Serial Number: 2019-169-3101

CALL BEFORE YOU DIG!

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

Pennsylvania One Call System, Inc.

1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

REFERENCE PLANS:

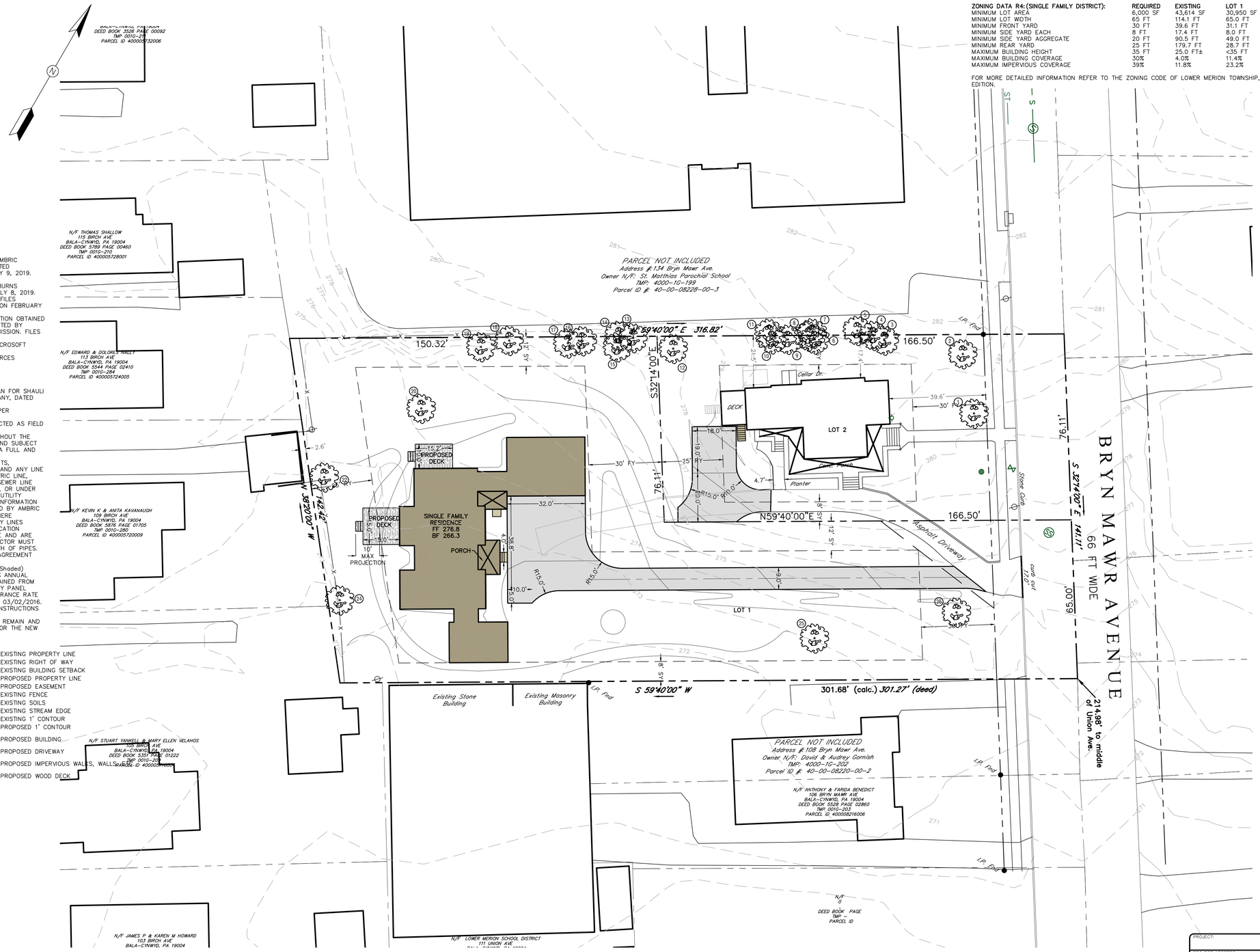
1. TOPOGRAPHIC SURVEY PLAN PREPARED BY AMBRIC TECHNOLOGY CORPORATION, COLWYN, PA. DATED SEPTEMBER 13, 2018 AND LAST REVISED JULY 9, 2019. PROJECT NO. S18-6630.
2. ARCHITECTURAL PLANS PREPARED BY JACK BURNS ARCHITECTURE. RECEIVED ELECTRONICALLY JULY 8, 2019.
3. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
4. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
5. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
6. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. REFERENCE PLAN: TOPOGRAPHIC SURVEY PLAN FOR SHAULI DAVID, MADE BY YERKES ENGINEERING COMPANY, DATED 05-13-2015, DRAWING #: 85541.
2. SURVEY AND SUBDIVISION OF LOT LINES AS PER AGREEMENT OF MEIR BADUSH.
3. 112 BRYN MAWR AVENUE, INFORMATION DEFECTED AS FIELD CONDITIONS AND LOCATED NOV. 29, 2018.
4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD AND ANY LINE RIGHTS OF WAYS, DRIVEWAY INCLUDING ELECTRIC LINE, TELEPHONE LINE, CABLE LINES, WATER AND SEWER LINE RIGHT OF WAYS IN USE AND EXISTING IN, ON, OR UNDER THE GROUND AND ALL IN RELATION THERETO.UTILITY INFORMATION IF SHOWN IS A COMPOSITE OF INFORMATION OBTAINED FROM THE SITE SURVEY PERFORMED BY AMBRIC TECHNOLOGY CORP. AND RECORD PLAN/S WHERE INFORMATION WAS READILY AVAILABLE. UTILITY LINES SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT BE COMPLETE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR MUST VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF PIPES.
6. BOUNDARY CORNERS ARE NOT SET AS PER AGREEMENT WITH THE OWNER.
7. THIS PROPERTY LOCATED AT ZONE "X" (Not Shaded) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 42091C0451-G, ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MAP REVISED 03/02/2016.
8. PLAN PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS OF MEIR BADUSH.
9. EXISTING BUILDING ON PARCEL-B ARE TO BE REMAIN AND NO FUTURE IMPROVEMENTS ARE PROPOSED FOR THE NEW PROPERTY (PARCEL-A).

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING SOILS
- EXISTING STREAM EDGE
- EXISTING 1' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
- PROPOSED WOOD DECK



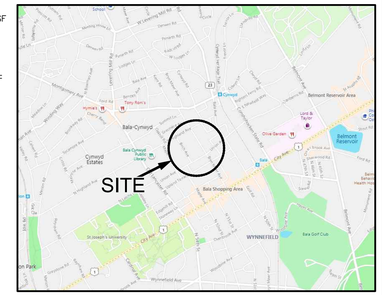
0 20' 40'

SCALE: 1" = 20'

ZONING DATA R4:(SINGLE FAMILY DISTRICT):

	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	6,000 SF	43,614 SF	30,950 SF	12,666 SF
MINIMUM LOT WIDTH	65 FT	114.1 FT	65.0 FT	76.11 FT
MINIMUM FRONT YARD	30 FT	39.6 FT	31.1 FT	39.6 FT
MINIMUM SIDE YARD EACH	8 FT	17.4 FT	8.0 FT	17.4 FT
MINIMUM SIDE YARD AGGREGATE	20 FT	90.5 FT	49.0 FT	36.7 FT
MINIMUM REAR YARD	25 FT	179.7 FT	28.7 FT	35.2 FT
MAXIMUM BUILDING HEIGHT	35 FT	25.0 FT±	<35 FT	25.0 FT±
MAXIMUM BUILDING COVERAGE	30%	4.0%	11.4%	18.5%
MAXIMUM IMPERVIOUS COVERAGE	39%	11.8%	23.2%	39.0%

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.



LOCATION MAP
SCALE: 1" = 2,000

EXISTING LOT DATA:

RECORD OWNER: DAVID HAVIV, 8224 DORCAS STREET, PHILADELPHIA, PA 19152
DEED BOOK & PAGE NO: 5952 - 2296
TAX PARCEL NUMBER: 40-00-08224-00-7
BLOCK & UNIT NO: 10-201
GROSS LOT AREA: 43,614 SF (1.0012 AC)
NET LOT AREA: 38,958 SF (0.8944 AC)
ERROR OF CLOSURE: 1 : 2,203

EXISTING IMPERVIOUS COVERAGE:

BUILDING	1,881 SF (4.8%)
DRIVEWAY	1,798 SF
PATIO	190 SF
WALLS, WALKS, ETC.	606 SF
TOTAL	4,475 SF (11.5%)
DECK	140 SF

PROPOSED LOT 1 DATA:

GROSS LOT AREA:	30,950 SF (0.7105 AC)
NET LOT AREA:	28,805 SF (0.6613 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	3,297 SF (11.4%)
DRIVEWAY	3,157 SF
DECK (401 SF x 50%)	201 SF
WALLS, WALKS, ETC.	32 SF
TOTAL	6,687 SF (23.2%)
MAXIMUM ALLOWED	11,234 SF (39.0%)

PROPOSED LOT 2 DATA:

GROSS LOT AREA:	12,666 SF (0.2908 AC)
NET LOT AREA:	10,154 SF (0.2331 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,881 SF (18.5%)
DRIVEWAY	1,477 SF
PATIO	55 SF
WALLS, WALKS, ETC.	546 SF
TOTAL	3,959 SF (39.0%)
MAXIMUM ALLOWED	3,960 SF (39.0%)
DECK	140 SF

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING LOT AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING AND ASSOCIATED DEVELOPMENT.
2. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR 12,388 SF OF IMPERVIOUS COVERAGE WHICH INCLUDES OFFSITE IMPERVIOUS (4,056 SF), FUTURE IMPERVIOUS (1,500 SF) WHICH MAY GO UNCONTROLLED, AND PROPOSED DECKS (401 SF). THEY HAVE NOT BEEN DESIGNED FOR IMPERVIOUS TO REMAIN UNDISTURBED (54 SF).
3. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
4. THE DEVELOPMENT WILL BE SERVICED BY A NEW GRAVITY SEWER LATERAL THAT CONNECTS TO THE EXISTING PUBLIC SEWER IN BRYN MAWR AVENUE AND A NEW PRIVATE WATER LATERAL THAT CONNECTS TO THE EXISTING AQUA WATER MAIN WITHIN BRYN MAWR AVENUE.
5. ALL ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
6. NEWLY GRADED SLOPES OF OVER TWENTY-FIVE (25%) PERCENT MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.

REV	DATE	COMMENTS

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE, AND ENGINEER RETAINS AN OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL NOT RELY IN ANY WAY ON ANY OF THE DOCUMENTS ON THE PROJECT, EXTENSIONS OF THE PROJECT, AND FOR RELATED USES OF THE OWNER, SUBJECT TO RECEIPT BY ENGINEER OF PAYMENT IN FULL OF ALL SERVICES RELATING TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE ON THE PROJECT UNLESS COMPLETED BY ENGINEER, (2) OWNER SHALL NOT USE THE DOCUMENTS ON EXTENSIONS OF THE PROJECT, OR ANY OTHER PROJECT, OR FOR ANY OTHER USE OR PURPOSE, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER, (3) ANY UNAUTHORIZED USE, REUSE, MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR TO ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING THEREFROM, (4) ANY USE OR REUSE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AND (4) SUCH LIMITED LICENSE TO OWNER SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: RESIDENTIAL SUBDIVISION

PROJECT ADDRESS: 112 BRYN MAWR AVENUE, BALA CYNWYD, PA 19004

MUNICIPALITY: LOWER MERION TOWNSHIP | COUNTY: MONTGOMERY COUNTY

PLAN SET: PRELIMINARY SUBDIVISION PLANS

SHEET NAME: ILLUSTRATIVE SITE PLAN

PREPARED FOR:
OWNER / APPLICANT
NORTHEAST RENOVATIONS, LLC
C/O MEIR BADUSH
1744 FEDERAL STREET
PHILADELPHIA, PA 19146

DATE:	AUGUST 23, 2019
SCALE:	1" = 20'
ONE CALL NUMBER:	2019-169-3101
DRAWN BY:	CCY
PROJECT NUMBER:	19-071

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 1 OF 7

Serial Number: 2019-169-3101

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811

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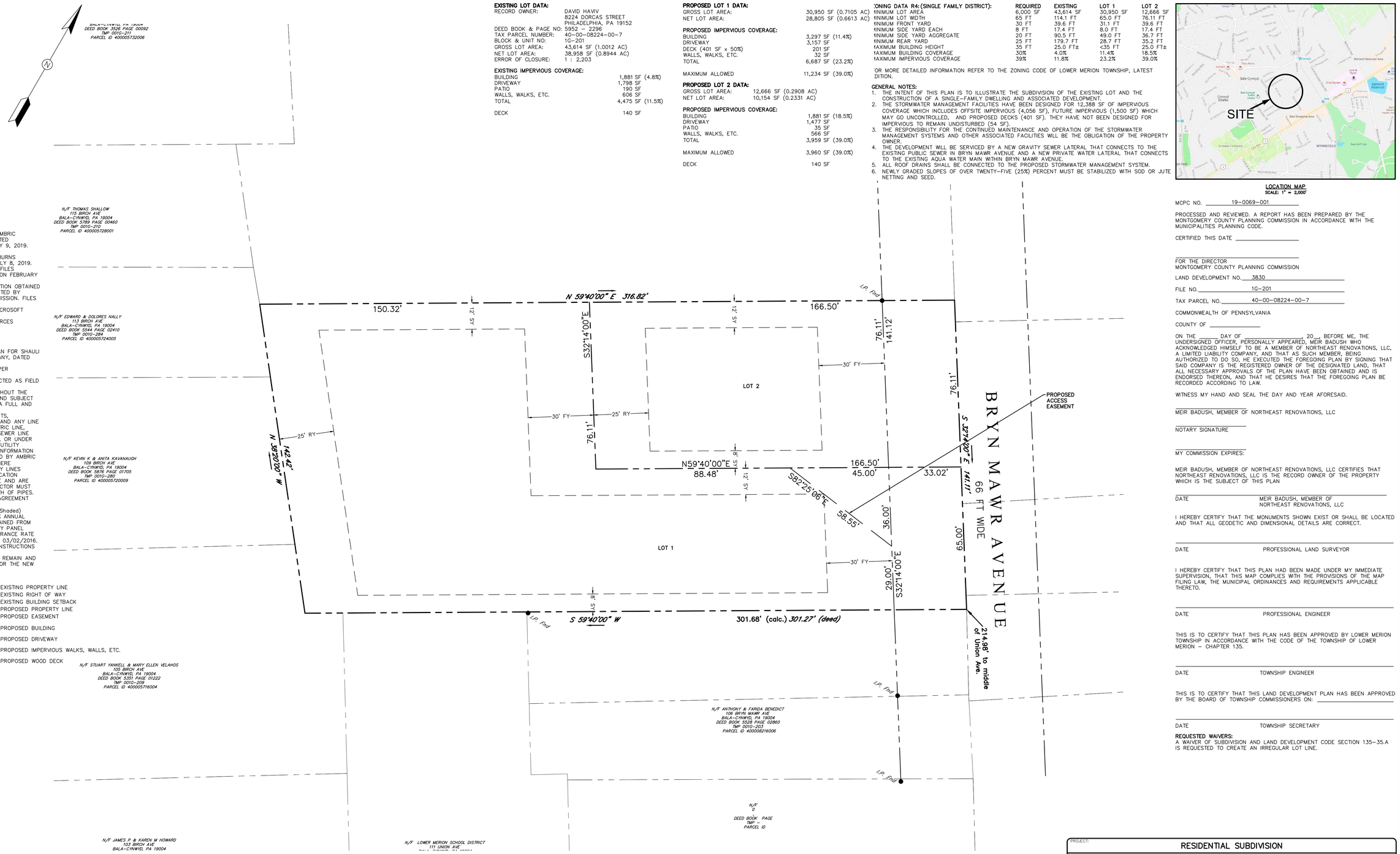
- PROPOSED DRIVEWAY
- PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
- PROPOSED WOOD DECK



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ZONING DATA R4:(SINGLE FAMILY DISTRICT):

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FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

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LOCATION MAP
SCALE: 1" = 2,000'

MCPC NO. 19-0069-001

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

_____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

LAND DEVELOPMENT NO. 3830

FILE NO. 1G-201

TAX PARCEL NO. 40-00-08224-00-7

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, MEIR BADUSH WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF NORTHEAST RENOVATIONS, LLC, A LIMITED LIABILITY COMPANY, AND THAT AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

_____
MEIR BADUSH, MEMBER OF NORTHEAST RENOVATIONS, LLC

_____
NOTARY SIGNATURE

_____
MY COMMISSION EXPIRES:

MEIR BADUSH, MEMBER OF NORTHEAST RENOVATIONS, LLC CERTIFIES THAT NORTHEAST RENOVATIONS, LLC IS THE RECORD OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN

_____
DATE MEIR BADUSH, MEMBER OF NORTHEAST RENOVATIONS, LLC

I HEREBY CERTIFY THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT.

_____
DATE PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

_____
DATE PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION – CHAPTER 135.

_____
DATE TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON: _____

_____
DATE TOWNSHIP SECRETARY

REQUESTED WAIVERS:
A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT CODE SECTION 135-35.A IS REQUESTED TO CREATE AN IRREGULAR LOT LINE.

0 20' 40'
SCALE: 1" = 20'

REV	DATE	COMMENTS

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ENGINEER (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. ALL DOCUMENTS PREPARED BY ENGINEER FOR USE IN CONNECTION WITH THIS PROJECT, EXTENSIONS OF THE PROJECT, AND FOR RELATED USES OF THE OWNER, SUBJECT TO RECEIPT BY ENGINEER OF FULL PAYMENT FOR ALL SERVICES RELATING TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE ON THE PROJECT UNLESS COMPLETED BY ENGINEER, OR FOR USE OR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT OR FOR ANY OTHER USE OR PURPOSE, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER; (2) ANY SUCH USE OR REUSE, OR ANY MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR TO ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS; (3) OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING THEREFROM; AND (4) ANY SUCH USE OR REUSE, OR MODIFICATION WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AND (4) SUCH LIMITED LICENSE TO OWNER SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: RESIDENTIAL SUBDIVISION

PROJECT ADDRESS: 112 BRYN MAWR AVENUE, BALA CYNWYD, PA 19004

MUNICIPALITY: LOWER MERION TOWNSHIP

COUNTY: MONTGOMERY COUNTY

PLAN SET: PRELIMINARY SUBDIVISION PLANS

SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING)

PREPARED FOR:
OWNER / APPLICANT
NORTHEAST RENOVATIONS, LLC
C/O MEIR BADUSH
1744 FEDERAL STREET
PHILADELPHIA, PA 19146

DATE:	AUGUST 23, 2019
SCALE:	1" = 20'
ONE CALL NUMBER:	2019-169-3101
DRAWN BY:	CCY
PROJECT NUMBER:	19-071

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 2 OF 7

Serial Number: 2019-169-3101

CALL BEFORE YOU DIG!

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

Pennsylvania One Call System, Inc

1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

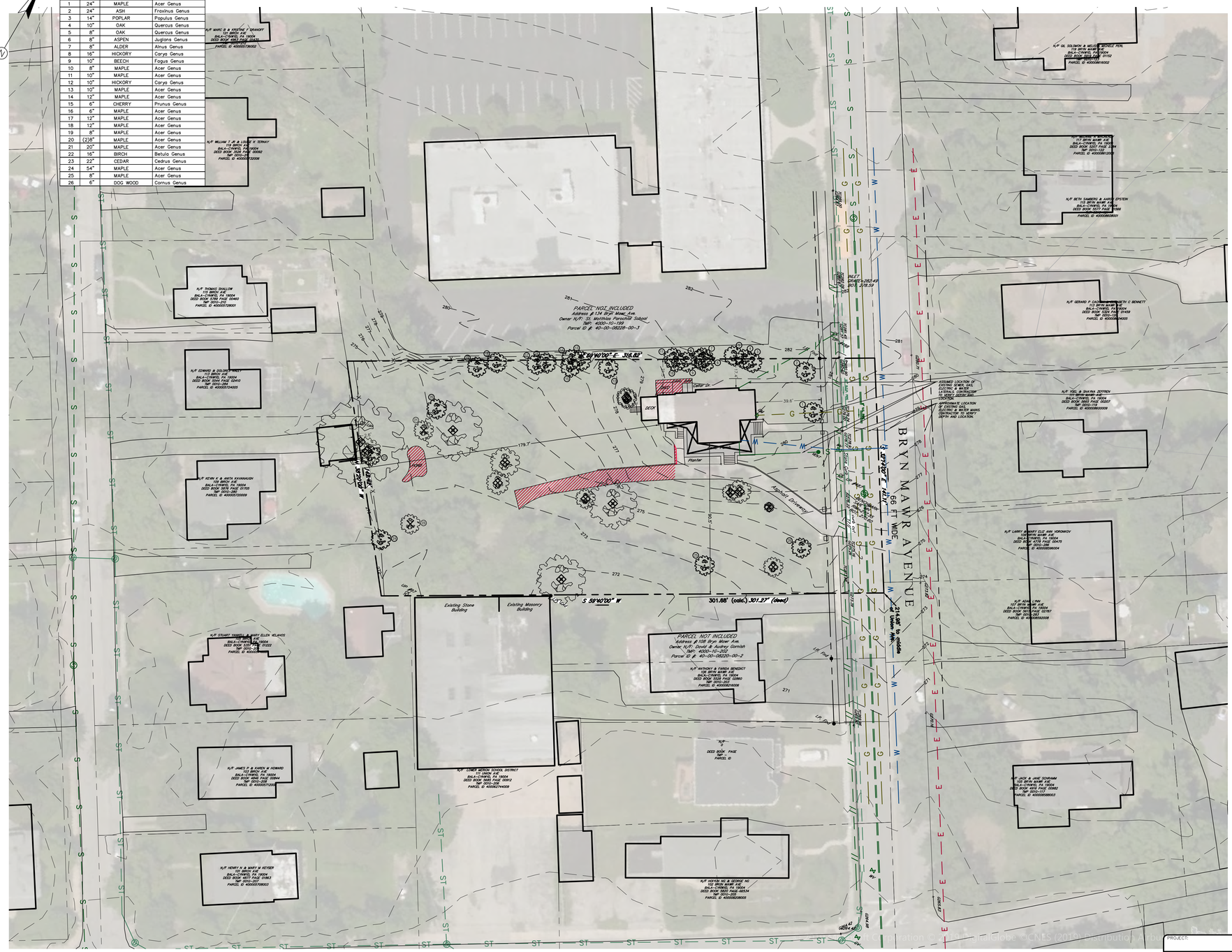
REFERENCE PLANS:

1. TOPOGRAPHIC SURVEY PLAN PREPARED BY AMBRIC TECHNOLOGY CORPORATION, COLWYN, PA. DATED SEPTEMBER 13, 2018 AND LAST REVISED JULY 9, 2019. PROJECT NO. S18-6630.
2. ARCHITECTURAL PLANS PREPARED BY JACK BURNS ARCHITECTURE. RECEIVED ELECTRONICALLY JULY 8, 2019.
3. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
4. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
5. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
6. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. REFERENCE PLAN: TOPOGRAPHIC SURVEY PLAN FOR SHAULI DAVID, MADE BY YERKES ENGINEERING COMPANY, DATED 05-13-2015, DRAWING #: 85541.
2. SURVEY AND SUBDIVISION OF LOT LINES AS PER AGREEMENT OF MEIR BADUSH.
3. 112 BRYN MAWR AVENUE, INFORMATION DEFECTED AS FIELD CONDITIONS AND LOCATED NOV. 29, 2018.
4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD AND ANY LINE RIGHTS OF WAYS, DRIVEWAY INCLUDING ELECTRIC LINE, TELEPHONE LINE, CABLE LINES, WATER AND SEWER LINE RIGHT OF WAYS IN USE AND EXISTING IN, ON, OR UNDER THE GROUND AND ALL IN RELATION THERETO.UTILITY INFORMATION IF SHOWN IS A COMPOSITE OF INFORMATION OBTAINED FROM THE SITE SURVEY PERFORMED BY AMBRIC TECHNOLOGY CORP. AND RECORD PLAN/S WHERE INFORMATION WAS READILY AVAILABLE. UTILITY LINES SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT BE COMPLETE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR MUST VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF PIPES.
6. BOUNDARY CORNERS ARE NOT SET AS PER AGREEMENT WITH THE OWNER.
7. THIS PROPERTY LOCATED AT ZONE "X" (Not Shaded) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 42091C0451-G, ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MAP REVISED 03/02/2016.
8. PLAN PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS OF MEIR BADUSH.
9. EXISTING BUILDING ON PARCEL-B ARE TO BE REMAIN AND NO FUTURE IMPROVEMENTS ARE PROPOSED FOR THE NEW PROPERTY (PARCEL-A).

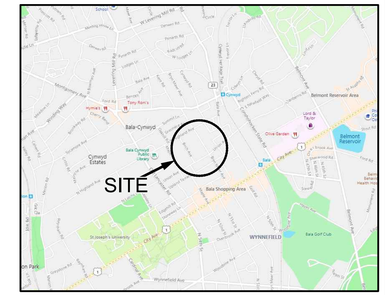
EXISTING TREE SCHEDULE			
NO.	SIZE	COMMON NAME	BOTANICAL NAME
1	24"	MAPLE	Acer Genus
2	24"	ASH	Fraxinus Genus
3	14"	POPLAR	Populus Genus
4	10"	OAK	Quercus Genus
5	8"	OAK	Quercus Genus
6	8"	ASPEN	Juglans Genus
7	8"	ALDER	Alnus Genus
8	16"	HICKORY	Carya Genus
9	10"	BEECH	Fagus Genus
10	8"	MAPLE	Acer Genus
11	10"	MAPLE	Acer Genus
12	10"	HICKORY	Carya Genus
13	10"	MAPLE	Acer Genus
14	12"	MAPLE	Acer Genus
15	6"	CHERRY	Prunus Genus
16	6"	MAPLE	Acer Genus
17	12"	MAPLE	Acer Genus
18	12"	MAPLE	Acer Genus
19	8"	MAPLE	Acer Genus
20	(2)8"	MAPLE	Acer Genus
21	20"	MAPLE	Acer Genus
22	16"	BIRCH	Betula Genus
23	22"	CEDAR	Cedrus Genus
24	54"	MAPLE	Acer Genus
25	8"	MAPLE	Acer Genus
26	6"	DOG WOOD	Cornus Genus



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
UrlB	URBAN LAND—GLADSTONE COMPLEX	0 TO 8 PERCENT SLOPES	B (ASSUMED)	6.6+	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.



LOCATION MAP
SCALE: 1" = 2,000'

EXISTING LOT DATA:

RECORD OWNER:	DAVID HAVIV 8224 DORCAS STREET PHILADELPHIA, PA 19152
DEED BOOK & PAGE NO:	5952 - 2296
TAX PARCEL NUMBER:	40-00-08224-00-7
BLOCK & UNIT NO:	1G-201
GROSS LOT AREA:	43,614 SF (1.0012 AC)
NET LOT AREA:	38,958 SF (0.8944 AC)
ERROR OF CLOSURE:	1 : 2,203

EXISTING IMPERVIOUS COVERAGE:

BUILDING	1,881 SF (4.8%)
DRIVEWAY	1,798 SF
PATIO	190 SF
WALLS, WALKS, ETC.	606 SF
TOTAL	4,475 SF (11.5%)
DECK	140 SF

EXISTING NATURAL FEATURES:

A. GEOLOGIC FORMATIONS
ACCORDING TO THE BEDROCK GEOLOGY MAP OBTAINED FROM DCNR, THE SITE IS PART OF THE WISSAHICKON FORMATION AND THE LITHOLOGIC DESCRIPTION IS COURSE GRAINED PELITIC SCHIST AND GNEISS INTERLAYERED WITH PSAMMITIC GRANOFELS, AND QUARTZITE. LAYERS OF HORNBLENDE-EPIDOTE-QUARTZ-PLAGIOCLASE + GARNET GRANOFELS, WHICH MAY HAVE ORIGINATED AS MARL, ARE ALSO PRESENT. PELITIC SCHIST IS COMPOSED OF MUSCOVITE, BIOTITE, GARNET, PLAGIOCLASE AND QUARTZ. STAUROLITE IS COMMON AND VISIBLE IN HAND SPECIMEN. KYANITE AND SILLIMANITE, PRESENT ONLY IN THE SOUTHERNMOST PORTION OF THE MAP AREAS, ARE MAINLY VISIBLE ONLY IN THIS SECTION. ALSO INTERLAYERED WITH FINE TO COARSE GRAINED AMPHIBOLITE, COMPOSED OF HORNBLENDE AND PLAGIOCLASE WITH TITANITE, ILMENITE, MAGNETITE AND QUARTZ.

B. TOPOGRAPHY
TOPOGRAPHY, IN ONE FOOT INTERVALS, SHOWN ON THE SITE PER THE SITE SURVEY. LIDAR TOPOGRAPHY, IN TWO FOOT INTERVALS, SHOWN SURROUNDING THE SITE, OBTAINED FROM WWW.PASDA.PSU.EDU.

C. PONDS, STREAMS, SPRINGS AND NATURAL DRAINAGE SWALES
NONE FOUND AT THE TIME OF THE SURVEY OR SHOWN ON AVAILABLE GIS INFORMATION WITHIN 200' OF THE PROPERTY.

D. FLOODPLAIN DISTRICT
THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42091C-0388G OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF LOWER MERION, PENNSYLVANIA. ADDITIONALLY, THERE IS NO IDENTIFIABLE LOWER MERION TOWNSHIP FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON LOWER MERION TOWNSHIP TOPOGRAPHIC MAPS, 1G.

E. WETLANDS
ACCORDING TO THE NATIONAL WETLANDS INVENTORY ONLINE MAPPER (WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML,) ON APRIL 18, 2017, THERE ARE NO WETLANDS ON THE SITE.

F. SOILS
ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV,) ON JUNE 18, 2019, THE ENTIRE SITE IS DESIGNATED AS UrlB.

G. VEGETATIVE COVER
LAWN AREAS, WITH SHRUBS AND TREES, SUCH AS MAPLE, OAK, ETC.

H. EXISTING STRUCTURES AND OTHER IMPROVEMENTS
IMPROVEMENTS SHOWN ON THE SITE PER THE SITE SURVEY. AERIAL PHOTOGRAPHY, SHOWING EXISTING STRUCTURES SURROUNDING THE SITE, OBTAINED FROM HTTP://WWW.BING.COM/MAPS.

I. HISTORIC RESOURCES
THERE ARE NO STRUCTURES ON THE SITE.

J. EXISTING PATHS AND TRAILS
NONE FOUND AT THE TIME OF THE SURVEY.

K. SCHUYLKILL SCENIC RIVERS CORRIDOR
NOT APPLICABLE

L. EXISTING WILDLIFE HABITAT
THE EXISTING TREES AND OTHER VEGETATION MAY PROVIDE SHELTER FOR LOCAL SUBURBAN WILDLIFE, SUCH AS BIRDS, SQUIRRELS, RABBITS, ETC.

WOODED LOT CALCULATIONS (WITH TREES PREVIOUSLY REMOVED):
38,958 SF / 1,500 SF = 26 VIABLE TREES OF 6" CALIPER OR GREATER TO BE A WOODED LOT
37 VIABLE TREES OF 6" CALIPER OR GREATER EXIST ON THE LOT; THEREFORE IT IS A WOODED LOT

37 x 25% = 9 TREES PERMITTED TO BE REMOVED

14 TREES PREVIOUSLY REMOVED
2 TREES PROPOSED TO BE REMOVED
0 TREES TO BE IMPACTED

7 REPLACEMENT TREES REQUIRED TO BE PLANTED

0 30' 60'
SCALE: 1" = 30'

REV	DATE	COMMENTS

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE AND ENGINEER RETAINS ALL PROPERTY INTEREST (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL NOT REUSE OR MAKE ANY MODIFICATION TO THE DOCUMENTS ON THE PROJECT, EXTENSIONS OF THE PROJECT, AND FOR RELATED USES OF THE OWNER, SUBJECT TO RECEIPT BY ENGINEER OF A WRITTEN AUTHORIZATION AND ACCEPTANCE OF SUCH USE. OWNER AND DOCUMENTS ARE SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT, OR FOR USE OR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT, ON ANY OTHER PROJECT, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INTENDED, OR ADAPTATION BY ENGINEER; (2) ANY SUCH USE OR REUSE, OR ANY MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM SUCH USE OR REUSE OF THE DOCUMENTS OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER; AND (3) SUCH LIMITED LICENSE TO OWNER SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: RESIDENTIAL SUBDIVISION

PROJECT ADDRESS: 112 BRYN MAWR AVENUE, BALA CYNWYD, PA 19004

MUNICIPALITY: LOWER MERION TOWNSHIP | COUNTY: MONTGOMERY COUNTY

PLAN SET: PRELIMINARY SUBDIVISION PLANS

SHEET NAME: VICINITY PLAN / DEMOLITION PLAN

PREPARED FOR:
OWNER / APPLICANT
NORTHEAST RENOVATIONS, LLC
C/O MEIR BADUSH
1744 FEDERAL STREET
PHILADELPHIA, PA 19146

DATE:	AUGUST 23, 2019
SCALE:	1" = 30'
ONE CALL NUMBER:	2019-169-3101
DRAWN BY:	CCY
PROJECT NUMBER:	19-071

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
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SHEET: 3 OF 7

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811

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LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING TOWNSHIP FLOODPLAIN
- EXISTING SOILS
- EXISTING STREAM EDGE
- EXISTING 1' CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELECOMMUNICATION LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM PIPES
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELECOMMUNICATION LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM PIPES
- PROPOSED 1' CONTOUR
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
- PROPOSED WOOD DECK

EXISTING TREE SCHEDULE			
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23	22"	CEDAR	Cedrus Genus
24	54"	MAPLE	Acer Genus
25	8"	MAPLE	Acer Genus
26	6"	DOG WOOD	Cornus Genus

AVERAGE BUILDING GRADE CALCULATIONS:

ELEV	ELEV	AVERAGE	LENGTH	PRODUCT
274.60	274.60	274.60	32.0	8787.20
274.60	274.50	274.55	5.0	1372.75
274.50	275.10	274.80	2.5	687.00
275.70	275.70	275.70	3.5	964.95
275.10	275.10	275.10	15.7	4319.07
275.10	274.80	274.95	6.0	1649.70
274.80	274.80	274.80	5.0	1374.00
275.70	275.70	275.70	4.0	1102.80
274.80	274.80	274.80	5.0	1374.00
274.80	275.10	274.95	6.0	1649.70
275.10	275.10	275.10	22.5	6189.75
275.10	274.00	274.55	12.0	3294.60
274.00	274.00	274.00	40.5	11097.00
274.00	275.10	274.55	24.0	6589.20
275.10	275.10	275.10	60.5	16643.55
276.80	276.80	276.80	15.0	4152.00
275.10	275.10	275.10	22.5	6189.75
276.80	276.80	276.80	15.3	4235.04
275.10	275.10	275.10	23.5	6464.85
275.10	275.00	275.05	13.9	3823.20
275.00	275.00	275.00	32.0	8800.00
275.00	274.60	274.80	24.0	6595.20
TOTAL:			390.4	107355.3

AVERAGE GRADE: 274.99
4.5' ABOVE LOWEST GRADE: 278.50
PROPOSED PEAK OF ROOF: 306.7
PROPOSED BUILDING HEIGHT: 31.7

ZONING DATA R4:(SINGLE FAMILY DISTRICT):

	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	6,000 SF	43,614 SF	30,950 SF	12,666 SF
MINIMUM LOT WIDTH	65 FT	114.1 FT	65.0 FT	76.11 FT
MINIMUM FRONT YARD	30 FT	39.6 FT	31.1 FT	39.6 FT
MINIMUM SIDE YARD EACH	8 FT	17.4 FT	8.0 FT	17.4 FT
MINIMUM SIDE YARD AGGREGATE	20 FT	90.5 FT	49.0 FT	36.7 FT
MINIMUM REAR YARD	25 FT	179.7 FT	28.7 FT	35.2 FT
MAXIMUM BUILDING HEIGHT	35 FT	25.0 FT±	<35 FT	25.0 FT±
MAXIMUM BUILDING COVERAGE	30%	4.0%	11.4%	18.5%
MAXIMUM IMPERVIOUS COVERAGE	39%	11.8%	23.2%	39.0%

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

LOCATION MAP
SCALE: 1" = 2,000'

EXISTING LOT DATA:

RECORD OWNER: DAVID HAVIV, 8224 DORCAS STREET, PHILADELPHIA, PA 19152
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BUILDING	1,881 SF (4.8%)
DRIVEWAY	1,798 SF
PATIO	190 SF
WALLS, WALKS, ETC.	606 SF
TOTAL	4,475 SF (11.5%)
DECK	140 SF

PROPOSED LOT 1 DATA:

GROSS LOT AREA:	30,950 SF (0.7105 AC)
NET LOT AREA:	28,805 SF (0.6613 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	3,297 SF (11.4%)
DRIVEWAY	3,157 SF
DECK (401 SF x 50%)	201 SF
WALLS, WALKS, ETC.	32 SF
TOTAL	6,687 SF (23.2%)
MAXIMUM ALLOWED	11,234 SF (39.0%)

PROPOSED LOT 2 DATA:

GROSS LOT AREA:	12,666 SF (0.2908 AC)
NET LOT AREA:	10,154 SF (0.2331 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,881 SF (18.5%)
DRIVEWAY	1,477 SF
PATIO	55 SF
WALLS, WALKS, ETC.	566 SF
TOTAL	3,959 SF (39.0%)
MAXIMUM ALLOWED	3,960 SF (39.0%)
DECK	140 SF

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING LOT AND THE CONSTRUCTION OF A SINGLE–FAMILY DWELLING AND ASSOCIATED DEVELOPMENT.
2. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR 12,388 SF OF IMPERVIOUS COVERAGE WHICH INCLUDES OFFSITE IMPERVIOUS (4,056 SF), FUTURE IMPERVIOUS (1,500 SF) WHICH MAY GO UNCONTROLLED, AND PROPOSED DECKS (401 SF). THEY HAVE NOT BEEN DESIGNED FOR IMPERVIOUS TO REMAIN UNDISTURBED (54 SF).
3. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
4. THE DEVELOPMENT WILL BE SERVICED BY A NEW GRAVITY SEWER LATERAL THAT CONNECTS TO THE EXISTING PUBLIC SEWER IN BRYN MAWR AVENUE AND A NEW PRIVATE WATER LATERAL THAT CONNECTS TO THE EXISTING AQUA WATER MAIN WITHIN BRYN MAWR AVENUE.
5. ALL ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
6. NEWLY GRADED SLOPES OF OVER TWENTY–FIVE (25%) PERCENT MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
UrlB	URBAN LAND–GLADSTONE COMPLEX	0 TO 8 PERCENT SLOPES	B (ASSUMED)	6.6+	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

SCALE: 1" = 20'

REV	DATE	COMMENTS

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SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: RESIDENTIAL SUBDIVISION
PROJECT ADDRESS: 112 BRYN MAWR AVENUE, BALA CYNWYD, PA 19004
MUNICIPALITY: LOWER MERION TOWNSHIP
COUNTY: MONTGOMERY COUNTY

PLAN SET: PRELIMINARY SUBDIVISION PLANS
SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PREPARED FOR:
OWNER / APPLICANT
NORTHEAST RENOVATIONS, LLC
C/O MEIR BADUSH
1744 FEDERAL STREET
PHILADELPHIA, PA 19146

DATE:	AUGUST 23, 2019
SCALE:	1" = 20'
ONE CALL NUMBER:	2019–169–3101
DRAWN BY:	CCY
PROJECT NUMBER:	19–071

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B–205
COLLEGEVILLE, PA 19426
610–489–4580
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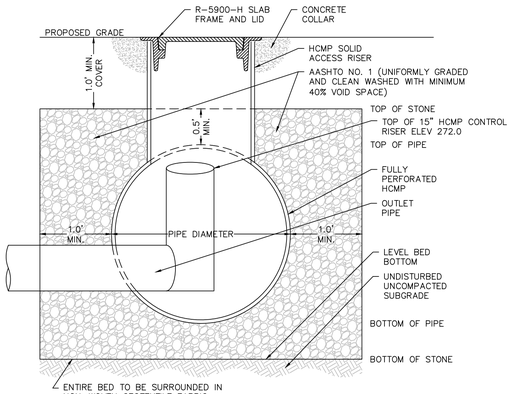
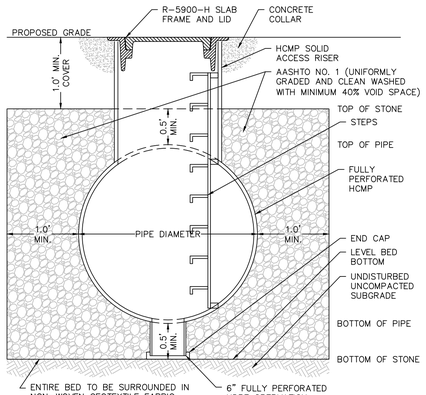
YOHN Engineering, LLC

SHEET: 4 OF 7



PCSM OBSERVATION MANHOLE CROSS SECTION
NOT TO SCALE



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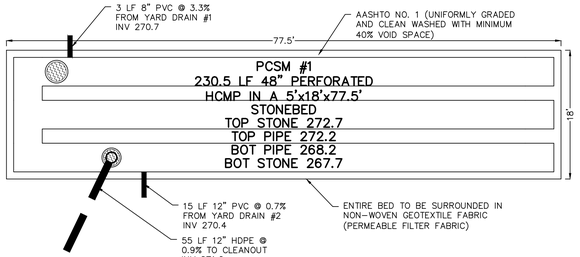
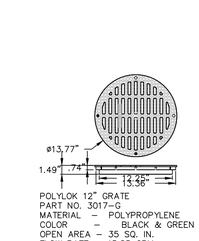


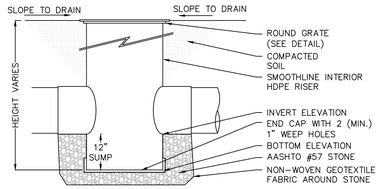
PIPE PERFORATION SPECIFICATIONS		
PIPE SIZE	HOLES PER LINEAR FOOT (⅝" HOLES)	HOLES PER LINEAR FOOT (¾" HOLES)
6"	68	12
8"	90	16
10"	113	20
12"	136	24
15"	169	30
18"	203	36
24"	271	48
30"	339	60
36"	407	72
48"	542	96
60"	678	120
72"	813	144

NOTE: PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.

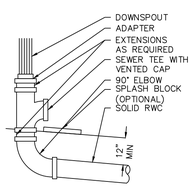


POLYLOK 12" GRATE
PART NO. 3017-G
MATERIAL – POLYPROPYLENE
COLOR – BLACK & GREEN
OPEN AREA – 35 SQ. IN.
FLOW RATE – 45.85 GPM

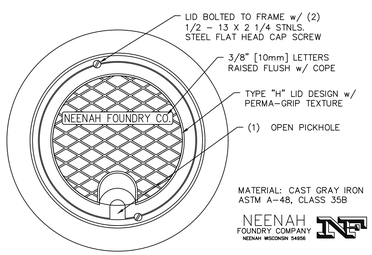
12" GRATE DETAIL (OR EQUAL)
NOT TO SCALE

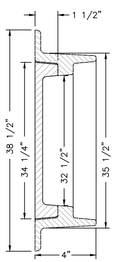


YARD DRAIN DETAIL (OR APPROVED EQUAL)
NOT TO SCALE

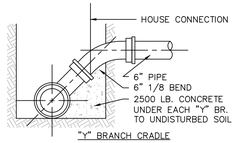


DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

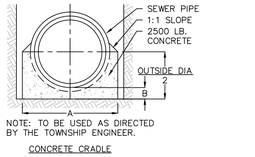




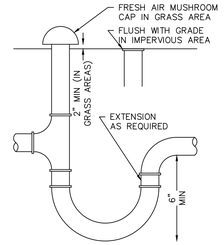
R-5900-H FRAME & LID
NOT TO SCALE



MINIMUM DIMENSIONS		
PIPE SIZE	DIMENSIONS	
	A	B
8"	16"	4"
10"	20"	4"
12"	24"	4"
15"	24"	4"
18"	30"	5"
21"	36"	5"
24"	42"	6"
30"	48"	6"

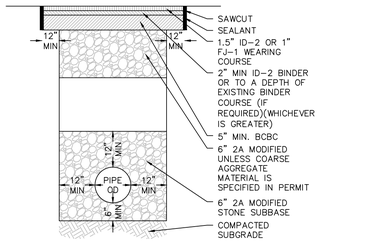


SANITARY SEWER CRADLE CONNECTION (IN EARTH)
NOT TO SCALE



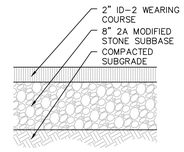
NOTES:
1. NO REDUCTION IN SIZE FROM HOUSE TO SEWER.
2. NO STORM SEWER OR SURFACE WATER OF ANY NATURE SHALL BE PERMITTED TO ENTER THE SANITARY SYSTEM.
3. CONCRETE ENCASEMENT MAY BE REQUIRED AT THE DIRECTION OF THE TOWNSHIP.

SEWER VENT AND TRAP DETAIL
NOT TO SCALE

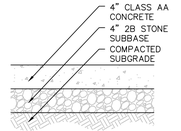


NOTES:
1. MODIFIED STONE MAY BE REQUIRED FOR THE FULL HEIGHT OF THE TRENCH.
2. ADDITIONAL PREPARATIONS MAY BE REQUIRED BY SITE AND SOIL CONDITIONS.
3. BACKFILL MUST BE COMPACTED IN 12" MAX LIFTS. THE TOWNSHIP ENGINEER MAY REQUIRE SUBMITTAL OF COMPACTION TEST RESULTS.
4. EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB. 408, SEC. 401.3(f).

TRENCH AND FLEXIBLE PAVEMENT RESTORATION DETAIL
NOT TO SCALE



DRIVEWAY CROSS SECTION
NOT TO SCALE



CONCRETE CROSS SECTION
NOT TO SCALE

UNDERGROUND STORMWATER MANAGEMENT INSTALLATION:

1. THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
2. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
3. UNDERGROUND DETENTION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE UNDERGROUND DETENTION BMP, IT SHALL BE CLEANED FROM THE FABRIC, STONE, BED, ETC. AND/OR THE FABRIC AND STONE SHALL BE REPLACED.
4. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
5. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
6. APPROVED SOIL MEDIA SHOULD BE PLACED OVER UNDERGROUND DETENTION BMP IN MAXIMUM 6-INCH LIFTS.

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PROCEDURES:

RESPONSIBLE PARTY:
NORTHEAST RENOVATIONS, LLC, 1744 FEDERAL STREET, PHILADELPHIA, PA 19146

A. THE RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES DURING CONSTRUCTION SHALL BE THE OBLIGATION OF THE CONTRACTOR.
B. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
C. THE PERMITTED STORMWATER CONTROLS AND BMP'S ARE FIXTURES OF THE PROPERTY THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

1. THE RECHARGE FACILITY MUST BE INSPECTED FOR ROUTINE MAINTENANCE A MINIMUM OF TWO TIMES A YEAR, ONCE IN THE EARLY SPRING AND ONCE IN THE FALL AFTER THE MAJORITY OF THE LEAVES HAVE FALLEN.
2. VISUAL OBSERVATIONS OF THE GROUND SURFACE TO DETECT PONDING OF WATER OR GROUND SETTLEMENTS THAT WOULD PREVENT RUNOFF FROM ENTERING INLETS AS DESIGNED MUST BE MADE. THE DRAINAGE AREAS DESIGNED FOR THE SYSTEM MUST BE MAINTAINED. ADJUSTMENTS TO THE GRADING OR INLETS MUST BE MADE TO ENSURE THAT THE SYSTEM IS FUNCTIONING AS DESIGNED. SMALL SINKHOLES CAN BE REPAIRED EASILY BY FILLING WITH TOPSOIL AND MAY BE THE RESULT OF SETTLEMENT OF THE SOIL. LARGER SINKHOLES OR SINKHOLES THAT REAPPEAR IN THE SAME LOCATION MAY INDICATE A BREACH IN THE GEOTEXTILE LINER, INLET BOX STRUCTURE, PIPE CONNECTION OR A BREAK IN A STORM CONVEYANCE LINE. THESE TYPES OF SINKHOLES MUST BE EXCAVATED AND THE FAILURE IDENTIFIED AND REPAIRED IMMEDIATELY IN ORDER TO PREVENT SOIL FROM ENTERING THE SEEPAGE BED AND CLOGGING IT OR REDUCING THE CAPACITY OF THE BMP FOR RECHARGE OF RUNOFF.
3. ALL SEDIMENT TRAPS AND INLETS MUST BE VISUALLY INSPECTED SEVERAL TIMES A YEAR FOR ACCUMULATED SOIL AND DEBRIS. INLET GRATES MUST BE KEPT FREE OF LEAVES, STICKS, MULCH, AND OTHER LAWN DEBRIS OR TRASH THAT WOULD PREVENT INFLOW OF RUNOFF. SUMPS IN SEDIMENT TRAPS OR INLET BOTTOMS MUST HAVE ACCUMULATED SEDIMENT REMOVED TO ENSURE DESIGN CAPACITY SUFFICIENT TO TRAP SEDIMENT AND DEBRIS FROM ENTERING ANY SEEPAGE BED. ANY WEEP HOLES IN THE BOTTOM OF THE INLETS OR SEDIMENT TRAP SHOULD BE CLEARED TO ALLOW WATER TO SEEP OUT.
4. ONCE A YEAR, THE SEEPAGE BED MUST BE INSPECTED TO DETERMINE OF IT IS DRAINING WITHIN THE REQUIRED TIME PERIOD (USUALLY SEVENTY –FOUR HOURS). THE INSPECTION PORT SHALL BE OPENED AT LEAST TWENTY–FOUR HOURS FOLLOWING A STORM AND THE LEVEL OF WATER IN THE BED NOTED. VENTED CLEAN–OUTS MUST BE CHECKED TO ENSURE OPENINGS ARE CLEAR. ADJUSTMENTS TO THE CLEAN–OUTS MUST BE MADE IF SOIL OR OTHER LAWN DEBRIS IS OBSERVED TO BE ENTERING THE SYSTEM. IF IT IS DETERMINED THAT THE SYSTEM WILL NOT RECHARGE THE STORMWATER RUNOFF AS DESIGNED, THE SYSTEM WILL NEED TO BE MODIFIED OR REPLACED. THE TOWNSHIP SHALL BE CONTACTED FOR APPROVAL OF ANY MODIFICATION OR REPLACEMENT OF THE SYSTEM.
5. ANY CLEAN–OUT, INLET OR LEVEL SPREADER THAT HAS BEEN DAMAGED BY LAWN EQUIPMENT MUST BE REPAIRED OR REPLACED. CLEAN–OUTS THAT BECOME BURIED SHOULD BE RAISED TO GRADE. THE CONFIGURATION MUST NOT ALLOW SOIL OR OTHER DEBRIS TO CLOG THE COLLECTION PIPE. ALL COLLECTION PIPES MUST BE CHECKED ANNUALLY TO ENSURE THEY ARE FLOWING FREELY. IF THE COLLECTION PIPES BECOME CLOGGED, JET CLEANING MUST BE PERFORMED AT THE CLEANOUT–OUTS. ADDITIONAL PROTECTION MUST BE MADE AT THE SEDIMENT TRAP DURING JET CLEANING TO ENSURE THAT DEBRIS IS NOT TRANSMITTED TO THE SEEPAGE BED.
6. THE LEVEL SPREADER, OUTLET PIPE OR CONNECTION OF THE OUTLET OF THE BMP MUST BE CHECKED TO ENSURE THAT IT IS PERMITTING FREE FLOW OF WATER OUT OF THE BMP. ACCUMULATED DEBRIS, SEDIMENT OR LEAVES SHALL BE REMOVED FROM ANY LEVEL/BUBBLE–UP SPREADER. RIPRAP ENERGY DISSIPATERS AT THE TERMINATION OF THE BMP OUTLET PIPE SHALL BE CHECK. STONE SHALL BE REPLACED WITH EQUAL OR LARGER SIZE STONE IF THE DISSIPATER IS OBSERVED TO BE INEFFECTIVE. ENDWALLS AND FLARED PIPE ENDS SHALL BE INSPECTED AND REPAIRED AS REQUIRED.
7. SMALL TREES THAT BEGIN TO GROW IN THE VICINITY OF SEEPAGE BEDS OR STRUCTURES MUST BE REMOVED TO ENSURE THAT THE ROOTS DO NOT PUNCTURE THE FILTER FABRIC OF THE SEEPAGE BED OR DAMAGE ANY STORMWATER COLLECTION/CONVEYANCE STRUCTURE.
8. ROOF GUTTER SYSTEMS THAT ARE INTEGRAL WITH THE SEEPAGE BED MUST BE FUNCTIONAL. REPAIRS TO GUTTERS THAT BECOME SEPARATED, SAG OR OTHERWISE DO NOT FUNCTION AS DESIGNED MUST BE MADE.
9. PREVENTATIVE MAINTENANCE WOULD INCLUDE REMOVAL OF LEAVES FROM GUTTER SYSTEMS AND LAWN AREAS AS SOON AS POSSIBLE TO AVOID CONTAMINATION OF CLOGGING OF THE SYSTEM. LOCATING LANDSCAPE–MULCHED AREAS AWAY FROM CONCENTRATED RUNOFF AREAS OR SWALES THAT COULD WASH MULCH INTO INLET OR LEVEL SPREADER IS RECOMMENDED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER AND ENGINEER.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
3. A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT OF WAY FROM THE LOWER MERION TOWNSHIP PUBLIC WORKS DEPARTMENT.
4. A SEWER PERMIT IS REQUIRED FOR THE CONNECTION OF THE SEWER LATERAL FROM THE LOWER MERION TOWNSHIP PUBLIC WORKS DEPARTMENT.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOWER MERION TOWNSHIP STANDARDS.
6. ALL EXCAVATIONS AND PEOPLE ENTERING EXCAVATIONS OR OTHER BELOW GRADE STRUCTURES SHALL COMPLY WITH OSHA REQUIREMENTS.
7. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
8. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR REPAIR OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
9. ALL PVC STORMWATER PIPES SHALL BE SDR 35 OR GREATER.
10. ALL HDPE STORMWATER PIPES SHALL BE SMOOTHLINE INTERIOR.
12. ALL HCMP SHALL BE ALUMINUM OR ALUMINIZED STEEL.
13. ALL STORMWATER FITTINGS SHALL BE WATERTIGHT.
14. GEOTEXTILE FABRIC (PERMEABLE FILTER FABRIC) SHALL BE CLASS 1 NON–WOVEN AND SHALL COMPLY WITH PENNDOT SPECIFICATIONS.
15. STONE WITHIN THE STORMWATER MANAGEMENT SYSTEM SHALL BE CLEAN–WASHED, UNIFORMLY GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE.
16. BASEMENT WALLS WITHIN 20' OF SWALES SHALL BE WATERPROOFED.
17. ALL YARD DRAINS SHALL BE GRADED IN A 12" MINIMUM SUMP CONDITION.
18. ALL YARD DRAINS AND SUMP BOXES SHALL INCLUDE A 12" MINIMUM SUMP BELOW THE LOWEST INVERT ELEVATION.
19. CLEANOUTS ARE REQUIRED AT ALL CHANGES IN SLOPE OR DIRECTION.
20. ALL RAINWATER CONDUCTOR (RWC) PIPING SHALL BE DIRECTED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
21. PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.
22. THERE SHALL BE NO GRADING WITHIN 3' OF THE PROPERTY LINE.
23. IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1804.3 SITE GRADING, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A FIVE (5%) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
24. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL.
25. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
26. STAIRS AND RAILINGS (IF REQUIRED) SHALL BE IN ACCORDANCE WITH THE LOWER MERION TOWNSHIP STANDARDS.
27. IN ORDER TO QUALIFY AS POROUS, THE WOOD DECKS MUST BE CONSTRUCTED WITH A SPACE BETWEEN EACH PLANK AND OVER A PERVIOUS SURFACE. THE AREAS OF THE DECKS MUST REMAIN LESS THAN 200 SF IN ORDER FOR THEM TO BE ENTIRELY EXCLUDED FROM THE IMPERVIOUS TABULATION.
28. CONTRACTOR TO MAINTAIN MINIMUM SEPARATION DISTANCE OF 10' BETWEEN PROPOSED AND EXISTING WATER AND SANITARY LATERALS.
29. CURB, SIDEWALK, AND THE EXISTING CONCRETE APRON SHALL BE REPAIRED OR REPLACED AT THE DIRECTION OF THE TOWNSHIP.

REV	DATE	COMMENTS

PROJECT: RESIDENTIAL SUBDIVISION
PROJECT ADDRESS: 112 BRYN MAWR AVENUE, BALA CYNWYD, PA 19004
MUNICIPALITY: LOWER MERION TOWNSHIP
COUNTY: MONTGOMERY COUNTY
PLAN SET: PRELIMINARY SUBDIVISION PLANS
SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ENGINEER WHETHER THE PROJECT IS PROPERTY IS FURTHER INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL HAVE A LIMITED LICENSE TO USE THE DOCUMENTS ON THE PROJECT, EXTENSIONS OF THE PROJECT, AND FOR COMPLETING REPAIRS TO THE PROJECT, PROVIDED OWNER TIMELY MAKES FULL PAYMENT FOR ALL SERVICES RELATING TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER SHALL OBTAIN THE PRIOR WRITTEN APPROVAL OF ENGINEER BEFORE REPRESENTED TO BE SUITABLE FOR USE ON THE PROJECT UNLESS COMPLETED BY ENGINEER, OR FOR USE OR REUSE BY OWNER OR ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT, OR FOR ANY OTHER USE OR PURPOSE, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER; (2) ANY SUCH USE OR REUSE, OR ANY MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR TO ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS; (3) OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS AND CAUSES, AND ALL EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER AS STATED IN THIS PARAGRAPH; AND (4) SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER C. YOHN
PE073703

PREPARED FOR: OWNER / APPLICANT
NORTHEAST RENOVATIONS, LLC
C/O MEIR BADUSH
1744 FEDERAL STREET
PHILADELPHIA, PA 19146

DATE: AUGUST 23, 2019
SCALE: NO SCALE
ONE CALL NUMBER: 2019-169-3101
DRAWN BY: CCY
PROJECT NUMBER: 19-071

PREPARED BY: YOHN ENGINEERING, LLC
555 SECCOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 5 OF 7

Serial Number: 2019-169-3101

CALL BEFORE YOU DIG!

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

Pennsylvania One Call System, Inc.

1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

REFERENCE PLANS:

1. TOPOGRAPHIC SURVEY PLAN PREPARED BY AMBRIC TECHNOLOGY CORPORATION, COLWYN, PA. DATED SEPTEMBER 13, 2018 AND LAST REVISED JULY 9, 2019. PROJECT NO. S18-6630.
2. ARCHITECTURAL PLANS PREPARED BY JACK BURNS ARCHITECTURE. RECEIVED ELECTRONICALLY JULY 8, 2019.
3. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
4. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
5. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
6. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. REFERENCE PLAN: TOPOGRAPHIC SURVEY PLAN FOR SHAULI DAVID, MADE BY YERKES ENGINEERING COMPANY, DATED 05-13-2013, DRAWING # 85541.
2. SURVEY AND SUBDIVISION OF LOT LINES AS PER AGREEMENT OF MEIR BADUSH.
3. 112 BRYN MAWR AVENUE, INFORMATION DEFECTED AS FIELD CONDITIONS AND LOCATED NOV. 29, 2018.
4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD AND ANY LINE RIGHTS OF WAYS, DRIVEWAY INCLUDING ELECTRIC LINE, TELEPHONE LINE, CABLE LINES, WATER AND SEWER LINE RIGHT OF WAYS IN USE AND EXISTING IN, ON, OR UNDER THE GROUND AND ALL IN RELATION THERETO.UTILITY INFORMATION IF SHOWN IS A COMPOSITE OF INFORMATION OBTAINED FROM THE SITE SURVEY PERFORMED BY AMBRIC TECHNOLOGY CORP. AND RECORD PLAN/S WHERE INFORMATION WAS READILY AVAILABLE. UTILITY LINES SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT BE COMPLETE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR MUST VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF PIPES.
6. BOUNDARY CORNERS ARE NOT SET AS PER AGREEMENT WITH THE OWNER.
7. THIS PROPERTY LOCATED AT ZONE "X" (Not Shaded) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 42091C0451-G, ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MAP REVISED 03/02/2016.
8. PLAN PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS OF MEIR BADUSH.
9. EXISTING BUILDING ON PARCEL-B ARE TO BE REMAIN AND NO FUTURE IMPROVEMENTS ARE PROPOSED FOR THE NEW PROPERTY (PARCEL-A).

LINETYPE LEGEND

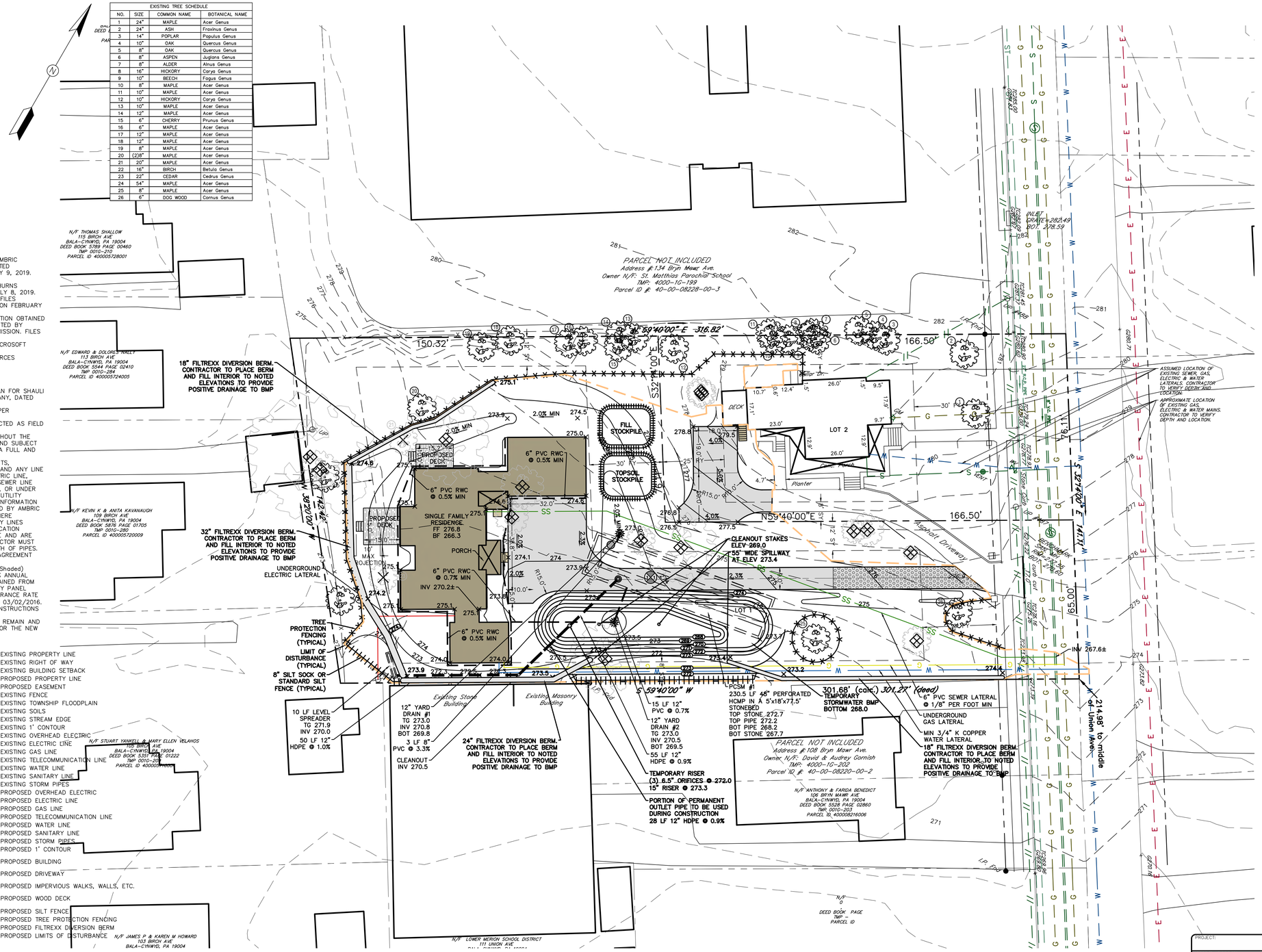
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING TOWNSHIP FLOODPLAIN
- EXISTING SOILS
- EXISTING STREAM EDGE
- EXISTING 1' CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELECOMMUNICATION LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM PIPES
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELECOMMUNICATION LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM PIPES
- PROPOSED 1' CONTOUR
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
- PROPOSED WOOD DECK
- PROPOSED SILT FENCE
- PROPOSED TREE PROTECTION FENCING
- PROPOSED FILTREXX DIVERSION BERM
- PROPOSED LIMITS OF DISTURBANCE

EXISTING TREE SCHEDULE			
NO.	SIZE	COMMON NAME	BOTANICAL NAME
1	24"	MAPLE	Acer Genus
2	24"	ASH	Fraxinus Genus
3	14"	POPLAR	Populus Genus
4	10"	OAK	Quercus Genus
5	8"	OAK	Quercus Genus
6	8"	ASPEN	Juglans Genus
7	8"	ALDER	Alnus Genus
8	16"	HICKORY	Carya Genus
9	10"	BEECH	Fagus Genus
10	8"	MAPLE	Acer Genus
11	10"	MAPLE	Acer Genus
12	10"	HICKORY	Carya Genus
13	10"	MAPLE	Acer Genus
14	12"	MAPLE	Acer Genus
15	6"	CHERRY	Prunus Genus
16	6"	MAPLE	Acer Genus
17	12"	MAPLE	Acer Genus
18	12"	MAPLE	Acer Genus
19	8"	MAPLE	Acer Genus
20	(2)8"	MAPLE	Acer Genus
21	20"	MAPLE	Acer Genus
22	16"	BIRCH	Betula Genus
23	22"	CEDAR	Cedrus Genus
24	54"	MAPLE	Acer Genus
25	8"	MAPLE	Acer Genus
26	6"	DOG WOOD	Cornus Genus

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
UrlB	URBAN LAND-GLADSTONE COMPLEX	0 TO 8 PERCENT SLOPES	B (ASSUMED)	6.6+	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

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 DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.


N/F THOMAS SHALLOW
115 BIRCH AVE.
BALA-CYNWYD, PA 19004
DEED BOOK 5789 PAGE 00460
TMP 0010-210
PARCEL ID 4000057280O1
N/F EDWARD & DOLORES HALLY
113 BIRCH AVE
BALA-CYNWYD, PA 19004
DEED BOOK 5544 PAGE 02410
TMP 0010-284
PARCEL ID 4000057240O5
N/F KEVIN K. & ANITA KAVANAUGH
109 BIRCH AVE
BALA-CYNWYD, PA 19004
DEED BOOK 5878 PAGE 01705
TMP 0010-280
PARCEL ID 4000057200O9
N/F STUART YANKELL & MARY ELLEN VELAHOS
105 BIRCH AVE
BALA-CYNWYD, PA 19004
DEED BOOK 5351 PAGE 01222
TMP 0010-203
PARCEL ID 4000057160O6
N/F JAMES P. & KAREN M. HOWARD
103 BIRCH AVE
BALA-CYNWYD, PA 19004
N/F LOWER MERION SCHOOL DISTRICT
111 UNION AVE.
PARCEL NOT INCLUDED
Address #:134 Bryn Mawr Ave.
Owner N/F: St. Matthias Parochial School
TMP: 4000-1C-199
Parcel ID #: 40-00-08228-00-3
PARCEL NOT INCLUDED
Address #:108 Bryn Mawr Ave.
Owner N/F: David & Audrey Gornish
TMP: 4000-1G-202
Parcel ID #: 40-00-08220-00-2
N/F ANTHONY & FARIDA BENEDICT
106 BRYN MAWR AVE.
BALA-CYNWYD, PA 19004
DEED BOOK 5528 PAGE 02860
TMP 0010-203
PARCEL ID 4000082160O6
N/F 0
DEED BOOK PAGE
TMP -
PARCEL ID
S 59°40'00" E 316.82'
150.32'
N 59°40'00" E 166.50'
S 32°20'00" W 142.19'
S 59°40'00" W 301.68' (calc.) 301.27' (deed)
18" FILTREXX DIVERSION BERM. CONTRACTOR TO PLACE BERM AND FILL INTERIOR TO NOTED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE TO BMP
32" FILTREXX DIVERSION BERM. CONTRACTOR TO PLACE BERM AND FILL INTERIOR TO NOTED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE TO BMP
24" FILTREXX DIVERSION BERM. CONTRACTOR TO PLACE BERM AND FILL INTERIOR TO NOTED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE TO BMP
FILL STOCKPILE
TOPSOIL STOCKPILE
PROPOSED DECK
SINGLE FAMILY RESIDENCE FF 276.8 BF 266.3
PORCH
UNDERGROUND ELECTRIC LATERAL
TREE PROTECTION FENCING (TYPICAL)
LIMIT OF DISTURBANCE (TYPICAL)
8" SILT SOCK OR STANDARD SILT FENCE (TYPICAL)
10 LF LEVEL SPREADER TG 271.9 INV 270.0
50 LF 12" HDPE @ 1.0%
6" PVC RWC @ 0.5% MIN
6" PVC RWC @ 0.7% MIN
INV 270.2±
12" YARD DRAIN #1 TG 273.0 INV 270.8 BOT 269.8
3 LF 8" PVC @ 3.3%
CLEANOUT INV 270.5
Existing Stone Building
Existing Masonry Building
12" YARD DRAIN #2 TG 273.0 INV 270.5 BOT 269.5
55 LF 12" HDPE @ 0.9%
15 LF 12" PVC @ 0.7%
TEMPORARY RISER (3) Ø.5" ORIFICES @ 272.0
15" RISER @ 273.3
PORTION OF PERMANENT OUTLET PIPE TO BE USED DURING CONSTRUCTION
28 LF 12" HDPE @ 0.9%
CLEANOUT STAKES ELEV-269.0
55' WIDE SPILLWAY AT ELEV 273.4
PCSM #1
230.5 LF 48" PERFORATED HCMP IN A 5'x18'x7.5' STONEBED
TOP STONE 272.7
TOP PIPE 272.2
BOT PIPE 268.2
BOT STONE 267.7
301.68' (calc.) 301.27' (deed)
TEMPORARY STORMWATER BMP BOTTOM 268.0
6" PVC SEWER LATERAL @ 1/8" PER FOOT MIN
UNDERGROUND GAS LATERAL
MIN 3/4" K COPPER WATER LATERAL
18" FILTREXX DIVERSION BERM. CONTRACTOR TO PLACE BERM AND FILL INTERIOR TO NOTED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE TO BMP
214.98' to middle of Union Ave.
LOT 1
LOT 2
DECK
Planter
Asphalt Driveway
Miller Dr.
Trellis
Gazebo
Pergola
Pool
Pool Deck
Pool Equip.
Pool Fence
Pool Gate
Pool Ladder
Pool Steps
Pool Wall
Pool Wall Cap
Pool Wall Coping
Pool Wall Footing
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Pool Wall Footing Coping
Pool Wall Footing

STANDARD E&S PLAN NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATIONS FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE MUNICIPALITY PRIOR TO IMPLEMENTATION.
4. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
5. 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.
6. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
7. 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 15 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
8. 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 MUNICIPALITY.
9. 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., 277.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
10. 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUANTIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
12. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
13. 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 DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
14. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
16. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
17. 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.
18. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
19. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
20. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
21. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
22. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
23. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
24. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
25. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
26. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE MUNICIPALITY.
27. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
28. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY TO SCHEDULE A FINAL INSPECTION.
30. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
31. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
32. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
33. SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
34. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
35. SOD OR EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
36. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
37. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
38. GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENUDED DURING THIS TIME PERIOD.
39. THE RUNOFF CROSSING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MANAGED SO THAT THE WATER QUALITY / QUANTITY IMPACT IS MINIMIZED TO THE ADJACENT PROPERTIES. ADDITIONAL DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS NECESSARY / DIRECTED IN ORDER TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.
40. ALL TOPSOIL SHALL REMAIN ONSITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
41. FILL MATERIAL AND TOPSOIL STOCKPILES AND ACCESS TO THEM SHALL NOT BE LOCATED WITHIN THE DRIPLINE OF EXISTING TREES.
42. THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE NOTES:

1. IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF REGULATED SUBSTANCE OCCURRED ON SITE.
2. APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THE PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL," DOCUMENT NUMBER 258-2182-773 A COPY OF THIS POLICY IS AVAILABLE ONLINE AS WWW. DEPWEB.STATE.PA.US
3. 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).
4. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
5. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL: FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
6. 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."
7. 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.

TOPSOIL APPLICATION:

1. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.
2. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM – 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
3. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOIL SHOULD BE SCARIFIED TO A DEPTH OF 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

TURFGRASS ESTABLISHMENT:

SOIL TESTING

1. A SOIL TEST TO DETERMINE LIME AND FERILIZER REQUIREMENTS PROVIDES THE BEST GUIDE FOR PROPER TURFGRASS ESTABLISHMENT.

ROUGH-GRADING

1. REMOVE ALL DEBRIS, INCLUDING LARGE STONES.
2. TILL SOIL AND BRING AREA TO ROUGH-GRADE PRIOR TO LIMING OR FERTILIZATION.
3. WHERE TOPSOIL IS TO BE REPLACED OR BROUGHT IN, FIRST ROUGH-GRADE THE AREA TO THE CONTOUR OF THE FINISHED GRADE TO FACILITATE UNIFORM DISTRIBUTION OF TOPSOIL.

LIMING

1. WHERE A TEST HAS BEEN MADE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH TO MEET THE REQUIREMENT SHOWN BY THE TEST.
2. WHERE LIME REQUIREMENT EXCEEDS 200 LBS. PER 1,000 SF, APPLY ONE HALF THE TOTAL REQUIREMENT, TILL, APPLY THE REMAINING ONE HALF, AND RETILL.
3. WHERE A TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A 4 TO 6-INCH DEPTH A MINIMUM OF 100 LBS. PER 1,000 SF.

BASIC FERTILIZATION

1. WHERE A TEST HAS BEEN MADE, BROADCAST THE RECOMMENDED FERTILIZER AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH.
2. WHERE A TEST HAS NOT BEEN MADE, BROADCAST AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH 25 TO 35 LBS. OF 0-46-0 FERTILIZER OR EQUIVALENT PER 1,000 SF.

SOIL AMENDMENTS

1. WHERE A TEST INDICATES THE SOIL HAS A LOW ORGANIC MATTER CONTENT, WORK THE RECOMMENDED ORGANIC MATTER INTO THE SOIL TO A 2 TO 4-INCH DEPTH BEFORE APPLYING THE STARTER FERTILIZER.
2. REED SEDGE PEAT, MOSS PEAT, OR A COMBINATION OF THE TWO MATERIALS IS RECOMMENDED AS A SOURCE OF ORGANIC MATTER.

TILLAGE

1. TILL SEEDBED TO A 4 TO 6-INCH DEPTH MAKING SURE THE LIMESTONE (IF REQUIRED), AMENDMENTS (IF REQUIRED) AND THE BASIC FERTILIZER ARE UNIFORMLY MIXED THROUGHOUT THE SOIL PROFILE. PATCHES OF LIMESTONE, AMENDMENTS OR FERTILIZER MUST BE AVOIDED.

FINISH-GRADING

1. RAKE AREA TO FINISH-GRADE PRIOR TO SEEDING. LIGHT ROLLING WILL INDICATE ANY LOW SPOTS OR OTHER IRREGULARITIES OF THE AREA.

STARTER FERTILIZATION

1. IMMEDIATELY PRIOR TO SEEDING, BROADCAST AND WORK INTO THE TOP INCH OF SOIL 40 LBS. OF A 10-5-5, 10-6-4 OR 25 LBS. OF A 16-8-8 FERTILIZER OR THE EQUIVALENT PER 1,000 SF. THE FERTILIZER MUST BE TURF GRADE, HAVING AN APPROXIMATE 2-1-1 RATIO AND CONTAINING 35 PERCENT OR MORE OF THE TOTAL NITROGEN AS WATER INSOLUBLE OR CONTROLLED RELEASE NITROGEN.

SEEDING

1. LATE SUMMER TO EARLY FALL IS THE BEST TIME FOR SEEDING PERMANENT TURFGRASS.
2. SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE AND CLIMATIC CONDITIONS OF THE AREA.
3. DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.

COVER SEED

1. RAKE LIGHTLY OR DRAG AREA TO COVER SEED NO DEEPER THAN ¼ IN.

SEED-SOIL CONTACT

1. ROLL LIGHTLY TO FIRM SOIL AROUND SEED.

MULCHING

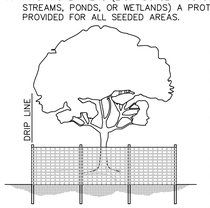
1. MULCH SEEDED AREA WITH CLEAN STRAW OR MARSH HAY AT 3.0 TONS PER ACRE. LIGHT MULCHES (SOME SOIL SHOWING THROUGH MULCH) MAY BE LEFT ON THE AREA TO DECOMPOSE. HEAVY MULCHES (COMPLETE SOIL COVERAGE) SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.

PERMANENT SEED MIXTURES		
SPECIES	% OF MIXTURE	SEED RATE
SUNNY AREAS AND WELL-DRAINED SOILS		
KENTUCKY BLUEGRASS	100%	2-3 LB/1,000 SF
KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	80-90% 10-20%	3-4 LB/1,000 SF
KENTUCKY BLUEGRASS FINE FESCUES PERENNIAL RYEGRASS	40-60% 30-40% 10-20%	3-4 LB/1,000 SF
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
TURF-TYPE PERENNIAL RYEGRASS	100%	4-5 LB/1,000 SF
PARTIALLY SHADED AREAS		
FINE FESCUES KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	40-50% 40-50% 10-20%	4 LB/1,000 SF
FINE FESCUES	100%	4-5 LB/1,000 SF
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
HEAVY SHADE, WELL-DRAINED SOILS		
FINE FESCUES	100%	4-5 LB/1,000 SF
HEAVY SHADE, POORLY-DRAINED SOILS		
ROUGH BLUEGRASS	100%	2-3 LB/1,000 SF

TEMPORARY SEED MIXTURE		
SPECIES	% OF MIXTURE	SEED RATE
ANNUAL OR ITALIAN RYEGRASS	100%	4-5 LB/1,000 SF

SEED MIXTURE NOTES:

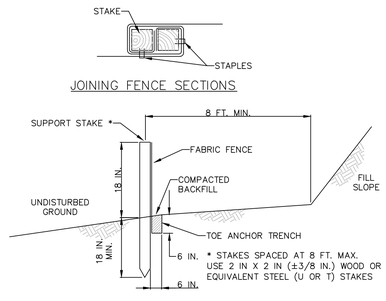
1. SEEDING AND TURFGRASS INFORMATION TAKEN FROM THE PENN STATE COLLEGE OF AGRICULTURAL SCIENCES. FOR ADDITIONAL INFORMATION REFER TO HTTP://PLANTSCIENCE.PSU.EDU/RESEARCH/CENTERS/TURF.
2. THE PERCENTAGE OF WEED SEEDS SHOULD NOT EXCEED 1.0% BY WEIGHT IN THE CONTAINER. GOOD QUALITY GRASS SEED USUALLY CONTAINS NO MORE THAN 0.5% WEED SEEDS.
3. SEEDS OR SEED MIXTURES CONTAINING TIMOTHY, MEADOW FESCUE, ORCHARDGRASS, TALL OATGRASS, ANNUAL RYEGRASS OR CLOVER ARE GENERALLY NOT SUGGESTED FOR TURFGRASS USE.
4. ALL SEEDING RATES IN THIS PUBLICATION ARE IN POUNDS PER 1000 SQUARE FEET. IF CONVERTING TO AN ACRE BASIS, MULTIPLY BY 43.
5. IT IS SUGGESTED THAT 3-5 VARIETIES OF KENTUCKY BLUEGRASS BE USED IN THE BLEND OR MIXTURE.
6. WHEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED.
7. IN CRITICAL AREAS (E.G. ADJACENT TO OR WITHIN 50 FEET OF STREAMS, PONDS, OR WETLANDS) A PROTECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDED AREAS.



TREE PROTECTION FENCING

NOT TO SCALE

ALL TREES AND VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIER PLACED AT THE DRIPLINES. THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIPLINES AND FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.

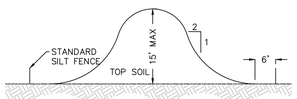


NOTES:

1. FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
2. FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
3. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
5. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL #4-6).
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE

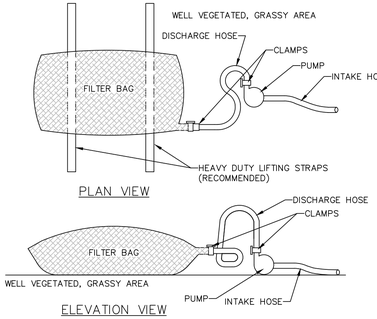


NOTES:

1. SILT FENCE MUST COMPLETELY ENCIRCLE STOCKPILES
2. TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL.
3. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY.
4. TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE.
5. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

TYPICAL SOIL STOCKPILE CROSS SECTION

NOT TO SCALE



NOTES:

1. 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

2. 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.
3. 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 STEEP