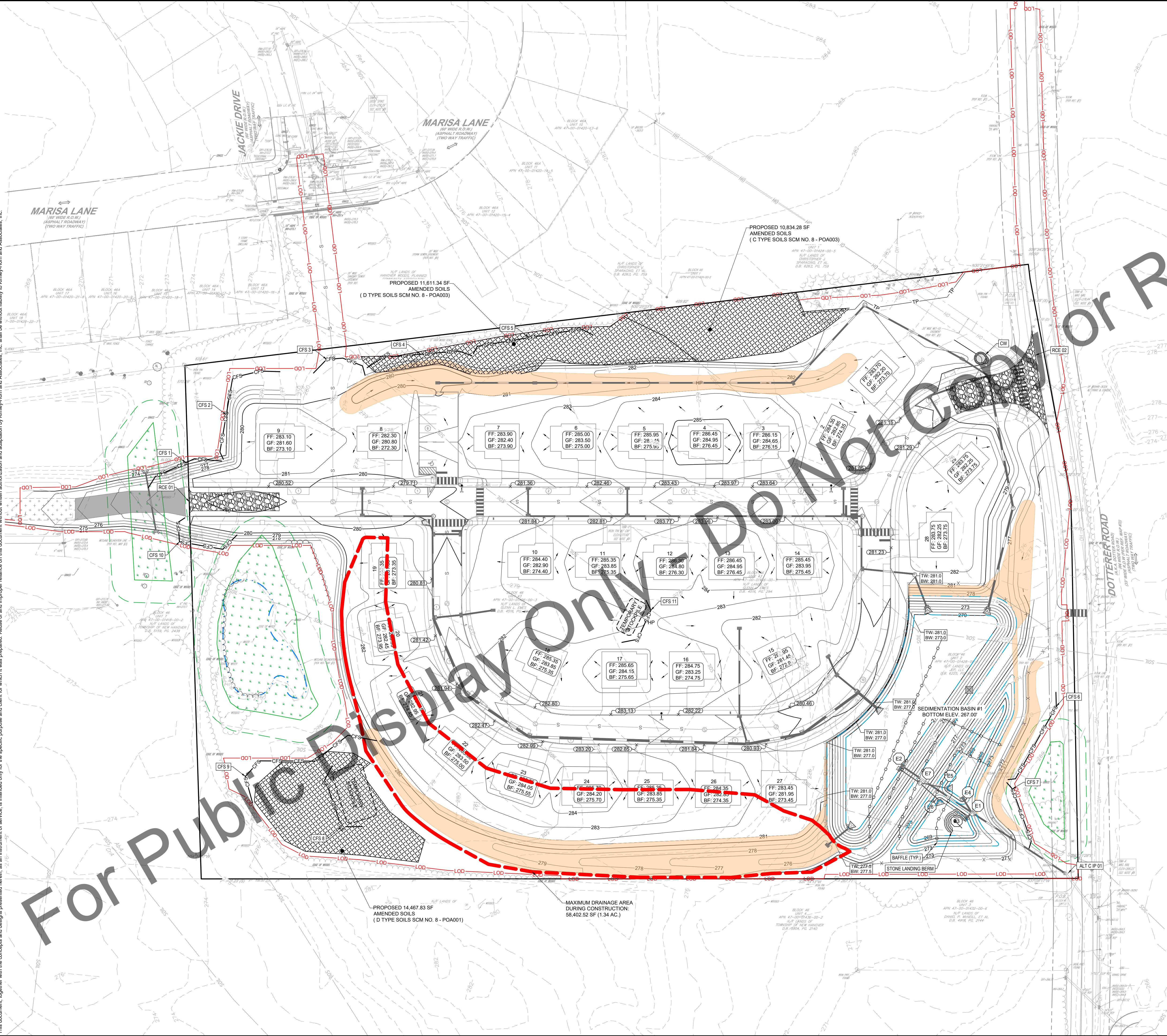
UTILITY DETAILS 1

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
C-450
26 OF 42

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 15 WORKING
DAYS IN DESIGN STAGE. STOP CALL
PA 1
60-203-1776
SERIAL NUMBER: 20252664142

Plotted By: Tia, Alex Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: C-510 June 03, 2026 11:47:01 AM K:\PHD\PRJ\22261000 - Trotters Gait - New Hanover Twp. Montgomery Co., PA\CADD\Plan Sheets\C-510 OVERALL STAGE 2 EGS PLAN.dwg
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USGS MAP
(SASSAMANSVILLE, PA QUADRANGLE)
SCALE: 1" = 2,000'

STORMWATER DISCHARGE INFORMATION

NPDES PERMIT TYPE REQUIRED: <INDIVIDUAL/GENERAL>
ABACT BMP(S) REQUIRED: <YES/NO>

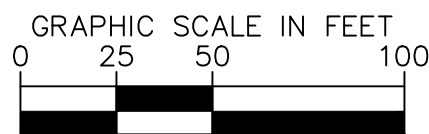
DISCHARGE POINT NUMBER		RECEIVING WATERS DISCHARGE INFORMATION		CHESAPEAKE BAY WATERSHED		DISCHARGE TO NON-SURFACE WATERS		CH 93 CLASSIFICATION		IMPAIRED IF IMPAIRED*		TMDL IF TMDL*	
002, 003	001	NAME OF RECEIVING WATERS	CHESAPEAKE BAY WATERSHED	DISCHARGE TO NON-SURFACE WATERS	CH 93 CLASSIFICATION	IMPAIRED	IF IMPAIRED*	TMDL	IF TMDL*				
		TRIB 01321 TO MINISTER CREEK	N	N	TSF, MF	Y	Y	N	N				
		SWAMP CREEK	N	N	TSF, MF	Y	Y	N	N				

IMPAIRED* - IF YES, IMPAIRED FOR SILTATION, SUSPENDED SOLIDS, TURBIDITY, WATER/FLOW VARIABILITY, FLOW MODIFICATIONS/ALTERATIONS, OR NUTRIENTS?

TMDL* - IF YES, EPA APPROVED OR EPA-ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL) IN WHICH THE POLLUTANT(S) OF CONCERN INCLUDE SILTATION, SUSPENDED SOLIDS, OR NUTRIENTS?

LEGEND

105	EXISTING PROPERTY LINE
101	EXISTING MAJOR CONTOUR - 5'
101	EXISTING MINOR CONTOUR - 1'
AD/C	EXISTING SOIL LIMITS AND SOIL TYPE
OH	EXISTING OVERHEAD ELECTRIC LINE (WITH UTILITY POLE)
100Y	EXISTING WETLANDS FIELD DELINEATED
100Y	EXISTING 100-YR FEMA FLOODPLAIN
G	EXISTING NATURAL GAS SERVICE PIPE
E	EXISTING UNDERGROUND ELECTRIC LINE
S	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER PIPING
W	EXISTING STORM SEWER PIPING
105	PROPOSED WATERCOURSE BUFFER
101	PROPOSED WETLANDS BUFFER
101	PROPOSED MAJOR CONTOUR - 5'
101	PROPOSED MINOR CONTOUR - 1'
GAS	PROPOSED GAS PIPE
UGE	PROPOSED UNDERGROUND ELECTRIC
S	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER PIPE
TP	PROPOSED STORM SEWER PIPE
TP	PROPOSED STORMWATER BMP OUTLINE
LOD	PROPOSED TREE PROTECTION FENCE
NPDES	PROPOSED LIMIT OF DISTURBANCE
NPDES	PROPOSED PROJECT SITE AREA
NPDES	PROPOSED SWALE DRAINAGE AREA
12"	PROPOSED 12" COMPOST FILTER SOCK & LABEL
18"	PROPOSED 18" COMPOST FILTER SOCK & LABEL
24"	PROPOSED 24" COMPOST FILTER SOCK & LABEL
32"	PROPOSED 32" COMPOST FILTER SOCK & LABEL
DS	PROPOSED DIVERSION SOCK & LABEL
RF 00	PROPOSED ROCK FILTER & LABEL
CW	PROPOSED CONCRETE WASH OUT & LABEL
ALT C IP 00	PROPOSED ALTERNATE TYPE C INLET PROTECTION - NOT AT GRADE
ALT M IP 00	PROPOSED ALTERNATE TYPE M INLET PROTECTION - NOT AT GRADE
RCE 00	PROPOSED ROCK CONSTRUCTION ENTRANCE
SK	PROPOSED SKIMMER DEVICE
CS	PROPOSED CLEAN OUT STAKE
EM	PROPOSED EROSION CONTROL MATTING NAG S75BN



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE. STOP CALL
PA 1
SERIAL NUMBER: 20252664142

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PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

KHA PROJECT
122261000

DATE
06/03/2026

SCALE: AS SHOWN
DESIGNED BY: DMY
DRAWN BY: AT
CHECKED BY: TKG

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**EROSION & SEDIMENT
CONTROL PLAN**

SHEET NUMBER
C-510
28 OF 42

No.	REVISIONS	BY	DATE

Plotted By: Tieu, Alex Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: C-550 June 03, 2026 11:47:30am K:\PH PER\122261000 - Trotters Gait - New Hanover Twp, Montgomery Co., PA\CA\Plan Sheets\C-550 DETAILS.dwg
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STANDARD E&S PLAN NOTES (PER E&S BMP MANUAL)

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OPERATOR SHALL NOTIFY THE OWNER AND THE CONTRACTORS THE ADOPTED, APPROPRIATE MUNICIPAL OFFICIALS. THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNDISTURBED, THE OPERATOR SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN DRAWINGS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ.. BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM P-201 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO LAYFIELD PARK DRIVEWAY.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS, ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS. AREAS WHICH ARE TO BE SEEDING AND MULCHING, FILL OUTSLOPES SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

SOIL TABLE AND LIMITATIONS

SOIL TYPE	DEPTH TO SATURATION ZONE (IN.)	DEPTH TO WATER TABLE (IN.)	HYDRIC SOIL GROUP	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHT	EASILY ERODIBLE	FLOODING	HYDRIC/ HYDROIC INCLUSIONS	LOW STRENGTH (F/PCONE)	SLOW REGULATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK/SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
ABA ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES	10 TO 20 IN.	40-59 IN. (BEDROCK)	D	Y	C/S	N	Y	N	Y	N	Y	Y	Y	Y	N	N	N	Y
BWA BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES	10 TO 20 IN.	> 80 IN. (BEDROCK)	B/D	Y	C/S	N		N	Y	Y	Y		Y	Y	N	N	N	Y
RHA READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES	20 TO 40 IN.	40-59 IN. (BEDROCK)	C	Y	C/S	N	Y	N	Y	N	Y	Y	Y	Y	N	N	N	Y
RHA REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	20 TO 40 IN.	60-79 IN. (BEDROCK)	D	Y	C/S	Y	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	Y

* SOIL INFORMATION HAS BEEN OBTAINED FROM THE WEB SOIL SURVEY WHICH IS OPERATED BY THE USDA NATIONAL RESOURCES CONSERVATION SERVICE.

SOIL LIMITATIONS AND RESOLUTIONS

- SEASONAL HIGH WATER TABLE LIMITATION - DURING CONSTRUCTION PONDING WATER NEEDS TO BE PUMPED TO A SEDIMENT FILTER BAG OR OTHER SEDIMENT CONTROL BMP.
- BEDROCK LIMITATION - INFORM CONTRACTOR
- CUTBANKS CAVE - GC TO USE CAUTION WHEN TRENCHING, ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES.
- CORROSIVE TO CONCRETE/STEEL - GC TO PROVIDE TREATMENT TO ALL MATERIALS TO PREVENT CORROSION (INCLUDING BUT NOT LIMITED TO POINTS, TARS, ETC.)
- DROUGHT - PROVIDE WATER TRUCK FOR SPRAY IRRIGATION.
- EASILY ERODIBLE - SOIL EROSION CAN BE SIGNIFICANTLY REDUCED BY MAINTAINING EXISTING VEGETATION FOR AS LONG AS PRACTICABLE AND ONLY REMOVING EXISTING VEGETATION IMMEDIATELY PRIOR TO EARTH DISTURBANCE ACTIVITIES. SPECIAL ATTENTION SHOULD BE GIVEN TO MAINTAINING EXISTING VEGETATION IN AREAS HAVING HIGH EROSION POTENTIAL SUCH AS ERODIBLE SLOPES, STEEP SLOPES, DRAINAGE COURSES, AND STREAMBANKS. LIMIT DURATION OF EXPOSURE OF UNVEGETATED AREAS, PARTICULARLY ON STEEPER SLOPES, BY BRINGING SMALLER SECTIONS OF UNVEGETATED AREAS TO FINISHED GRADE. FOR PERMANENT STABILIZATION PROVIDE TEMPORARY/PERMANENT STABILIZATION MEASURES AS NEEDED.
- FLOODING - DURING CONSTRUCTION PONDING WATER NEEDS TO BE PUMPED TO A SEDIMENT FILTER BAG OR OTHER SEDIMENT CONTROL BMP.
- HYDRIC - A WETLANDS DETERMINATION WAS CONDUCTED TO IDENTIFY IF WETLANDS EXIST ON OR NEAR THE PROJECT SITE THAT COULD BE AFFECTED BY THE PROPOSED EARTHWORK. WHEN WETLANDS ARE ENCOUNTERED WITHIN THE LIMIT OF DISTURBANCE, A LICENSED GEOTECHNICAL ENGINEER SHALL PROVIDE PROPER GUIDELINES FOR FILLING AND STABILIZING THE IMPACTED AREAS.
- LOW STRENGTH/LANDSLIDE PRONE - PRECAUTIONS SHOULD BE TAKEN TO PREVENT SOIL FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. GRADINGS SHOULD COMPLY WITH THE STANDARDS CONTAINED IN THE E&S PLAN NOTES.
- LOW PERCOLATION - GC TO FENCE OFF INFILTRATION AREAS TO AVOID EXCESSIVE COMPACTION DURING CONSTRUCTION.
- PIPING - ANTI-SEEP COLLARS ARE TO BE INSTALLED ALONG ALL THE OUTFALL PIPES FROM TEMPORARY/PERMANENT BMPs.
- POOR SOURCE OF TOPSOIL - GC TO TEST EXISTING TOPSOIL TO CONFIRM COMPLIANCE WITH THE SPECIFICATIONS OF THE TOPSOIL APPLICATION NOTES. IF TOPSOIL DOESN'T COMPLY GC SHALL MODIFY EXISTING SOILS OR IMPORT TOPSOIL AS NEEDED.
- FROST ACTION - WHEN SOILS WARRANT, PROVIDE UNDERDRAIN TO REMOVE EXCESSIVE WATER. EARTHMOVING IS ONLY PERMITTED WHEN TEMPERATURE IS ABOVE FREEZING. WET OR FROZEN SOIL SHALL NOT BE USED FOR BULK FILL OR TRENCH BACKFILL.
- SHRINK/SWELL - CONTRACTOR TO IMPORT/EXPORT MATERIAL AS NEEDED. REFER TO ALL REGULATIONS FOR CLEAN FILL AND EXPORT REQUIREMENTS.
- POTENTIAL SINKHOLE - IF A SINKHOLE IS ENCOUNTERED OR DEVELOPS DURING CONSTRUCTION, REPAIR THE SINKHOLE IMMEDIATELY IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTION DETAIL PER CHAPTER 17 OF PA E&S MANUAL IN CONJUNCTION WITH DIRECTION FROM A GEOLOGIST OR GEOTECHNICAL ENGINEER. MAINTAIN POSITIVE DRAINAGE IN GRADED AREAS TO PREVENT PONDING OF STORMWATER. PROVIDE WATER TIGHT COUPLINGS ON STORM SEWER PIPES. PROVIDE IMPERMEABLE LINERS IN THE TEMPORARY SEDIMENT FACILITIES AND IN AROUND ALL PERMANENT PCSM STORAGE FACILITIES.
- PONDING - UTILIZE PUMPED WATER FILTER BAG WHEN PONDING IS ENCOUNTERED.
- WETNESS - DO NOT USE WET SOIL FOR STRUCTURAL FILL. TREAT WET SOILS WITH QUICKLIME OR HYDRATED LIME TO OBTAIN REQUIRED MOISTURE AND COMPACTION SPECIFICATIONS, IN CONSULTATION WITH THE DESIGN ENGINEER. WET SOILS MAY BE REMOVED AND REPLACED WITH A STONE BALLAST, WHERE APPROPRIATE.

FILL MATERIALS

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

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

ENVIRONMENTAL DUE DILIGENCE INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT REQUIRED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

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

IMPORTED FILL:

WITH THE EXCEPTION OF SITES ENROLLED IN DEP'S LAND RECYCLING AND REMEDIATION STANDARDS ACT (ACT 2) PROGRAM AND SITES WITH DEP WASTE MANAGEMENT GENERAL PERMIT (WMGR098) APPROVAL TO USE REGULATED FILL, ALL FILL MATERIAL IMPORTED TO THE SITE MUST MEET THE DEFINITION OF CLEAN FILL AS DEFINED IN DEP'S MANAGEMENT OF FILL POLICY. REGULATED FILL USED ON ACT 2 SITES MUST COMPLY WITH THE STANDARDS ESTABLISHED BY THE ACT 2 PROGRAM. REGULATED FILL USED OUTSIDE OF ACT 2 SITES MUST COMPLY WITH DEP WASTE MANAGEMENT GENERAL PERMIT WMGR098.

FOR AREAS NOT ENROLLED IN THE ACT 2 PROGRAM, THE PERMITTEE SHALL COMPLY WITH DEP'S MANAGEMENT OF FILL POLICY (DOCUMENT NO. 258-2182-773). IF FILL IS IMPORTED TO THE SITE, AND COMPLY WITH THE FOLLOWING WHEN USING FILL AT THE SITE TO LEVEL AN AREA OR BRING IT TO GRADE:

- THE PERMITTEE SHALL CONDUCT ENVIRONMENTAL DUE DILIGENCE TO DETERMINE WHETHER THE FILL HAS BEEN AFFECTED BY A RELEASE OF A REGULATED SUBSTANCE. IF DUE DILIGENCE WAS CONDUCTED PRIOR TO SUBMITTING THE PERMIT APPLICATION AND CIRCUMSTANCES HAVE NOT CHANGED BETWEEN THE DUE DILIGENCE AND THE USE OF THE FILL, DUE DILIGENCE DOES NOT NEED TO BE REPEATED.
- IF DUE DILIGENCE RESULTS IN EVIDENCE OF A RELEASE, AS DEFINED IN DEP'S MANAGEMENT OF FILL POLICY, THE PERMITTEE SHALL TEST THE MATERIAL TO DETERMINE WHETHER IT QUALIFIES AS CLEAN FILL. AND IF SO, DEP'S ELECTRONIC FORM FP-001 (CERTIFICATION OF CLEAN FILL) MUST BE COMPLETED, RETAINED BY THE PERMITTEE AND BE MADE AVAILABLE TO DEP/CDD UPON REQUEST. IF THE FILL DOES NOT QUALIFY AS CLEAN FILL, BUT MEETS THE REGULATED FILL STANDARDS, IT MAY BE USED IN ACCORDANCE WITH AN APPROVAL FOR COVERAGE UNDER DEP WASTE MANAGEMENT GENERAL PERMIT WMGR098.

ON-SITE SOIL CONTAMINATION:

FOR SITES ENROLLED IN THE ACT 2 PROGRAM, IF THE RESULTS OF SOIL SAMPLING IN THE AREA OF EARTH DISTURBANCE ACTIVITIES DEMONSTRATE NEWLY DISCOVERED SOIL CONTAMINATION WITH CONCENTRATIONS OF REGULATED SUBSTANCES EXCEEDING THE RESIDENTIAL OR NON-RESIDENTIAL MEDIUM-SPECIFIC CONCENTRATIONS (MSCs), WHICHEVER IS APPLICABLE, THE PERMITTEE SHALL NOTIFY DEP/CDD BY PHONE WITHIN 24 HOURS OF RECEIVING THE SAMPLING RESULTS. EARTH DISTURBANCE ACTIVITIES IN AREAS OF NEWLY DISCOVERED CONTAMINATION NEED NOT CEASE AFTER NOTIFICATION TO DEP/CDD UNLESS SO DIRECTED BY DEP/CDD.

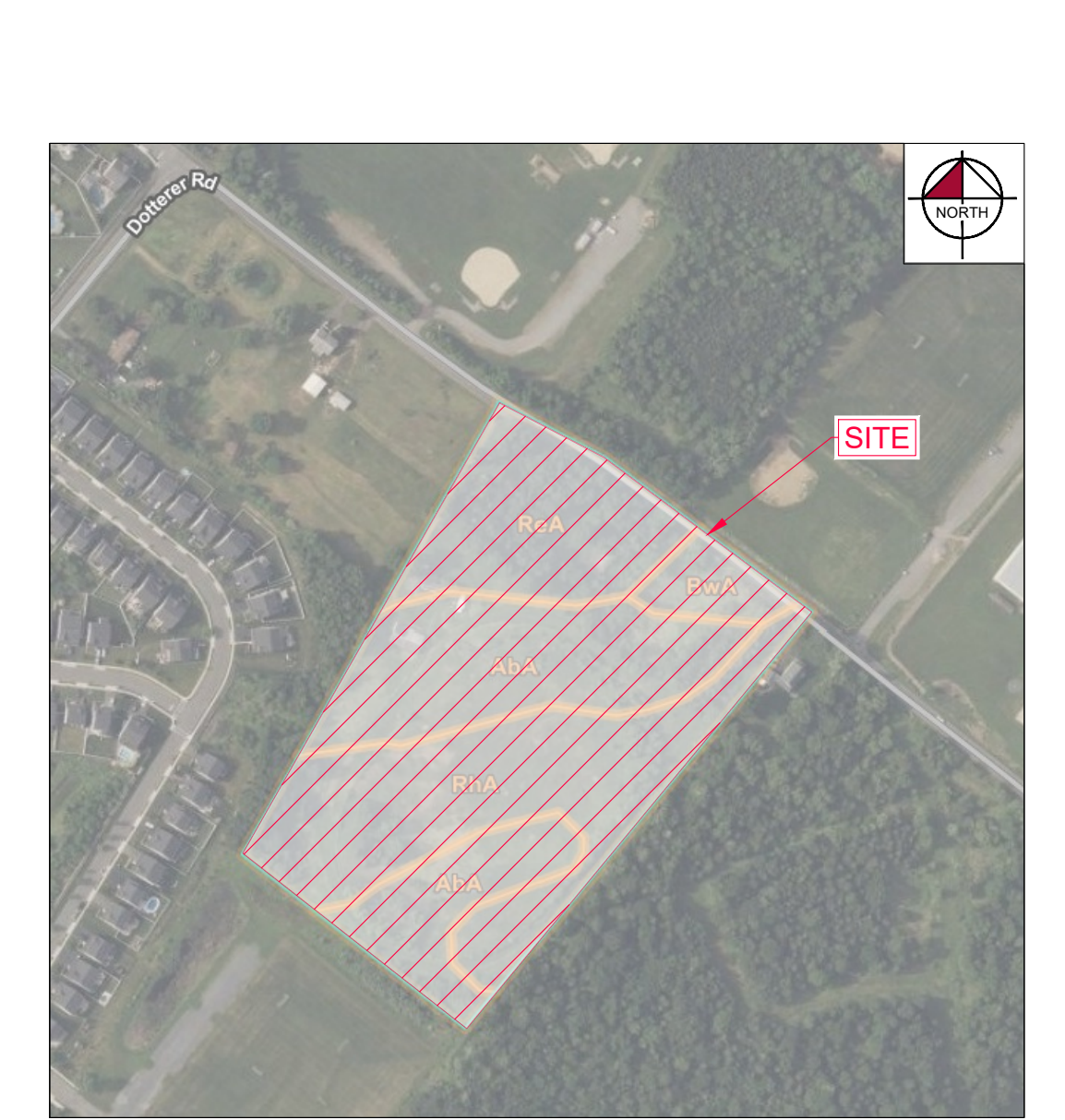
FOR AREAS NOT ENROLLED IN THE ACT 2 PROGRAM, IF THE PERMITTEE OR CO-PERMITTEE DISCOVERS DURING EARTH DISTURBANCE ACTIVITIES WASTES OR OTHER MATERIALS OR SUBSTANCES THAT HAVE OR HAVE LIKELY CAUSED SOIL CONTAMINATION WITH CONCENTRATIONS OF REGULATED SUBSTANCES EXCEEDING THE RESIDENTIAL OR NON-RESIDENTIAL MSCs, WHICHEVER IS APPLICABLE, THE PERMITTEE SHALL NOTIFY DEP/CDD BY PHONE WITHIN 24 HOURS. EARTH DISTURBANCE ACTIVITIES IN AREAS OF NEWLY DISCOVERED CONTAMINATION NEED NOT CEASE AFTER NOTIFICATION TO DEP/CDD UNLESS SO DIRECTED BY DEP/CDD.

ON-SITE GROUNDWATER CONTAMINATION:

IF THE RESULTS OF SAMPLING PERFORMED ON GROUNDWATER ENCOUNTERED DURING EARTH DISTURBANCE ACTIVITIES DEMONSTRATE THAT THE GROUNDWATER IS CONTAMINATED BY ONE OR MORE POLLUTANTS AT CONCENTRATIONS EXCEEDING WATER QUALITY CRITERIA (WQC) AND DEP'S PA. CODE CHAPTER 93, THAT WERE NOT PREVIOUSLY DISCLOSED TO DEP/CDD, THE PERMITTEE SHALL NOTIFY DEP/CDD BY PHONE WITHIN 24 HOURS OF RECEIVING THE SAMPLING RESULTS. CONTAMINATED GROUNDWATER MAY NOT BE PUMPED OR OTHERWISE DIVERTED TO SURFACE WATERS UNLESS SPECIFICALLY AUTHORIZED BY THE DEP CLEAN WATER PROGRAM.

E&S RECYCLING AND PROPER DISPOSAL OF MATERIALS

- TREES - CHIPPED AND REMOVED OFFSITE FOR MULCH.
- BUILDING MATERIALS - SHALL BE REMOVED AND DISPOSED OF AT PROPER RECYCLING FACILITY AS PER NOTE #10 OF THE GENERAL EROSION & SEDIMENT CONTROL NOTES.
- ROCK WASTE - ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
- SOIL WASTE - ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WERE ALL BMPs ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROLS DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMPs ARE PROPERLY INSTALLED.
- SEDIMENT REMOVAL FROM ALL SEDIMENT BMPs TO BE RETURNED TO SITE UPSTREAM OF ALL PROPOSED BMPs.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.



USDA NRCS SOILS MAP
(WEB SOIL SURVEY AERIAL IMAGERY)
SCALE: 1" = 100'

CONSTRUCTION INSPECTION & MAINTENANCE PROGRAM

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

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UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

THE OPERATOR SHALL CONDUCT VISUAL SITE INSPECTIONS THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE N.O.T. HAS BEEN SUBMITTED BY THE PERMITTEE.

- THE OPERATOR SHALL DOCUMENT EACH SITE INSPECTION ON DEP'S CHAPTER 102 VISUAL SITE INSPECTION REPORT (3800-FM-BG0227-D) OR ALTERNATIVE DOCUMENT OR ELECTRONIC FORM THAT COLLECTS AND RETAINS IDENTICAL INFORMATION. ALL REQUESTED INFORMATION ON THE VISUAL SITE INSPECTION REPORT MUST BE COMPLETED. IF ELECTRONIC FORMS ARE USED TO DOCUMENT SITE INSPECTIONS, THE OPERATOR SHALL PROVIDE A PHYSICAL COPY OF THE INSPECTION REPORT TO DEP OR MONTGOMERY COUNTY CONSERVATION DISTRICT UPON REQUEST. THE OPERATOR SHALL SUBMIT VISUAL SITE INSPECTION REPORTS TO DEP OR MONTGOMERY COUNTY CONSERVATION DISTRICT UPON REQUEST.
- SITE INSPECTIONS SHALL BE PERFORMED BY PERSONNEL THAT ARE TRAINED AND EXPERIENCED IN E&S BMP CONSTRUCTION, FUNCTION, AND MAINTENANCE AND ARE FAMILIAR WITH THE E&S PLANS FOR THE PROJECT SITE.
- CORRECTIVE ACTION INSPECTIONS SHALL BE CONDUCTED ANYTIME THE OPERATOR OBSERVES A DEFICIENCY IN IMPLEMENTATION OF THE E&S PLANS.
- NON-COMPLIANCE OR POTENTIAL POLLUTION REPORTING: IN ACCORDANCE WITH 25 PA. CODE §§ 91.33 AND 92A.41(b), OPERATOR MUST PROVIDE IMMEDIATE NOTIFICATION TO DEP FOR ANY INCIDENT OF EARTH DISTURBANCE POLLUTION WITHIN 48 HOURS OF DISCOVERING ANY VIOLATION OF THE INCIDENT. IN ADDITION, 40 CFR § 122.41(i)(6) REQUIRES REPORTING WITHIN 24 HOURS OF ANY NON-COMPLIANCE WITH THE NPDES PERMIT THAT MAY ENDANGER HEALTH OR THE ENVIRONMENT, INCLUDING A WRITTEN REPORT WITHIN 5 DAYS.

THE MAINTENANCE PROGRAM SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING PROCEDURES:

- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
- THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
- ALL DRAINAGE SWALES SHALL BE SEEDING AND MULCHED, AND PROTECTED WITH TURF REINFORCEMENT MAT, NORTH AMERICAN GREEN, OR EQUIVALENT AS INDICATED ON PLANS. IF SWALES ARE TO BE SOEDD, TURF REINFORCEMENT IS NOT REQUIRED.
- ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDING AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN, AS INDICATED ON PLANS. IF AREAS ARE TO BE SOEDD, TURF REINFORCEMENT IS NOT REQUIRED.
- AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
- SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY. STRAW WILL BE ANCHORED IMMEDIATELY BY ONE OF THE FOLLOWING METHODS:
 - "CRIMPED" INTO THE SOIL USING TRACTOR DRAWN EQUIPMENT (STRAIGHT BLADED COUNTER OR SIMILAR). THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. MACHINERY SHOULD BE OPERATED ON THE DOWNHILL SIDE OF THE SLOPE.
 - ASPHALT, EITHER EMULSIFIED OR CUT-BACK, CONTAINING NO SOLVENTS OR OTHER DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE, UNIFORMLY APPLIED AT THE RATE OF 31 GALLONS PER 1,000 SQUARE FEET
 - SLURRY BINDERS (CHEMICAL BINDERS) MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THAT IT IS NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES
 - LIGHTWEIGHT PLASTIC BURLAP OR GEOTEXTILE NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- VEGETATIVE COVER WILL NOT BE MOVED LESS THAN 4'.
- VEGETATED AREAS WILL NOT BE SUBJECT TO CHEMICAL FERTILIZATION OR HERBICIDE/PESTICIDES.
- ROCK CONSTRUCTION ENTRANCE - ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
- PUMPED WATER FILTER BAGS (IF WARRANTED) - FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
- CONCRETE WASHOUT - ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- COMPOST FILTER SOCKS - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIOGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, THE SOCK STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
- ROCK FILTER - ROCK FILTERS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. CLOGGED FILTER STONE (ASHTO # 57) SHOULD BE REPLACED. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTER. IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, INSTALLER SHALL REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.
- FILTER BAG INLET PROTECTION - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
- VEGETATIVE CHANNELS (SWALES) - CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE LEAVED TO REMAIN TO THE DEPTH IT IS REQUIRED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOVING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.
- SEDIMENT BASIN - INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE SET BACK ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN. BASIN EMBANKMENTS, SPIRE LAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE IMMEDIATELY. DISPLACED RIPRAP WITHIN THE OUTLET ELEVATION DISPIATER SHALL BE REPLACED IMMEDIATELY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE DEVICE SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.
- RIPRAP APRON - ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

- TEMPORARY STOCKPILES - NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.

DUST CONTROL REQUIREMENTS

CONSTRUCTION, DEMOLITION AND EARTHWORK PRACTICES TO REDUCE / MINIMIZE DUST:

- FUGITIVE DUST FORM CONSTRUCTION, DEMOLITION, AND EARTHWORKS ACTIVITIES MAY NOT BE VISIBLE AT THE POINT IT PASSES THE WORKSITE PROPERTY LINE.
- USE OF VACUUM OR SIMILAR SUCTION SYSTEMS TO CAPTURE DUST KICKED UP BY POWER TOOLS WHEN GRINDING / CUTTING.
- APPLICATION OF WATER OR APPROVED DUST SUPPRESSANT TO A WORKSITE WITH ONGOING EXCAVATION, LAND CLEARING, DEMOLITION, OR OTHER EARTH DISTURBANCE RELATED ACTIVITIES TO SUPPRESS DUST FORMATION.
- GENERAL PROHIBITION AGAINST DRY ABRASIVE BLASTING OF EXTERIOR SURFACES OPEN TO THE OUTSIDE AIR WHEN TEMPERATURE IS ABOVE FREEZING.
- COVERING AND WETTING OF STOCKPILED EARTH, SAND, GRAVEL, AND OTHER SIMILAR CONSTRUCTION MATERIALS.
- USE OF A MATERIAL CHUTE WHEN DROPPING MATERIAL OR DEBRIS MORE THAN 20 FT OUTSIDE OF THE EXTERIOR WALLS OF A BUILDING. PROPER MATERIALS MUST BE SETTED WHEN DROPPED, AND / OR EXIT OF CHUTE MUST BE SEALED AGAINST THE TOP OF THE RECEIVING CONTAINER / DUMPSTED.
- ALL TEMPORARY PERIMETER FENCING AROUND MUST HAVE DUST CONTROL FABRIC, MUST MEASURE A MINIMUM OF 5 FT IN HEIGHT FROM THE BOTTOM OF THE FENCING.
- A 10 MILES PER HOUR SPEED LIMIT FOR ALL EQUIPMENT AND TRUCKS TRAVELING WITHIN THE WORKSITE.
- WETTING AND SWEEPING OF ROADWAYS / ACCESS ROADS IN A WORKSITE TO PREVENT DUST FORMATION.
- VEHICLE ACCESS POINTS MUST BE EQUIPPED WITH DUST SUPPRESSION MEASURES (I.E. WHEEL WASH SYSTEMS, RUMBLE GRATES, AND/OR GRAVEL PADS) .

EARTHWORK GRADING NOTES

- AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHOULD BE SCARIFIED TO A DEPTH OF 3 TO 5 INCHES, OR 6 TO 12 INCHES ON COMPACTED SOILS, PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHOULD HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHOULD HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL EARTHEN FILLS SHOULD BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, ROADWAYS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHOULD BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHOULD BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHOULD NOT BE INCORPORATED INTO FILLS.
- FILL SHOULD NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHOULD BE HANDLED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FOR SUBSURFACE DRAINS OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHOULD BE SHOWN ON THE PLAN MAPS AND SHOULD BE SUBJECT TO THE PROVISIONS OF THESE STANDARDS AS WELL AS THOSE OF THE APPROVED E&S PLAN. ALL APPROPRIATE PERMITS/AUTHORIZATION SHALL BE OBTAINED PRIOR TO EARTH DISTURBANCE ACTIVITIES WITHIN THESE AREAS.
- WHEREVER POSSIBLE, FILLS SHOULD NOT BE CONSTRUCTED FROM OR BUILT UPON SOILS KNOWN TO HAVE LOW SHEAR STRENGTH OR THAT HAVE BEEN IDENTIFIED AS "LANDSLIDE PRONE" UNLESS IT CAN BE SHOWN THAT IT CAN BE DONE WITH AN ACCEPTABLE SAFETY FACTOR.

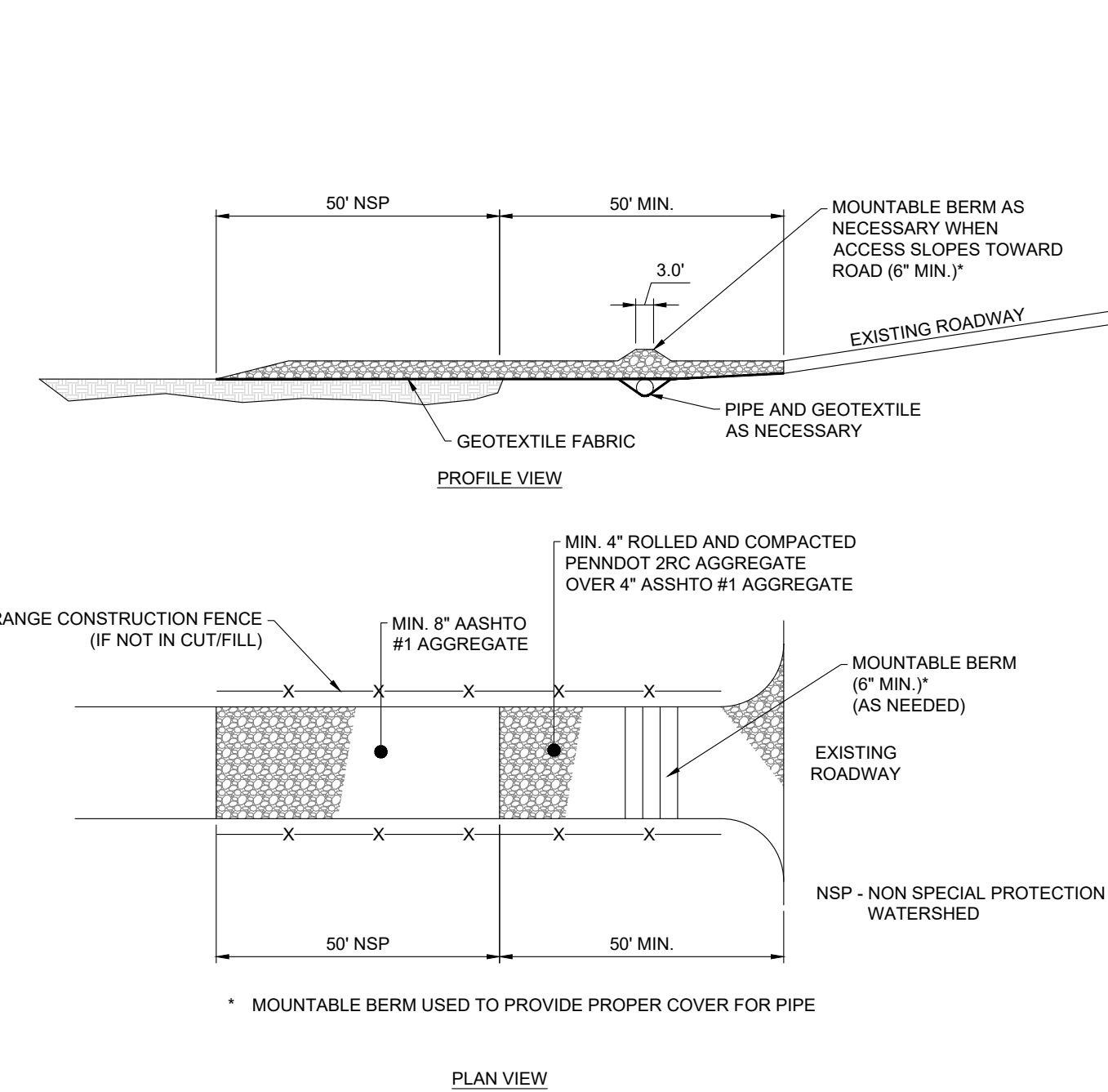
INLET PROTECTION SUMMARY

- INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS AND/OR SEDIMENT TRAPS. ALL INLETS THAT DISCHARGE TO A SEDIMENT BASIN/TRAP SHALL BE INSTALLED WITH TEMPORARY BRICK RISERS TO ALLOW POSITIVE DRAINAGE TO INLETS PRIOR TO REACHING FINAL GRADE.
- BERMS ARE REQUIRED FOR ALL INLET PROTECTION THAT ARE NOT LOCATED AT LOW POINTS.
- FILTER BAG INLET PROTECTION HAS A MAXIMUM DRAINAGE AREA OF 0.5 ACRES.
- ALTERNATE TYPE M AND TYPE C INLET PROTECTION (NOT AT GRADE) HAS A MAXIMUM DRAINAGE AREA OF ONE ACRE WITH A MINIMUM 15 INCH OVERFLOW PIPE AND 4 INCHES OF HEAD.
- FOR ALL SYSTEMS DISCHARGING TO HO OR EV SURFACE WATERS, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS AS SPECIFIED IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

INLET PROTECTION SUMMARY TABLE				
INLET STRUCTURE ID	MAXIMUM DURING CONSTRUCTION DRAINAGE AREA (ACRES)	INLET PROTECTION TYPE	BERM REQ.	COMPOST LAY. REQ.
A100	0.00	ALT. TYPE M INLET PROTECTION (NOT AT GRADE)	Y/N	Y/N
B100	0.00	ALT. TYPE C INLET PROTECTION (NOT AT GRADE)	Y/N	Y/N

THESE PLANS INDIC

Plotted By: Tieu, Alex Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: C-552 June 03, 2026 11:47:46am K:\CH4_PBU\12226\1000 - Trotters Gait - New Hanover Twp. Montgomery Co., PA\CAD\Plan Sheets\C-550 EGS DETAILS.dwg
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NOTES:

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

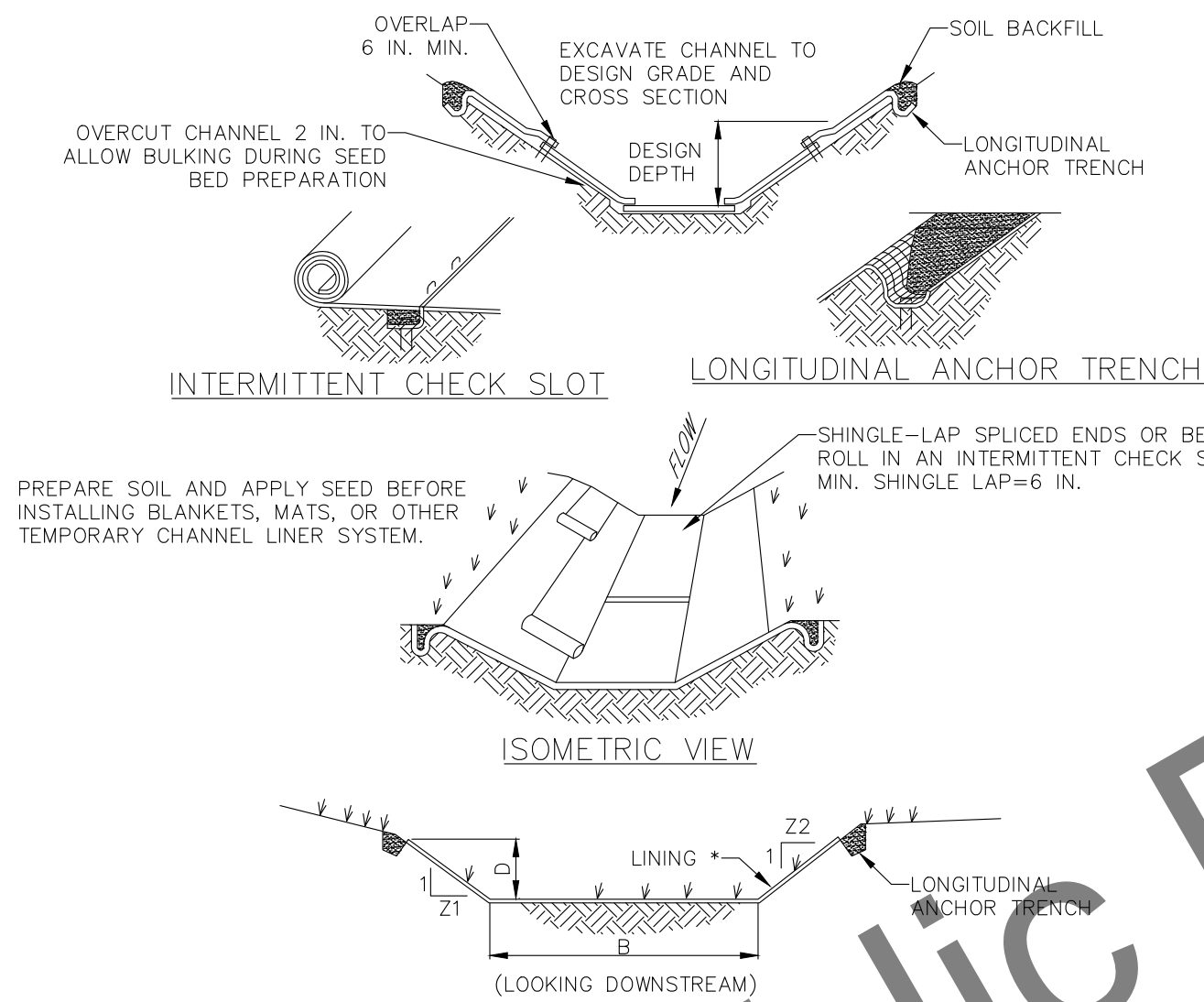
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

ALTERNATIVE ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH (FT)	TOP WIDTH A (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	ENTIRE LENGTH	0.00	0.00	0.00	0.00	0.00	NAG S75BN
2	ENTIRE LENGTH	0.00	0.00	0.00	0.00	0.00	NAG S75BN
3	ENTIRE LENGTH	0.00	0.00	0.00	0.00	0.00	NAG S75BN
4	ENTIRE LENGTH	0.00	0.00	0.00	0.00	0.00	NAG S75BN
5	ENTIRE LENGTH	0.00	0.00	0.00	0.00	0.00	NAG S75BN

NOTES:

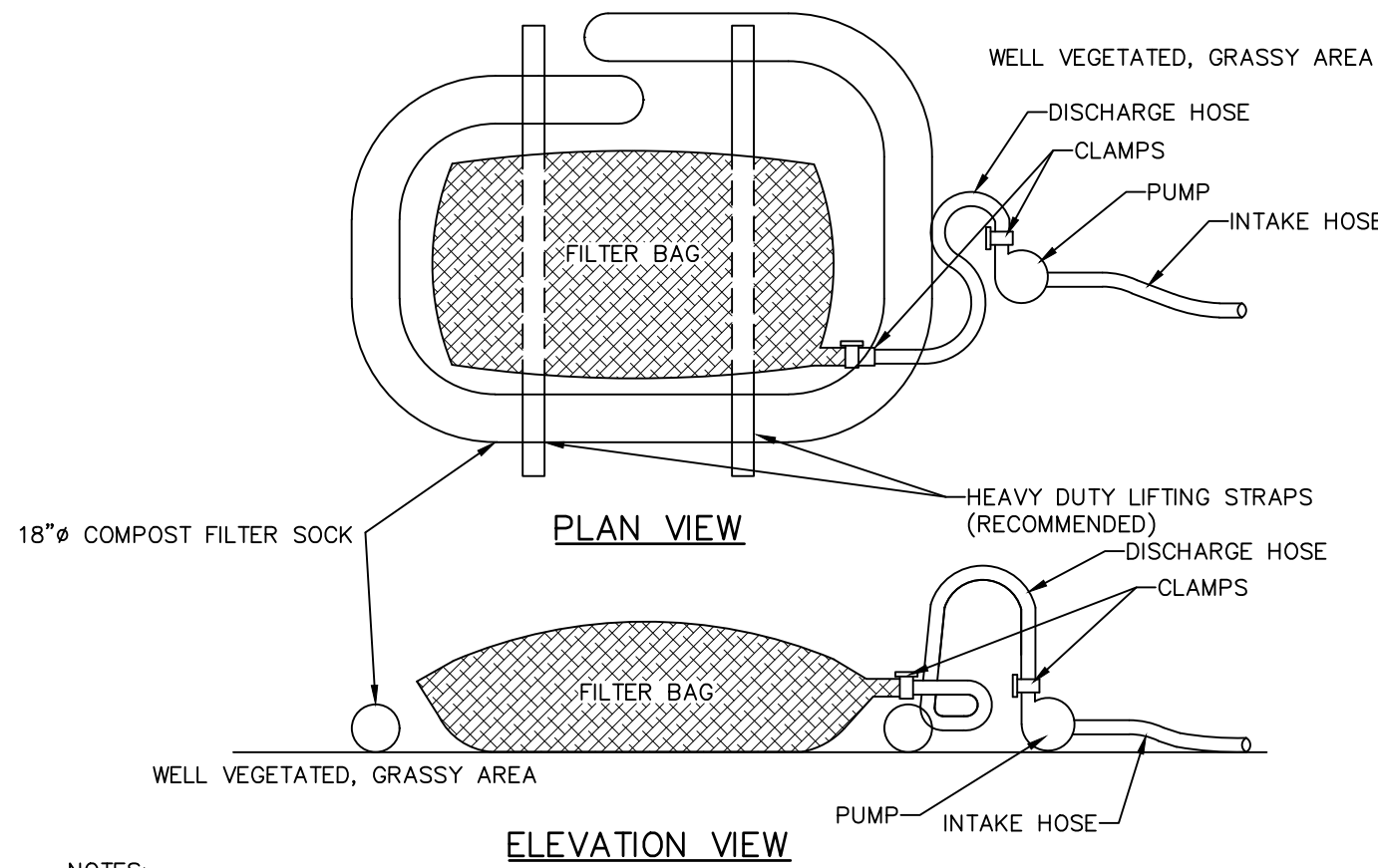
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL

NOT TO SCALE



NOTES:

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

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

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

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

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

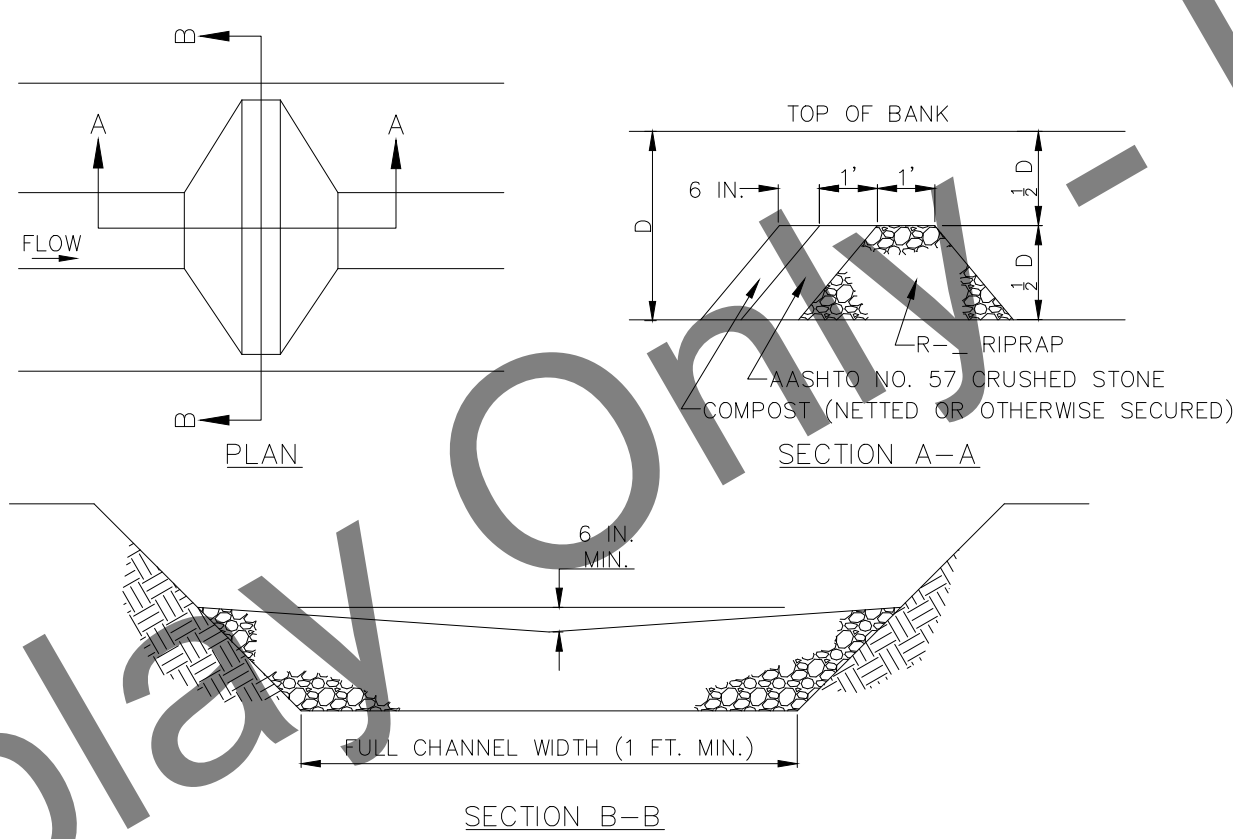
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



ROCK FILTER NO.	LOCATION	D (FT)	RIPRAP SIZE (R-)
1	TERMINATION OF SWALE XX	0.00	R-3
2	TERMINATION OF SWALE XX	0.00	R-3
3	TERMINATION OF SWALE XX	0.00	R-3

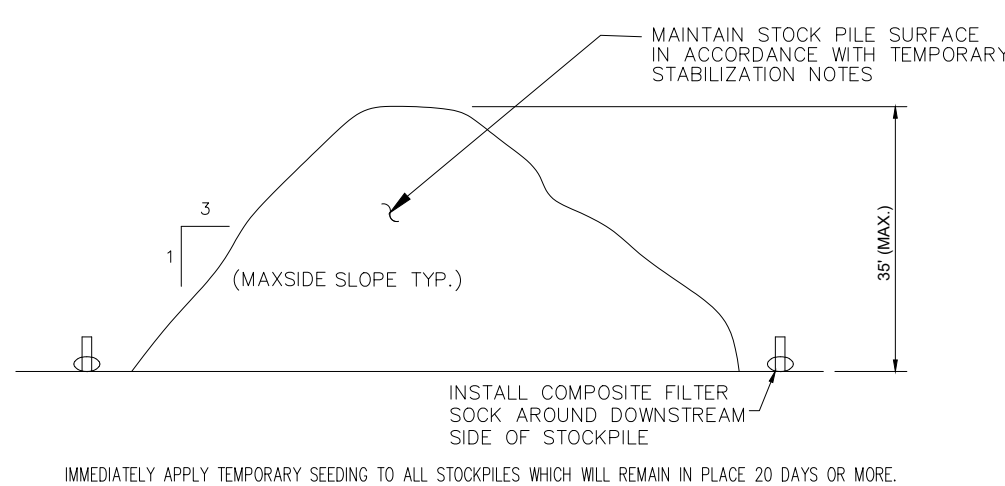
NOTES:

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTERS.

IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

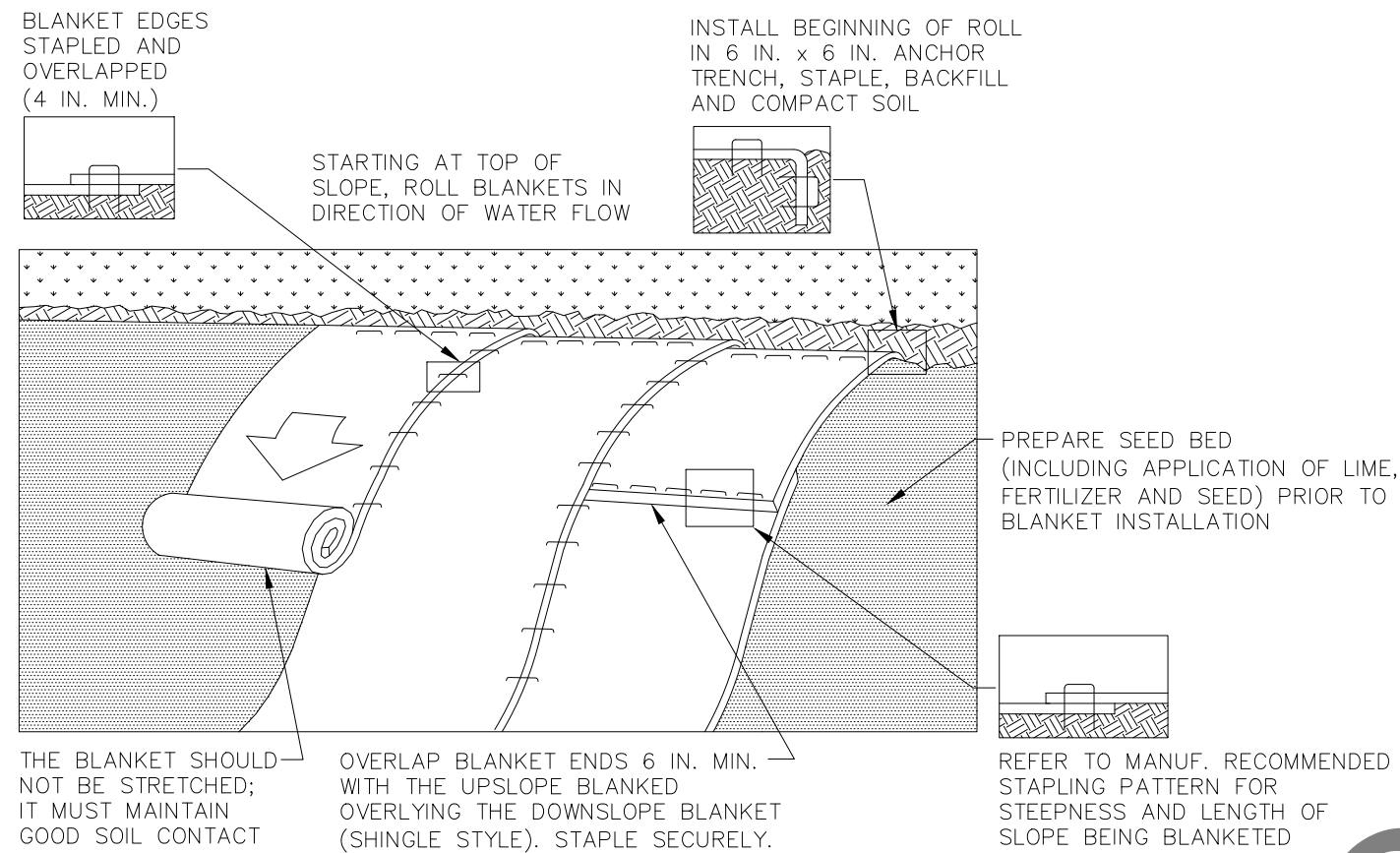
STANDARD CONSTRUCTION DETAIL #4-14
ROCK FILTER

NOT TO SCALE



1 STOCKPILE DETAIL

Scale: N.T.S.



NOTES:

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

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

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

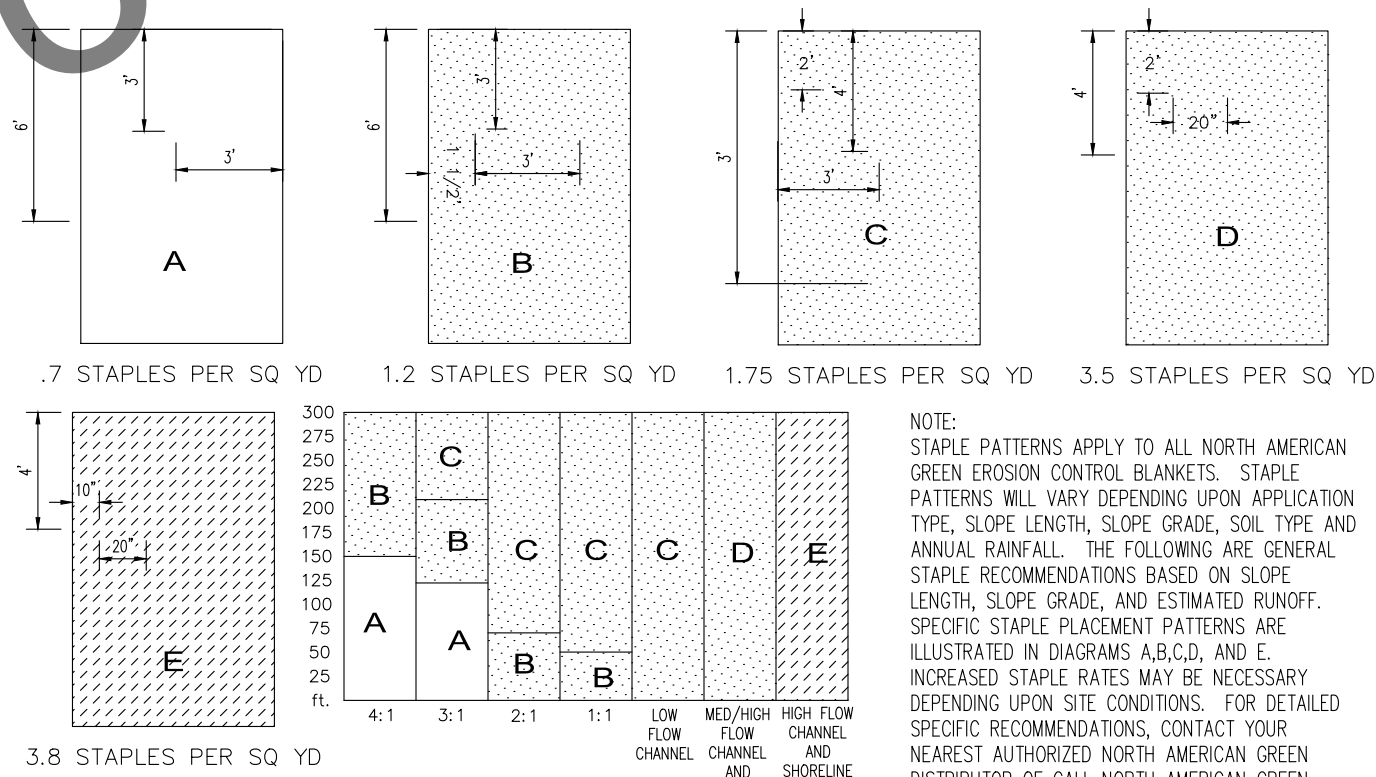
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

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

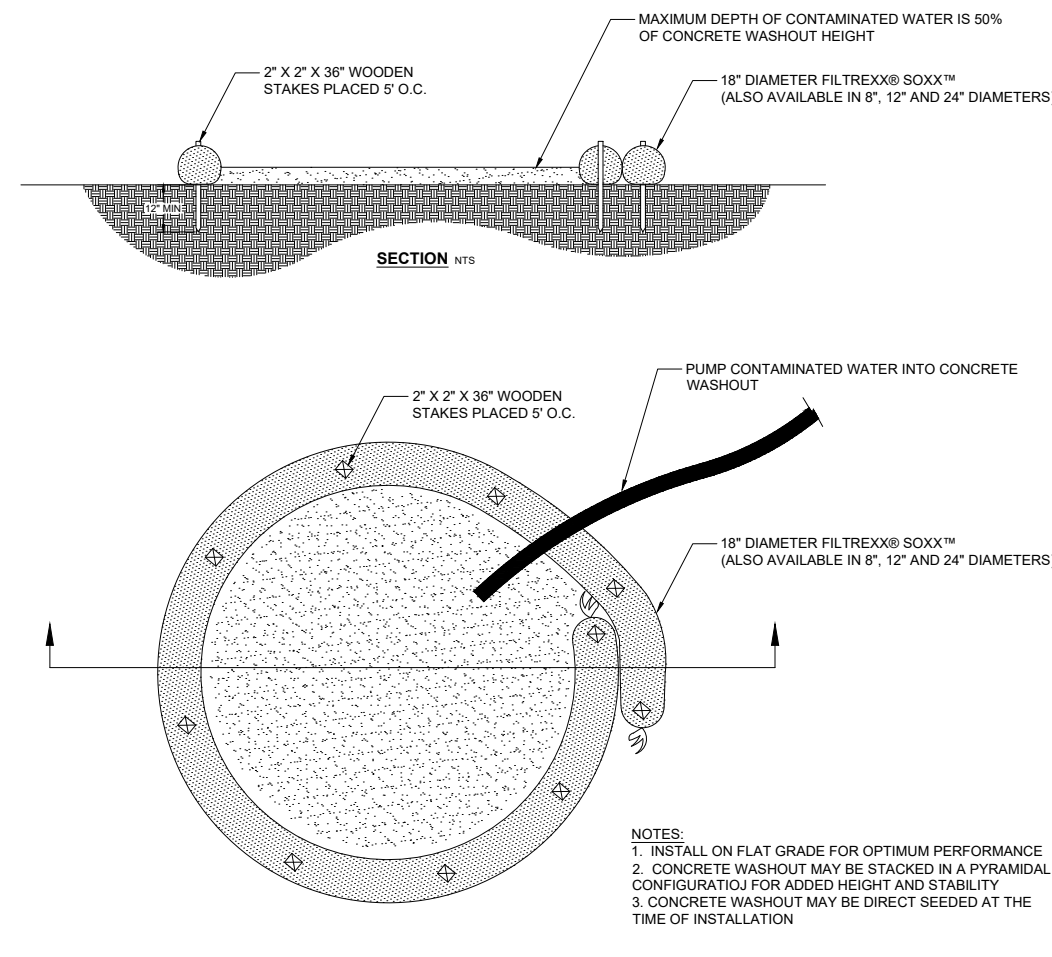
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

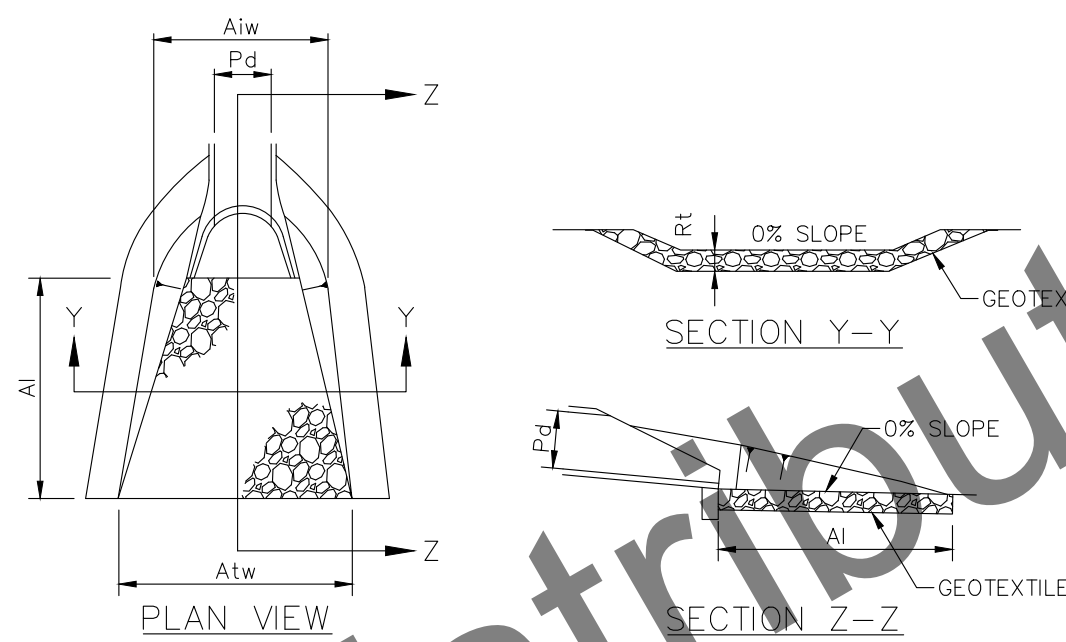


EROSION CONTROL BLANKET STAPLE PATTERN GUIDE
(NOT TO SCALE)



2 CONCRETE WASHOUT DETAIL

Scale: N.T.S.



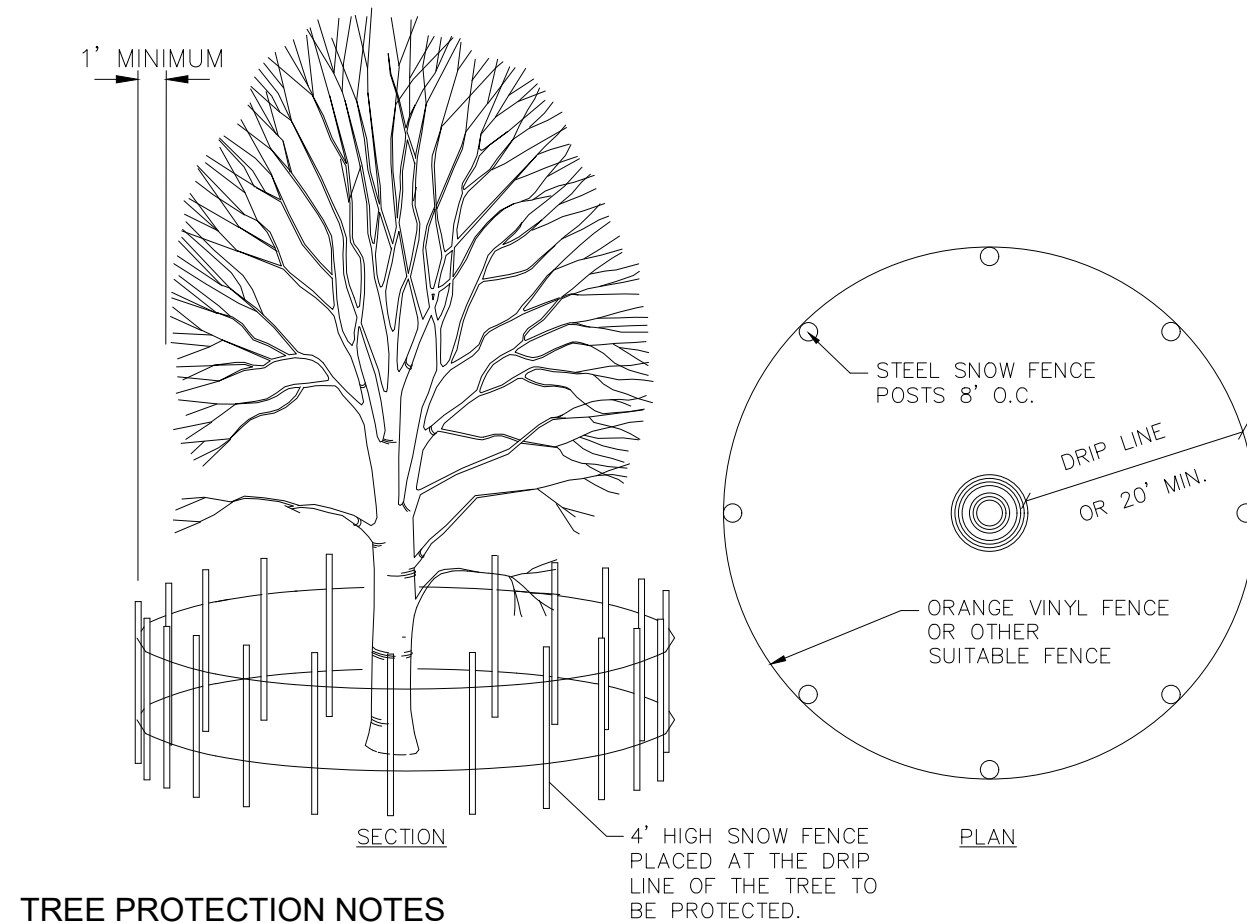
NOTES:

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

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

STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE



TREE PROTECTION NOTES

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
2. ALL TREES SCHEDULED TO REMAIN SHALL BE MARKED, WHERE GROUPS OF TREES EXIST, ONLY THE TREES ON THE EDGE NEED TO BE MARKED.
3. 4' HIGH SNOW FENCE OR OTHER SUITABLE FENCE MOUNTED ON STEEL POSTS LOCATED EIGHT (8) FEET ON CENTER, SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION AREA.
4. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY, OR 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, WHICHEVER IS GREATER. AT THE SPECIFIC LOCATION DETERMINED APPROPRIATE BY THE LANDSCAPE ARCHITECT, ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE DEAD OR DAMAGED BRANCHES. SEE DETAILS FOR TREE PRESERVATION THIS SHEET.
5. WHEN THE FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP PRIOR TO COMMENCING CLEARING AND FURTHER CONSTRUCTION. THE FENCING ALONG THE PROTECTION AREA SHALL BE MAINTAINED UNTIL ALL WORK AND CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGES TO THE PROTECTIVE FENCING SHALL BE REPLACED AND REPAIRED BEFORE FURTHER CONSTRUCTION SHALL CONTINUE.
6. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION AREA OR INTO TREES THAT ARE TO BE RETAINED.
7. GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCROACH UPON THE TREE PROTECTION AREA.
8. NO TOXIC MATERIALS SHALL BE STORED WITHIN ONE HUNDRED (100) FEET OF A TREE PROTECTION AREA INCLUDING PETROLEUM BASED AND/OR DERIVED PRODUCTS.
9. THE AREA WITHIN THE TREE PROTECTION AREA SHALL NOT BE BUILT UPON NOR SHALL ANY MATERIALS BE STORED THERE EITHER TEMPORARILY OR PERMANENTLY. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN THE TREE PROTECTION AREA.
10. WHEN TREE STUMPS ARE LOCATED WITHIN TEN (10) FEET OF THE TREE PROTECTION AREA, THE STUMPS SHALL BE REMOVED BY MEANS OF A STUMP GRINDER TO MINIMIZE THE EFFECT ON THE SURROUNDING ROOT SYSTEMS.
11. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY A BACK HOE OR SIMILAR EQUIPMENT ALIGNED RADIIALLY TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERTWINED ROOTS OF ADJACENT TREES.
12. TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.
13. ANY SEVERED ROOTS AS A RESULT OF EXCAVATION SHALL BE TRIMMED SO THAT THEIR EDGES ARE SMOOTH AND ARE CUT BACK TO A LATERAL ROOT IF EXPOSED.
14. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE. DAMAGED BRANCHES SHALL BE PRUNED ACCORDING TO NATIONAL ARBORIST ASSOCIATION STANDARDS. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB. ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BARK FROM BEING TORN FROM THE TREE AND TO FACILITATE RAPID HEALING.
15. ALL TREES WHICH HAVE BEEN DISTURBED OR HAVE EXPERIENCED DAMAGE TO THEIR ROOTS OR BRANCHES SHALL BE FERTILIZED. TREES SHALL BE FERTILIZED IN EARLY FALL OR MIDSPRING. FERTILIZER GRADE SHALL HAVE APPROXIMATELY THREE (3) PARTS NITROGEN TO ONE (1) PART PHOSPHOROUS AND ONE (1) PART POTASSIUM (RATIO OF 3:1:1). FERTILIZER SHALL BE BROADCAST OVER THE SOIL SURFACE IN AN AREA TWICE THE SIZE OF THE TREE PROTECTION AREA AT A RATE OF ONE (1) POUND OF NITROGEN PER ONE THOUSAND (1000) SQUARE FEET.
16. WHEN THERE IS NO ALTERNATIVE BUT TO LOCATE AN ELECTRICAL OR OTHER SMALL UTILITY LINE WITHIN A TREE PROTECTION AREA, THE TOWNSHIP SHALL DETERMINE THE MOST DESIRABLE LOCATION FOR THE LINE AND THE FOLLOWING GUIDELINES SHALL BE USED:
 - (1) WHERE POSSIBLE TRENCHES MUST BE DUG PAST THE SIDE OF A TREE, THE FOLLOWING PRECAUTIONS SHALL BE OBSERVED:
 - a) TRENCHES SHALL BE NO CLOSER TO THE TRUNK THAN HALF THE DISTANCE FROM THE DRIP LINE.
 - b) CUT AS FEW ROOTS AS POSSIBLE.
 - c) IF ROOTS HAVE TO BE CUT, CUT THEM AS CLEANLY AS POSSIBLE.
 - d) BACKFILL THE TRENCH AS SOON AS POSSIBLE, AVOIDING SOIL COMPACTION.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
UTILITY LOCATIONS TO BE
OBTAINED PRIOR TO
CONSTRUCTION.
SERIAL NUMBER: 20252664142

3 TREE PROTECTION FENCING DETAIL

Scale: N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

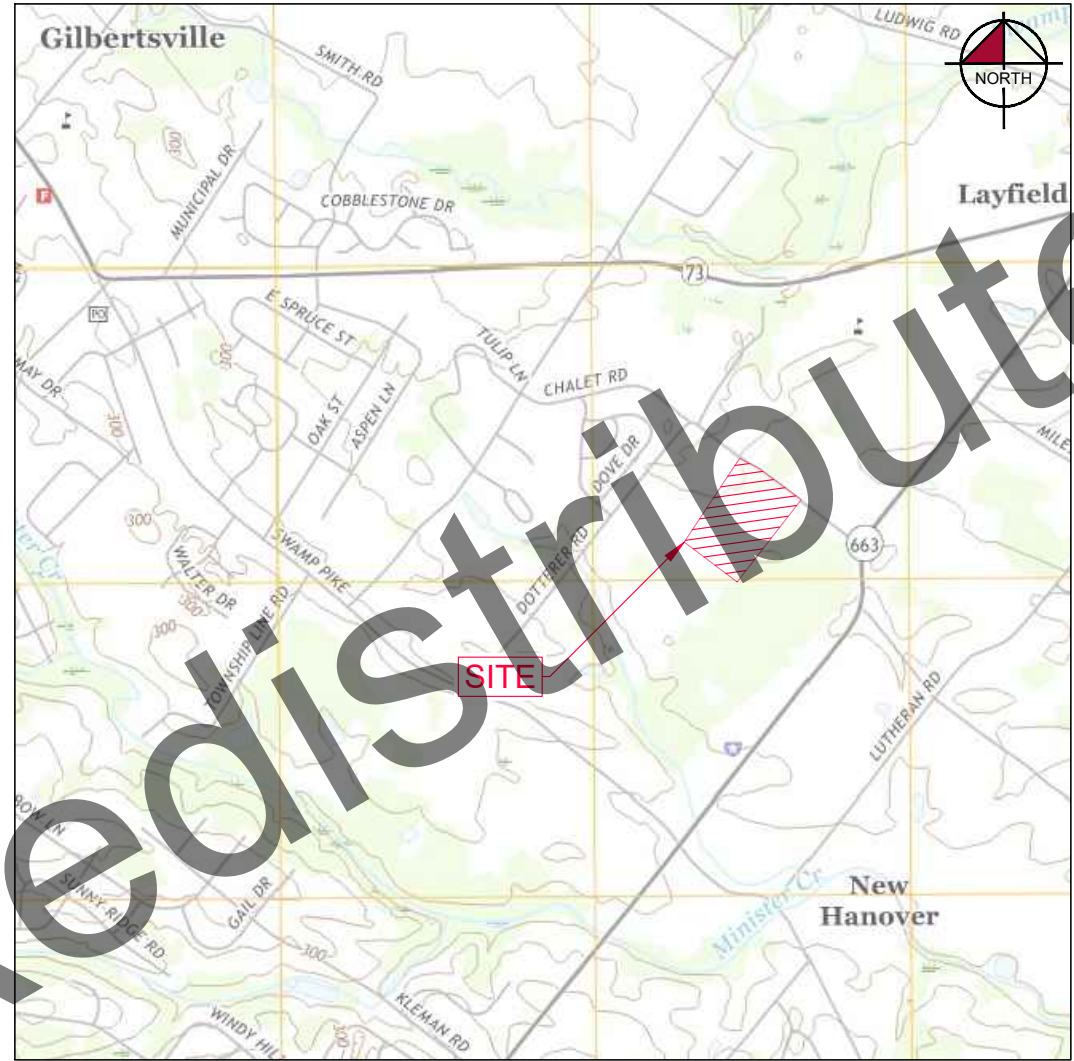
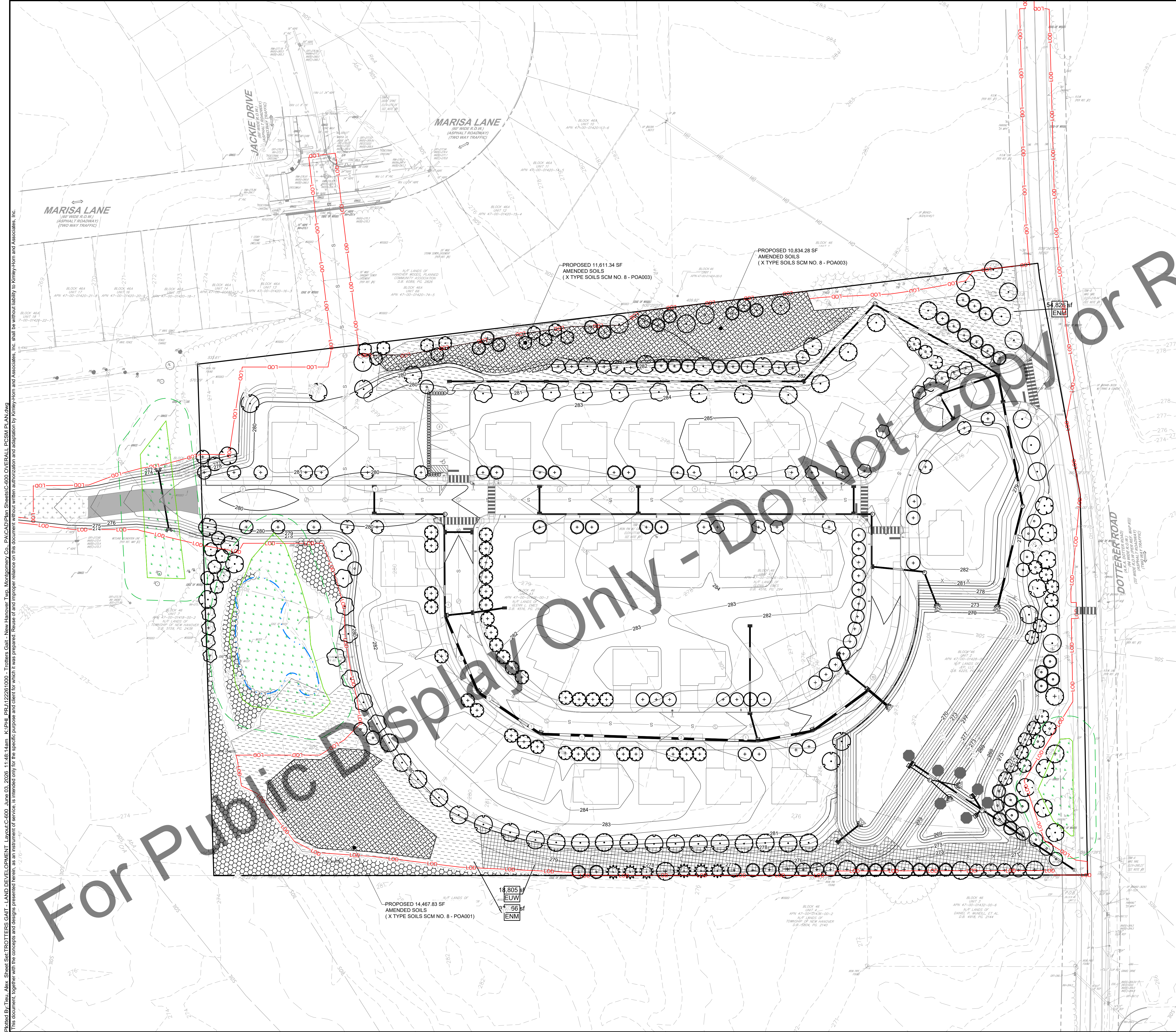
NOT FOR CONSTRUCTION
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 1003716
STATE OF PENNSYLVANIA

KHA PROJECT 122261000	DATE 06/03/2026
SCALE: AS SHOWN DESIGNED BY: DMY	DRAWN BY: AT
CHECKED BY: TKG	

EROSION & SEDIMENT
CONTROL DETAILS 1

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER C-552 31 OF 42



USGS MAP
(SASSAMANSVILLE, PA QUADRANGLE)
SCALE: 1" = 2,000'

STORMWATER DISCHARGE INFORMATION

NPDES PERMIT TYPE REQUIRED: <INDIVIDUAL/GENERAL>
ABACT BMP(S) REQUIRED: <YES/NO>

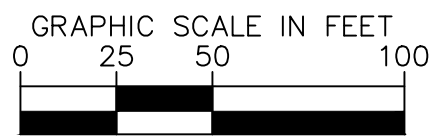
DISCHARGE POINT NUMBER	NAME OF RECEIVING WATERS	RECEIVING WATERS DISCHARGE INFORMATION						
		CHESAPEAKE BAY WATERSHED	DISCHARGE TO NON SURFACE WATERS	CH 93 CLASSIFICATION	IMPAIRED*	IF IMPAIRED*	TMDL	IF TMDL*
002, 003	TRIB 01321 TO MINISTER CREEK	N	N	TSF, MF	Y	Y	N	N
001	SWAMP CREEK	N	N	TSF, MF	Y	Y	N	N

IMPAIRED* - IF YES, IMPAIRED FOR SILTATION, SUSPENDED SOLIDS, TURBIDITY, WATER/FLOW VARIABILITY, FLOW MODIFICATIONS/ALTERATIONS, OR NUTRIENTS?

TMDL* - IF YES, EPA APPROVED OR EPA-ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL) IN WHICH THE POLLUTANT(S) OF CONCERN INCLUDE SILTATION, SUSPENDED SOLIDS, OR NUTRIENTS?

LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING ADJOINING PROPERTY LINE
- - - -	EXISTING LEGAL RIGHT-OF-WAY
- - - -	EXISTING EASEMENT
105	EXISTING MAJOR CONTOUR - 5'
101	EXISTING MINOR CONTOUR - 1'
- - - -	EXISTING CURB
X X X X	EXISTING FENCELINE
OH OH	EXISTING OVERHEAD ELECTRIC LINE (WITH UTILITY POLE)
- - - -	EXISTING TREELINE
+	EXISTING WETLANDS FIELD DELINEATED
+	EXISTING WATERCOURSE FIELD DELINEATED
+	EXISTING WATERCOURSE PER NWI
100Y 100Y	EXISTING 100-YR FEMA FLOODPLAIN
G G	EXISTING NATURAL GAS SERVICE PIPE
E E	EXISTING UNDERGROUND ELECTRIC LINE
S S	EXISTING SANITARY SEWER PIPE
W W	EXISTING WATER PIPING
= = = =	EXISTING STORM SEWER PIPING
- - - -	PROPOSED WATERCOURSE BUFFER
- - - -	PROPOSED WETLANDS BUFFER
105	PROPOSED ULTIMATE RIGHT-OF-WAY
101	PROPOSED MAJOR CONTOUR - 5'
101	PROPOSED MINOR CONTOUR - 1'
< - - - -	PROPOSED SWALE CENTERLINE
- - - -	PROPOSED CURB
X X X X	PROPOSED SAWCUT LINE
- - - -	PROPOSED FENCE
- - - -	PROPOSED TREELINE
GAS GAS	PROPOSED GAS PIPE
UGE UGE	PROPOSED UNDERGROUND ELECTRIC
S S	PROPOSED SANITARY SEWER PIPE
W W	PROPOSED WATER PIPE
- - - -	PROPOSED STORM SEWER PIPE
- - - -	PROPOSED ABOVEGROUND STORMWATER
- - - -	BMP OUTLINE LIMITS
- - - -	PROPOSED UNDERGROUND STORMWATER
- - - -	BMP OUTLINE LIMITS
- - - -	PROPOSED LIMIT OF DISTURBANCE
- - - -	PROPOSED PROJECT SITE AREA
DP000	PROPOSED DISCHARGE POINT
+	PROPOSED AMENDED SOILS (EUW)
+	PROPOSED AMENDED SOILS (ENM)

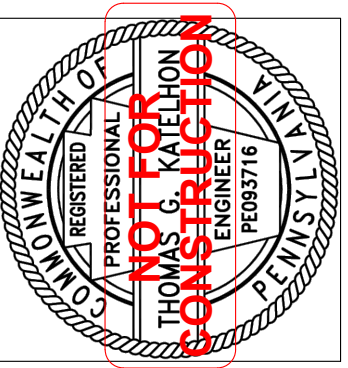


CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 15 WORKING
DAYS IN DESIGN STAGE - STOP CALL

No.	REVISIONS	DATE	BY

Kimley»Horn

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50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300
PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM



KHA PROJECT	122261000
DATE	06/03/2026
SCALE: AS SHOWN	DESIGNED BY: DMV
DRAWN BY:	AT
CHECKED BY:	TGK

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
C-600
35 OF 42

VEGETATIVE STABILIZATION STANDARDS		SEEDING SPECIFICATIONS		PERMIT TERMINATION STANDARD NOTES AND REQUIREMENTS		SEQUENCE OF CONSTRUCTION STAGE 1		SEQUENCE OF CONSTRUCTION STAGE 2	
TEMPORARY VEGETATIVE STABILIZATION		THE SPECIFICATIONS NOTED BELOW ARE INTENDED TO REPRESENT STANDARD E&S WORKSHEET #21 FROM THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, TECHNICAL GUIDANCE 363-2134-008, MARCH 2012.		LICENSED PROFESSIONAL OR DESIGNEE OVERSIGHT		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED.	
1. ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS OR WILL CEASE FOR MORE THAN FOUR (4) DAYS SHALL BE IMMEDIATELY TEMPORARY STABILIZED.		(TEMPORARY)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
2. AREAS THAT WILL BE SUBJECT TO EARTHMOVING WITHIN 12 MONTHS MAY BE STABILIZED WITH TEMPORARY SEED MIXTURES, PREDOMINANTLY ANNUAL GRASSES. ALL OTHERS SHOULD BE STABILIZED WITH PERMANENT SEED MIXTURES -- PREDOMINANTLY PERENNIAL GRASSES.		SPECIES: ANNUAL RYEGRASS % PURE LIVE SEED (PLS): 81% APPLICATION RATE: 40 LB/ACRE		FALL ANNUAL RYEGRASS 81% 168 LB/ACRE		EACH INSPECTION SHALL BE DOCUMENTED BY THE LICENSED PROFESSIONAL OR DESIGNEE AND SHALL BE PROVIDED TO THE PERMITTEE. THE PERMITTEE AND/OR CO-PERMITTEE ARE HIGHLY ENCOURAGED TO DOCUMENT ALL STAGES OF PCSM BMP CONSTRUCTION, INCLUDING PHOTOGRAPHS.		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
3. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. CRITICAL AREAS -- ERODIBLE SOILS, WITHIN 50 FEET OF A SURFACE WATER, ETC. -- SHOULD BE BLANKETED.		SPECIES: SPRING OATS % PURE LIVE SEED (PLS): 83% APPLICATION RATE: 96 LB/ACRE		WINTER WHEAT 83% 180 LB/ACRE		IT IS THE PERMITTEE AND/OR CO-PERMITTEE'S RESPONSIBILITY TO NOTIFY THE LICENSED PROFESSIONAL OR DESIGNEE PRIOR TO THE START OF ANY CRITICAL STAGE OF PCSM BMP CONSTRUCTION. CRITICAL STAGES OF PCSM BMP CONSTRUCTION SHALL NOT COMMENCE OR CONTINUE UNTIL THE LICENSED PROFESSIONAL OR DESIGNEE IS ON-SITE TO OVERSEE CRITICAL STAGES. ANY CRITICAL STAGE OF E&S AND/OR PCSM BMP CONSTRUCTION THAT IS COMPLETED WITHOUT THE OVERSIGHT OF THE LICENSED PROFESSIONAL OR DESIGNEE MAY BE SUBJECT TO REMOVAL OR RECONSTRUCTION.		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
4. BEFORE SEEDING, APPLY LIME AND FERTILIZER IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS, AND WORK IN WHERE POSSIBLE.		FERTILIZER TYPE: COMMERCIAL 10-10-10 FERTILIZER APPL. RATE: 500 LB/ACRE (NOT REQUIRED FOR STOCKPILES) LIMING RATE: 1 TON/ACRE (NOT REQUIRED FOR STOCKPILES) MULCH TYPE: GRASS HAY OR CEREAL STRAW MULCHING RATE: 3 TONS/ACRE		FALL ANNUAL RYEGRASS 81% 168 LB/ACRE		CRITICAL STAGES OF CONSTRUCTION		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
5. FOR BEST RESULTS, TEMPORARY SEED MIXES SHOULD BE CHOSEN BASED ON THE PROPER MIX FOR THE TIME OF THE YEAR.		FERTILIZER TYPE: COMMERCIAL 10-10-10 FERTILIZER APPL. RATE: 500 LB/ACRE (NOT REQUIRED FOR STOCKPILES) LIMING RATE: 1 TON/ACRE (NOT REQUIRED FOR STOCKPILES) MULCH TYPE: GRASS HAY OR CEREAL STRAW MULCHING RATE: 3 TONS/ACRE		FALL ANNUAL RYEGRASS 81% 168 LB/ACRE		A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED E&S AND PCSM PLANS. THE CRITICAL STAGES MAY INCLUDE, BUT NOT BE LIMITED TO FOLLOWING AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
6. ALL SEED SHALL BE LABELED AND DATED IN ACCORDANCE WITH U.S.D.A. RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT, AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.		FERTILIZER TYPE: COMMERCIAL 10-10-10 FERTILIZER APPL. RATE: 500 LB/ACRE (NOT REQUIRED FOR STOCKPILES) LIMING RATE: 1 TON/ACRE (NOT REQUIRED FOR STOCKPILES) MULCH TYPE: GRASS HAY OR CEREAL STRAW MULCHING RATE: 3 TONS/ACRE		FALL ANNUAL RYEGRASS 81% 168 LB/ACRE		CRITICAL STAGES OF CONSTRUCTION		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
7. IMMEDIATELY AFTER SEEDING, APPLY MULCH IN ACCORDANCE WITH SECTION 3.		FERTILIZER TYPE: COMMERCIAL 10-10-10 FERTILIZER APPL. RATE: 500 LB/ACRE (NOT REQUIRED FOR STOCKPILES) LIMING RATE: 1 TON/ACRE (NOT REQUIRED FOR STOCKPILES) MULCH TYPE: GRASS HAY OR CEREAL STRAW MULCHING RATE: 3 TONS/ACRE		FALL ANNUAL RYEGRASS 81% 168 LB/ACRE		CRITICAL STAGES OF CONSTRUCTION		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
8. ALL AREAS STABILIZED WITH TEMPORARY MULCHING ONLY SHALL BE LIMED, FERTILIZED AND PERMANENTLY SEEDED AND MULCHED IMMEDIATELY AT THE START OF THE NEW GROWING SEASON.		FERTILIZER TYPE: COMMERCIAL 10-10-10 FERTILIZER APPL. RATE: 500 LB/ACRE (NOT REQUIRED FOR STOCKPILES) LIMING RATE: 1 TON/ACRE (NOT REQUIRED FOR STOCKPILES) MULCH TYPE: GRASS HAY OR CEREAL STRAW MULCHING RATE: 3 TONS/ACRE		FALL ANNUAL RYEGRASS 81% 168 LB/ACRE		CRITICAL STAGES OF CONSTRUCTION		BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS	
PERMANENT VEGETATIVE STABILIZATION		THE SPECIFICATIONS NOTED BELOW ARE INTENDED TO REPRESENT STANDARD E&S WORKSHEET #21 FROM THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, TECHNICAL GUIDANCE 363-2134-008, MARCH 2012.		LICENSED PROFESSIONAL OR DESIGNEE OVERSIGHT		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED.	
1. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE.		(PERMANENT)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
2. BEFORE THE SEEDING BEGINS, TOPSOIL SHOULD BE APPLIED IN ACCORDANCE WITH THE TOPSOIL APPLICATION STANDARDS AND ANY REQUIRED SOIL AMENDMENTS WORKED INTO THE SOIL TO A DEPTH OF 4 TO 6 INCHES. IF COMPOST IS TO BE ADDED TO THE TOPSOIL, IT SHOULD BE WORKED INTO THE SOIL WITH THE OTHER SOIL AMENDMENTS UNLESS IT IS BEING APPLIED AS AN EROSION CONTROL BMP.		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
3. AFTER SPREADING AND RAKING THE TOPSOIL, SPREAD AND WORK AGRICULTURAL GRADE LIMESTONE INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES AT THE RATE SPECIFIED IN THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS OR AT A RATE ESTABLISHED BY REPRESENTATIVE SOIL TESTS (MINIMUM 1 TEST PER 20 ACRES).		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
4. IMMEDIATELY BEFORE SEEDING, FERTILIZER SHALL BE SPREAD AND WORKED INTO THE TOPSOIL TO A DEPTH OF 1" AT THE RATE SPECIFIED IN THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS OR AT A RATE ESTABLISHED BY REPRESENTATIVE SOIL TESTS (MINIMUM 1 TEST PER 20 ACRES). SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDER. COVER SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
5. FOR BEST RESULTS, PERMANENT SEED MIXES SHOULD BE CHOSEN BASED ON THE PROPER MIX FOR THE TYPE OF SLOPE.		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
6. ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH U.S.D.A. RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE USED WHEREVER POSSIBLE. SEEDING SHALL BE COMPLETED DURING PERIODS FROM MARCH 15 TO OCTOBER 15, UNLESS OTHERWISE DIRECTED, AND GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
7. SOD MAY BE INSTALLED IN LIEU OF TOPSOIL AND SEEDING AT THE OWNER'S DISCRETION. GRADED AREAS RECEIVING SOD SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES AND SHOULD RECEIVE A MINIMUM OF 2 INCHES OF TOPSOIL PRIOR TO SOD PLACEMENT. SOD SHALL BE INSTALLED PER THE SPECIFICATIONS ON PAGES 148 AND 277-279 IN THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, TECHNICAL GUIDANCE 363-2134-008, MARCH 2012."		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
8. IMMEDIATELY BEFORE SEEDING, FERTILIZER SHALL BE SPREAD AND WORKED INTO THE TOPSOIL TO A DEPTH OF 1" AT THE RATE SPECIFIED IN THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS OR AT A RATE ESTABLISHED BY REPRESENTATIVE SOIL TESTS (MINIMUM 1 TEST PER 20 ACRES). SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDER. COVER SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.		SEED MIXTURE: NURSE CROP (PICK ONE) + SPECIES A (PICK ONE) + SPECIES B (PICK ONE)		IN ACCORDANCE WITH 25 PA. CODE § 102.8(b), A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE LICENSED PROFESSIONAL OR DESIGNEE IS EXPECTED TO BE ON-SITE AND RESPONSIBLE DURING THE FULL IMPLEMENTATION OF THE CRITICAL STAGES OF CONSTRUCTION, AS NOTED IN THE SEQUENCE OF CONSTRUCTION. A LICENSED PROFESSIONAL, WHICH IS DEFINED IN 25 PA. CODE § 102.1 AS PROFESSIONAL ENGINEERS, LANDSCAPE ARCHITECTS, GEOLOGISTS, AND LAND SURVEYORS, SHALL NOT BE THE DESIGNEE OF THIS DOCUMENT. THE LICENSED PROFESSIONAL MAY PROVIDE OVERSIGHT DURING CRITICAL STAGES ON BEHALF OF THE LICENSED PROFESSIONAL.		AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, DESIGNATED LICENSED PROFESSIONAL, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.		ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.	
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This document, together with the concepts and designs presented herein, is an instrument of service, a merged only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FILL MATERIALS

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

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

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

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

IMPORTED FILL:

WITH THE EXCEPTION OF SITES ENROLLED IN DEP'S LAND RECYCLING AND REMEDIATION STANDARDS ACT (ACT 2) PROGRAM AND SITES WITH DEP WASTE MANAGEMENT GENERAL PERMIT WMGR096 APPROVAL TO USE REGULATED FILL, ALL FILL MATERIAL IMPORTED TO THE SITE MUST MEET THE DEFINITION OF CLEAN FILL, AS DEFINED IN DEP'S MANAGEMENT OF FILL POLICY. REGULATED FILL USED ON ACT 2 SITES MUST COMPLY WITH THE STANDARDS ESTABLISHED BY THE ACT 2 PROGRAM. REGULATED FILL USED OUTSIDE OF ACT 2 SITES MUST COMPLY WITH DEP WASTE MANAGEMENT GENERAL PERMIT WMGR096.

FOR AREAS NOT ENROLLED IN THE ACT 2 PROGRAM, THE PERMITTEE SHALL COMPLY WITH DEP'S MANAGEMENT OF FILL POLICY (DOCUMENT NO. 288-2182-773) IF FILL IS IMPORTED TO THE SITE, AND COMPLY WITH THE FOLLOWING WHEN USING FILL AT THE SITE TO LEVEL AN AREA OR BRING IT TO GRADE:

- THE PERMITTEE SHALL CONDUCT ENVIRONMENTAL DUE DILIGENCE TO DETERMINE WHETHER THE FILL HAS BEEN AFFECTED BY A RELEASE OF A REGULATED SUBSTANCE. IF DUE DILIGENCE WAS CONDUCTED PRIOR TO SUBMITTING THE PERMIT APPLICATION AND CIRCUMSTANCES HAVE NOT CHANGED BETWEEN THE DUE DILIGENCE AND THE USE OF THE FILL, DUE DILIGENCE DOES NOT NEED TO BE REPEATED.
- IF DUE DILIGENCE RESULTS IN EVIDENCE OF A RELEASE, AS DEFINED IN DEP'S MANAGEMENT OF FILL POLICY, THE PERMITTEE SHALL TEST THE MATERIAL TO DETERMINE WHETHER IT QUALIFIES AS CLEAN FILL, AND IF SO, DEP'S ELECTRONIC FORM FOR VERIFICATION OF CLEAN FILL MUST BE COMPLETED, RETAINED BY THE PERMITTEE AND BE MADE AVAILABLE TO DEP/CDD UPON REQUEST. IF THE FILL DOES NOT QUALIFY AS CLEAN FILL, BUT MEETS THE REGULATED FILL STANDARDS, IT MAY BE USED IN ACCORDANCE WITH AN APPROVAL FOR COVERAGE UNDER DEP WASTE MANAGEMENT GENERAL PERMIT WMGR096.

ON-SITE SOIL CONTAMINATION:

FOR SITES ENROLLED IN THE ACT 2 PROGRAM, IF THE RESULTS OF SOIL SAMPLING IN THE AREA OF EARTH DISTURBANCE ACTIVITIES DEMONSTRATE NEWLY DISCOVERED SOIL CONTAMINATION WITH CONCENTRATIONS OF REGULATED SUBSTANCES EXCEEDING THE RESIDENTIAL OR NON-RESIDENTIAL MEDIUM-SPECIFIC CONCENTRATIONS (MSCS), WHICHEVER IS APPLICABLE, THE PERMITTEE SHALL NOTIFY DEP/CDD BY PHONE WITHIN 24 HOURS OF RECEIVING THE SAMPLING RESULTS. EARTH DISTURBANCE ACTIVITIES IN AREAS OF NEWLY DISCOVERED CONTAMINATION NEED NOT CEASE AFTER NOTIFICATION TO DEP/CDD UNLESS SO DIRECTED BY DEP/CDD.

FOR AREAS NOT ENROLLED IN THE ACT 2 PROGRAM, IF THE PERMITTEE OR CO-PERMITTEE DISCOVERS DURING EARTH DISTURBANCE ACTIVITIES WASTES OR OTHER MATERIALS OR SUBSTANCES THAT HAVE OR HAVE LIKELY CAUSED SOIL CONTAMINATION WITH CONCENTRATIONS OF REGULATED SUBSTANCES EXCEEDING THE RESIDENTIAL OR NON-RESIDENTIAL MSCS, WHICHEVER IS APPLICABLE, THE PERMITTEE SHALL NOTIFY DEP/CDD BY PHONE WITHIN 24 HOURS. EARTH DISTURBANCE ACTIVITIES IN AREAS OF NEWLY DISCOVERED CONTAMINATION NEED NOT CEASE AFTER NOTIFICATION TO DEP/CDD UNLESS SO DIRECTED BY DEP/CDD.

ON-SITE GROUNDWATER CONTAMINATION:

IF THE RESULTS OF SAMPLING PERFORMED ON GROUNDWATER ENCOUNTERED DURING EARTH DISTURBANCE ACTIVITIES DEMONSTRATE THAT THE GROUNDWATER IS CONTAMINATED BY ONE OR MORE POLLUTANTS AT CONCENTRATIONS EXCEEDING WATER QUALITY CRITERIA CONTAINED IN 25 PA. CODE CHAPTER 93, THAT WERE NOT PREVIOUSLY DISCLOSED TO DEP/CDD, THE PERMITTEE SHALL NOTIFY DEP/CDD BY PHONE WITHIN 24 HOURS OF RECEIVING THE SAMPLING RESULTS. CONTAMINATED GROUNDWATER MAY NOT BE PUMPED OR OTHERWISE DIVERTED TO SURFACE WATERS UNLESS SPECIFICALLY AUTHORIZED BY THE DEP CLEAN WATER PROGRAM.

SOIL TABLE AND LIMITATIONS

SOIL TYPE	(IN.)	(IN.)	HYDRIC SOIL GROUP	CUTBANKS CAVE	CORROSIVE TO CONCR./STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH / PHONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
AaA ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES	10 TO 20 IN.	40-59 IN. (BEDROCK)	D	Y	C/S	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	Y
BaA BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES	10 TO 20 IN.	> 80 IN. (BEDROCK)	B/D	Y	C/S	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	Y
RaA READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES	20 TO 40 IN.	40-59 IN. (BEDROCK)	C	Y	C/S	N	Y	N	Y	N	Y	Y	Y	Y	N	N	N	Y
RbA REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	20 TO 40 IN.	60-79 IN. (BEDROCK)	D	Y	C/S	Y	Y	N	Y	N	Y	Y	Y	Y	N	N	N	Y

* SOIL INFORMATION HAS BEEN OBTAINED FROM THE WEB SOIL SURVEY WHICH IS OPERATED BY THE USDA NATIONAL RESOURCES CONSERVATION SERVICE.

SOIL LIMITATIONS AND RESOLUTIONS

1. SEASONAL HIGH WATER TABLE LIMITATION - DURING CONSTRUCTION PONDING WATER NEEDS TO BE PUMPED TO A SEDIMENT FILTER BAG OR OTHER SEDIMENT CONTROL BMP.
2. BEDROCK LIMITATION - INFORM CONTRACTOR
3. CUTBANKS CAVE - GC TO USE CAUTION WHEN TRENCHING. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES.
4. CORROSIVE TO CONCR./STEEL - GC TO PROVIDE TREATMENT TO ALL MATERIALS TO PREVENT CORROSION (INCLUDING BUT NOT LIMITED TO. PAINTS, TARS, ETC.)
5. DROUGHTY - PROVIDE WATER TRUCK FOR SPRAY IRRIGATION.
6. EASILY ERODIBLE - SOIL EROSION CAN BE SIGNIFICANTLY REDUCED BY MAINTAINING EXISTING VEGETATION FOR AS LONG AS PRACTICABLE. PREVENTING REMOVAL OF VEGETATION IMMEDIATELY PRIOR TO EARTH DISTURBANCE ACTIVITIES. SPECIAL ATTENTION SHOULD BE GIVEN TO MAINTAINING EXISTING VEGETATION IN AREAS HAVING HIGH EROSION POTENTIAL SUCH AS ERODIBLE SOILS, STEEP SLOPES, DRAINAGE COURSES, AND STREAMBANKS. LIMIT DURATION OF EXPOSURE OF UNVEGETATED AREAS, PARTICULARLY ON STEEPER SLOPES, BY BRIDGING SHALLOW SECTIONS OF UNVEGETATED AREAS TO FINISHED GRADE FOR PERMANENT STABILIZATION. PROVIDE TEMPORARY/PERMANENT STABILIZATION MEASURES AS NEEDED.
7. FLOODING - DURING CONSTRUCTION PONDING WATER NEEDS TO BE PUMPED TO A SEDIMENT FILTER BAG OR OTHER SEDIMENT CONTROL BMP.
8. HYDRIC - A WETLANDS DETERMINATION WAS CONDUCTED TO IDENTIFY IF WETLANDS EXIST ON OR NEAR THE PROJECT SITE THAT COULD BE AFFECTED BY THE PROPOSED EARTHWORK. WHEN WETLANDS ARE ENCOUNTERED WITHIN THE LIMIT OF DISTURBANCE, A LICENSED GEOTECHNICAL ENGINEER SHALL PROVIDE PROPER GUIDELINES FOR FILLING AND STABILIZING THE IMPACTED AREAS.
9. LOW STRENGTH/LANDSLIDE PRONE - PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES. REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. GRADING SHOULD COMPLY WITH THE STANDARDS CONTAINED IN THE E&S PLAN NOTES.

PCSM RECYCLING AND PROPER DISPOSAL OF MATERIALS

1. PERMITTEES AND INDIVIDUALS RESPONSIBLE FOR LONG-TERM O&M OF THE PCSM BMPS MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO MANAGE WASTE MATERIALS. ALL WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE CHAPTER 260A (RELATING TO HAZARDOUS WASTE MANAGEMENT SYSTEM- GENERAL), CHAPTER 271 (RELATING TO MUNICIPAL WASTE MANAGEMENT - GENERAL PROVISIONS), AND CHAPTER 287 (RELATING TO RESIDUAL WASTE MANAGEMENT - GENERAL PROVISIONS). NO WASTES SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. RECYCLING OF WASTES IS PREFERRED RATHER THAN DISPOSAL.
2. POST-CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, SEDIMENT, TRASH, DEBRIS, ETC., THAT COULD ADVERSELY IMPACT THE FUNCTIONALITY OF THE BMPS AND WATER QUALITY OF STORMWATER DISCHARGES. MEASURES SHALL BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL.
3. SEDIMENT REMOVED FROM PCSM BMPS DURING MAINTENANCE ACTIVITIES IS CONSIDERED FILL. THE DEP MANAGEMENT OF FILL POLICY SHOULD BE REFERENCED TO IDENTIFY WHETHER MATERIAL IS CLEAN OR REGULATED FILL AND THE APPROPRIATE METHOD OF DISPOSAL. FOR EACH CLEAN FILL CAN BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS AND SHALL BE IMMEDIATELY PERMANENTLY STABILIZED, OR DISPOSED OF ON A SITE WITH AN ACTIVE E&S PLAN OR NPDES PERMIT. SMALL AMOUNTS OF SEDIMENT MAY BE DISPOSED OF WITH COLLECTED TRASH AND DEBRIS. REGULATED FILL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS, 25 PA. CODE § 271.2 AND § 287.2, RESPECTIVELY, WHICHEVER IS APPLICABLE.
4. MATERIAL REMOVED FROM STORM INLETS AND THEIR WATER QUALITY DEVICES NORMALLY CONTAINS A COMBINATION OF SEDIMENT, TRASH, AND ORGANIC DEBRIS (DETRITUS), AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ACCEPTABLE WASTE MANAGEMENT PRACTICES. IN LOCATIONS WHERE HYDROCARBONS AND HEAVY METALS MAY BE PREVALENT IN WASTE MATERIAL, SUCH AS GAS STATIONS, LOGISTICS OR DISTRIBUTION CENTERS, TRUCK TERMINALS OR OTHER HIGH TRAFFIC AREAS, WASTE MATERIAL SHALL BE DISPOSED OF IN A LANDFILL. IN LOWER TRAFFIC OR NON-TRAFFIC LOCATIONS WHERE THE WASTE MATERIAL MAY BE MOSTLY DETRITUS, IT SHALL BE RECYCLED TO THE EXTENT POSSIBLE AND DISPOSED OF AT A MUNICIPAL OR COMMERCIAL COMPOSTING FACILITY.



USDA NRCS SOILS MAP
(WEB SOIL SURVEY AERIAL IMAGERY)
SCALE: 1" = 100'

LONG-TERM OPERATION & MAINTENANCE REQUIREMENTS

PER 25 PA. CODE § 102.8(m), THE PERMITTEE AND CO-PERMITTEE SHALL REMAIN RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS UNLESS A DIFFERENT PERSON IS IDENTIFIED IN APPENDIX C OF THE NOT FORM AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS.

RESPONSIBLE ENTITY: JEP, LLC
1348 SUMNEYTOWN PIKE
AMBLER, PA 19002

THE PERMITTEE OR CO-PERMITTEE MUST SUBMIT A NOT ALONG WITH PROOF THAT AN INSTRUMENT HAS BEEN RECORDED WITH THE RECORDER OF DEEDS (IF REQUIRED BY CHAPTER 102) WHICH, AMONG OTHER THINGS, PROVIDES NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM O&M OF BMPS IS A COVENANT THAT RUNS WITH THE LAND AND IS BINDING AND ENFORCEABLE BY SUBSEQUENT GRANTEE (SEE 25 PA. CODE § 102.8(m)). A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM O&M OF BMPS (OR OTHERWISE FAILS TO RECORD AN INSTRUMENT) REMAINS JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM O&M.

PERIODIC EVALUATION OF BMP CONDITION AND PERFORMANCE IS KEY FOR MAINTAINING FUNCTIONING BMPS. SPECIFIC GUIDANCE FOR EACH BMP IS INCLUDED BELOW. INSPECTIONS ARE IMPORTANT FOR IDENTIFYING ISSUES WITH FUNCTIONALITY AND PERFORMANCE WITH THE GOAL OF ADDRESSING THESE ISSUES THROUGH MAINTENANCE. AT A MINIMUM, INSPECTIONS SHOULD OCCUR ANNUALLY, AND FOLLOWING THE END OF STORM EVENTS EXCEEDING 2.5 INCHES. DEP RECOMMENDS THAT INSPECTORS BE TRAINED AND EXPERIENCED IN PERFORMING INSPECTIONS OF BMPS. BMP INSPECTIONS SHOULD BE AN ASSESSMENT OF THE CONDITION OF THE BMP AND SURROUNDING AREA BASED ON VISUAL OBSERVATION. AS-BUILT PLANS ARE USEFUL FOR INSPECTION FOR ESTABLISHING A BASELINE OF THE CONSTRUCTED FACILITY. BMP INSPECTIONS SHOULD IDENTIFY ANY POTENTIAL OR OBSERVED ISSUES WITH THE SYSTEM AND BE USED TO DETERMINE ACTION OR REQUIRED TO RESOLVE ANY ISSUE.

KEEPING RECORDS OF ALL INSPECTION AND MAINTENANCE ACTIVITIES IS AN IMPORTANT PART OF E&S. THAT AN E&S REMAINS FUNCTIONAL THROUGHOUT ITS LIFETIME. THESE RECORDS ACT AS IMPORTANT DOCUMENTATION FOR SHOWING ONGOING COMPLIANCE WITH APPLICABLE REQUIREMENTS, AS NEEDED. A SEPARATE MAINTENANCE RECORD SHOULD BE MAINTAINED FOR EACH BMP. ALL RECORDS SHOULD BE KEPT IN A SPECIFIC AND EASILY ACCESSIBLE LOCATION KNOWN TO THE RELEVANT PARTIES.

AT A MINIMUM, EACH RECORD SHOULD INCLUDE:

- INSPECTION DATE
- NAME(S) OF INSPECTOR(S)
- CONDITION OF EACH OF THE BMP ELEMENTS
- DESCRIPTION OF ANY MAINTENANCE WORK THAT WAS PERFORMED AND BY WHOM
- ANY ISSUES OBSERVED THAT REQUIRE FUTURE MAINTENANCE (SEDIMENT REMOVAL, VEGETATION MANAGEMENT, ETC.)

THE FOLLOWING ITEMS ARE RECOMMENDED FOR INCLUSION IN RECORDS, AS APPLICABLE:

- RECENT WEATHER CONDITIONS, DESCRIPTION OF ANY NOTABLE PONDING FOUND IN THE SYSTEM
- PHOTOGRAPHS SHOWING ANY ISSUES NOTED OR OTHER OBSERVATIONS IN REPORT
- PHOTOGRAPHS SHOWING MAINTENANCE PERFORMED

UPON ANY REDUCTION, LOSS, OR FAILURE OF ANY PCSM BMP, THE GRANTOR SHALL TAKE IMMEDIATE ACTION TO RESTORE, REPAIR, OR REPLACE THE BMP OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. IF A MODIFICATION TO THE INSTALLED PCSM BMPS IS PROPOSED FOR ANY REASON, THIS INSTRUMENT SHALL NOT BE AMENDED, TERMINATED OR IN ANY WAY MODIFIED BY THE GRANTOR WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEPARTMENT). AFTER RECEIVING APPROVAL FROM THE DEPARTMENT, THE GRANTOR SHALL RECORD ANY SUCH AMENDMENT, TERMINATION OR MODIFICATION OF THIS INSTRUMENT.

IF AN AMENDMENT OR MODIFICATION OF THIS INSTRUMENT IS NEEDED FOR REASONS OTHER THAN PCSM BMP MODIFICATION OR SITE REDEVELOPMENT, THE GRANTOR SHALL PROVIDE NOTICE TO THE DEPARTMENT OR DELEGATED COUNTY CONSERVATION DISTRICT IN WRITING AT LEAST 20 BUSINESS DAYS PRIOR, UNLESS OTHERWISE APPROVED BY DEPARTMENT. TO RECORDING ANY AMENDMENT, TERMINATION OR MODIFICATION OF THIS INSTRUMENT, AFTER THE 20 BUSINESS DAYS HAVE ELAPSED WITHOUT WRITTEN NOTIFICATION FROM THE DEPARTMENT, THE GRANTOR MAY RECORD ANY SUCH AMENDMENT, TERMINATION OR MODIFICATION OF THIS INSTRUMENT.

THE REQUIRED LONG-TERM OPERATION AND MAINTENANCE (O&M) PROGRAM IS PROVIDED HEREIN, WHICH PROVIDES A SCHEDULE FOR THE INSPECTION OF PCSM BMPS, INCLUDING THE REPAIR, REPLACEMENT, OR OTHER ROUTINE MAINTENANCE OF THE PCSM BMPS TO ENSURE PROPER FUNCTION AND OPERATION.

THE APPLICABLE BMP(S) ARE AS FOLLOWS:

- CONSTRUCTED WETLAND <BMP XX, DP000>
- CONVEYANCE CHANNEL (SWALE) <BMP XX, DP000>
- AMENDED SOILS <BMP XX, DP000>
- ON-SITE STORM SEWER CONVEYANCE SYSTEMS

SEDIMENT REMOVED FROM BMPS DURING MAINTENANCE ACTIVITIES IS CONSIDERED FILL. THE DEP MANAGEMENT OF FILL POLICY SHOULD BE REFERENCED TO IDENTIFY WHETHER MATERIAL IS CLEAN OR REGULATED FILL AND THE APPROPRIATE METHOD OF DISPOSAL. FOR EACH CLEAN FILL CAN BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS AND SHALL BE IMMEDIATELY PERMANENTLY STABILIZED, OR DISPOSED OF ON A SITE WITH AN ACTIVE E&S PLAN OR NPDES PERMIT. SMALL AMOUNTS OF SEDIMENT MAY BE DISPOSED OF WITH COLLECTED TRASH AND DEBRIS. MATERIAL REMOVED FROM STORM INLETS NORMALLY CONTAINS A COMBINATION OF SEDIMENT, TRASH AND ORGANIC DEBRIS, AND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ACCEPTABLE WASTE MANAGEMENT PRACTICES.

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

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

IT IS THE RESPONSIBILITY OF "THE RESPONSIBLE PARTY" FOR STORMWATER MAINTENANCE AND OPERATIONS TO REMEDIATE THE PCSM BMP FAILURE IMMEDIATELY. THE RESPONSIBLE PARTY SHALL CONTACT A PROFESSIONAL ENGINEER TO DETERMINE THE CAUSE OF THE BMP FAILURE AND PROVIDE A CORRECTIVE ACTION MEASURE THAT CORRESPONDS TO PROTOCOL 2 OF THE STORMWATER BMP MANUAL.

IF IT IS DETERMINED BY THE MUNICIPAL ENGINEER, MONTGOMERY COUNTY CONSERVATION DISTRICT AND/OR PADEP THAT THE BMPS ARE NOT FUNCTIONING PROPERLY DURING CONSTRUCTION OR DURING THE MAINTENANCE PERIOD, "THE RESPONSIBLE PARTY" WILL BE RESPONSIBLE FOR REDESIGNING/MODIFYING THE BMPS SO THAT THEY FUNCTION PROPERLY. IF MODIFICATIONS ARE REQUIRED, THE BMPS SHALL BE MONITORED FOR A MINIMUM OF ONE YEAR AFTER THESE MODIFICATIONS ARE COMPLETE AND WRITTEN CONFIRMATION SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT AND/OR PADEP.

CONVEYANCE CHANNEL (SWALE) O&M PROCEDURES

GENERAL PROCEDURES:

- NO HEAVY EQUIPMENT (GREATER THAN FIVE TONS) SHOULD ENTER THE BMP AT ANY TIME. RATHER, EQUIPMENT SHOULD WORK FROM THE BANKS OF THE BMP, EXTENDING OPERATION ARMS INTO THE BMP TO PERFORM TASKS.

- NO EQUIPMENT SHOULD ENTER THE BMP UNTIL IT IS DRY (APPROXIMATELY FIVE DAYS AFTER THE BMP STORAGE AREA HAS TOTALLY EMPTIED; A HANDFUL OF SOIL SHOULD NOT BE ABLE TO BE FORMED/SHAPE INTO A BALL).

AS NEEDED:

- INSPECT BMP AFTER EXTREME EVENTS GREATER THAN OR EQUAL TO THE 2.5 INCHES.

- WATER VEGETATED SURFACE DURING PERIODS OF EXTENDED DROUGHT. USE AN APPROPRIATE WATER SUPPLY VIA TRUCK OR ON-SITE TANK STORAGE. MINIMIZE USE OF SPRINKLERS/OVERHEAD WATERINGS DURING SUNNY DAYS (10 AM TO 5 PM) TO PREVENT LEAF SCORCH.

- INSPECT AND CORRECT ANY SPOTS WHERE EROSION OR DEAD VEGETATION IS EVIDENT. REPLACE TOPSOIL AND/OR SURFACE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN, SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.

- INSPECT FOR STANDING POOLS OF WATER.

- INSPECT RECEIVING/DISCHARGING STRUCTURES AND REMOVE ANY DEBRIS OR CLOGGING.

EVERY 6 MONTHS:

- MOW TWICE PER YEAR (OR LESS FREQUENTLY IF DESIRED) TO A HEIGHT NO LOWER THAN SIX INCHES. PERFORM MOWING OPERATIONS WHEN BMP IS COMPLETELY DRY, PREFERABLY USING HAND OPERATED EQUIPMENT.

EVERY THREE TO FIVE YEARS:

- RE-SEED BARE AREAS AND INSTALL APPROPRIATE EROSION CONTROL MATTING WHERE NECESSARY.
- CHECK FOR CORRECT GRADING.

ON-SITE STORM SEWER CONVEYANCE SYSTEMS O&M PROCEDURES

GENERAL PROCEDURES:

- MATERIAL SHOULD NEVER BE STORED ON THE SURFACE OF AN INFILTRATION BMP.

- MINIMIZE THE NUMBER OF TIMES ANY EQUIPMENT ENTERS THE AREA AND LIMIT THE AMOUNT OF SURFACE AREA TRAVERSED TO AVOID ADDITIONAL MAINTENANCE.

AS NEEDED:

- ANY STRUCTURE OR PIPING SHALL BE CLEARED OF DEBRIS WHEN ACCUMULATION HINDERS OPERATION OF THE FACILITY.

EVERY 6 MONTHS:

- ALL ON-SITE INLETS, MANHOLES, AND STORM SEWER PIPING SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND SEDIMENT BLOCKING OR IMPEDING FLOW OF WATER IN, OUT, AND THROUGH FLOW STRUCTURES. WHEN NEEDED, USE HERBICIDE LABELED FOR USE IN AQUATIC SETTINGS.

- REMOVE VEGETATION GROWTH INCLUDING GRASSES, SHRUBS, AND TREES THROUGH RIPRAP AREAS IN FLUDGE POOLS AND RIPRAP APRONS. WHEN NEEDED, USE HERBICIDE LABELED FOR USE IN AQUATIC SETTINGS TO REMOVE VEGETATION GROWTH WHICH MAY IMPEDE THE FLOW OF WATER.

ANNUALLY:

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

EVERY THREE TO FIVE YEARS:

- SYSTEMS SHALL BE FLUSHED EVERY FIVE (5) YEARS. ALL SEDIMENT/DEBRIS/OIL REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

AMENDED SOILS O&M PROCEDURES

GENERAL PROCEDURES:

- CONSTRUCTION MATERIALS SHOULD NEVER BE STORED ON THE AMENDED SOILS SURFACE AREA
- NO HEAVY EQUIPMENT (GREATER THAN FIVE TONS) SHOULD ENTER THE BMP AT ANY TIME. RATHER, EQUIPMENT SHOULD WORK FROM THE BANKS OF THE BMP, EXTENDING OPERATION ARMS INTO THE BMP TO PERFORM TASKS.

- NO EQUIPMENT SHOULD ENTER THE BMP UNTIL IT IS DRY (APPROXIMATELY FIVE DAYS AFTER THE BMP STORAGE AREA HAS TOTALLY EMPTIED; A HANDFUL OF SOIL SHOULD NOT BE ABLE TO BE FORMED/SHAPE INTO A BALL).

- WHEN PLACING NEW SOIL, OR SIMILAR MATERIALS WITHIN THE FOOTPRINT OF AN INFILTRATING/FILTRATING BMP NEVER DUMP DIRECTLY ONTO THE FILTRATING SURFACE. PLACE MATERIAL ADJACENT TO BMP AND SPREAD MATERIALS OVER THE SURFACE, PREFERABLY BY HAND. FOR LARGER BMPS, SPREAD BY PUSHING MATERIAL WITH EQUIPMENT IN A HORIZONTAL MOTION. DO NOT USE VERTICAL OR ANGLED MOTIONS AS IT COULD COMPACT THE INFILTRATING AREA.

- DO NOT COMPACT MATERIALS.

AS NEEDED:

- INSPECT BMP AFTER EXTREME EVENTS GREATER THAN OR EQUAL TO THE 2.5 INCHES.

- WATER VEGETATED SURFACE DURING PERIODS OF EXTENDED DROUGHT. USE AN APPROPRIATE WATER SUPPLY VIA TRUCK OR ON-SITE TANK STORAGE. MINIMIZE USE OF SPRINKLERS/OVERHEAD WATERINGS DURING SUNNY DAYS (10 AM TO 5 PM) TO PREVENT LEAF SCORCH.

- REPLACE TOPSOIL AND/OR SURFACE VEGETATION ALONG THE SURFACE OF THE AMENDED SOILS AREA, SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.

EVERY 6 MONTHS:

- ENSURE THAT CONTRIBUTING AREA IS STABILIZED AND INLETS ARE CLEAR OF DEBRIS. REMOVE SEDIMENT AND OIL/GREASE FROM PRE-TREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES. REMOVE GRASS CLIPPINGS. REPAIR UNDERCUT AND ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES.

- MOW TWICE PER YEAR (OR LESS FREQUENTLY IF DESIRED) TO A HEIGHT NO LOWER THAN SIX INCHES. PERFORM MOWING OPERATIONS WHEN BMP IS COMPLETELY DRY, PREFERABLY USING HAND OPERATED EQUIPMENT; DO NOT DRIVE HEAVY EQUIPMENT (OVER TWO TONS) ON BMP SURFACE.

- VEGETATED AREAS SHALL BE INSPECTED FOR ANY EROSION, UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES AND CONFIRM COVER TO BE A MINIMUM OF 95% COVERAGE.

- REMOVE LITTER, TRASH AND DEBRIS FROM BMP SURFACE, AND SURROUNDING AREAS.

ANNUALLY:

- DETATCH AND REMOVE DETRITUS EVERY TWO TO THREE YEARS. INCREASE FREQUENCY IF EXTENDED PONDING IS OBSERVED.

- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE BASIN THAT ARE NOT PART OF THE BMP DESIGN.

DRY EXTENDED DETENTION BASIN O&M PROCEDURES

SCM NO. 1 POA001

GENERAL PROCEDURES:

- IF DEEMED NECESSARY TO ENTER ANY UNDERGROUND STRUCTURE (MANHOLE, OUTLET CONTROL STRUCTURE, INLETS), ONLY AN INDIVIDUAL PERMITTED AND USING THE APPROVED PROCEDURES FOR CONFINED SPACE ENTRY SHOULD ENTER THE STRUCTURE TO PERFORM THE INSPECTION OR MAINTENANCE ACTIVITIES LISTED BELOW.

- DO NOT FLUSH ACCUMULATED ROOF DEBRIS INTO THE FACILITY. DOWNSPOUTS SHALL BE DISCONNECTED FROM UNDERGROUND ROOF LEADERS PRIOR TO FLUSHING, AND SHALL BE RECONNECTED AFTER FLUSHING IS COMPLETE, WHERE APPLICABLE.

AS NEEDED:

- INSPECT BMP AFTER EXTREME EVENTS GREATER THAN OR EQUAL TO THE 2.5 INCHES.

- IF SEDIMENT VOLUMES ARE IMPEDING THE SYSTEM, OR IT IS DETERMINED THAT VOLUMES ARE AT THE MANUFACTURER'S RECOMMENDED CLEAN OUT VOLUME, A VACUUM/TRACTOR TRUCK SERVICE SHOULD BE SCHEDULED TO CLEAN AND REMOVE ALL EXCESS MATERIALS FROM THE UNDERGROUND SYSTEM

EVERY 6 MONTHS:

- INSPECT OUTLET CONTROL STRUCTURE STANDING WATER ABOVE THE ELEVATION OF THE BOTTOM OF THE INCOMING PIPE. THIS SHOULD BE OBSERVED ON THE TRASH RACK SIDE OF THE WEIR, NOT THE OUTLET SIDE AND LOOK FOR ANY LEAKS IN THE WEIR WALL THAT MUST BE REPAIRED WITH A WATERTIGHT SEAL. ETC. REMOVE OBSTRUCTIONS FROM WEIRS AND ORIFICES.

- INSPECT BASIN STRUCTURES FOR CLOGGING AND EXCESSIVE DEBRIS. SEDIMENT ACCUMULATION DAMAGE TO OUTLET CONTROL STRUCTURES. EROSION CONTROL, MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.

- ENSURE THAT CONTRIBUTING AREA IS STABILIZED AND INLETS ARE CLEAR OF DEBRIS. REMOVE SEDIMENT AND OIL/GREASE FROM PRE-TREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES. REMOVE GRASS CLIPPINGS. REPAIR UNDERCUT AND ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES.

ANNUALLY:

- REMOVE LITTER, TRASH AND DEBRIS FROM INSIDE BMP STORAGE CHAMBERS, INFLOW AND OUTFLOW POINTS, STRUCTURES AND SURROUNDING AREAS.

MRC BASIN O&M PROCEDURES

SCM NO. 2 POA001

INSPECTION AND MAINTENANCE PROCEDURES:

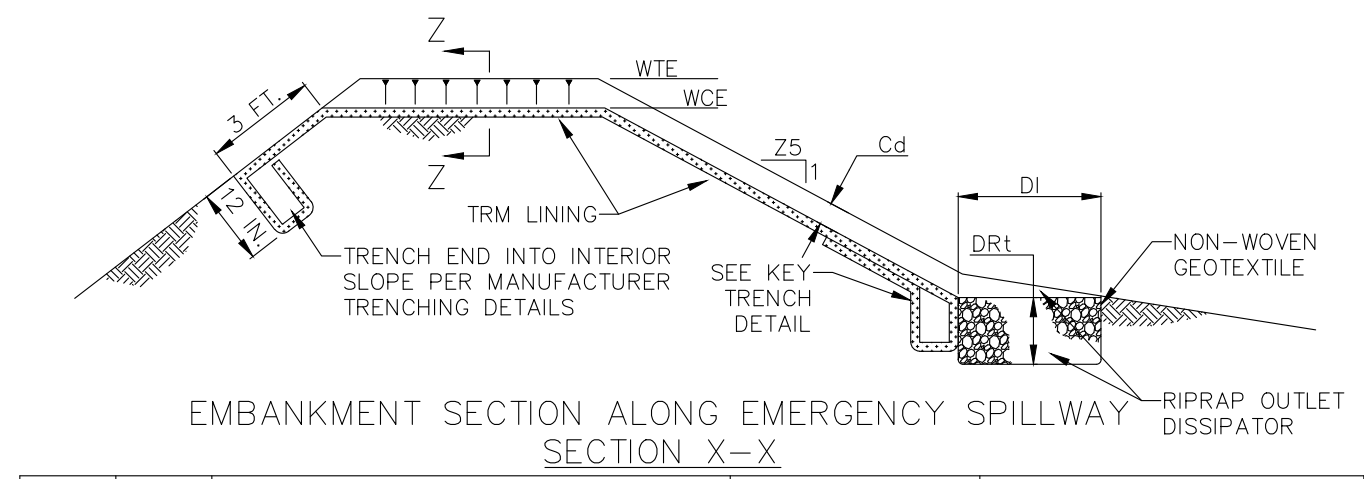
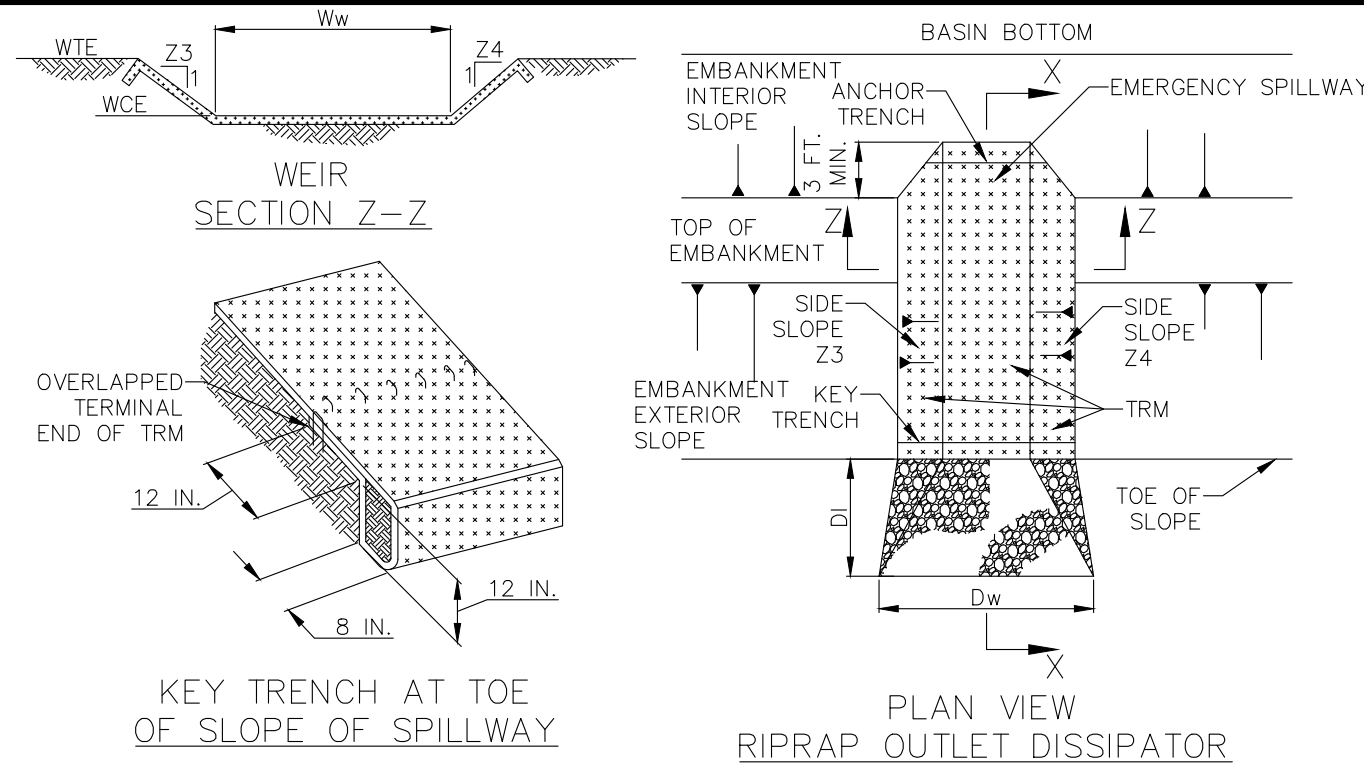
1. FREQUENCY OF INSPECTIONS:
 - INSPECT E&S DEVICES BIWEEKLY UNTIL PERMANENT SOIL STABILIZATION IS ACHIEVED.
 - ONCE STABILIZATION IS ACHIEVED AND E&S DEVICES ARE REMOVED, INSPECTIONS SHALL OCCUR BIWEEKLY FOUR (4) TIMES PER YEAR (EVERY THREE MONTHS), AS WELL AS AFTER EVERY STORM GREATER THAN ONE (1) INCH.
2. INSPECTION AND MAINTENANCE GUIDELINES:
 - RAPID ESTABLISHMENT OF VEGETATION IS CRITICAL IN THE LONG-TERM OPERATION OF THE BMP.
 - DURING THE INITIAL STAGES OF VEGETATION ESTABLISHMENT, THE END CAPS ON THE UNDERDRAIN SYSTEM SHALL REMAIN OPEN. UPON ACHIEVING PERMANENT STABILIZATION OF THE BMP BOTTOM IN ACCORDANCE WITH THE APPROVED E&S PLAN DRAWINGS, THE END CAPS SHALL BE INSTALLED AND SHALL BE WATERTIGHT. THE CONTRACTOR SHALL ENSURE THE CAP WITH THE 0.95 DIAMETER ORIFICE IS INSTALLED AS SPECIFIED ON THE PERMANENT OUTLET CONTROL STRUCTURE DETAIL.
 - IF VEGETATION ESTABLISHMENT IS NOT DISCERNIBLE WITHIN 30 DAYS OF PERMANENT SEEDING/RESEEDING OF THE BMP BOTTOM MAY BE REQUIRED. IF THE FACILITY IS SEEDING DURING A DRY TIME OF YEAR, NEWLY SEEDING AREAS MAY REQUIRE REGULAR WATERING TO FACILITATE VEGETATION ESTABLISHMENT.

STORM STRUCTURES SHALL BE INSPECTED FOR CLOGGING, EXCESSIVE DEBRIS, SEDIMENT ACCUMULATION, AND CRACKS OR BREACHES.

- STORM STRUCTURES ARE STRUCTURES IN AND UPGRADED OF THE BMP AND INCLUDE STRUCTURE GRATES, BOTTOMS, ORIFICE PLATES AND TRASH RACKS, ORIFICE OPENINGS, UNDERDRAIN SYSTEMS, AND RIP RAP APRONS WHERE APPLICABLE.
- PROPERLY DISPOSE OF ACCUMULATED DEBRIS AND SEDIMENT IN ACCORDANCE WITH THE NOTES ON THIS PLAN.

THE BMP SHALL BE INSPECTED FOR CLOGGING, EXCESSIVE DEBRIS, SEDIMENT ACCUMULATION

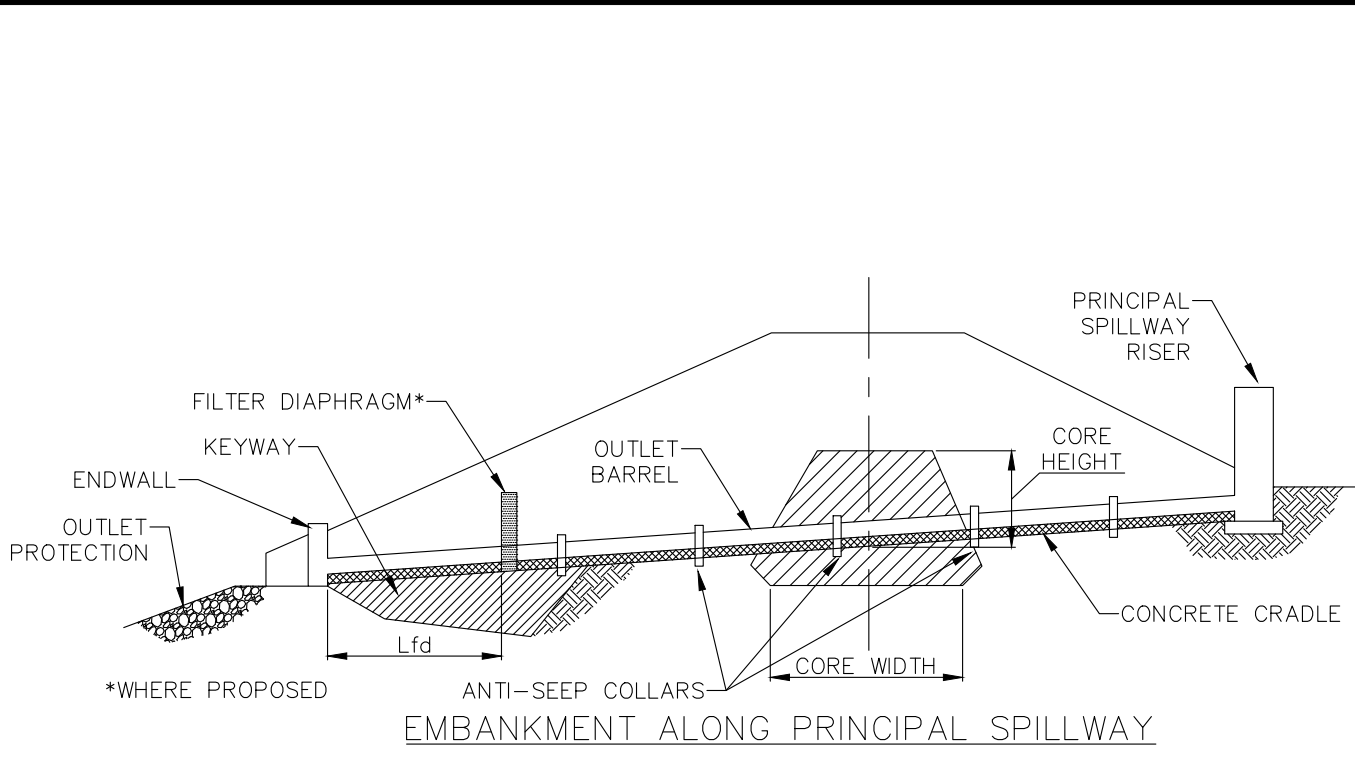
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PCSM BMP NO.	SED BASIN NO.	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-)	RIPRAP THICK. DR1 (IN)
1	1	3	3	278.00	276.50	10	NAG P300	D	5	14	4	18

NOTES:
HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.

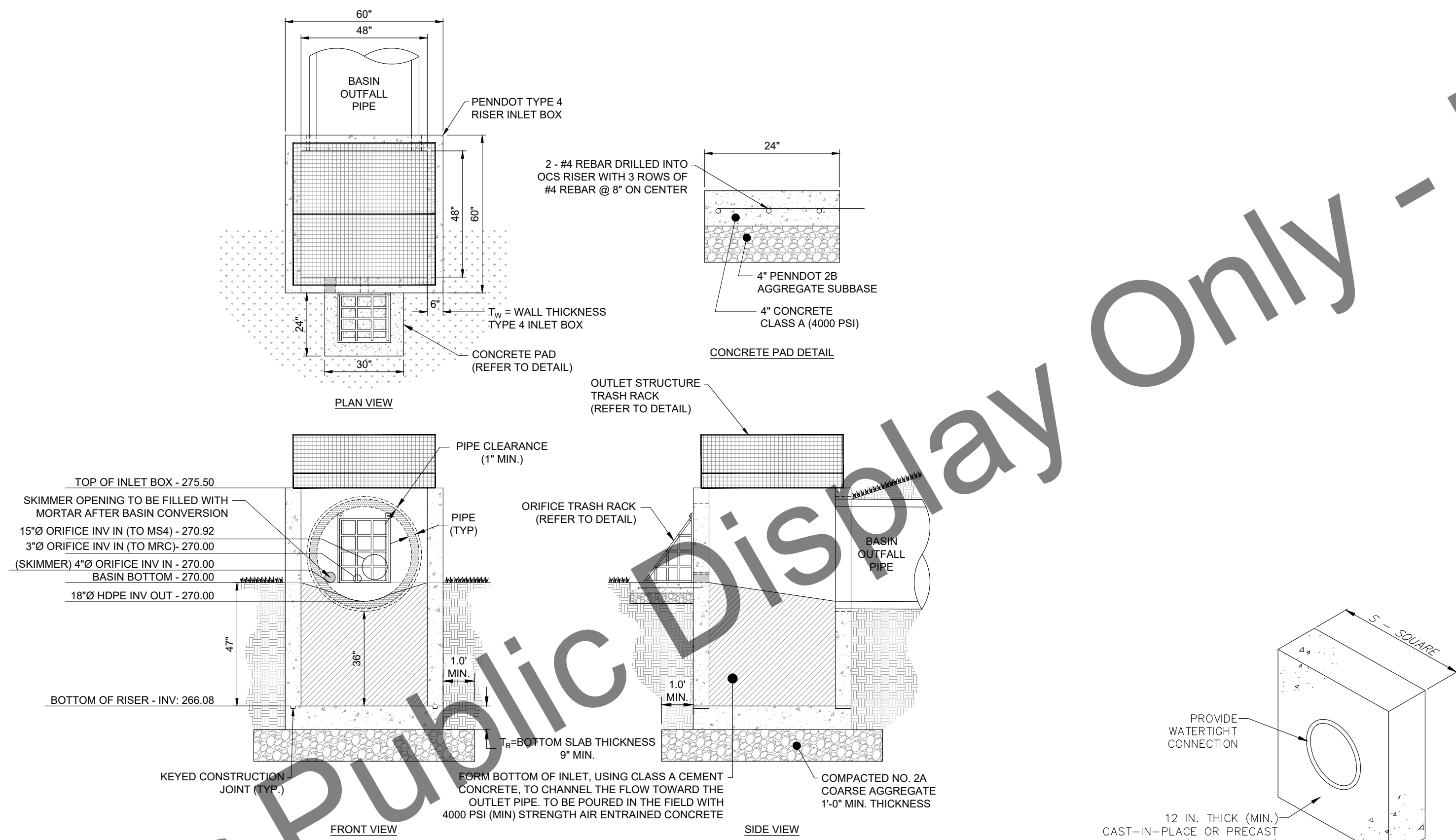
**STANDARD CONSTRUCTION DETAIL #7-13
SEDIMENT BASIN EMERGENCY SPILLWAY WITH TRM LINING**
NOT TO SCALE



PCSM BMP ID	E&S BMP ID	START CRADLE STRUCTURE	START CRADLE STRUCTURE
1	1	E1	E0

NOTES:
A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
FILTER DIAPHRAGM LOCATION (Lfd) SHALL BE AS SHOWN IN FIGURE 7.8 OF THE PA DEP EROSION CONTROL MANUAL.

**STANDARD CONSTRUCTION DETAIL #7-17
CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL**
NOT TO SCALE



- NOTES:**
- ALL CONCRETE FILL WITHIN THE BOTTOM OF THE STRUCTURE SHALL BE REINFORCED WITH 2 LAYERS OF #5 REBAR, 12 INCHES CENTER TO CENTER EACH WAY (TOP AND BOTTOM).
 - ALL INLET STRUCTURES REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS.
 - MASTIC OR NON SHRINK GROUT REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS.
 - THE OUTLET STRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST PENNDOT PUB72M STANDARDS FOR ROADWAY CONSTRUCTION.
 - MINIMUM CONCRETE COMPRESSIVE STRENGTH 4,000 PSI. REINFORCED
 - ALL PIPE CONNECTIONS SHALL BE WATER TIGHT WITH MORTAR AS PER PUBLICATION 408, SECTION 705.6, OR WATER TIGHT RUBBER FLEXIBLE CONNECTORS AS PER PUBLICATION 408, SECTION 705.5.(B).
 - CONCRETE PAD FOR ORIFICE TRASH RACK TO BE INSTALLED DURING SEDIMENT BASIN CONVERSION TO PERMANENT PCSM BMP AND SHALL BE CONNECTED TO PERMANENT RISER. DRILL 2 HOLES AND FILL WITH EPOXY, THEN INSERT REBAR INTO THE HOLES PRIOR TO POURING CONCRETE PAD.

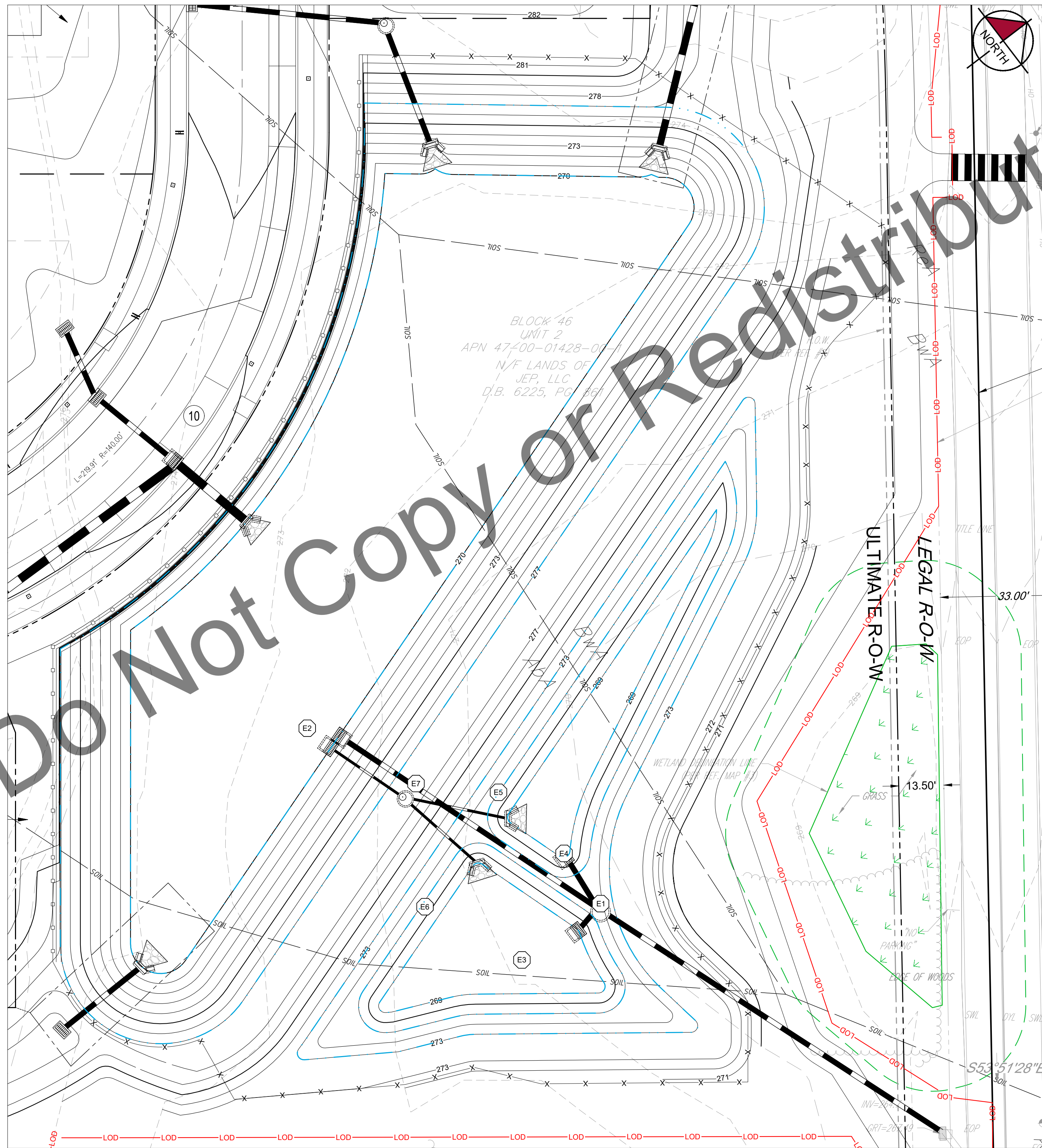
SCM 01 - POA001 - OUTLET CONTROL STRUCTURE DETAIL

Scale: N.T.S.

**STANDARD CONSTRUCTION DETAIL #7-16
CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS**
NOT TO SCALE

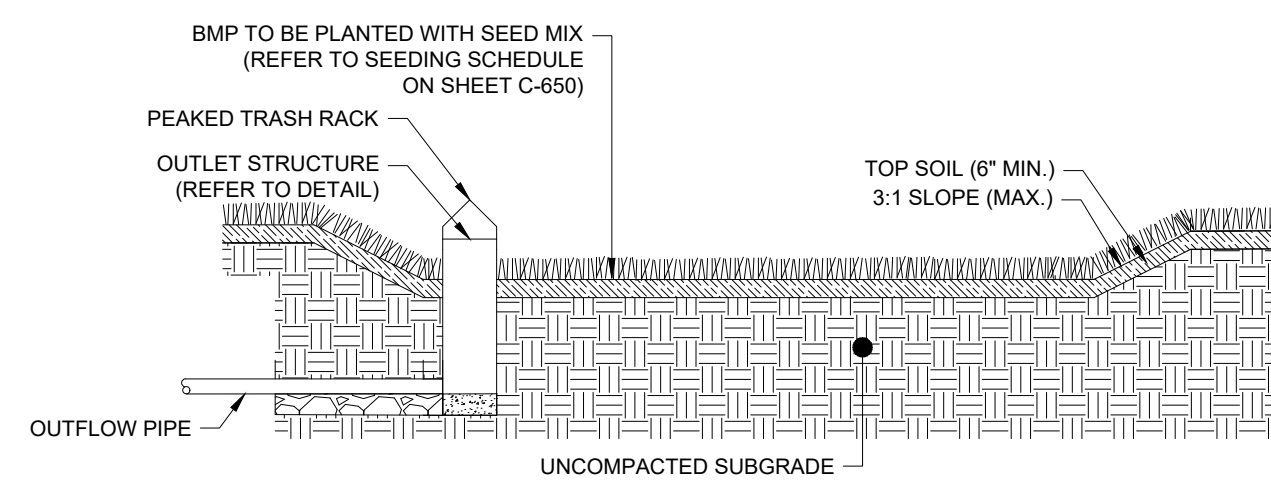
NOTES:
ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

PCSM BMP NO.	BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	1	18	30	3	5	5



2 DRY EXTENDED DETENTION BASIN - SCM 01 - MRC SCM 02 POA001 - DP001 - ENLARGEMENT

Scale: 1" = 20'

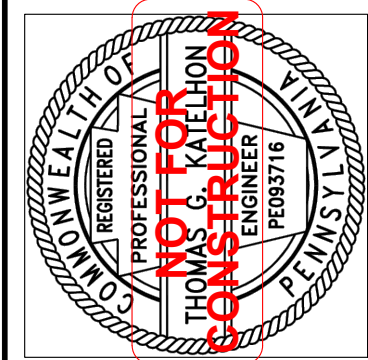


3 DRY EXTENDED DETENTION BASIN - BMP1 - POA001 - SECTION DETAIL

Scale: N.T.S.

Kimley»Horn

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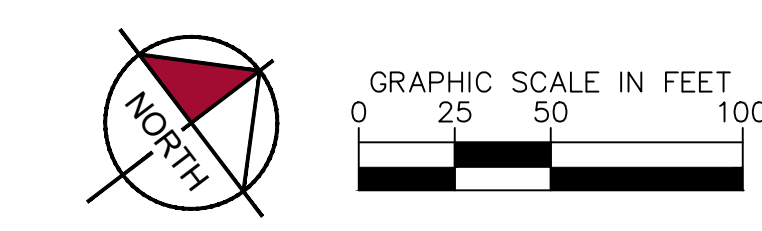


KHA PROJECT
122261000
DATE
06/03/2026
SCALE: AS SHOWN
DESIGNED BY: DMY
DRAWN BY: AT
CHECKED BY: TKG

**POST CONSTRUCTION
STORMWATER
MANAGEMENT
DETAILS 2**

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
C-653
39 OF 42

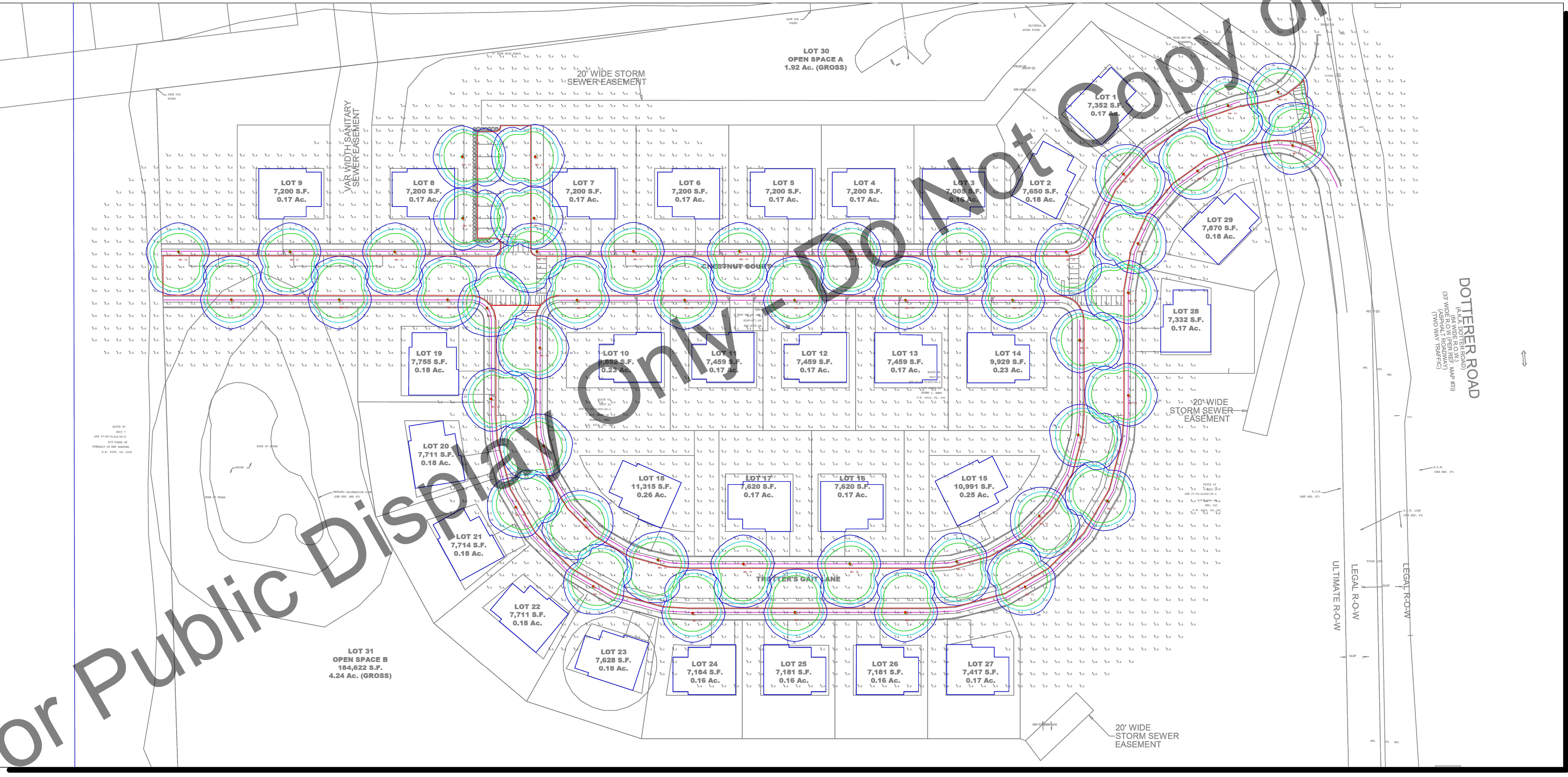
[illegible]LANDSCAPE
PLAN

SHEET NUMBER
L-100
10 OF 10

Plotted By: Treu, Alex. Sheet Set: TROTTERS GAIT - LAND DEVELOPMENT Layout: L-200, June 03, 2026, 11:50:23am. K:\P4\122261000 - Trotters Gait - New Hanover Twp, Montgomery Co., PA\CAD\Plan Sheets\L-200 OVERALL LIGHTING PLAN.dwg
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Luminaire Schedule									
Symbol	Qty	Label	LLF	Description		Lum. Watts	Lum. Lumens	BUG Rating	Mounting Height
	48	P3	0.527	Amerlux - UPTL-60-FS-CCT-T3-XX-XX + 15 FOOT POLE		98.654	12061	B2-U3-G1	15

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpCLr	PtSpTb
Ground_Planar	Illuminance	Fc	0.96	14.4	0.0	N.A.	N.A.	0	10	10
Drive Lanes & Parking	Illuminance	Fc	3.30	14.4	0.2	16.50	72.00			



Penn Lighting
ASSOCIATES

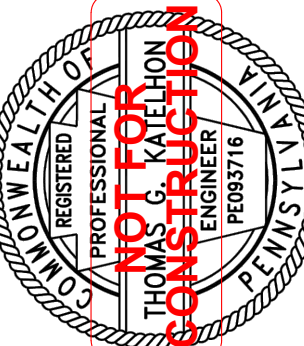
#	Date	Comments

Drawn By: JHOW	Checked By:	Date: 5/8/2026	Scale:

New Hanover Township Housing	
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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 15 WORKING
DAYS IN DESIGN PHASE - STOP CALL
PA 1
000-000-000
SERIAL NUMBER: 20252664142

Kimley»Horn



KHA PROJECT
122261000
DATE
06/03/2026
SCALE: AS SHOWN
DESIGNED BY: DMV
DRAWN BY: AT
CHECKED BY: TKG

**LIGHTING
PLAN**

TROTTER'S GAIT
PREPARED FOR
JEP, LLC
SITUATED IN
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NUMBER
L-200
42 OF 42

No.	REVISIONS	DATE	BY