

SITE IMPROVEMENT PLAN

FOR WILLOW GROVE 102 N. YORK RD

MONTGOMERY COUNTY
102 N. YORK ROAD, WILLOW GROVE, PA
UPPER MORELAND, MONTGOMERY COUNTY, PA

OWNER, APPLICANT AND ENGINEER OF RECORD

OWNER: MONTGOMERY COUNTY 425 SWEDDE STREET NORRISTOWN, PA 19401 PHONE: (610) 278-3044 CONTACT: DAVID HAHN	APPLICANT: MONTGOMERY COUNTY 425 SWEDDE STREET NORRISTOWN, PA 19401 PHONE: (610) 278-3044 CONTACT: DAVID HAHN	ENGINEER OF RECORD: KIMLEY-HORN AND ASSOCIATES, INC. 620 W GERMANTOWN PIKE, SUITE 320 PLYMOUTH MEETING, PA 19462 PHONE: (267) 687-0150 JENNIFER OLTMAN, PE
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REQUESTED VARIANCES

THE FOLLOWING VARIANCES WERE GRANTED BY THE UPPER MORELAND ZONING HEARING BOARD ON 12/12/2024:

A VARIANCE FROM THE REQUIREMENTS OF **§350-68.A(3)(B)** TO MAINTAIN AN EXISTING NONCONFORMITY IN WHICH PARKING IS PLACED 8.0 FT FROM THE SIDEWALK, WHEREAS A BUILD-TO-LINE SETBACK OF 15-FEET, WITH PARKING NOT PERMITTED WITHIN THE SETBACK, IS REQUIRED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-68.A(5)** TO MAINTAIN AN EXISTING NONCONFORMITY OF 93.4% IMPERVIOUS COVERAGE, WHEREAS A MAXIMUM OF 90% IMPERVIOUS COVERAGE IS PERMITTED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-68.A(6)** TO PERMIT A MAXIMUM BUILDING HEIGHT OF 48.0 FT FOR AN ARCHITECTURAL PARAPET, WHERE AS A MAXIMUM OF 45.0 FT IS PERMITTED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-68.A(7)** TO MAINTAIN AN EXISTING NONCONFORMING BUILDING ON WHICH THERE ARE NOT STEPBACKS BETWEEN 10 AND 40 FEET ABOVE GROUND WHERE AS SIX (6) FT STEPBACKS AT THIS AFOREMENTIONED HEIGHT ARE REQUIRED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-17B.G** TO PROVIDE 61 PARKING SPACES, WHEREAS 33 SPACES ARE REQUIRED AND A MAXIMUM OF 50 SPACES (150% OF REQUIRED) ARE PERMITTED. THIS IS AN EXISTING NONCONFORMITY.

A VARIANCE FROM THE REQUIREMENTS OF **§350-73.B** TO PERMIT THE PLACEMENT OF STREET TREES AS SHOWN ON THE PLAN, WHEREAS A MIN SPACING OF 40 FT OC MAX 50 FT IS PERMITTED. THIS IS AN EXISTING NONCONFORMITY.

A VARIANCE FROM THE REQUIREMENTS OF **§350-74.A** TO MAINTAIN AN EXISTING NONCONFORMITY OF ONE (1) SHADE TREE IN THE PARKING LOT, WHEREAS FOUR (4) SHADE TREES IS REQUIRED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-77.D** TO MAINTAIN AN EXISTING NONCONFORMITY IN WHICH THERE IS 0 FEET OF PERIMETER LANDSCAPING FOR SCREENING OF SURFACE PARKING, WHEREAS FIVE FT OF CONTINUOUS LANDSCAPE SCREENING IS REQUIRED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-79.D(1)** TO PERMIT THE PLACEMENT OF STREET TREES AS SHOWN ON THE PLAN, WHEREAS A MINIMUM SPACING 40 FT OC MAX 50 FT IS PERMITTED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-79.D(4)** TO MAINTAIN/IMPROVE AN EXISTING NONCONFORMITY IN WHICH THERE IS NO PLANTING STRIP (I.E. BETWEEN THE CURB AND THE SIDEWALK), WHEREAS A MIN. FOUR FT WIDE PLANTING STRIP IS REQUIRED.

A VARIANCE FROM THE REQUIREMENTS OF **§350-187** TO PERMIT IMPROVEMENTS TO EXISTING NON-CONFORMING SURFACE PARKING AREA WITH RESPECT TO USE, LANDSCAPING, AND OTHER SITE IMPROVEMENTS, SUBSTANTIALLY AS SHOWN ON THE PLANS, AND AS DESCRIBED AT THE HEARING.

REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE UPPER MORELAND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

A WAIVER FROM **§300-17.H**, WHICH REQUIRES THAT A MINIMUM 5 FT RADIUS OF CURVATURE BE PERMITTED FOR ALL CURBLINES IN PARKING AREAS, WHEREAS ONE 2.5 FT CURB RADIUS IS PROPOSED DUE TO EXISTING LAYOUT CONSTRAINTS.

A WAIVER FROM **§300-17.I** WHICH REQUIRES THAT A MINIMUM AISLE WIDTH FOR TWO-WAY, 90-DEGREE PARKING AREAS OF 25 FT BE PROVIDED, WHEREAS A MINIMUM OF 24 FT IS PROVIDED DUE TO EXISTING LAYOUT CONSTRAINTS.

GENERAL NOTES:

- THIS PLAN SET REPRESENTS A BOUNDARY, TOPOGRAPHIC & LOCATION SURVEY BY GREGORY C. NOLL PERFORMED ON MAY 2, 2024.
 - THE HORIZONTAL DATUM IS PER NAD83, PA STATE PLANE COORDINATE SYSTEM.
 - THE VERTICAL DATUM IS PER NAVD88
 - BENCHMARK #1 MAG NAIL AT ELEVATION 275.45
- 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.
- PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X(UNSHADED), PER FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 421909, MAP NUMBER 42091C0313G, MAP EFFECTIVE DATE MARCH 02, 2016.
- ELEVATIONS, DIMENSIONS AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 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.
- 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.
- 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.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL WORK IN THE RIGHT-OF-WAY REQUIRES A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.
- 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.

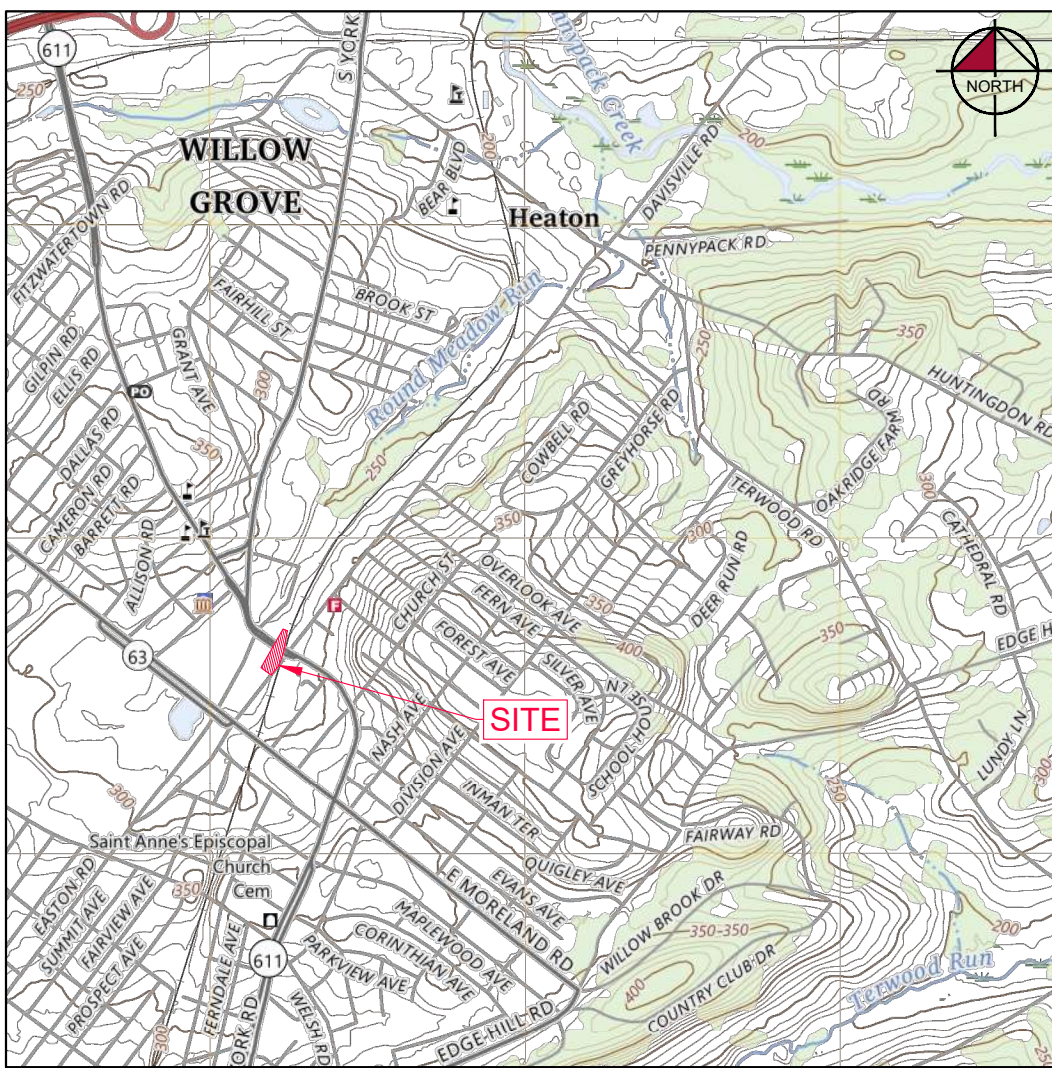
PLAN REFERENCES:

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

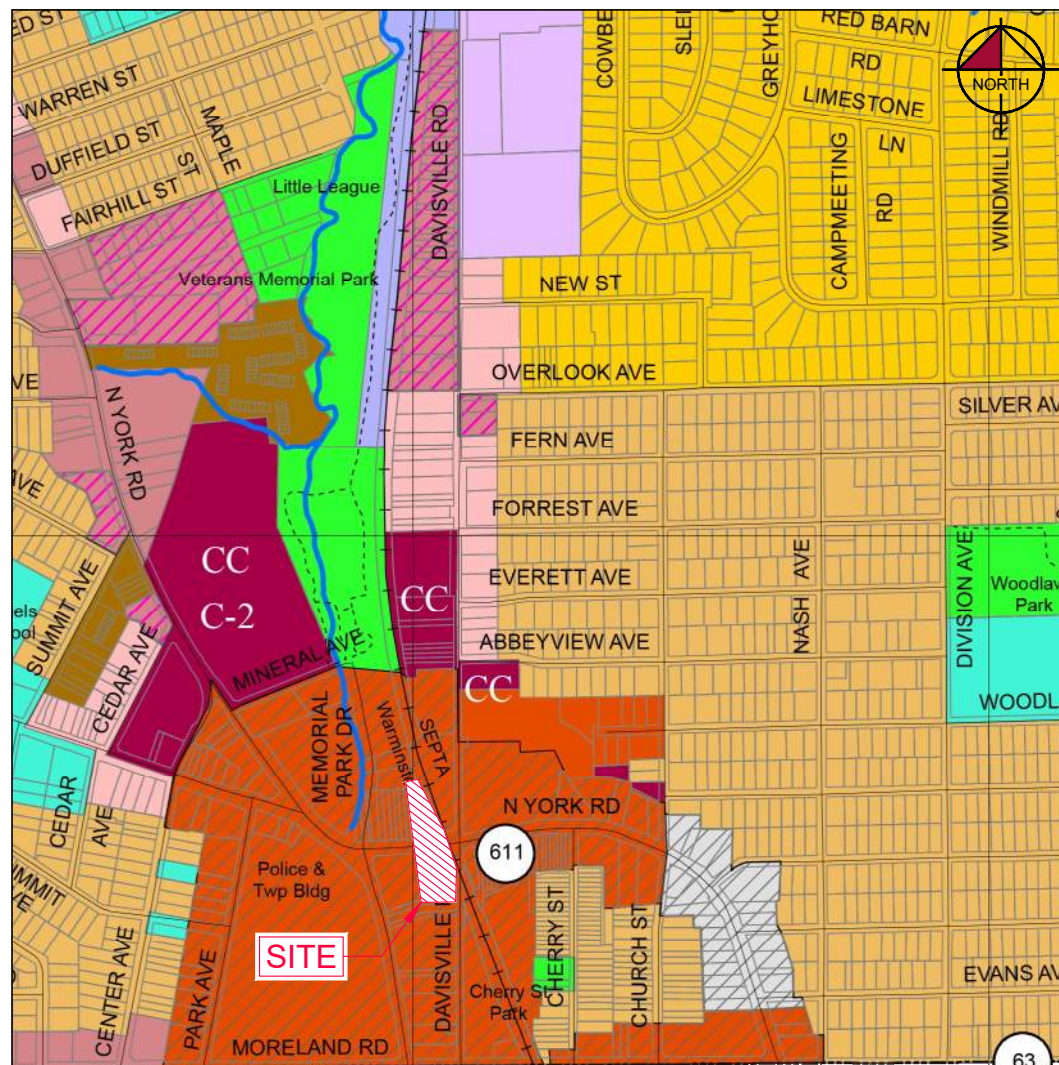
- BOUNDARY, TOPOGRAPHIC & LOCATION SURVEY PREPARED BY GREGORY C. NOLL, DATED 05/02/24, LAST REVISED 05/07/24



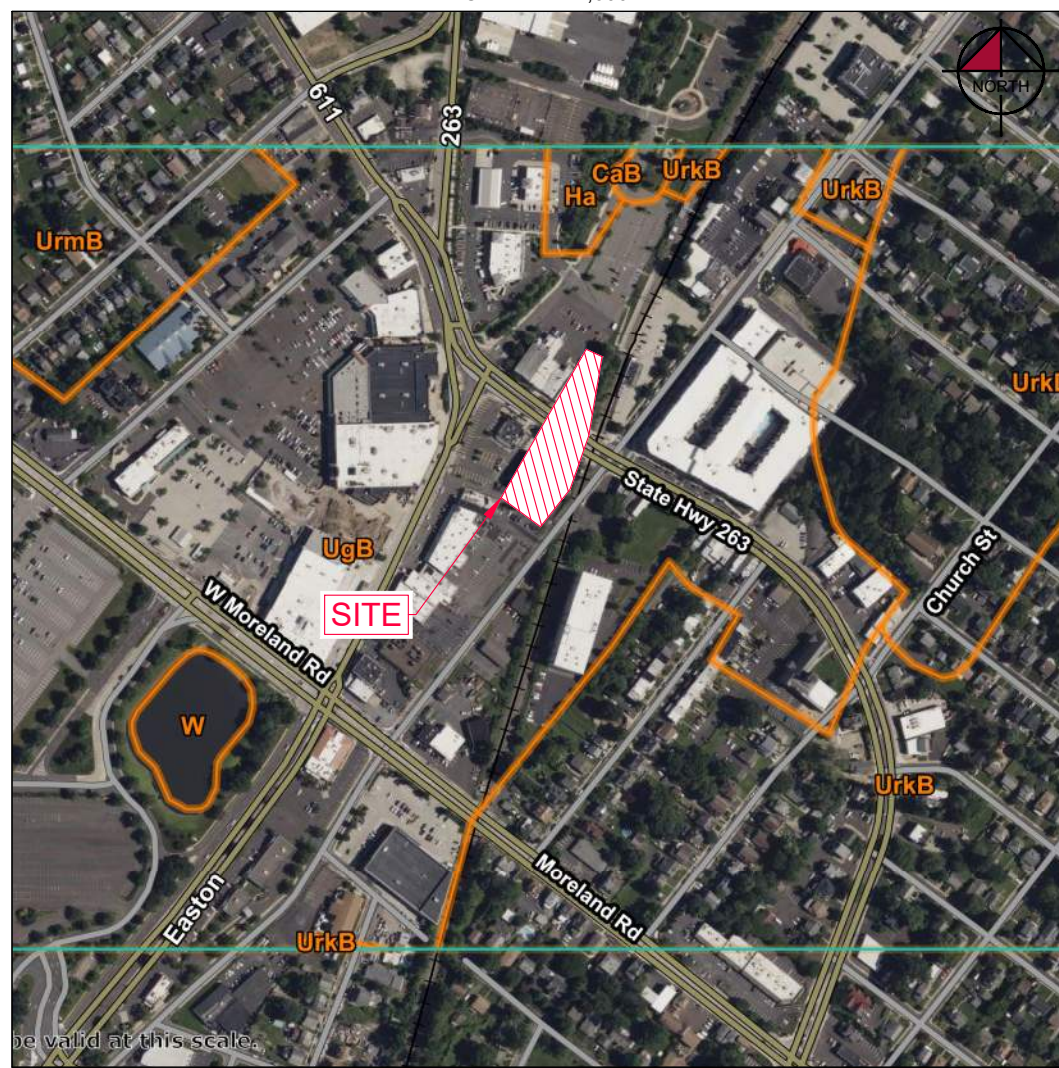
LOCATION MAP
(NEARMAP AERIAL IMAGERY)
SCALE: N.T.S



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



ZONING MAP OF UPPER MORELAND
TC-1 TOWN CENTER DISTRICT
(MONTGOMERY COUNTY, PA)
SCALE: 1" = 1,600'



USDA NRCS SOILS MAP
(WEB SOIL SURVEY AERIAL IMAGERY)
SCALE: 1" = 500'

PROJECT DESCRIPTION NARRATIVE

THE PROJECT PROPOSES TO RENOVATE THE EXISTING BUILDING, PROVIDING A NEW EXTERIOR FACADE AND ENTRANCE. THE EXISTING SIDEWALKS AND PARKING LOT ARE RENOVATED WITH NEW ASPHALT, PARKING ISLANDS, STRIPING AND SIGNAGE.

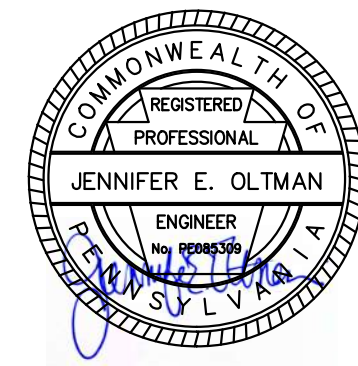
UTILITY PROVIDERS:

WATER: AQUA PENNSYLVANIA INC 762 LANCASTER AVENUE BRYN MAWR, PA 19010 PHONE: (877) 987-2782	SEWER: UPPER MORELAND-HATBORO JT SEWER AUTHORITY 2875 TERWOOD ROAD WILLOW GROVE, PA 19090 PHONE: (215) 659-3975	ELECTRIC: PECO AN EXELON COMPANY 2301 MARKET STREET PHILADELPHIA, PA 19103 PHONE: (800) 494-4000	GAS: PECO AN EXELON COMPANY 2301 MARKET STREET PHILADELPHIA, PA 19103 PHONE: (800) 494-4000
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PROFESSIONAL ENGINEER'S CERTIFICATION

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

PROFESSIONAL SEAL:

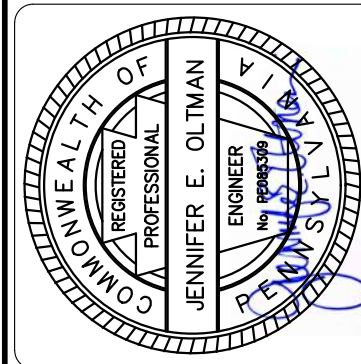


JENNIFER OLTMAN
P.E. NO. PE085309

20-JUL-2026
DATE

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

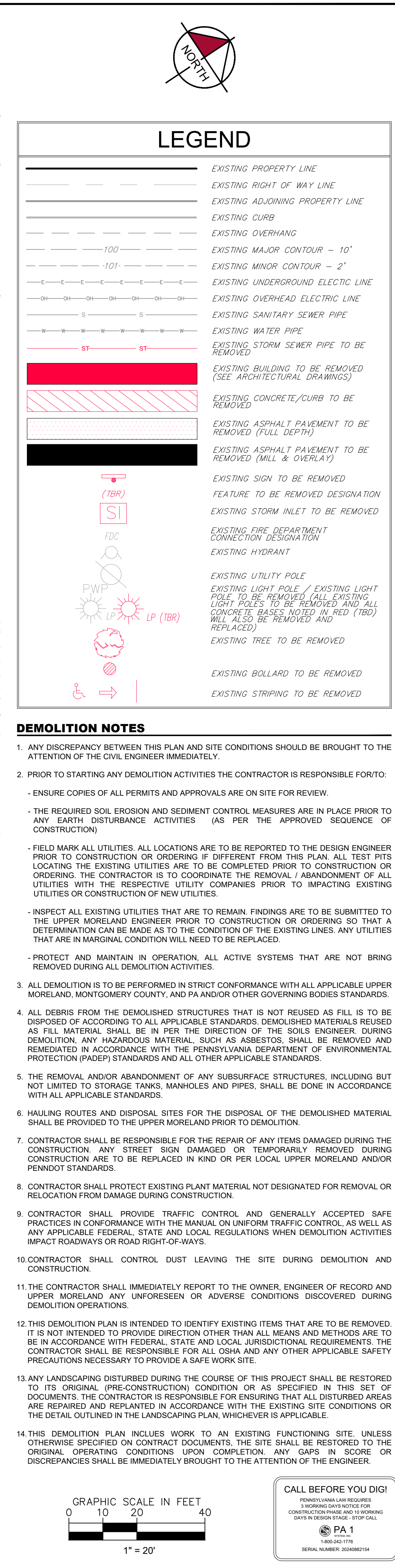


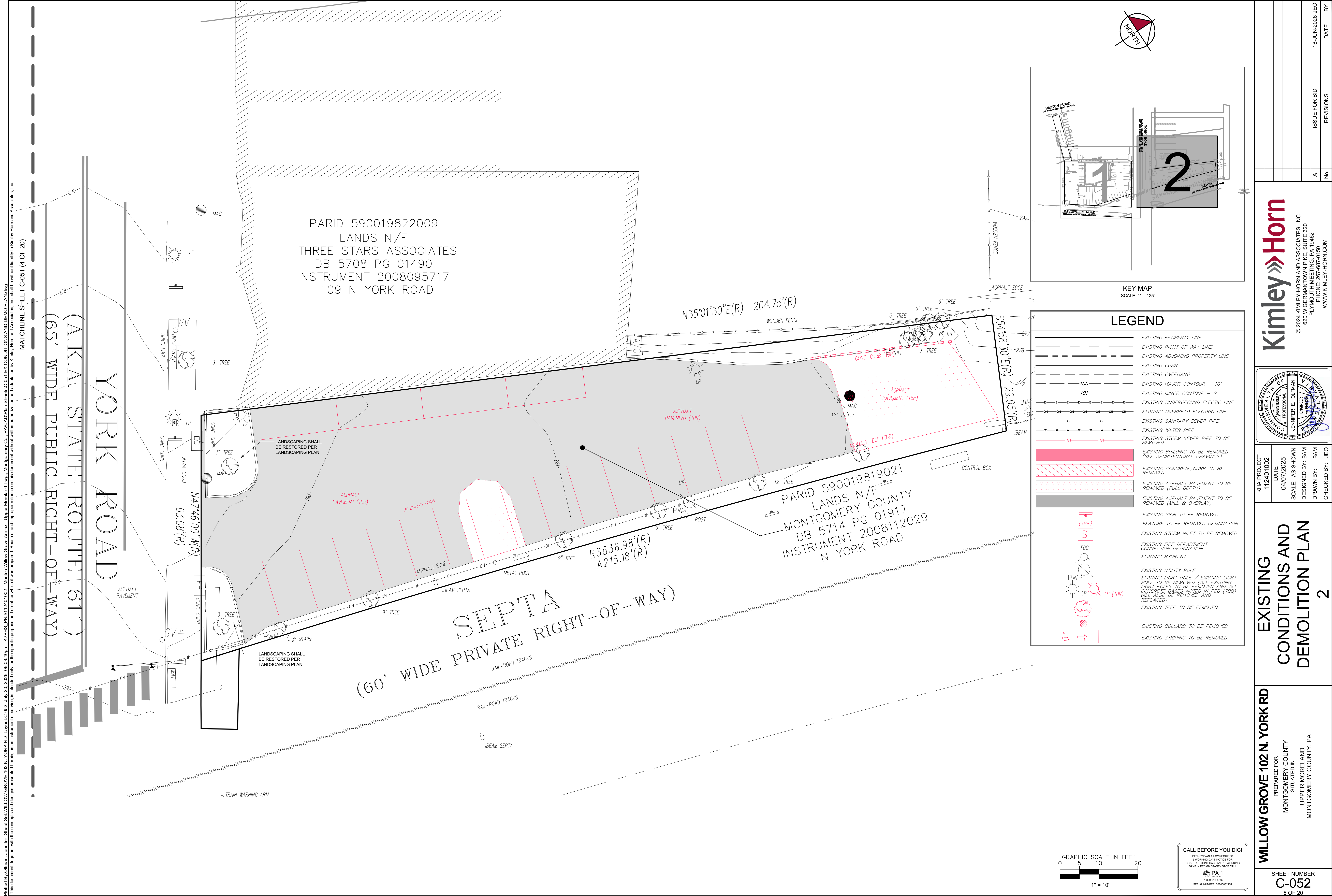
KHA PROJECT
112401002
DATE
04/07/2025
SCALE: AS SHOWN
DESIGNED BY: BAM
DRAWN BY: BAM
CHECKED BY: JEO

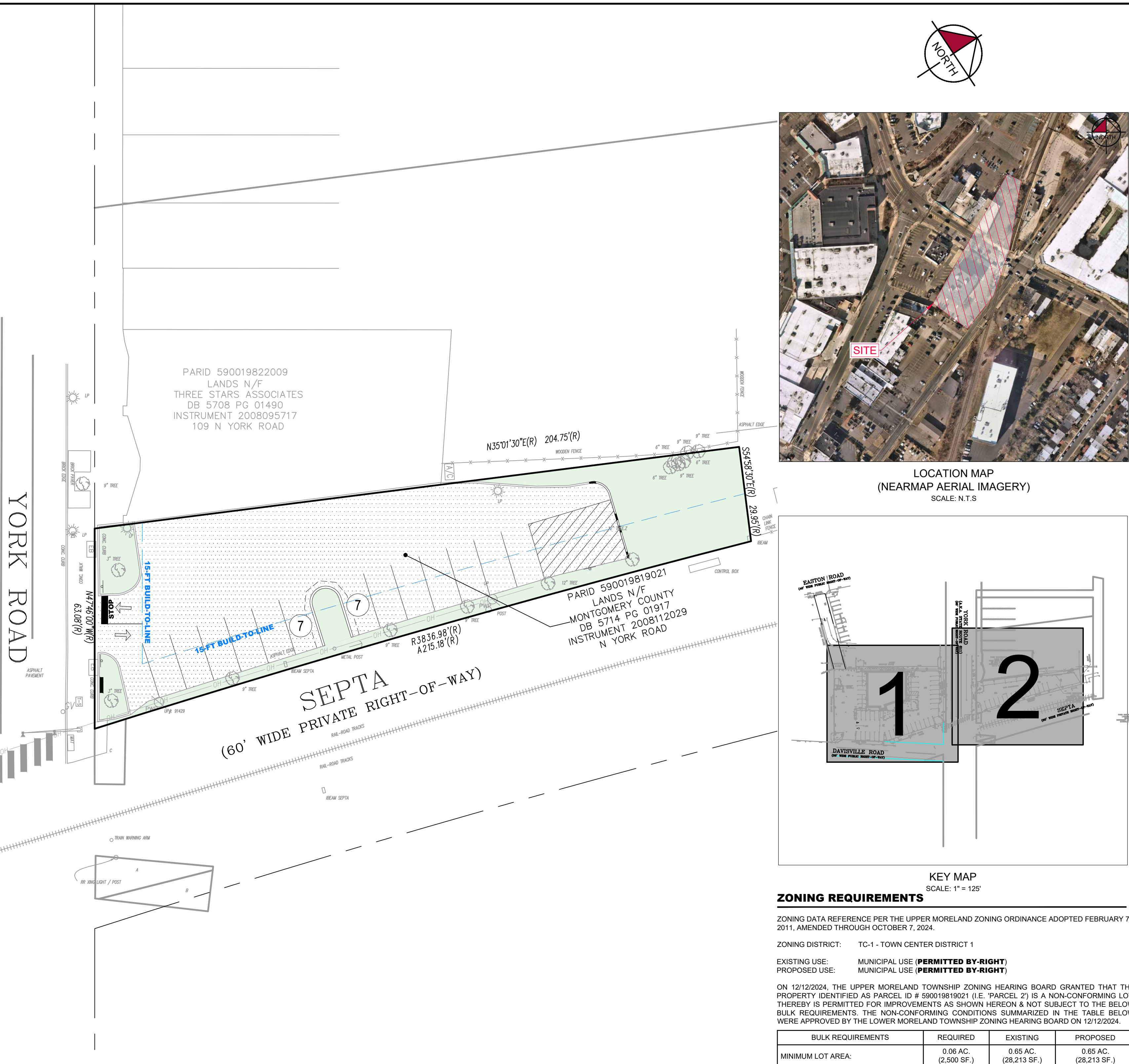
COVER SHEET

WILLOW GROVE 102 N. YORK RD
PREPARED FOR
MONTGOMERY COUNTY
SITUATED IN
UPPER MORELAND
MONTGOMERY COUNTY, PA

SHEET NUMBER
C-000
1 OF 20







GENERAL PLAN INFORMATION

PROJECT ADDRESS: 102 N. YORK ROAD, WILLOW GROVE, PA
UPPER MORELAND, MONMOUTH COUNTY, PA

PARCEL ID: 5900119534009 & 5900119819021

OWNER: MONTGOMERY COUNTY
425 SWEDE STREET, NORRISTOWN, PA 19401

APPLICANT/
EQUITABLE OWNER: MONTGOMERY COUNTY
1617 JFK BLVD, SUITE 1600, PHILADELPHIA, PA 19103

SITE AREA:	PARCEL 1:	GROSS AREA: 0.65 AC. (28,213 SQ. FT.) LEGAL R.O.W.: - 0.00 AC. (0 SQ. FT.) ULTIMATE R.O.W.: - 0.00 AC. (0 SQ. FT.) NET AREA: 0.65 AC. (28,213 SQ. FT.)	
	PARCEL 2:	GROSS AREA: 0.21 AC. (9,374 SQ. FT.) LEGAL R.O.W.: - 0.00 AC. (0 SQ. FT.) ULTIMATE R.O.W.: - 0.00 AC. (0 SQ. FT.) NET AREA: 0.21 AC. (9,374 SQ. FT.)	

- ## PARKING REQUIREMENTS
-
- PARKING REQUIREMENTS ARE BASED ON COMMUNITY CENTER (C-3) USE FOR TC DISTRICT (\$350-177)
- ### PASSENGER VEHICLE SPACES
- REQUIRED SIZE*: 9 FT. x 18 FT.
REQUIRED NUMBER***: 1 PER 850 SF. GFA
27,864 SF. x 1/850 SF. = **33 SPACES REQUIRED** (INCLUDING 2 ADA SPACES)
- PROPOSED SIZE: 9 FT. x 18 FT. (\$300-17.1)
PROPOSED NUMBER: 61 SPACES (INCLUDING 3 ADA SPACES)
- * ONE PARKING SPACE IS AN EXISTING NON-CONFORMING SIZE. THE DESIGN IS CONSTRAINED BY AN EXISTING WALL ON SITE WHICH CONTROLS THE DEPTH OF THE SPACE. IN LIEU OF THE FULL 18-FT. SIGNAGE IS PROPOSED INDICATING THAT THE SPACE IS PERMITTED FOR COMPACT VEHICLES ONLY.
- **\$350-178 G. NO MORE THAN 150% OF THE REQUIRED MINIMUM PARKING IS PERMITTED (49 SPACES). THE UPPER MORELAND TOWNSHIP ZONING HEARING BOARD GRANTED A VARIANCE ON 12/12/2024 TO PROVIDE 61 SPACES WHEREAS A MAXIMUM OF 49 SPACES IS PERMITTED.

ENC. - EXISTING NON-CONFORMITY

"AS PER §350-262 A(3), FOR BUILDINGS NOT BUILT TO THE SIDEWALK, BUILDINGS SHOULD BE 15 FT SETBACK FROM THE SIDEWALK FOR THE PURPOSES OF A PLAZA, SQUARE, COURTYARD, OR OUTDOOR DINING. NO PARKING SHALL BE LOCATED IN THIS AREA. A VARIANCE WAS APPROVED ON 12/12/24 BY UPPER MORELAND ZONING HEARING BOARD TO MAINTAIN THIS EXISTING NON-CONFORMITY.

"§350-77.1.1.d REQUIRES THAT PERIMETER LANDSCAPING BE FIVE (5) FEET WIDE, WHICH IS MORE RESTRICTIVE THAN THE CONFLICTING REQUIREMENT OF §350-74.D, WHICH REQUIRES A FOUR (4) FOOT LANDSCAPE SCREENING.

GRAPHIC SCALE IN FEET

0 10 20 40

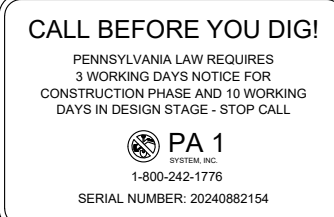
1" = 20'

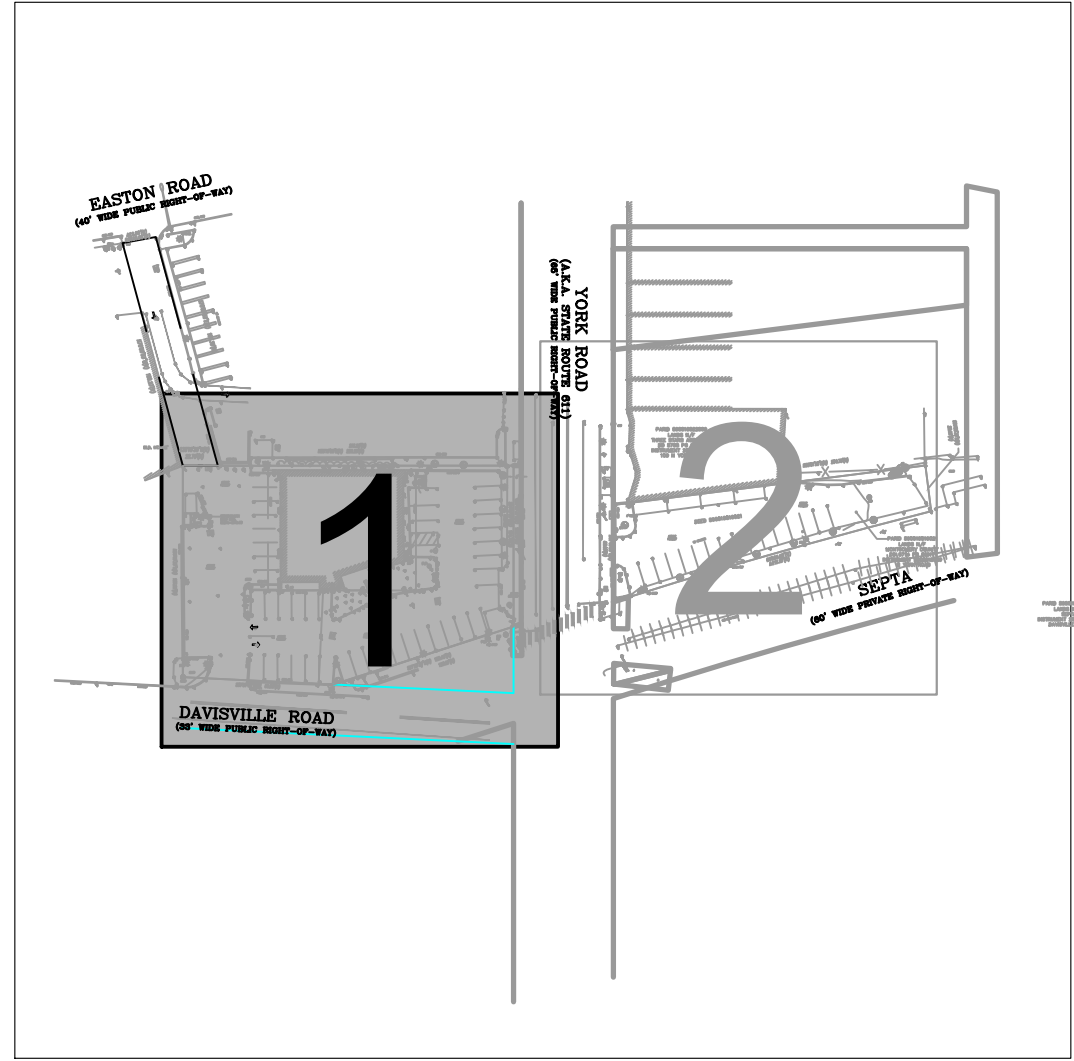
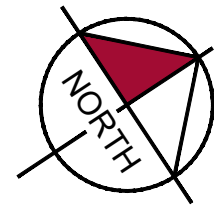
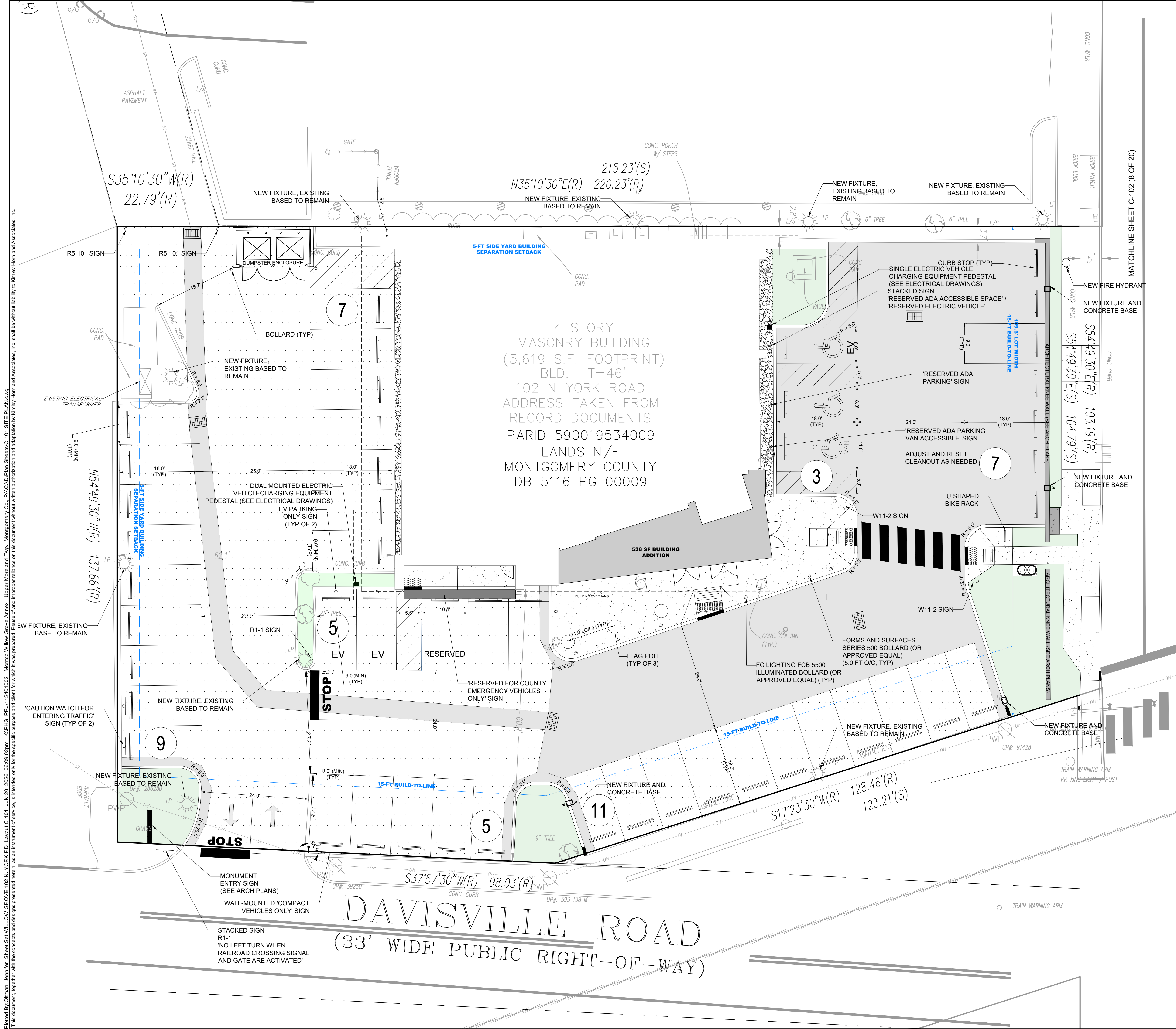
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PAUSE AND 15 WORKING
DAYS IN ADVANCE TO STOP CALL

PA 1
800-451-1776

SERIAL NUMBER: 2024082054





KEY MAP
SCALE: 1" = 125'

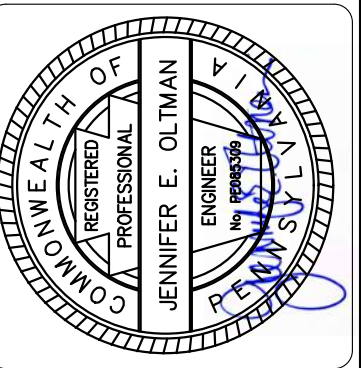
LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LEGAL RIGHT-OF-WAY
	SETBACK LINES
	CURB
	ROADWAY EDGE OF ASPHALT
	OVERHEAD ELECTRIC LINE (WITH UTILITY POLE)
	PROPOSED CURB
	PROPOSED FLUSH/DEPRESSED CURB
	PROPOSED SAWCUT/UTILITY TRENCH LIMIT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED MILL AND OVERLAY AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED RIVER ROCK
	PROPOSED RESERVED ELECTRIC VEHICLE CHARGING DESIGNATION
	PROPOSED LIGHT ON NEW CONCRETE BASE
	PROPOSED LIGHT ON EXISTING CONCRETE BASE

NO.	REVISIONS	DATE	BY
A	ISSUE FOR BID	16-JUN-2025	JEO

Kimley»Horn

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620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

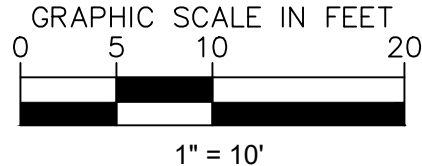


KHA PROJECT	112401002
DATE	04/07/2025
SCALE: AS SHOWN	DESIGNED BY: BAM
DRAWN BY: BAM	CHECKED BY: JEO

SITE PLAN 1

WILLOW GROVE 102 N. YORK RD
PREPARED FOR
MONTGOMERY COUNTY
SITUATED IN
UPPER MORELAND
MONTGOMERY COUNTY, PA

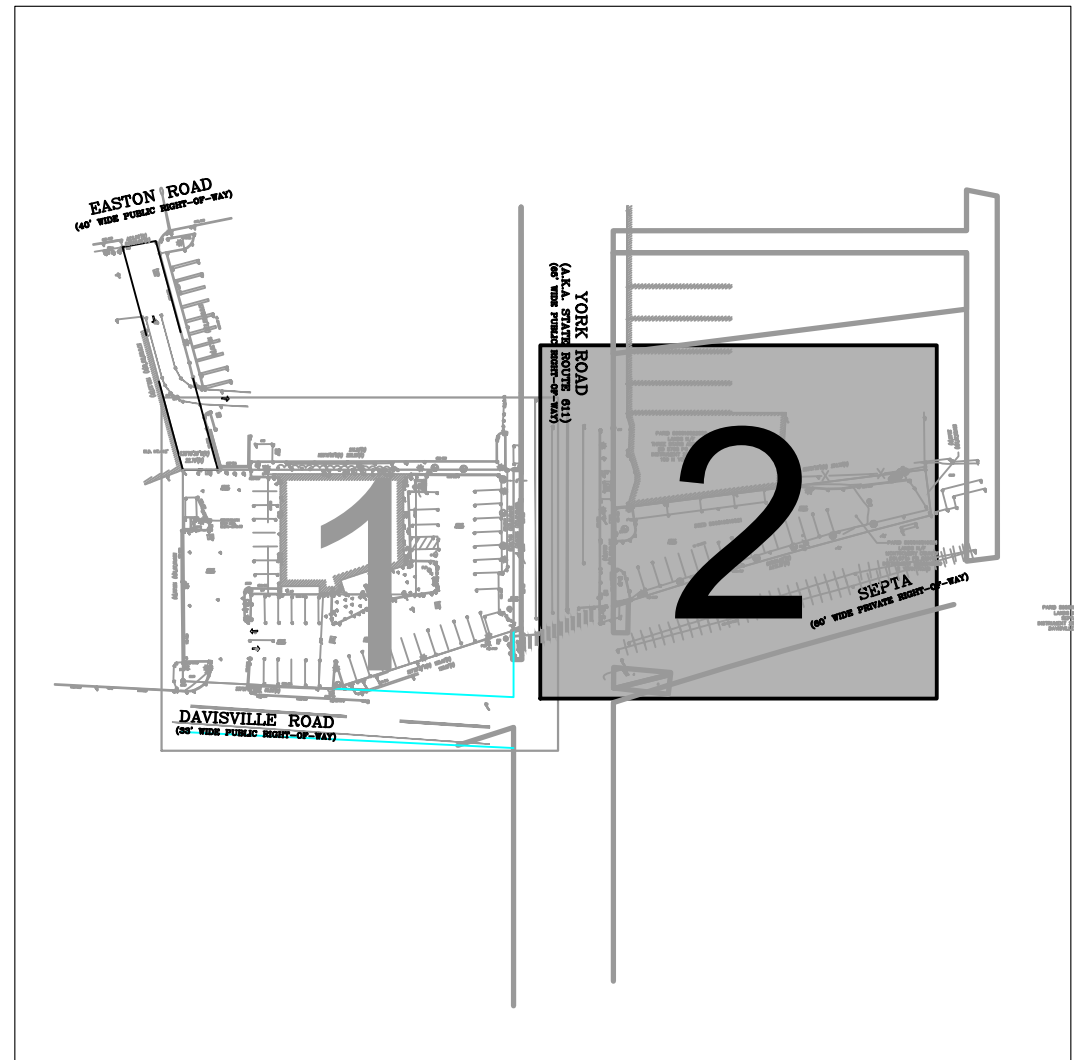
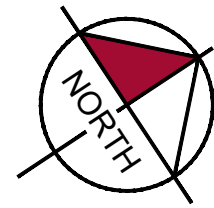
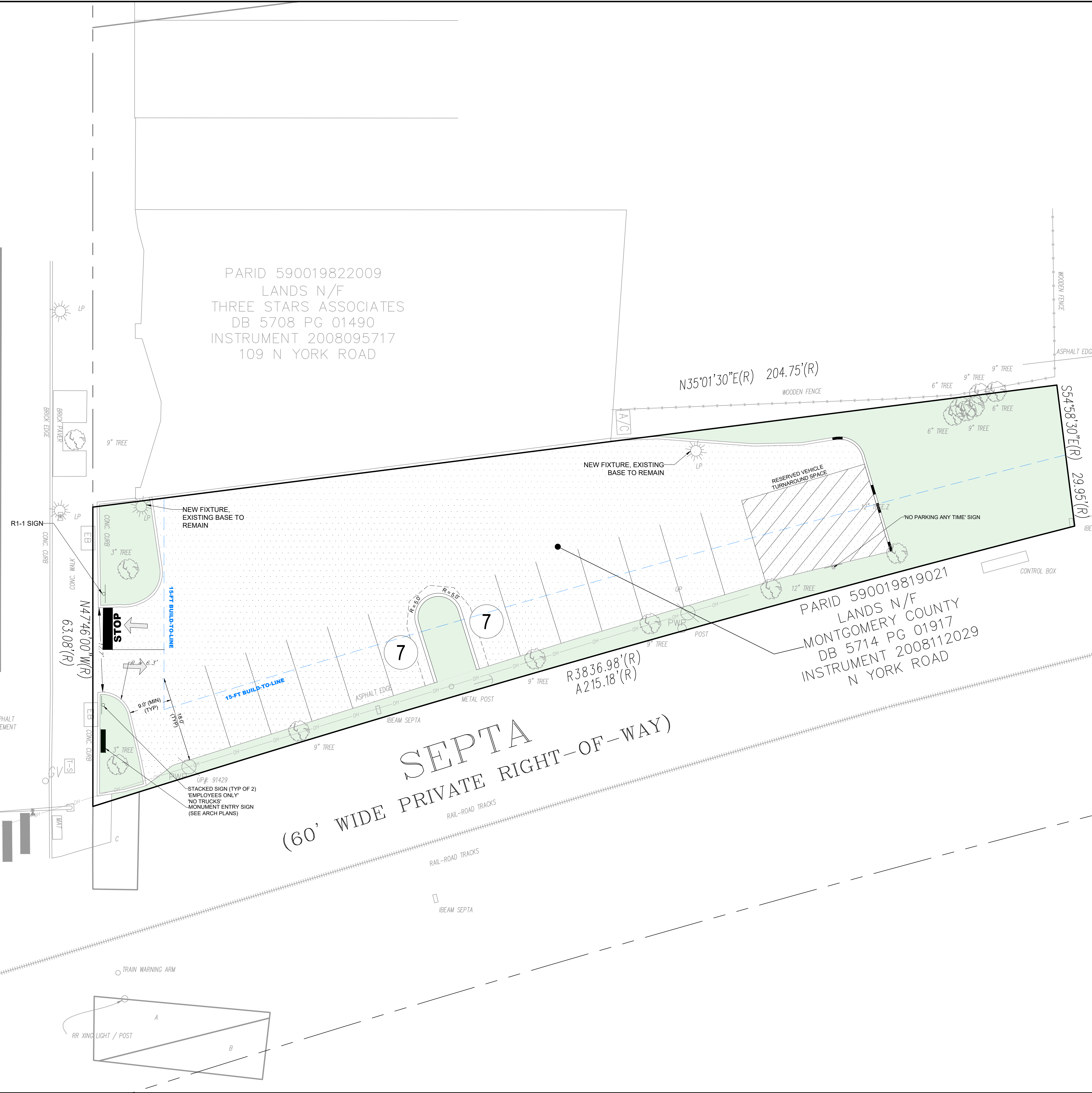
SHEET NUMBER
C-101
7 OF 20



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
680-302-1776
SERIAL NUMBER: 20240502154

MATCHLINE SHEET C-101 (7 OF 20)

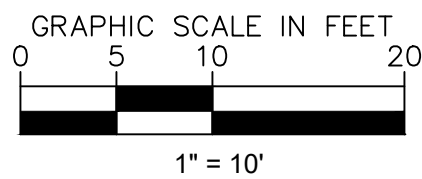
YORK ROAD
(A.K.A. STATE ROUTE 611)
(65' WIDE PUBLIC RIGHT-OF-WAY)



KEY MAP
SCALE: 1" = 125'

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LEGAL RIGHT-OF-WAY
	SETBACK LINES
	CURB
	ROADWAY EDGE OF ASPHALT
	OVERHEAD ELECTRIC LINE (WITH UTILITY POLE)
	PROPOSED CURB
	PROPOSED FLUSH/DEPRESSED CURB
	PROPOSED SAWCUT/UTILITY TRENCH LIMIT
	PROPOSED ASPHALT PAVEMENT STANDARD DUTY
	PROPOSED MILL AND OVERLAY AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED RIVER ROCK
	PROPOSED RESERVED ELECTRIC VEHICLE CHARGING DESIGNATION
	PROPOSED LIGHT ON NEW CONCRETE BASE
	PROPOSED LIGHT ON EXISTING CONCRETE BASE



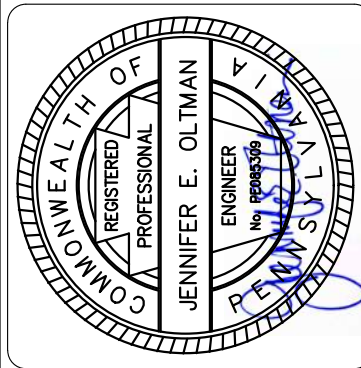
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

 **PA 1**
EXPERTISE INC.
1-800-242-1776

SERIAL NUMBER: 20240882154

WILLOW GROVE 102 N. YORK RD
PREPARED FOR
MONTGOMERY COUNTY
SITUATED IN
UPPER MORELAND
MONTGOMERY COUNTY, PA

SITE PLAN 2



KHA PROJECT 112401002	DATE 04/07/2025	SCALE: AS SHOWN	DESIGNED BY: BAM	DRAWN BY: BAM	CHECKED BY: JEC
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Kimley»Horn

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620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

[illegible]

15 TRASH ENCLOSURE
Scale: N.T.S.

D4 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

D6 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

16 TYPE M INLET
Scale: N.T.S.

C4 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

C6 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

17 CONCRETE WHEEL STOP
Scale: N.T.S.

18 STORM PIPE TRENCH AND BEDDING DETAIL

19 INLET SNOUT AND SUMP PRE-TREATMENT

Scale: N.T.S.

20 EV PARKING SIGN
Scale: N.T.S.

GREEN ON WHITE
12" X 18"
N.T.S.

21 TRAFFIC SIGN
Scale: N.T.S.

22 ASPHALT STANDARD DUTY PAVEMENT
SECTION DETAIL

27 FIRE HYDRANT CONNECTION TO EXISTING WATER MAIN DETAIL
Scale: N.T.S.

- NOTES:
- | | |
|---|---|
| 1) HYDRANT SHALL BE A P. SMITH SERIES "S" PROTECTOR WITH THE FOLLOWING SPECIFICATION.
A. SAFETY COUPLED STANDPIPE.
B. 6" MECHANICAL JOINT INLET CONNECTION.
C. TWO 2 1/2" NATIONAL STANDARD THREADED ROSE NOZZLES.
D. ONE 1 1/2" NATIONAL STANDARD THREADED STEAMER NOZZLE.
E. HYDRANT OPERATORS AND HYDRANT NOZZLE CAP NUTS SHALL BE IN ACCORDANCE WITH AWWA STANDARD C200.
F. HYDRANT ROSE CAPS SHALL BE ATTACHED BY MEANS OF CHAINS.
G. HYDRANT DARRELS SHALL BE PAINTED RED, BONNETS-YELLOW AND NOZZLE CAPS/BLACK.
H. HYDRANTS SHALL OPEN COUNTERCLOCKWISE. | 3) THE DRAIN VALVE SHALL BE CLEAR OF ANY OBSTRUCTIONS, AND 3/4" CLEAN GRAVEL BE PLACED FROM THE BOTTOM OF THE HYDRANT TO A POINT 6" ABOVE THE HYDRANT LATERAL PIPE.
4) THROUST BLOCKS SHALL BE MADE OF CLASS B CONCRETE (3000 psi).
5) BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION.
6) 6" RESILIENT GUESS TAPPING VALVE CATALOG #T-2361 OR #T-2362 BY MUELLER OR APPROVED EQUAL.
7) 6" DUCTILE IRON CEMENT LINED CLASS 52 PIPE.
8) 3/4" DIAMETER THE ROD WITH EYE BOLTS-2 REQUIRED (SIDE VIEW SHOWN)
9) SEE ROADWAY BOB INSTALLATION DETAIL.
10) SS HYDRANT TAPPING SLEEVE SHALL BE MUELLER CATALOG #1-304 OR APPROVED EQUAL. |
|---|---|

23 NO PARKING ANYTIME SIGN
Scale: N.T.S.

24 COMPACT VEHICLES ONLY SIGN
Scale: N.T.S.

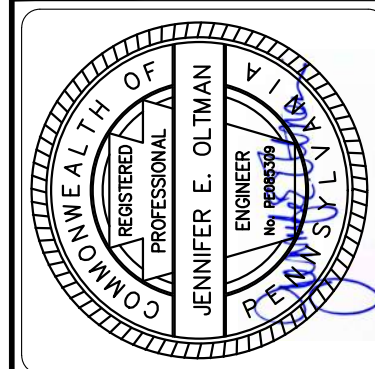
25 **EMPLOYEE PARKING SIGN**
Scale: N.T.S.
NO LEFT TURN WHEN RAILROAD
CROSSING CONTROLS
26 **ACTIVATED SIGN**
Scale: N.T.S.

26 ACTIVATED SIGN
Scale: N.T.S.

[illegible]

Kimley»»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
GERMANTOWN PIKE, SUITE 320
MYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM



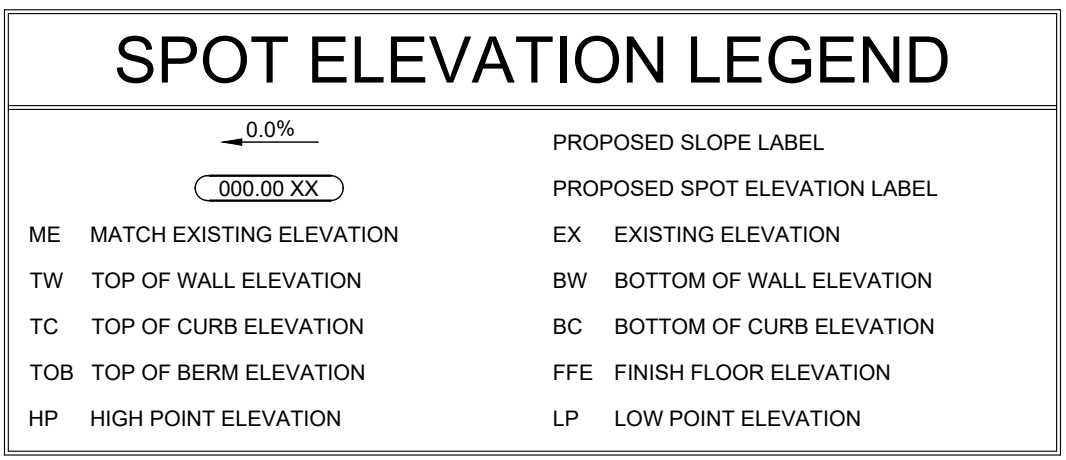
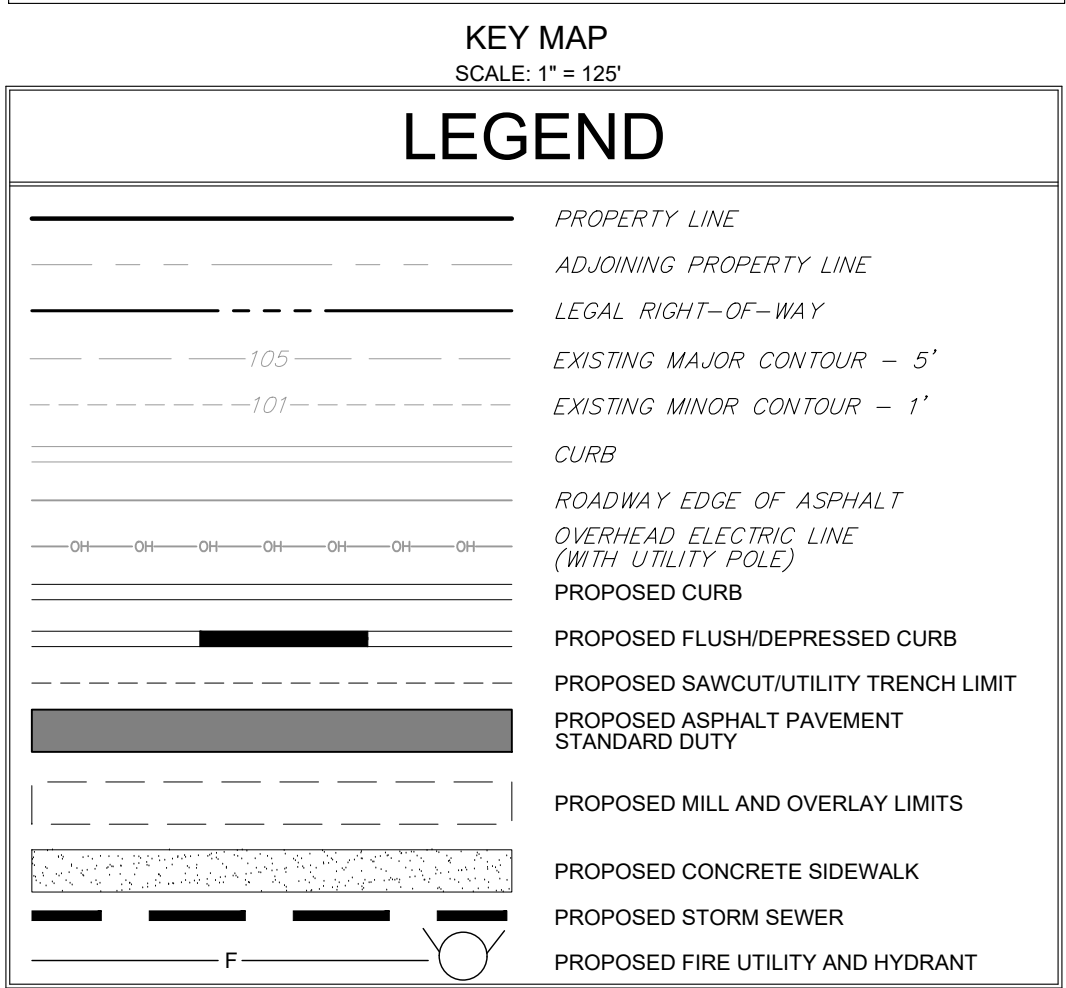
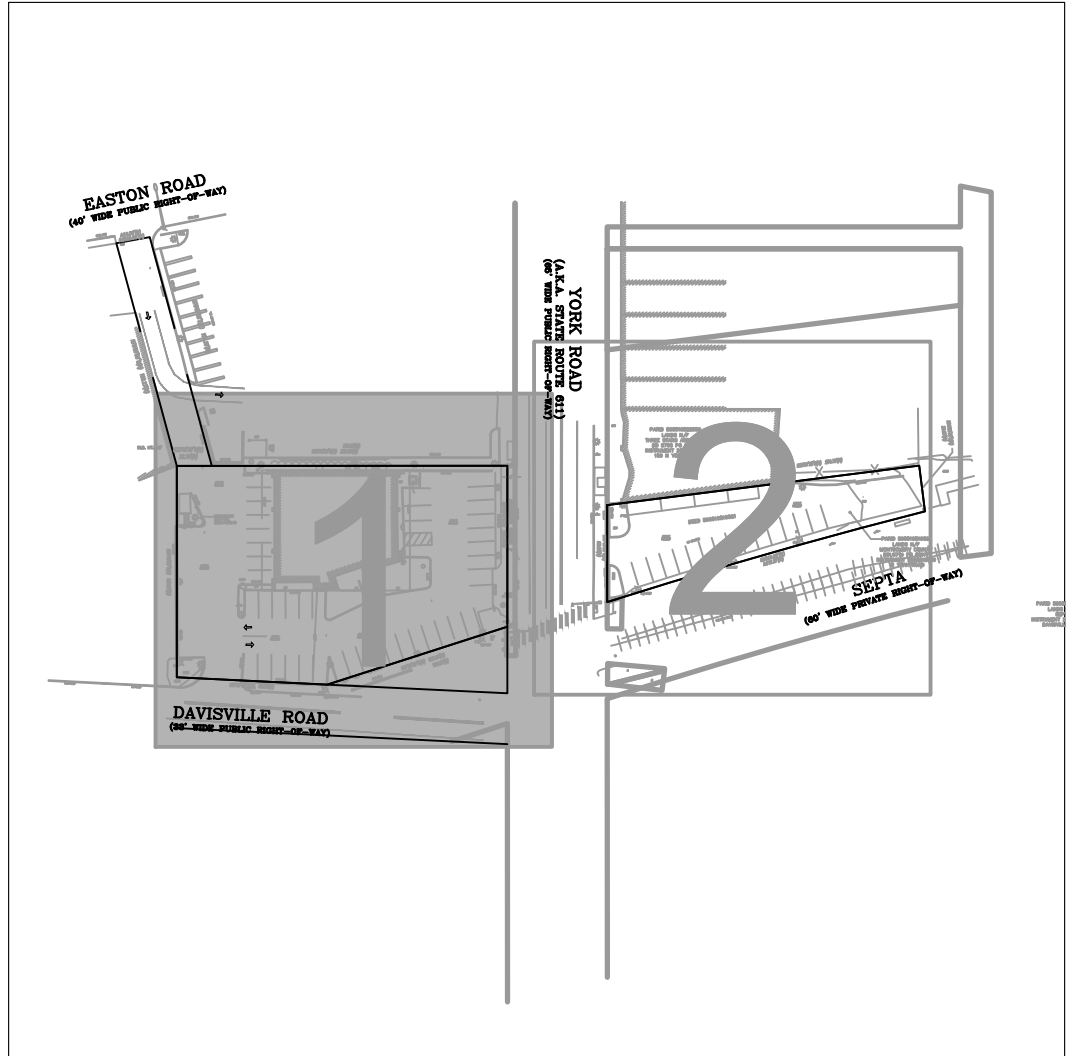
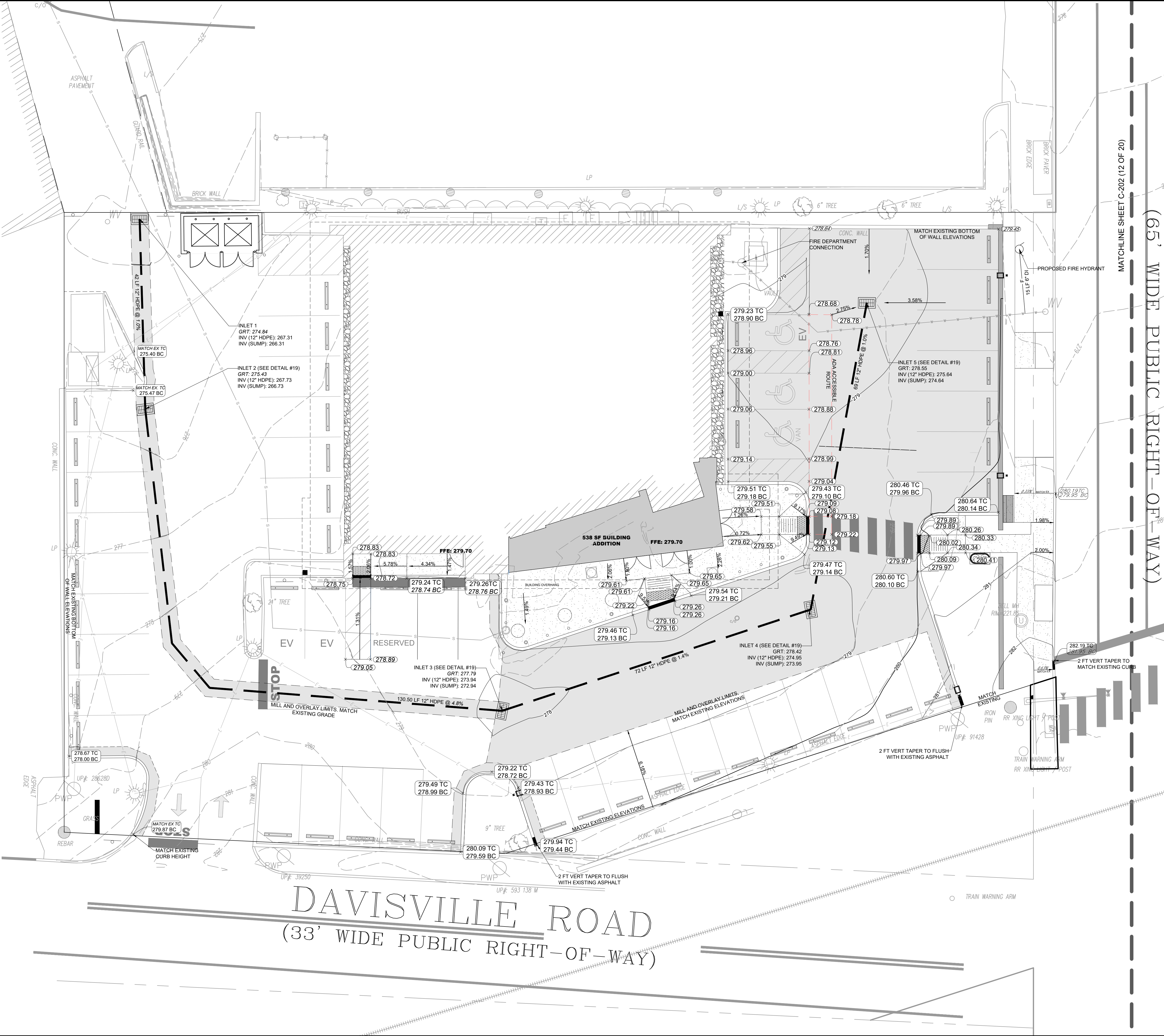
KHA PROJECT 112401002	DATE 04/07/2025	SCALE: AS SHOWN	DESIGNED BY: BAM	DRAWN BY: BAM	CHECKED BY: JEC
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SITE DETAILS

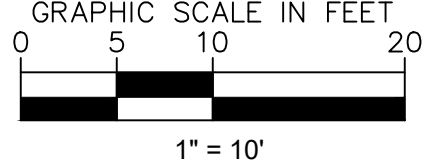
WILLOW GROVE 102 N. YORK RD
PREPARED FOR
MONTGOMERY COUNTY
SITUATED IN
UPPER MORELAND
MONTGOMERY COUNTY, PA

SHEET NUMBER
C-151
10 OF 20

Plotted By: Ottman, Jennifer. Sheet Set: Willow Grove 102 N. York Rd Layout: C-201. July 20, 2026. 06:09:33pm. K:\PHS. P\112401002 - Montico Willow Grove Annex - Upper Moreland Twp., Montgomery Co., PA\CADD\Plan Sheets\C-201 GRADING PLAN.dwg
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- GRADING PLAN NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
 3. IF ANY EXISTING STRUCTURES & UTILITIES ARE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 6. TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY PROVIDED BY <SURVEYOR NAME>. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 8. CONTRACTOR TO MATCH EXISTING GRADE AT PROJECT PROPERTY LINES AND LIMITS OF DISTURBANCE.
 9. NO GRADED SLOPE SHALL EXCEED 3H:1V.
 10. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE BUILDING FOOTPRINT AND PAVED AREA LOCATIONS.
 11. SIDEWALK / CROSSWALK GRADES AND CROSS SLOPE ARE TO BE A MAXIMUM OF 1/4" PER LF (2%, PER ADA).
 12. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
 13. WHERE NOTED, THE EXISTING PAVEMENT SHALL BE MILLED AND OVERLAIN PER THE PROJECT SPECIFICATIONS. CONTRACTOR SHALL MAKE ALL EFFORTS TO MATCH EXISTING GRADES, PAVEMENT PROFILE AND CONDITIONS AS SPECIFIED IN THE PROJECT GUIDELINES TO MAINTAIN CONSISTENCY WITH THE CURRENT PAVEMENT DESIGN AND TOPOGRAPHY. EXISTING POSITIVE DRAINAGE PATTERNS SHALL BE CAREFULLY MAINTAINED TO ENSURE PROPER FLOW TO ALL INLETS, AVOIDING THE CREATION OF LOW SPOTS OR AREAS WHERE WATER CAN ACCUMULATE. ANY POTENTIAL DEVIATION FROM THE ORIGINAL DESIGN OR FINAL CONDITIONS SHALL REQUIRE PRIOR APPROVAL FROM THE CIVIL ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT STANDARDS AND SPECIFICATIONS.



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
1-800-332-7176
SERIAL NUMBER: 20240602154

Kimley»Horn

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620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
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GRADING & UTILITY PLAN 1

WILLOW GROVE 102 N. YORK RD

PREPARED FOR
MONTGOMERY COUNTY
SITUATED IN
UPPER MORELAND
MONTGOMERY COUNTY, PA

C-201

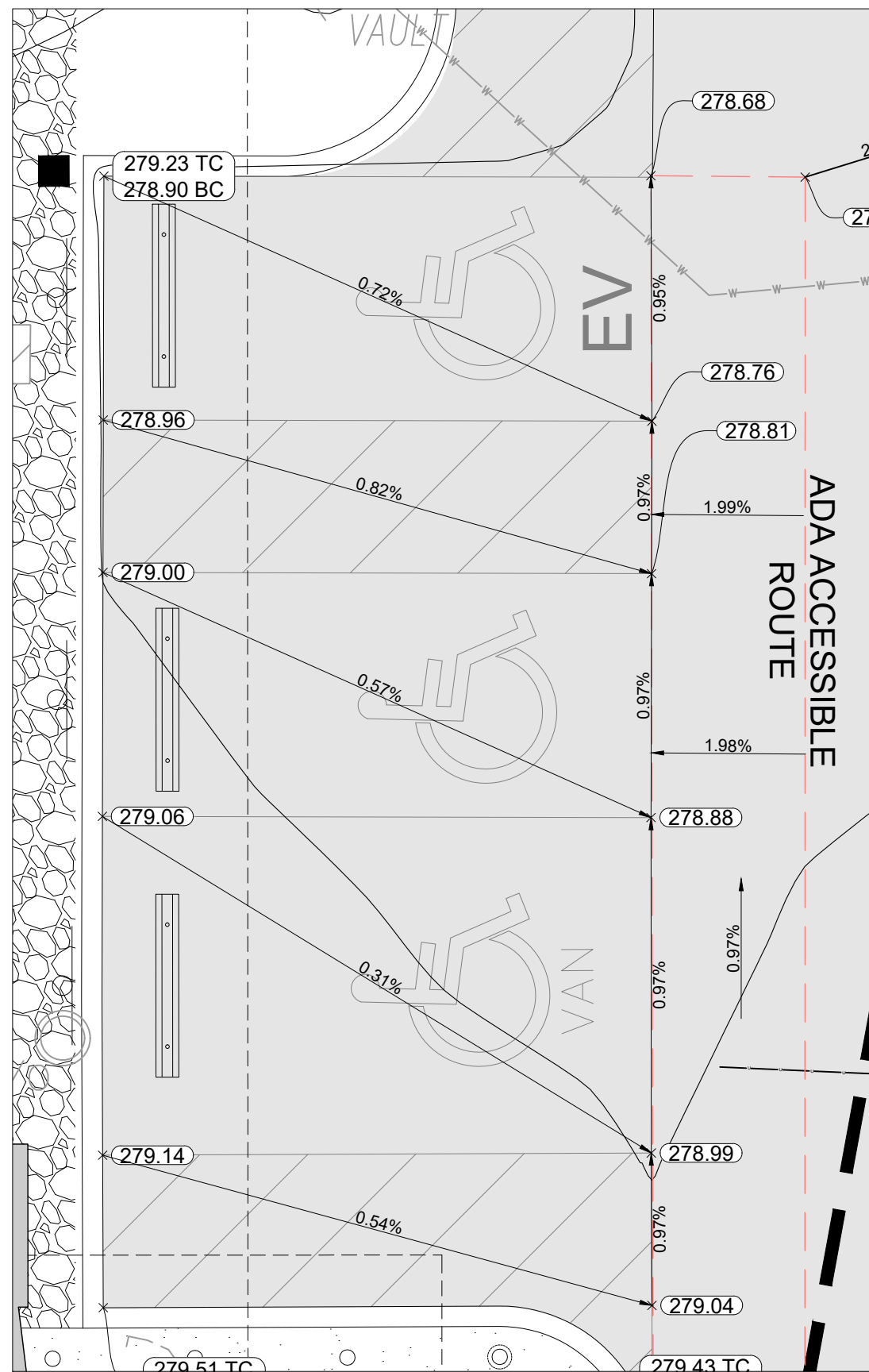
11 OF 20

REVISIONS

No.	DATE	BY
A	16-JUN-2026	JEO

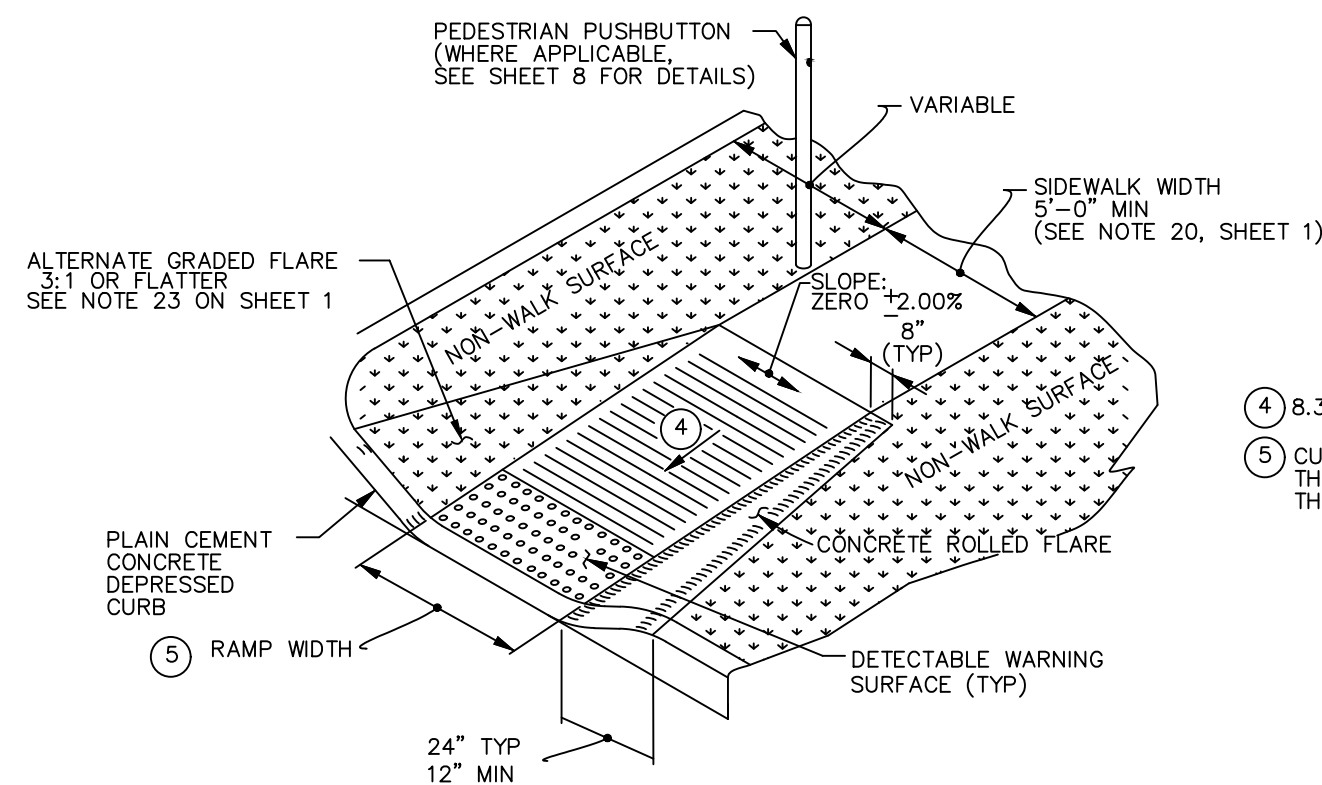
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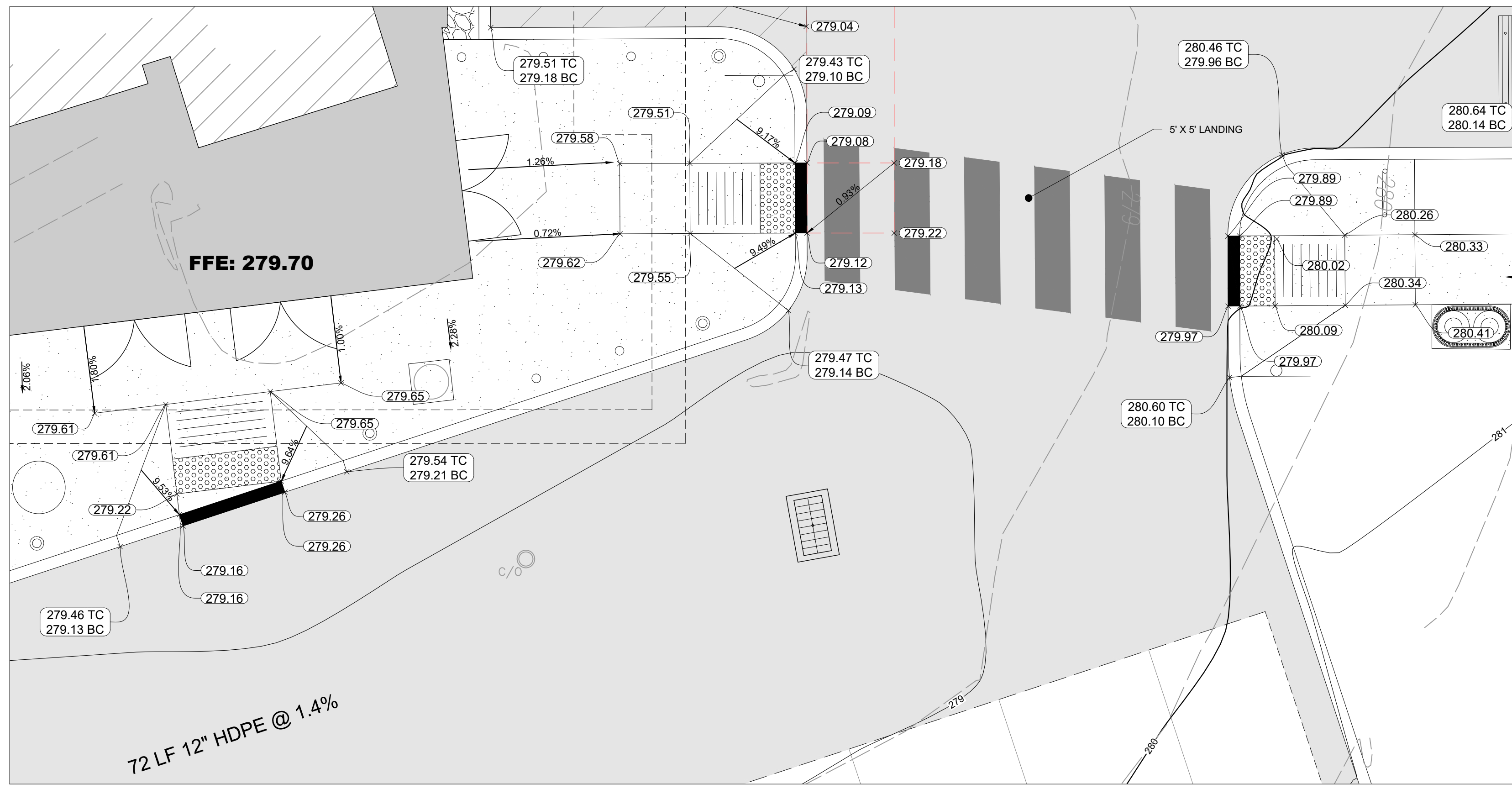
1 ADA ENLARGEMENT #1

Scale: 1" = 5'



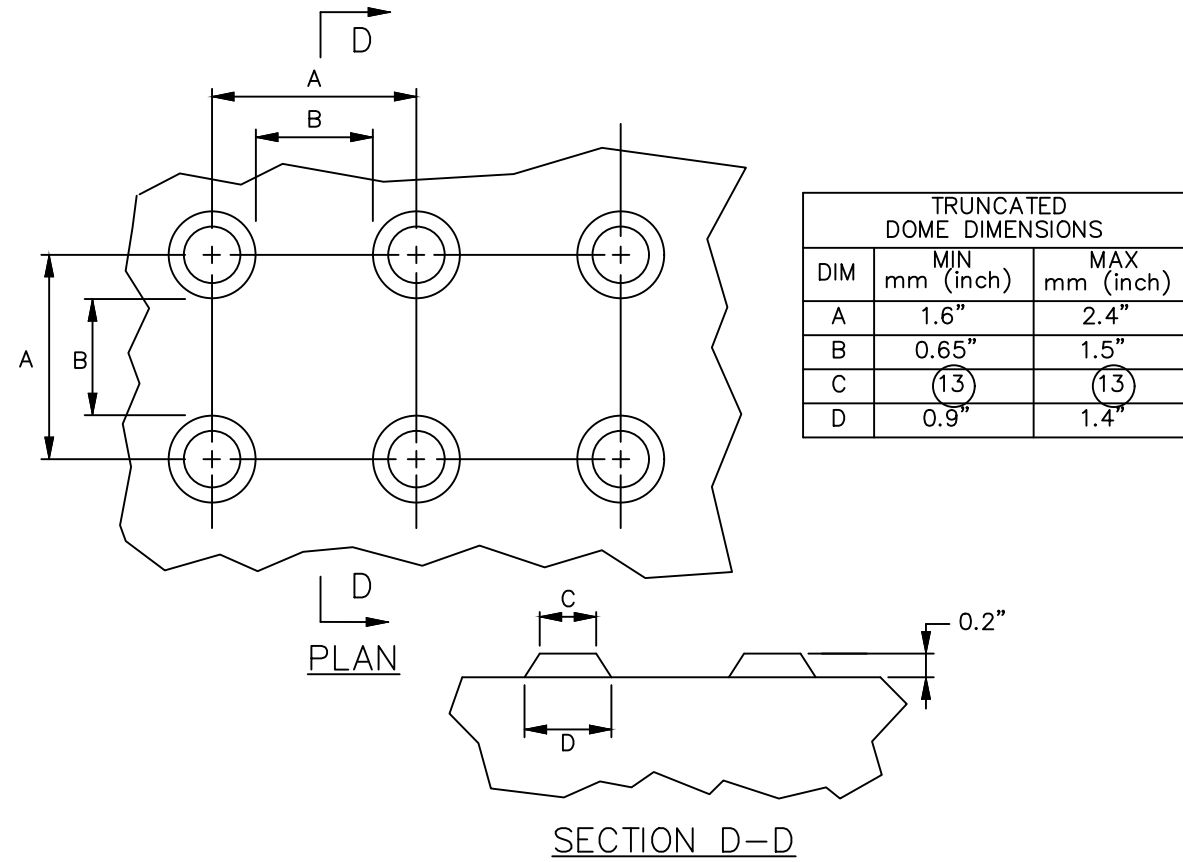
④ 8.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1.

⑤ CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO THE MINIMUM 4'-0".



2 ADA ENLARGEMENT #2

Scale: 1" = 5'

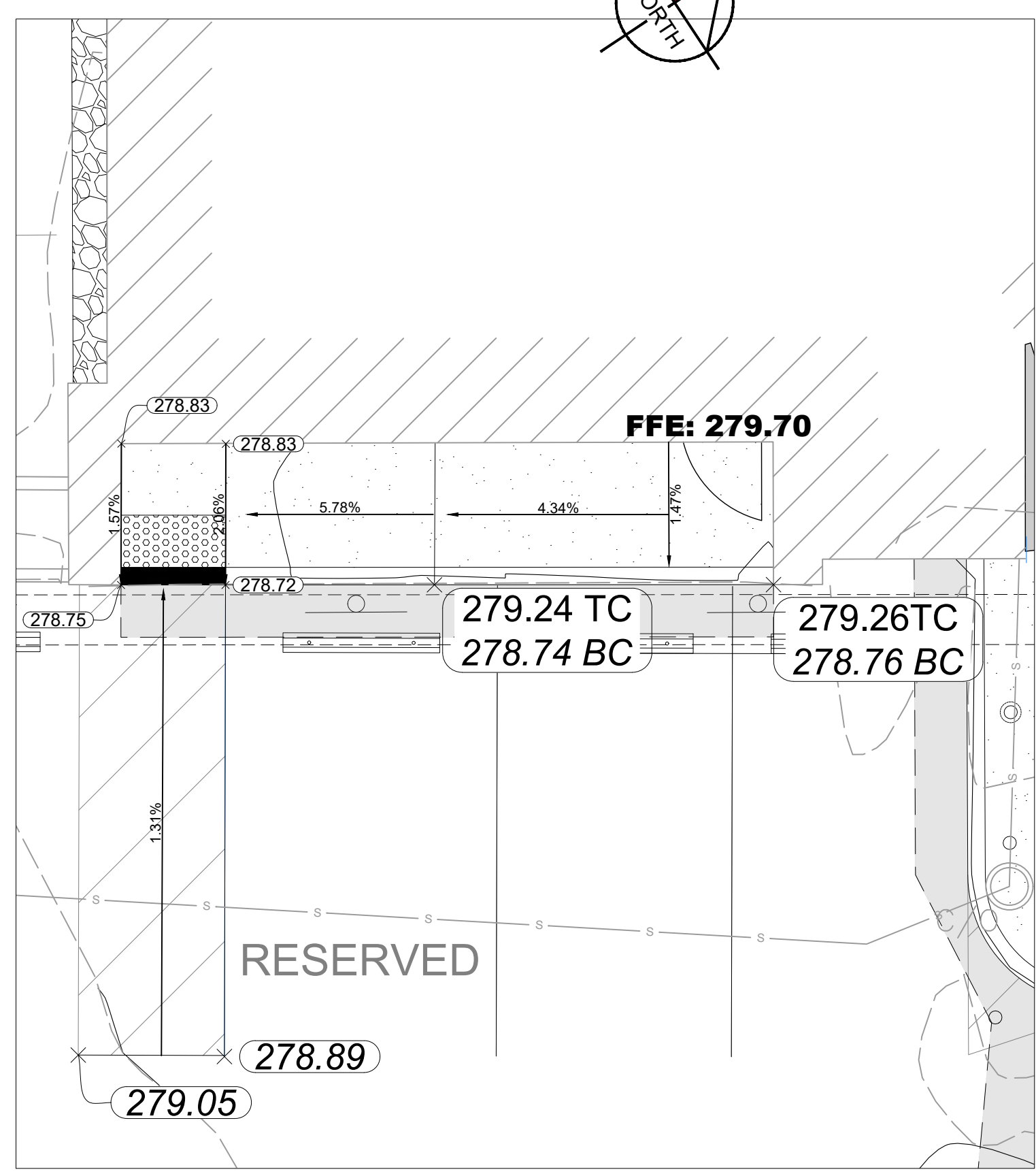


5 PENNDOT DETECTABLE WARNING SURFACE (DWS) DETAIL

Scale: N.T.S.

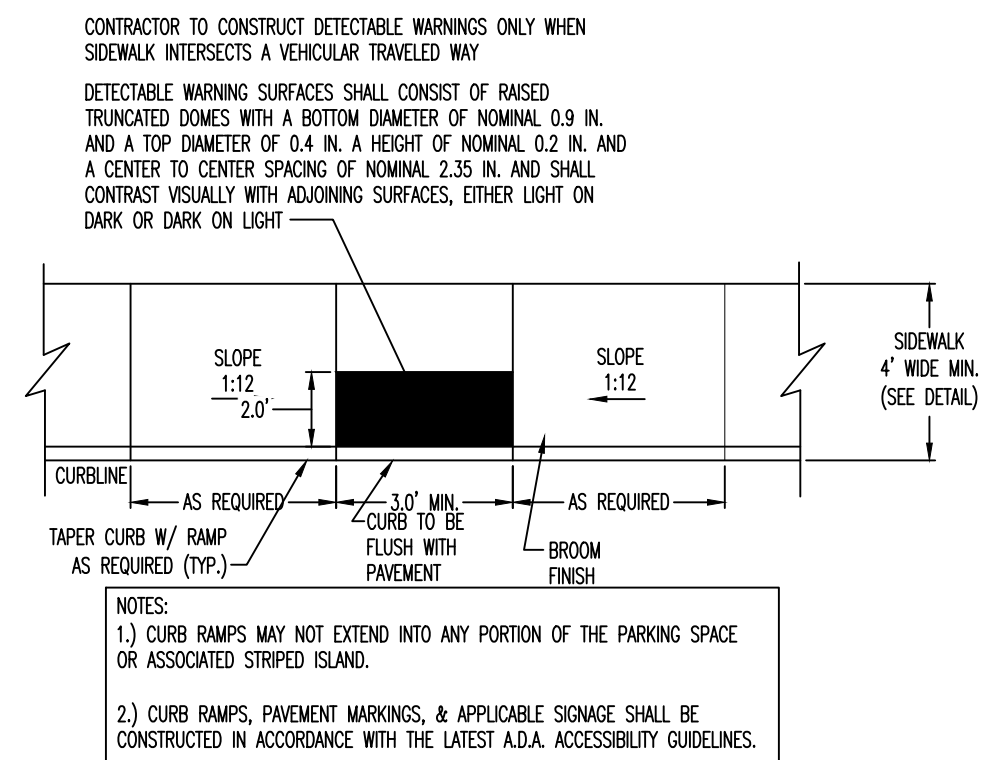
PENNDOT RC-67M CURB RAMP NOTES

- | | | | |
|-----|---|-----|--|
| 1. | PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTIONS 350, 413, 630, 676 AND 695. | 12. | PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. REFER SHEET 9 OF 14 (WITHIN RCH-67M) FOR INSTALLATIONS ALONG CURVED SURFACES. |
| 2. | PROVIDE EXPANSION JOINT MATERIAL, 3/4" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE JOINT OF JOINTER FILLUSH WITH ADJACENT CONCRETE SURFACE. | 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. |
| 3. | CONSTRUCT CURB RAMPS 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 RCH-67M) FOR CROSSWALK DETAILS. | 14. | FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE. |
| 4. | SEAL JOINTS WITH AN APPROVED SEALING MATERIAL. | 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. |
| 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. | 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. |
| 6. | MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO NEW OR EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT. | 17. | THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 1:33.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR FLARED TRANSITION IS NOT TO EXCEED 5.00%. REFER TO SHEET 8 OF 14 (WITHIN RCH-67M) FOR DETAILS. |
| 7. | CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE. | 18. | THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED. |
| 8. | TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE CURB RAMP, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE. | 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 1:21 SLOPE.) |
| 9. | NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS. | 20. | SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'. |
| 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 STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. | 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 |
| 11. | SEE TC-8803 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN. | | |



3 ADA ENLARGEMENT #3

Scale: 1" = 5'

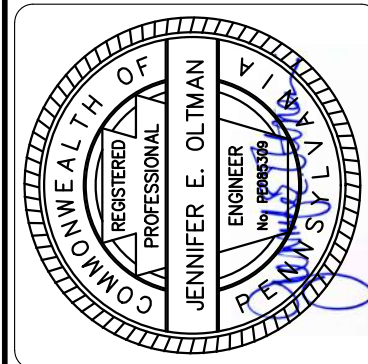


6 PENNDOT TYPE 2 CURB RAMP DETAIL

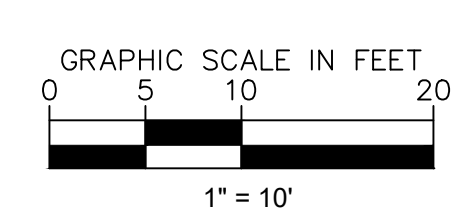
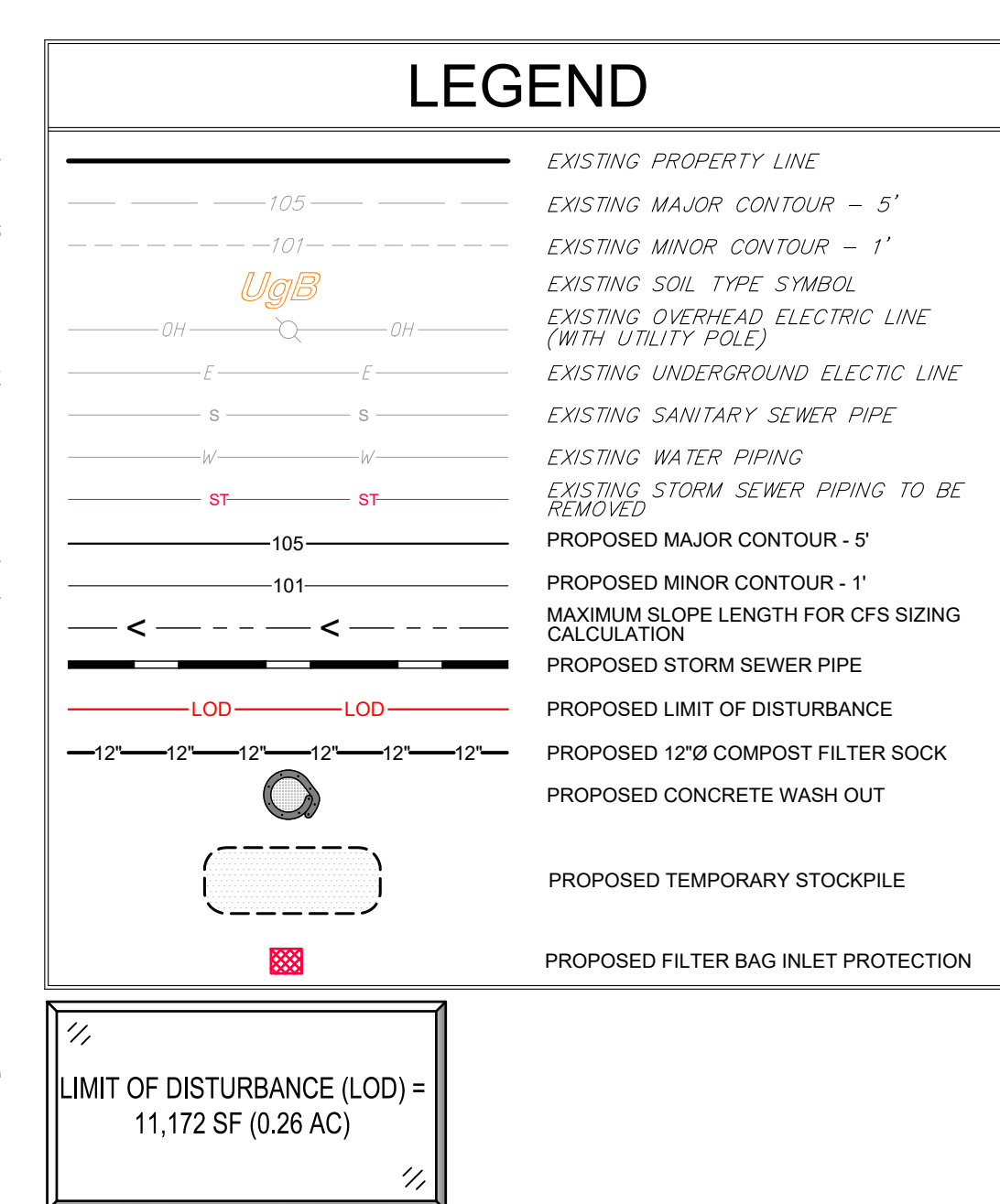
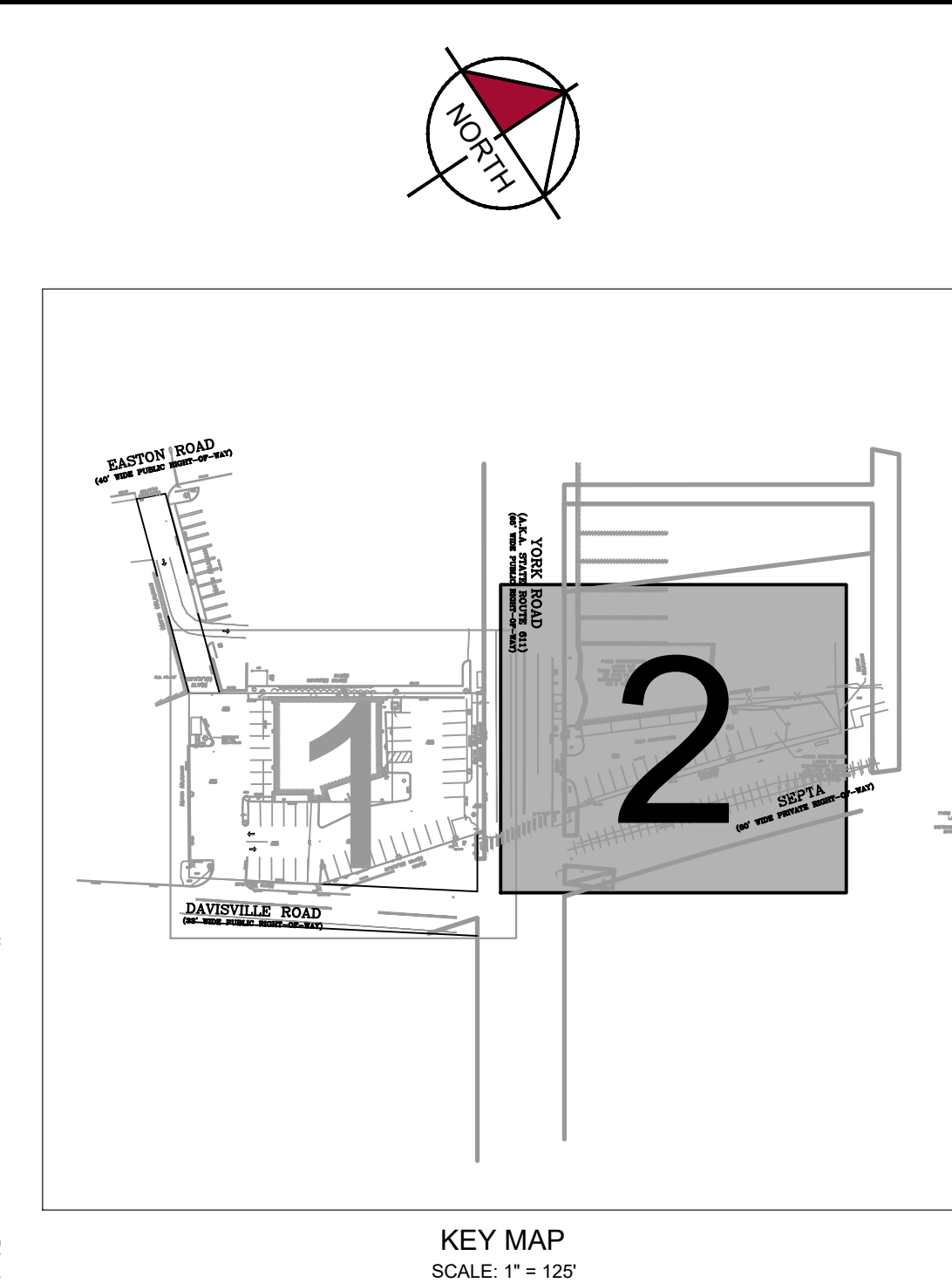
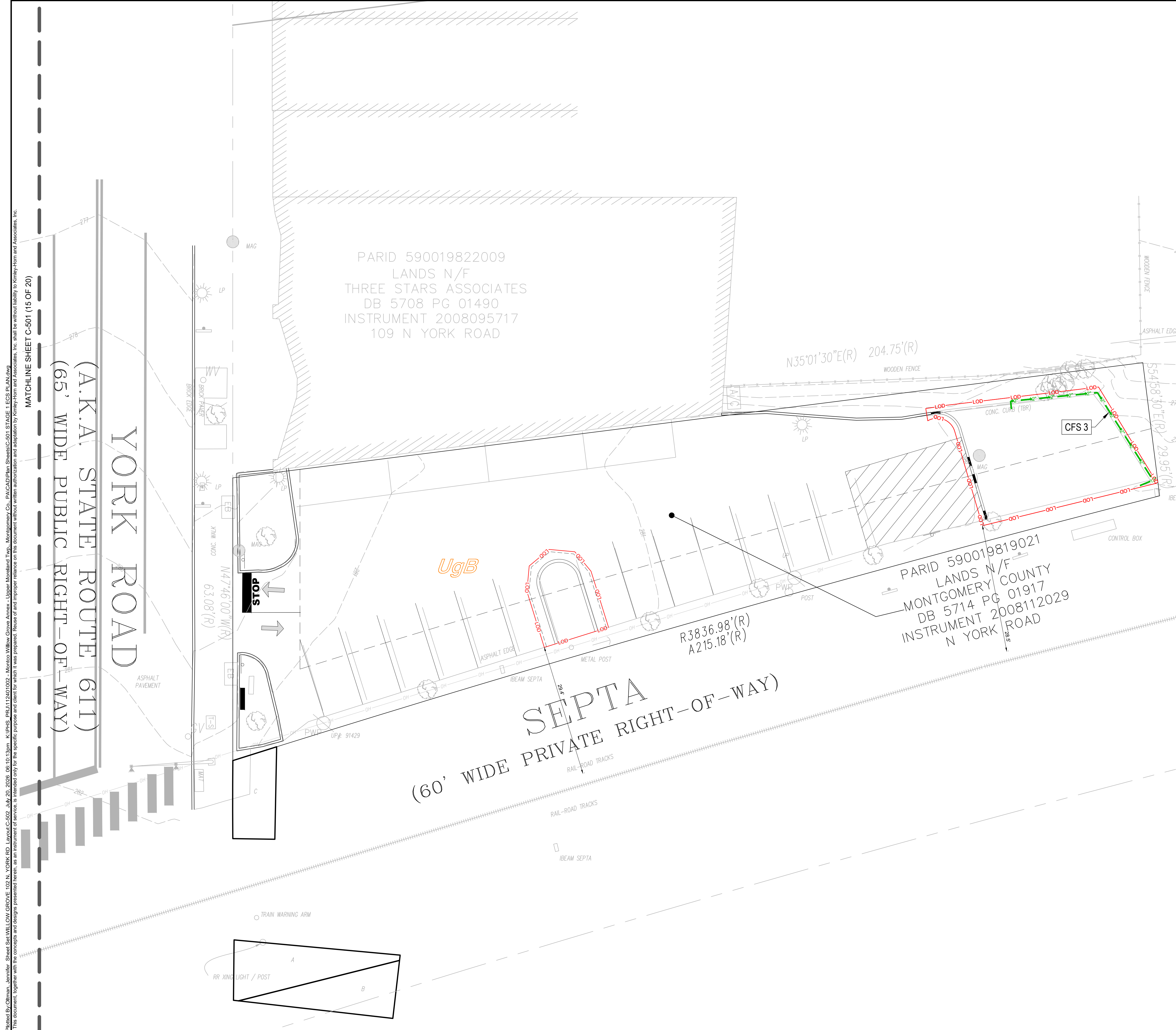
Scale: N.T.S.

- CONTRACT DOCUMENTS
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS 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 NON-WALK 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 RAMPS 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 GRADUAL 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.

PA 1
SYSTEM, INC.
1-800-242-1776
SERIAL NUMBER: 20240882154



ADA ENLARGEMENT PLAN



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

 **PA 1**
OPERATING, INC.
1-800-242-1776

SERIAL NUMBER: 202403882154

[illegible]

Plotted By:Olman, Jennifer Sheet Set:WILLOW GROVE 102 N. YORK RD. Layout:C-550 July 20, 2026 06:10:28pm K:\PHS_PRJ\112401002 - Montco Willow Grove Annex - Upper Moreland Twp., Montgomery Co., PA\CAD\Plan Sheets\C-550 ECS DETAILS.dwg

- ## **FILL MATERIALS**

SHEET NUMBER
C-550
17 OF 20

THESE PLANS INDICATE CRITICAL AREAS FOR EROSION & SEDIMENT CONTROL PLACEMENT BUT DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING ADDITIONAL CONTROLS AS SITE CONDITIONS WARRANT. THE ENVIRONMENTAL COMPLIANCE MANAGER FOR THE PROJECT AND OR CONSERVATION DISTRICT MAY DIRECT THE CONTRACTOR TO INSTALL E&S BMPs NOT DEPICTED ON THESE DRAWINGS IN ORDER TO PROTECT DOWN GRADIENT AREAS FROM EROSION AND SEDIMENTATION DURING CONSTRUCTION.

Plotted By: Ottman, Jennifer - Street Set/Willow Grove Layout-C-551 July 20, 2026 06:10:38pm K:\PHS_PRA\112401002 - Montico Willow Grove Annex - Upper Moreland Twp., Montgomery Co., PA\CADD\Plan Sheets\C-550 EGS DETAILS.dwg
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VEGETATIVE STABILIZATION STANDARDS

TEMPORARY VEGETATIVE STABILIZATION

- ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS OR WILL CEASE FOR MORE THAN FOUR (4) DAYS SHALL BE IMMEDIATELY TEMPORARY STABILIZED.
- 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.
- 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.
- BEFORE SEEDING, APPLY LIME AND FERTILIZER IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS, AND WORK IN WHERE POSSIBLE.
- FOR BEST RESULTS, TEMPORARY SEED MIXES SHOULD BE CHOSEN BASED ON THE PROPER MIX FOR THE TIME OF THE YEAR.
- 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.
- IMMEDIATELY AFTER SEEDING, APPLY MULCH IN ACCORDANCE WITH SECTION 3.
- 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.

PERMANENT VEGETATIVE STABILIZATION

- 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.
- 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.
- 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).
- 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.
- FOR BEST RESULTS, PERMANENT SEED MIXES SHOULD BE CHOSEN BASED ON THE PROPER MIX FOR THE TYPE OF SLOPE.
- 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 SUPPLIED WHEREVER POSSIBLE. SEEDING SHALL BE DONE DURING PERIODS FROM MARCH 15 TO OCTOBER 15, UNLESS OTHERWISE DIRECTED, AND GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.
- 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 SOD 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."

MULCHING

- AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE IMMEDIATELY PLACED, ANCHORED AND MAINTAINED ON THE SEEDED AREAS UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER HAS BEEN ACHIEVED.
- MULCH MATERIAL SHALL BE FREE FROM FOREIGN MATERIAL, COARSE STEMS, MOLD, SUBSTANCES TOXIC TO PLANT GROWTH, AND MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITED AND NOXIOUS WEEDS AS DEFINED BY LAW. GRASS HAY AND CEREAL STRAW ARE PREFERRED MULCHES AND SHOULD BE APPLIED TO PRODUCE A LOOSE LAYER .75 TO 1 INCH DEEP.
- STRAW OR HAY SHOULD NOT BE CHOPPED OR FINELY BROKEN DURING APPLICATION. LONG STRAWS AND STEMS ARE MORE READILY ANCHORED IN PLACE AND AFFORD SEEDLING PLANTS MORE PROTECTION THAN DOES CHOPPED STRAW OR HAY.
- MULCH SHALL BE APPLIED AT THE RATE SPECIFIED IN THE TEMPORARY AND PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS. MULCH SHALL BE KEPT MOIST BY WATERING TO PREVENT BLOWING AWAY, AND SHALL BE CRIMPED INTO THE SOIL ON SLOPES FLATTER THAN 3H:1V.
- IF MULCH IS USED AS AN ALTERNATIVE TO EROSION CONTROL BLANKET ON SLOPES 3H:1V OR STEEPER, IT SHALL BE HELD IN PLACE BY ONE OF THE FOLLOWING METHODS:
 - SYNTHETIC BINDERS SUCH AS CURASOL, DCA-70, PETROSET, TERRA-TACK, OR APPROVED EQUAL APPLIED AS RECOMMENDED BY THE MANUFACTURER.
 - NETTING MADE OF LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON PLACED OVER MULCH AND ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

HYDROSEEDING

- 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.
- LIME, FERTILIZE AND SEED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS. IF FERTILIZER IS COMBINED WITH INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN HALF AN HOUR TO AN HOUR. IF INOCULANT REMAINS IN THE TANK FOR MORE THAN 1 HOUR, ADD NEW SUPPLY OF INOCULANT. USE FIVE (5) TIMES THE RATE OF INOCULANT RECOMMENDED ON THE PACKAGE WHEN SEEDING WITH A HYDROSEEDER.
- IMMEDIATELY AFTER HYDROSEEDING, APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH SECTION 3.
- HYDROSEEDING SHALL BE DONE DURING PERIODS FROM MARCH 15 THROUGH OCTOBER 15, UNLESS OTHERWISE DIRECTED, AND SHALL NOT BE DONE AFTER A HEAVY RAIN OR WATERING.

TOPSOIL APPLICATION NOTES

- GRADED AREAS SHOULD BE SCARIFIES 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.
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREAS TO A DEPTH OF 4 TO 6 INCHES MINIMUM (2 INCHES ON FILL SLOPES). SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OF 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.
- 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 SEEDED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG THE CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.
- FIELD EXPLORATION OF THE SITE SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT SURFACE SOIL OF GOOD QUALITY TO JUSTIFY STRIPPING. TOPSOIL SHALL BE FRABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS, AND SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
- ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE FOLLOWING CRITERIA:
 - ORGANIC MATTER CONTENT SHALL BE NOT LESS THAN 1.5% BY WEIGHT
 - PH RANGE SHALL BE FROM 6.0 - 7.5. IF PH IS LESS THAN 6.0, LIME SHALL BE ADDED IN ACCORDANCE WITH SOIL TEST RESULTS OR IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.
 - SOLUBLE SALTS SHALL NOT EXCEED 500 PPM.
- IF ADDITIONAL OFF-SITE TOPSOIL IS NEEDED, IT MUST MEET THE STANDARDS STATED ABOVE.
- GC TO TEST SOIL PRIOR TO TOPSOIL REDISTRIBUTION.

SEEDING SPECIFICATIONS

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.

(TEMPORARY)	SPRING		FALL		WINTER	
	MARCH 16 - AUGUST 15	AUGUST 16 - OCTOBER 15	OCTOBER 16 - MARCH 15			
SPECIES:	ANNUAL RYEGRASS	ANNUAL RYEGRASS	WINTER RYE			
	% PURE LIVE SEED (PLS):	81%	81%	83%		
APPLICATION RATE:	40 LB/ACRE	40 LB/ACRE	168 LB/ACRE			
SPECIES:	SPRING OATS	WINTER WHEAT				
	% PURE LIVE SEED (PLS):	83%	83%			
APPLICATION RATE:	96 LB/ACRE	180 LB/ACRE				
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					

(PERMANENT)

TOPSOIL PLACEMENT DEPTH: 4-6 INCHES MINIMUM

SEED MIXTURE:	NURSE CROP (PICK ONE)		+	SPECIES A (PICK ONE)		+	SPECIES B (PICK ONE)	
	SPRING			SPRING OR FALL			FALL	
NURSE CROP SPECIES 1:	SPRING OATS			ANNUAL RYEGRASS			WINTER WHEAT	
	% PURE LIVE SEED (PLS):	83%		81%			83%	
APPLICATION RATE:	64 LBS/AC			10 LBS/AC			90 LBS/AC	
SPECIES A:	TALL FESCUE			FINE FESCUE			KENTUCKY BLUEGRASS	
	% PURE LIVE SEED (PLS):	76%		76%			64%	
APPLICATION RATE:	60 LBS/AC			35 LBS/AC			25 LBS/AC	
SPECIES B:	REDTOP			PERENNIAL RYEGRASS				
	% PURE LIVE SEED (PLS):	74%		81%				
APPLICATION RATE:	3 LBS/AC			15 LBS/AC				
FERTILIZER TYPE:	COMMERCIAL 10-20-20							
	FERTILIZER APPL. RATE:	1,000 LB/ACRE (OR AS PER SOIL TEST)						
LIMING RATE:	6 TONS/ACRE (OR AS PER SOIL TEST)							
	MULCH TYPE:	GRASS HAY OR CEREAL STRAW						
MULCHING RATE:	3 TONS/ACRE							
	ANCHOR MATERIAL:	NOT APPLICABLE						
ANCHORING METHOD:	CRIMPING							
RATE OF ANCHOR MATERIAL APPL.:	NOT APPLICABLE							
SEEDING SEASON DATES:	SPRING			FALL				
	MARCH 15 - JUNE 1			AUGUST 15 - OCTOBER 15				

(PERMANENT - STEEP SLOPES ≥ 3:1)

TOPSOIL PLACEMENT DEPTH: 4-6 INCHES MINIMUM (2 INCHES ON FILL OUTSLOPES)

SEED MIXTURE:	NURSE CROP (PICK ONE)		+	SPECIES A (PICK ONE)		+	SPECIES B (PICK ONE)	
	SPRING			SPRING			FALL	
NURSE CROP SPECIES 1:	SPRING OATS			ANNUAL RYEGRASS			WINTER WHEAT	
	% PURE LIVE SEED (PLS):	83%		81%			83%	
APPLICATION RATE:	64 LBS/AC			10 LBS/AC			90 LBS/AC	
(MOWED)							(NOT MOWED)	
	TALL FESCUE			BIRDSFOOT TREFOIL				
% PURE LIVE SEED (PLS):	76%			76%			76%	
	APPLICATION RATE:	40 LBS/AC		- OR -			6 LBS/AC	
SPECIES B:	FINE FESCUE						TALL FESCUE	
	% PURE LIVE SEED (PLS):	76%					76%	
APPLICATION RATE:	10 LBS/AC						30 LBS/AC	
FERTILIZER TYPE:	COMMERCIAL 10-20-20							
	FERTILIZER APPL. RATE:	1,000 LB/ACRE (OR AS PER SOIL TEST)						
LIMING RATE:	6 TONS/ACRE (OR AS PER SOIL TEST)							
	MULCH TYPE:	EROSION CONTROL BLANKET (REFER TO PLANS FOR TYPE)						
MULCHING RATE:	NOT APPLICABLE							
	ANCHOR MATERIAL:	STEEL						
ANCHORING METHOD:	STAPLE							
	STAPLE PATTERN "D" (REFER TO STANDARD CONSTRUCTION DETAIL #11-1)							
RATE OF ANCHOR MATERIAL APPL.:	SPRING			FALL				
	SEEDING SEASON DATES:	MARCH 15 - JUNE 1		AUGUST 15 - OCTOBER 15				

(PERMANENT - BMP SEEDING)

TOPSOIL/MEDIA DEPTH: REFER TO SPECIFIC BMP DETAIL

SEED MIXTURE:	NURSE CROP (PICK ONE)		+	ERNST MIX (PICK ONE)	
	SPRING			SPRING	FALL
NURSE CROP SPECIES 1:	JAPANESE MILLET			BARNYARD GRASS	GRAIN RYE
	% PURE LIVE SEED (PLS):	78%		78%	83%
APPLICATION RATE:	10 LBS/AC			10 LBS/AC	30 LBS/AC
ERNST MIX:	183				
	% PURE LIVE SEED (PLS):	(PER SUPPLIER)			
APPLICATION RATE:	40 LBS/AC				
FERTILIZER TYPE:	COMMERCIAL 10-20-20				
	FERTILIZER APPL. RATE:	1,000 LB/ACRE (OR AS PER SOIL TEST)			
LIMING RATE:	6 TONS/ACRE (OR AS PER SOIL TEST)				
	MULCH TYPE:	EROSION CONTROL BLANKET (REFER TO PLANS FOR TYPE)			
MULCHING RATE:	NOT APPLICABLE				
	ANCHOR MATERIAL:	STEEL			
ANCHORING METHOD:	STAPLE				
	STAPLE PATTERN "D" (REFER TO STANDARD CONSTRUCTION DETAIL #11-1)				
RATE OF ANCHOR MATERIAL APPL.:	SPRING			FALL	
	SEEDING SEASON DATES:	MARCH 15 - JUNE 1		AUGUST 15 - OCTOBER 15	

1 NURSE CROP SPECIES TO BE SELECTED BASED ON TIME OF PLANTING SEEDING SEASON

NOTES:

- ALTERNATE TEMPORARY AND/OR PERMANENT SEEDING MIXTURES MAY BE PROVIDED IN ACCORDANCE WITH THE SEED MIXTURES FOR SITE CONDITIONS SPECIFIED IN TABLE 11.5 OF THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, TECHNICAL GUIDANCE 363-2134-008, MARCH 2012."
- SEEDING RATES ARE STATED AS POUNDS PER ACRE (LBA) OF PURE LIVE SEED (PLS). PLS IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES THE PERCENTAGE OF GERMINATION DIVIDED BY 100. SEED SHOULD NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL. USE OF SEED OLDER THAN ONE YEAR COULD RESULT IN LESS THAN SATISFACTORY VEGETATIVE COVERAGE AND THE NEED TO RE-SEED THE DISTURBED AREA.
- A COMPOST BLANKET WHICH MEETS THE STANDARDS OF CHAPTER 11 MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN TABLE 11.2 OF THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, TECHNICAL GUIDANCE 363-2134-008, MARCH 2012."

SEQUENCE OF CONSTRUCTION

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.

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, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE CONSERVATION DISTRICT.

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.

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 PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

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

- FIELD MARK LIMIT OF DISTURBANCE (L.O.D.) AS DEPICTED ON THIS PLAN USING TEMPORARY CONSTRUCTION FENCING AND/OR PAINT (PAINT ONLY TO BE USED FOR PAVED AREAS. ALL OTHER AREAS WILL REQUIRE TEMPORARY CONSTRUCTION FENCING). L.O.D. TO BE FIELD MARKED BY A LICENSED SURVEYOR.
- INSTALL THE FOLLOWING EROSION AND SEDIMENT POLLUTION CONTROL BMP'S AS SHOWN ON THE PLAN:
 - INSTALL COMPOST FILTER SOCKS. PERFORM INITIAL CLEARING WHICH SHALL BE LIMITED TO THE AREAS NEEDED TO INSTALL THE PROPOSED PERIMETER BMP'S. TREE CLEARING IS ALLOWED TO THE STUMPS BUT GRUBBING IS NOT ALLOWED UNTIL ALL PERIMETER E&S CONTROLS ARE INSTALLED AND FUNCTIONING PROPERLY.
- INSTALL STORM SEWER STRUCTURES WITH ASSOCIATED PIPING.
 - CONSTRUCT NEW STORM SEWERS FROM DOWN STREAM TO UPSTREAM.
 - TRENCH ONLY AS FAR IN ONE DAY AS PIPE CAN BE INSTALLED IN THAT SAME PERIOD.
 - PLACE SPOIL UPSLOPE OF THE TRENCH BACKFILL TRENCH AND STABILIZE IMMEDIATELY.
 - ALL INLETS SHALL HAVE THE DESIGNATED INLET PROTECTION (EITHER FILTER BAGS OR ALTERNATE TYPE C/M INLET PROTECTION - NOT AT GRADE).
- DEMOLISH REMAINING ITEMS NOTED TO BE REMOVED ON THE EXISTING CONDITIONS AND DEMOLITION PLAN(S). (REFERENCE SHEET C-050 - C-052).
 - OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE AND BUILDING MATERIAL OR WASTE AT THIS SITE. ANY WATER TRAPPED IN LOW LYING AREA MUST BE PUMPED THROUGH A FILTER BAG.
- STRIP ANY TOPSOIL AND STOCKPILE AS SHOWN ON THE PLAN.
 - INSTALL COMPOST FILTER SOCK AND PROVIDE IMMEDIATE TEMPORARY STABILIZATION FOR THE STOCKPILE.
 - AS SOON AS AREAS ARE DISTURBED, PROVIDE TEMPORARY STABILIZATION UPON COMPLETION OR TEMPORARY CESSATION OF ALL EARTH DISTURBANCE ACTIVITIES OF AT LEAST FOUR (4) DAYS. TO AVOID AIRBORNE PARTICLE ISSUES, DUST CONTROL MEASURES SHOULD BE ENACTED.
- ROUGH GRADE PROPOSED ACCESS DRIVES, PARKING AREAS AND SIDEWALKS TO THE LIMITS AS SHOWN ON THE PLAN.
 - PROVIDE TEMPORARY / PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IMMEDIATELY AFTER ACTIVITIES ARE COMPLETED.
 - ALL PROPOSED PERMANENT PAVEMENT AREAS SHALL BE TEMPORARY STABILIZED WITH THE APPLICABLE STONE SUBBASE AS REQUIRED WITH THE PERMANENT PAVEMENT DESIGN AS SOON AS PRACTICAL.
 - ALL OPEN SPACE AREAS THAT REACH FINAL GRADE (I.E. WILL NOT BE DISTURBED IN FUTURE STEPS) SHALL BE PERMANENTLY STABILIZED, INCLUDING BUT NOT LIMITED TO TOPSOIL REDISTRIBUTION, SEEDING AND MULCHING.
 - ALL REMAINING AREAS SHALL BE TEMPORARY STABILIZED UPON TEMPORARY CESSATION OF WORK, FOUR (4) DAYS OR MORE.
- INSTALL CONCRETE CURBING AND SIDEWALKS. ANY DAMAGE INCURRED WITHIN THE RIGHT-OF-WAY OF YORK ROAD AND DAVISVILLE ROAD SHALL BE REPAIRED AT THE OWNER'S SOLE EXPENSE. ANY SEDIMENT TRACKED ONTO THE ROADWAY SHALL BE IMMEDIATELY CLEANED AND RETURNED TO THE SOIL STOCKPILE.
- MILL AND OVERLAY THE REMAINING ASPHALT PAVEMENT WITHIN THE LIMITS SHOWN ON THE PLAN.
- INSTALL ANY REMAINING FINAL VEGETATION INCLUDING ANY AREAS THAT ARE NOT PERMANENTLY STABILIZED WITH SEED OR SOD, AND LANDSCAPING.
- UPON SITE STABILIZATION (ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATIONS OR PAVEMENT, OR HAVE A STAND OF GRASS AT LEAST 70 PERCENT PERENNIAL/VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION) AND BEFORE ANY TEMPORARY BMPS ARE REMOVED, THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED. UPON APPROVAL FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES AND DEMOBILIZE. IMMEDIATELY REPAIR AND STABILIZE ANY DISTURBANCE ASSOCIATED WITH SEDIMENT CONTROL REMOVAL.
- CLEAR SITE OF ALL UNWANTED MATERIAL. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL ONSITE MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE AND BUILDING MATERIAL OR WASTE AT THIS SITE.

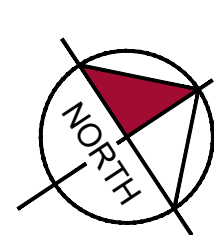
DUST CONTROL REQUIREMENTS

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

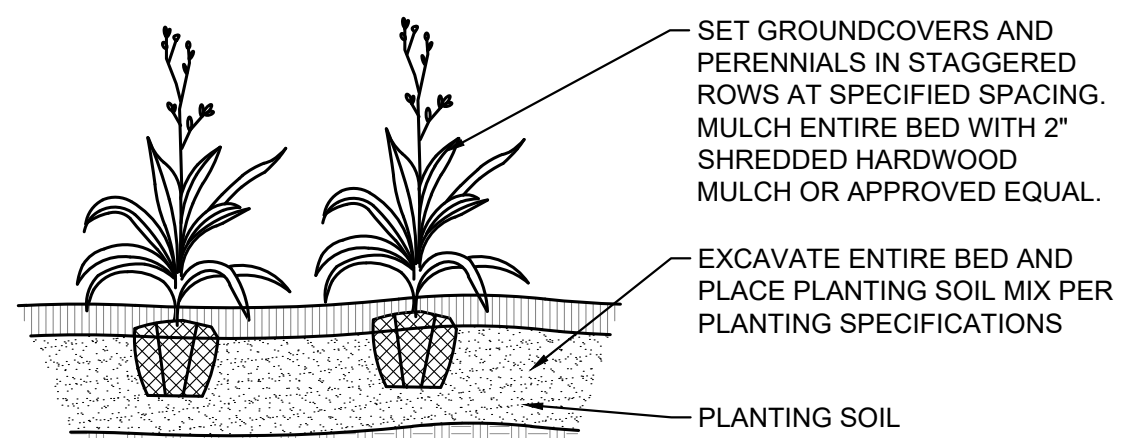
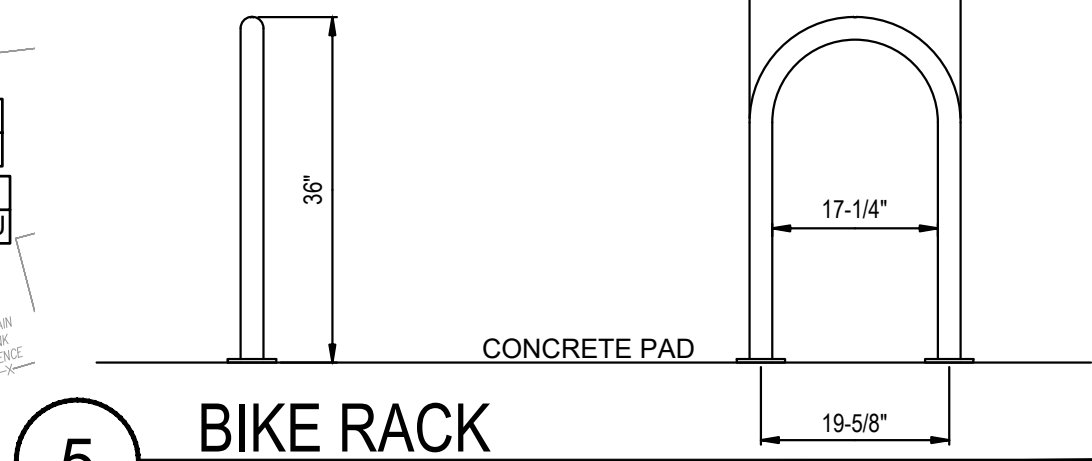
- FUGITIVE DUST FORM CONSTRUCTION, DEMOLITION, AND EARTHWORKS ACTIVITIES MAY NOT BE VISIBLE AT THE POINT IT PASSES THE WORKSITE PROPERTY LINE.
- USE OF VACUUM OR SIMILAR SUCTION SYSTEMS TO CAPTURE DUST KICKED UP BY POWER TOOLS WHEN GRINDING / CUTTING.
- APPLICATION OF WATER OR APPROVED DUST SUPPRESSANT 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 OR STRUCTURE. MATERIALS MUST BE WETTED WHEN DROPPED, AND / OR EXIT OF CHUTE MUST BE SEALED AGAINST THE TOP OF THE RECEIVING CONTAINER / DUMPSTER.
- 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

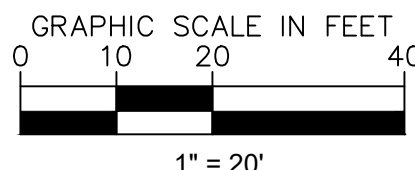
- AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHOULD BE SCARIFIED TO A DEPTH OF 3 TO 5 INCHES, OR 6 TO 12 INCHES ON COMPACTED SOILS, PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO 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. SHOULD 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



	EXISTING PROPERTY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CURB
	EXISTING ROADWAY EDGE OF ASPHALT
	EXISTING OVERHEAD ELECTRIC LINE (WITH UTILITY POLE)
	PROPOSED CURB
	PROPOSED FLUSH/DEPRESSED CURB
	PROPOSED PAVEMENT EDGE OF CONCRETE
	PROPOSED CONCRETE SIDEWALK



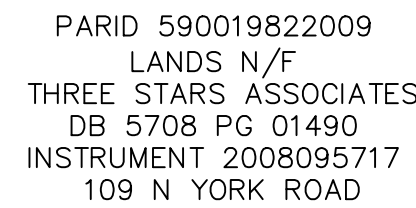
4 NOT TO SCALE



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: 20240882154

NOT TO SCALE



CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
TREES					
LA	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	
DD	2	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Fruitless Sweetgum	B & B	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
SHRUBS					
BSE	42	Buxus sempervirens	Common Boxwood	Cont.	24" HT MIN.
HQU	13	Hydrangea quercifolia	Oakleaf Hydrangea	Cont.	24" HT MIN.
LBZ	8	Lindera benzoin	Spicebush	Cont.	24" HT MIN.
POP	10	Physocarpus opulifolius	Ninebark	Cont.	24" HT MIN.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES					
CPE	173	Carex pensylvanica	Pennsylvania Sedge	1 Pint	18" o.c.
PVI	202	Panicum virgatum	Switch Grass	1 GAL.	18" o.c.
SSC	107	Schizachyrium scoparium	Little Bluestem	1 QT.	18" o.c.
PERENNIALS					
AST	113	Asclepias tuberosa	Butterfly Milkweed	1 QT.	18" o.c.
ANA	98	Aster novae-angliae	New England Aster	1 QT.	15" o.c.
EMA	44	Eupatorium maculatum	Joe Pye Weed	1 QT.	18" o.c.
IRV	98	Iris versicolor	Blue Flag	1 QT.	18" o.c.
JEF	143	Juncus effusus	Soft Rush	FLAT	15" o.c.



MODEL:
MODEL #: RB-28
LENGTH: 6 FT
COLOR: BLACK POWDER COATED
OR APPROVED EQUAL

NOTES
1. BENCH TO BE SURFACE MOUNTED.



NOT TO SCALE

