

# LAND DEVELOPMENT PLANS FOR

## FOR

# MOORE, SNEAR, & RUGGIERO FUNERAL HOME

BOROUGH OF TRAPPE, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROJECT: 2271-1E

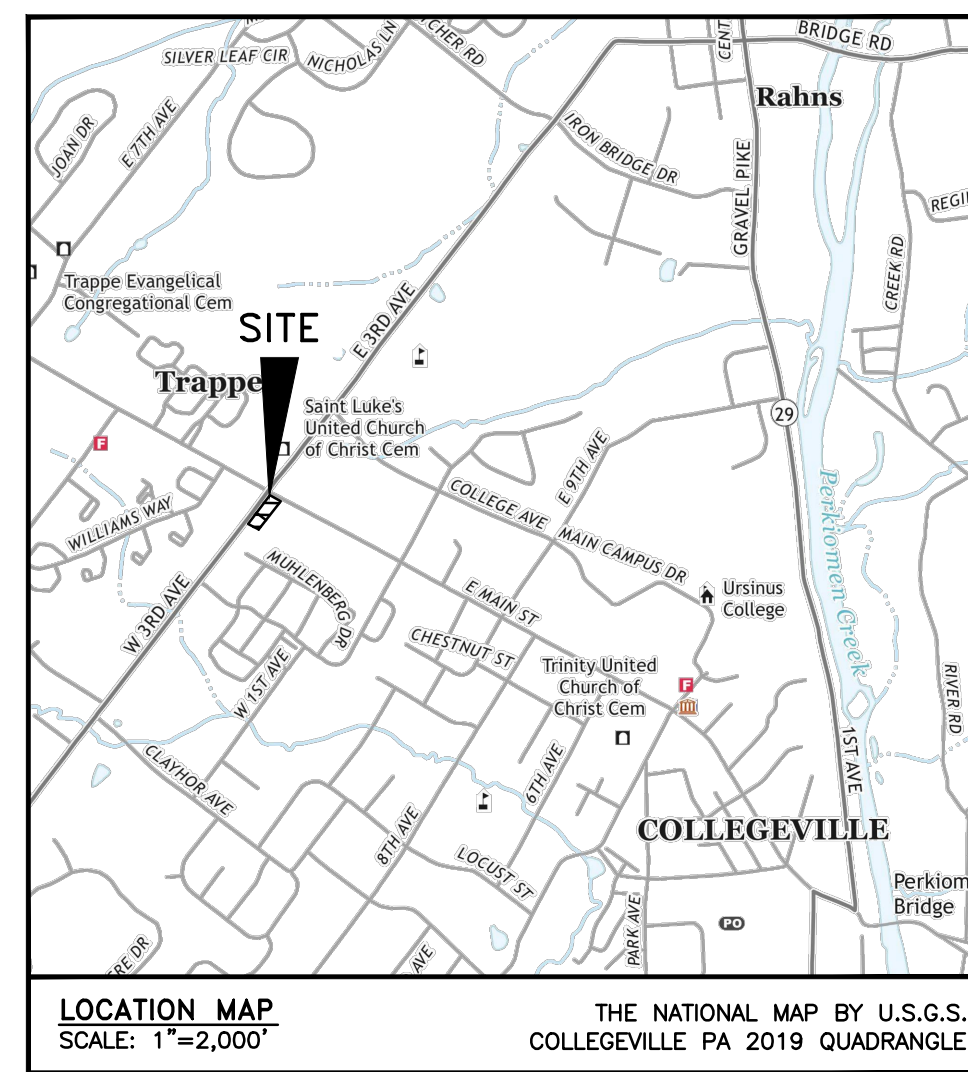
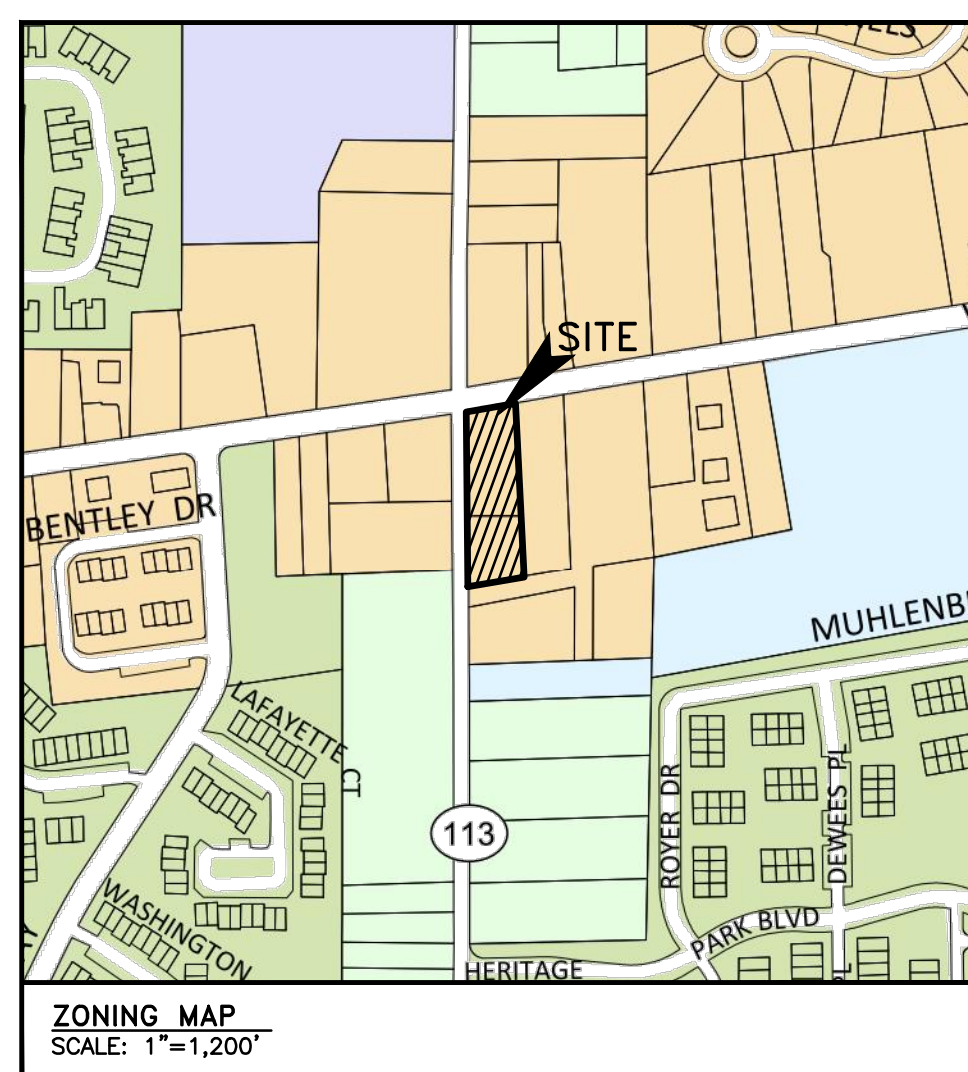
PREPARED FOR:

DONALD E JR & CINDY MOORE

224 W MAIN ST  
COLLEGEVILLE PA 19426

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Legend	
ZONING DISTRICTS	
<span style="display: inline-block; width: 10px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span>	AG Agricultural
<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	R-1 Low Density Residential
<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	R-2 Medium Density Residential
<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	R-3 High Density Residential
<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	CC Community Commercial
<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	VC Village Commercial
<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	LI Limited Industrial



#### UTILITY USERS LIST

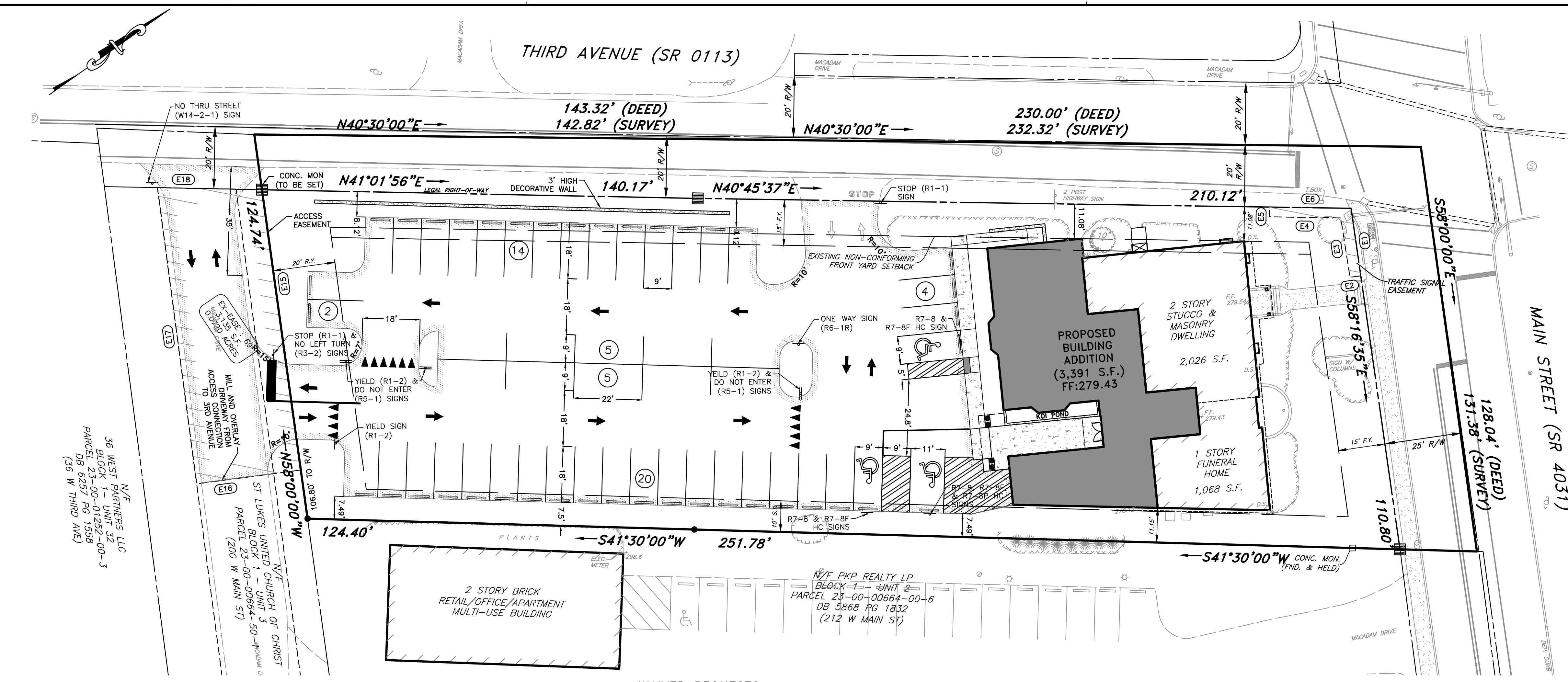
PROVIDED FOR	
PA ACT 287 OF 1974	
AS AMENDED BY	
ACT 50 OF 2017	
SERIAL #20220901398 Date: MARCH 31, 2022	
<p><b>COMPANY:</b> AT&amp;T LOCAL SERVICES <b>ADDRESS:</b> 360 GEES MILL, BUSINESS PKWY NE CONYERS, GA. 30013 <b>CONTACT:</b> NANCY SPENCE <b>EMAIL:</b> nspence@ems.att.com</p> <p><b>COMPANY:</b> COMCAST <b>ADDRESS:</b> 4400 WAYNE AVE., PHILADELPHIA, PA. 19140 <b>CONTACT:</b> ROBERT HARVEY <b>EMAIL:</b> bob_harvey@cable.comcast.com</p> <p><b>COMPANY:</b> COMCAST CABLEVISION <b>ADDRESS:</b> 1 APOLLO ROAD PLYMOUTH MEETING, PA. 19462 <b>CONTACT:</b> TOM DEMSEY</p> <p><b>COMPANY:</b> PECCO ENERGY C/O USIC <b>ADDRESS:</b> 450 S HENDERSON RD SUITE B KING OF PRUSSIA, PA. 19406 <b>CONTACT:</b> NIKKIA SIMPKINS <b>EMAIL:</b> NIKKIASIMPKINS@USICLLC.COM</p>	<p><b>COMPANY:</b> POTTSTOWN WATER AUTHORITY <b>ADDRESS:</b> 100 EAST HIGH STREET POTTSTOWN, PA 19464 <b>EMAIL:</b> UTILITIES@POTTSTOWN.ORG</p> <p><b>COMPANY:</b> VERIZON PENNSYLVANIA LLC <b>ADDRESS:</b> 15 MONTGOMERY AVENUE, FLOOR 2 PITTSBURGH, PA. 15212 <b>CONTACT:</b> DEBORAH BARUM <b>EMAIL:</b> deborah.d.delia@verizon.com</p> <p><b>COMPANY:</b> LOWER POTTSGROVE TOWNSHIP <b>ADDRESS:</b> 2199 BUCHERT RD POTTSTOWN, PA 19464 <b>CONTACT:</b> ED WAGNER <b>EMAIL:</b> EWAGNER@POTTSTOWN.ORG</p> <p><b>COMPANY:</b> XO COMMUNICATIONS INC <b>ADDRESS:</b> 1220 BROADCASTING ROAD WYOMISSING, PA. 19610 <b>CONTACT:</b> SCOTT DREILING <b>EMAIL:</b> SCOTT.J.DREILING@XO.COM</p>

**robert e. blue**  
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tel: (610)-277-9441 fax: (610)-277-9897  
www.robertblue.com email: rblue@robertblue.com

<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>ROBERT E. BLUE JR. (DATE) LICENSE NO. 26169-E</p>	<p>PROFESSIONAL LAND SURVEYOR</p> <p>ROBERT E. BLUE JR. (DATE) LICENSE NO. SU1323A</p>	<p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;"> </td><td style="width: 30%;"> </td><td style="width: 40%;"> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																		
<p>12/18/2023</p>	<p>12/18/2023</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DRAWN BY: DJC</td> <td style="width: 25%;">CHECKED BY: REB</td> <td style="width: 25%;">SCALE: AS NOTED</td> <td style="width: 25%;">SHEET NUMBER: 1 of 16</td> </tr> <tr> <td style="font-size: x-small;">DATE: 2023-12-18</td> <td style="font-size: x-small;">JOB NUMBER: 2271-1</td> <td colspan="2"></td> </tr> </table>	DRAWN BY: DJC	CHECKED BY: REB	SCALE: AS NOTED	SHEET NUMBER: 1 of 16	DATE: 2023-12-18	JOB NUMBER: 2271-1												
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ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE REPRESENTED TO BE SUITABLE FOR USE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND OWNER'S USE OF PLANS SHALL BE DEEMED AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

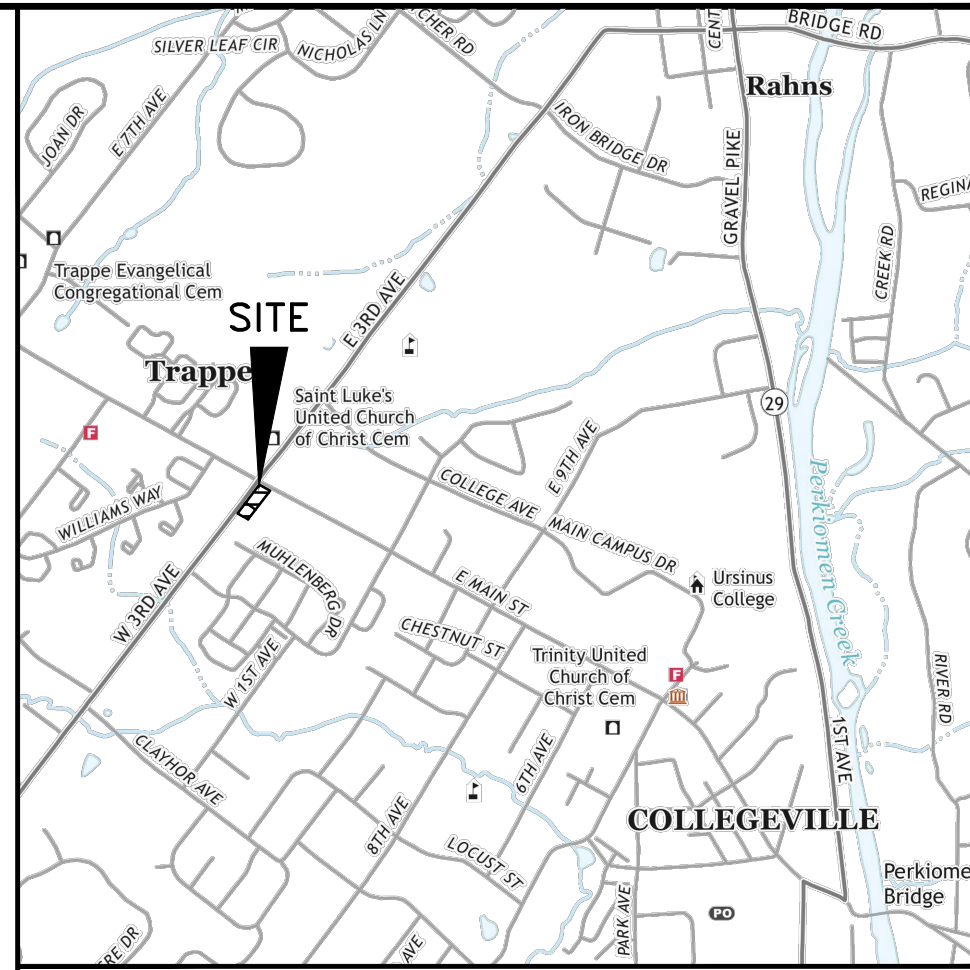


TRAFFIC SIGNAL EASEMENT

LINE OR CURVE ID	BEARING/ CHORD BEARING	DISTANCE/ CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	S88°16'35"E	21.93'	-	-
E2	S31°46'40"W	3.50'	-	-
E3	N58°56'54"W	19.33'	-	-
E4	S40°50'55"W	23.00'	-	-
E5	N49°09'55"W	3.12'	-	-
E6	N40°45'37"E	26.26'	-	-

ACCESS EASEMENT

LINE OR CURVE ID	BEARING/ CHORD BEARING	DISTANCE/ CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E15	S58°00'00"E	91.01'	-	-
E16	S32°18'48"W	33.80'	-	-
E17	N57°38'30"W	96.11'	-	-
E18	N41°01'56"E	33.61'	-	-



**SITE NOTES:**

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON MARCH 4, 2022.
- SITE DATA  
CURRENT OWNER: DONALD E JR & CINDY MOORE  
ADDRESS: 224 W MAIN ST COLLEGEVILLE PA 19426  
SITE ADDRESS: 224 W MAIN ST COLLEGEVILLE PA 19426  
RECORDED DATA: BOROUGH OF TRAPPE, MONTGOMERY COUNTY, PENNSYLVANIA  
PREMISES 'A' (224 W MAIN ST)  
TAX MAP BLOCK 1 - UNIT 1  
TAX PARCEL 23-00-00661-00-9  
DEED BOOK 5858 PAGE 02059  
PREMISES 'B' (32 W THIRD AVE)  
TAX MAP BLOCK 1 - UNIT 2  
TAX PARCEL 23-00-01249-00-6  
DEED BOOK 5858 PAGE 02059
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 228 OF 451, COMMUNITY NUMBER 421907, MAP NUMBER 42091C02286, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD88.
- THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 1988 BASED ON GPS OBSERVATIONS. THE BENCHMARK FOR THIS SURVEY IS THE CENTER OF THE MANHOLE LID IN THIRD AVENUE (SR 113) HAVING AN ELEVATION OF 274.88. THE BENCHMARK IS LOCATED AT THE FOLLOWING COORDINATES:  
EASTING: 2597284.33'  
NORTHING: 454263.67'
- REGARDING ULTIMATE R/W RESEARCH, THE TOWNSHIP WAS CONTACTED THROUGH THE RIGHT-TO-KNOW AND DEFERRED ULTIMATE R/W WIDTH TO PENNDOT, AND PENNDOT PROVIDED TWO (2) 989 R/W FORMS, AND A STATEMENT THAT NO HIGHWAY PLANS OF RECORD EXIST FOR MAIN STREET OR THIRD AVENUE.
- REGARDING DEED RESEARCH, LAND DEVELOPMENT PROJECTS ALONG MAIN STREET & THIRD AVENUE HAVE BEEN DEDICATING 40 FEET OF ULTIMATE R/W AS SHOWN ON RECORDED RECORD PLANS.
- LOT AREAS:  
GROSS LOT AREA (VESTING DEED)= 47,513 S.F. OR 1.0907 ACRES  
LOT AREA (CLEAR OF EXIST R/W) = 37,599 S.F. OR 0.8632 ACRES  
NET LOT AREA (CLEAR OF ULT. R/W) = 29,236 S.F. OR 0.6712 ACRES
- THIS PROPERTY HAS 30 STRIPPED PARKING SPACES AND THIS INCLUDES THREE (3) HANDICAP PARKING SPACES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:  
A) "TRAPPE CENTER - FINAL RECORD PLAN" PREPARED FOR WINDON CAPITAL MANAGEMENT BY ROBERT E. BLUE, CONSULTING ENGINEERS PC, BLUE BELL PA, DATED FEBRUARY 10, 1989, RECORDED AS PLAN BOOK L1 PAGE 50 ON JULY 7, 1989.  
B) "BRUNNER TRACT - RECORD PLAN" PREPARED BY GILMORE & ASSOCIATES INC, NEW BRITAIN PA, DATED MAY 17, 1993, RECORDED AS PLAN BOOK A54 PAGE 463 ON APRIL 22, 1994.  
C) "LOT LINE CHANGE / LAND DEVELOPMENT PLAN" PREPARED FOR DOUGLAS AND CYNTHIA HARTZ BY CHESTER VALLEY ENGINEERS, PAOLI PA, DATED AUGUST 5, 1996, RECORDED AS PLAN BOOK L3 PAGE 418 ON FEBRUARY 3, 1997.

REVISIONS

NO.	DATE	DESCRIPTION

**ZONING DATA:**

'VC' - VILLAGE COMMERCIAL DISTRICT  
§340-29 CONDITIONAL USE CLASS 2 - FUNERAL HOME

DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
§340-32(A) MINIMUM LOT AREA <sup>1</sup>	10,000 S.F. OR 0.2296 ACRES	47,513 S.F. OR 0.8632 ACRES	-
§340-32(A) MINIMUM LOT AREA <sup>2</sup>	10,000 S.F. OR 0.2296 ACRES	37,599 S.F. OR 0.8632 ACRES	37,599 S.F. OR 0.8632 ACRES
§340-32(B) MINIMUM LOT WIDTH AT B.S.B.L. <sup>2</sup>	60 FT.	110.80 FT. (MAIN ST.) 350.29 FT. (3RD AVE.)	110.80 FT. (MAIN ST.) 350.29 FT. (3RD AVE.)
BUILDING SETBACKS:			
§340-32(C) MINIMUM FRONT YARD <sup>2 3</sup>	15 FT.	15 FT. (MAIN ST.) 11.08 FT. (3RD AVE.)*	15 FT. (MAIN ST.) 11.08 FT. (3RD AVE.)*
§340-32(D) MINIMUM SIDE YARD	10 FT.	10 FT.	10 FT.
§340-32(E) MINIMUM REAR YARD	20 FT.	20 FT.	20 FT.
§340-32(F) SETBACK FROM RESIDENTIAL DISTRICT	25 FT.	N/A	N/A
§340-32(H) MINIMUM BUILDING SPACING <sup>4</sup>	20 FT. (1 STORY) 30 FT. (2 STORY)	N/A	N/A
§340-32(I) MAXIMUM BUILDING FOOTPRINT	10,000 S.F. (CLASS 2)	3,094 S.F.	3,094 S.F.
§340-32(J) MAXIMUM BUILDING COVERAGE <sup>2</sup>	30% (CLASS 2)	9.87% (3,710 S.F.)	19.46% (7,318 S.F.)
§340-32(K) MAXIMUM IMPERVIOUS COVERAGE <sup>2</sup>	75% (CLASS 2)	47.94% (18,023.91 S.F.)	68.66% (25,814.33 S.F.)
§340-32(L) MINIMUM BUILDING HEIGHT	2.5 STORIES OR 30 FT.	2 STORIES	2 STORIES
§340-32(M) ACCESSORY BUILDING SETBACK FROM SIDE & REAR YARDS <sup>3</sup>	5 FT.	8.88 FT.	-

<sup>1</sup> MEASURED FROM DEED  
<sup>2</sup> MEASURED FROM LEGAL R/W  
<sup>3</sup> §340-32(G) CORNER LOTS REQUIRE 2 FRONT YARDS, 1 SIDE AND 1 REAR YARD.  
<sup>4</sup> NO CONNECTIONS BETWEEN BUILDINGS ABOVE THE LEVEL OF SIDEWALK OR PLANTER.  
\* EXISTING NON-CONFORMITY

**TRAPPE BOROUGH COUNCIL APPROVAL**

I, \_\_\_\_\_, HEREBY CERTIFY THAT THE TRAPPE BOROUGH COUNCIL APPROVED THE PLAN ON THE \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_.

SECRETARY OF TRAPPE BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_  
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE \_\_\_\_\_ REGISTERED SURVEYOR (SEAL) \_\_\_\_\_  
DESIGN ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS THE CORRECTNESS OF THE DESIGN OF ALL IMPROVEMENTS.

DATE \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER (SEAL) \_\_\_\_\_  
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

**MONTGOMERY COUNTY RECORDER OF DEEDS**

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE \_\_\_\_\_ DEED BOOK \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_

**OWNER'S ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY JS:

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

OWNER \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**WAIVER REQUESTS:**

- THE APPLICANT REQUESTS RELIEF FROM THE FOLLOWING SECTIONS OF THE BOROUGH OF TRAPPE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE:
- SECTION 295-10.E(5), NO PARKING SHALL BE PERMITTED WITHIN 10 FEET OF ANY PROPERTY LINE, THEREFORE PROVIDING A SUFFICIENT BUFFER AREA WHICH SHALL INCLUDE A SCREEN.
  - SECTION 295-10.E(1)(A), FOR NINETY-DEGREE ANGLE OF PARKING, ONE-WAY ASIDE: 25 FEET, TO ALLOW ONE-WAY ASIDE WIDTH OF 18 FEET FOR NINETY-DEGREE PARKING.
  - SECTION 283-303, TO WAIVE THE VOLUME CONTROL REQUIREMENTS DUE TO INFILTRATION LIMITING ZONES ENCOUNTERED AND TESTED INFILTRATION RATES UNSUITABLE FOR AN INFILTRATION FACILITY.

**PARKING RATIONAL:**

THE FOLLOWING PARKING REQUIREMENT IS PER SECTION 340-59.C OF THE BOROUGH OF TRAPPE ZONING ORDINANCE:

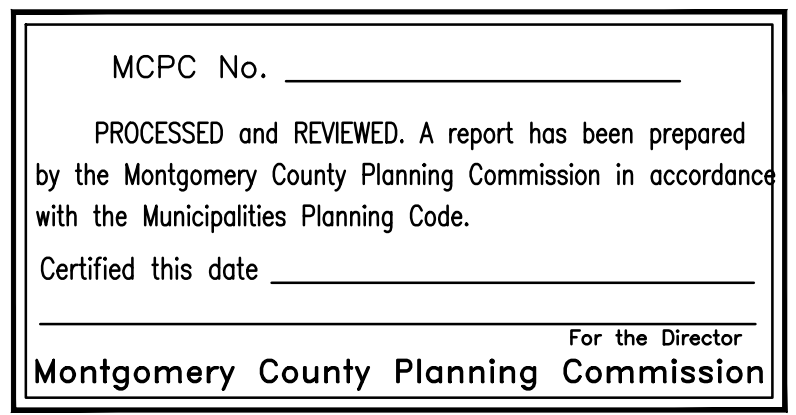
REQUIREMENT: CHURCH, SCHOOL, PUBLIC AUDITORIUM, ASSEMBLY, OR MEETING ROOM OR ANY SIMILAR PLACE OF PUBLIC OR PRIVATE ASSEMBLY: ONE SPACE FOR EVERY FIVE SEATS PROVIDED FOR PUBLIC ASSEMBLY.

PROVIDED PARKING SPACES:  
50 PARKING SPACES

CALCULATION:  
50 SPACES \* 5 SEATS = 250 SEATS MAXIMUM

**GENERAL NOTES:**

- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILLS
- NO PARKING SHALL BE ALLOWED WITHIN FIVE (5) FEET OF THE SIDE AND REAR PROPERTY LINES ABUTTING NON-RESIDENTIAL USES WITHIN THE VC DISTRICT.
- PARKING IN THE FRONT YARD SHALL BE PARTIALLY SCREEN BY DENSE LANDSCAPING OR A DECORATIVE MASONRY WALL THAT COMPLETELY BLOCKS THE VIEW TO A HEIGHT OF THREE (3) FEET ABOVE THE PARKING LOT, AND PARTIALLY SCREEN THE VIEW ABOVE THREE (3) FEET, BUT DOES NOT BLOCK SIGHT DISTANCE AT THE DRIVEWAY ENTRANCE.
- SIDE AND REAR PROPERTY LINES WITHIN THE VC DISTRICT SHALL CONTAIN A LANDSCAPED BUFFER WITH A MINIMUM WIDTH EQUAL TO THE PARKING SETBACK FROM THE PROPERTY LINE.
- BUFFER PLANTING IS NOT REAR ALONG THOSE SEGMENTS OF LOT LINES WHERE SHARED ACCESS AND/OR SHARED PARKING ARE LOCATED.
- TRASH & REFUSE AREAS, TRASH AND REFUSE SHALL BE STORED INSIDE THE BUILDING OR WITHIN AN OPAQUE SCREENED AREA WHICH SHALL BE AT LEAST SIX (6) FEET HIGH AS NEEDED TO SCREEN THE TRASH. THIS SCREEN AREA SHALL BE PUT IN THE REAR OR SIDE YARD.



**LEGEND**

- x—x— FENCE
- WALL
- MACADAM EDGE
- CONC. CURB
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPE BED BORDER
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- ZONING BOUNDARY
- L.P. LAMP POST
- F.H. FIRE HYDRANT
- SIGN

811 PENNSYLVANIA ONE CALL DIAL 8-1-1 or 1-800-242-1776 BEFORE YOU DIG  
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.  
Know what's below. Call before you dig. SERIAL #20220901398 MARCH 31, 2022

REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE JR. (DATE) 2/18/2023  
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR  
ROBERT E. BLUE JR. (DATE) 2/18/2023  
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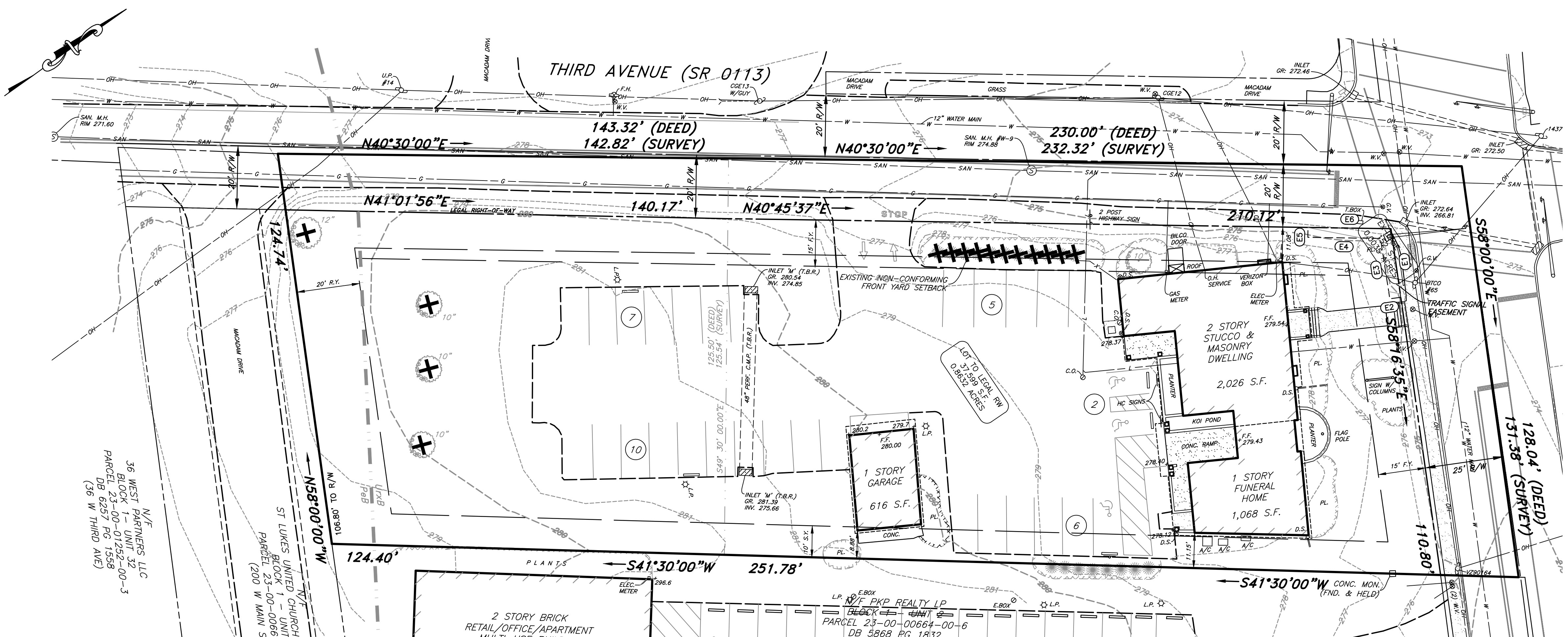
RECORD PLAN (1 OF 3)

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MONTGOMERY COUNTY  
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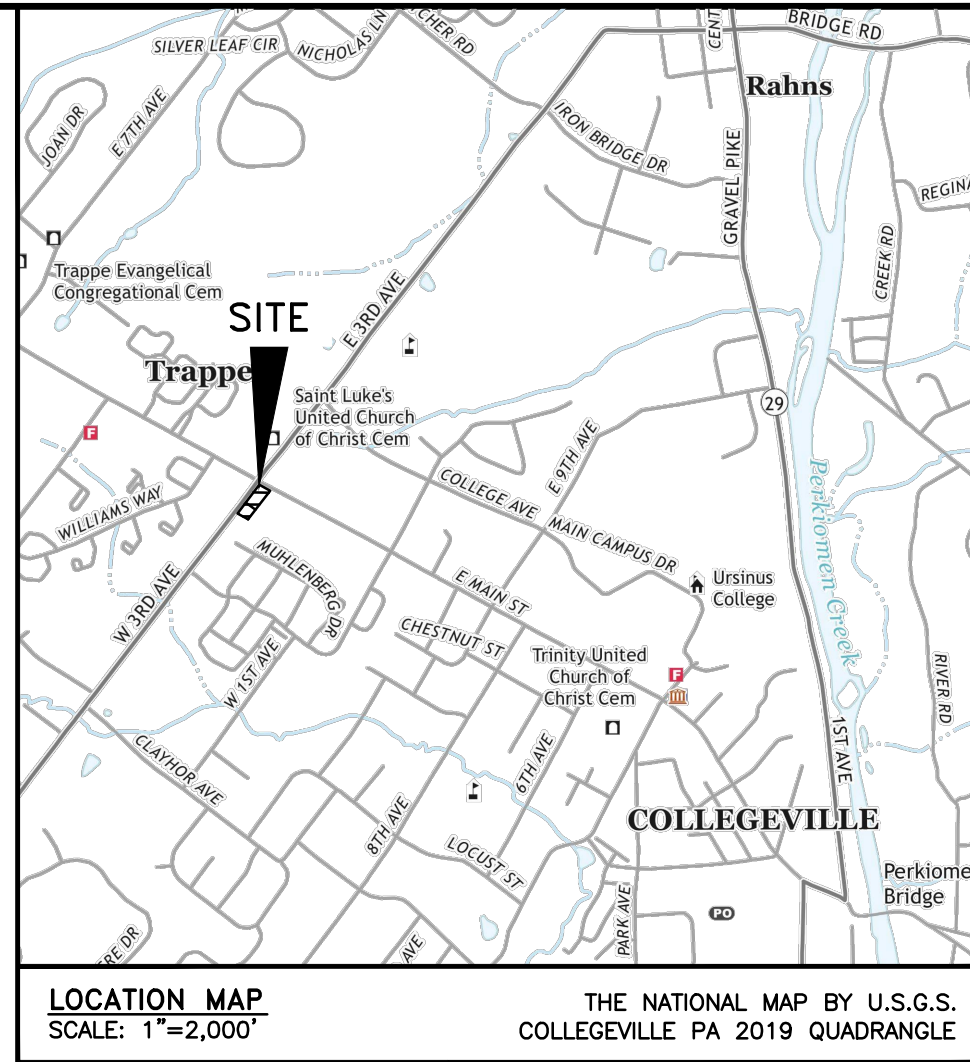
PREPARED FOR  
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COLLEGEVILLE PA 19426

robot e. blue consulting engineers, p.c.  
1149 Skippack Pike, Blue Bell, PA 19422  
tel: (610)-277-9897  
www.robblue.com email: rblue@robblue.com

DRAWN BY: DJG CHECKED BY: REB SCALE: 1"=20'  
DATE: 2023-12-18 JOB NUMBER: 2271-1E SHEET NUMBER: 2 of 16



LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
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**SURVEY NOTES:**

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON MARCH 4, 2022.
- SITE DATA**

CURRENT OWNER: DONALD E JR & CINDY MOORE  
ADDRESS: 224 W MAIN ST COLLEGEVILLE PA 19426

SITE ADDRESS: 224 W MAIN ST COLLEGEVILLE PA 19426

RECORDED DATA: BOROUGH OF TRAPPE, MONTGOMERY COUNTY, PENNSYLVANIA

PREMISES 'A' (224 W MAIN ST)  
TAX MAP BLOCK 1 - UNIT 1  
TAX PARCEL 23-00-00661-00-9  
DEED BOOK 5858 PAGE 02059

PREMISES 'B' (32 W THIRD AVE)  
TAX MAP BLOCK 1 - UNIT 22  
TAX PARCEL 23-00-01249-00-6  
DEED BOOK 5858 PAGE 02059
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
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- REGARDING ULTIMATE R/W RESEARCH, THE TOWNSHIP WAS CONTACTED THROUGH THE RIGHT-TO-KNOW AND DEFERRED ULTIMATE R/W WIDTH TO PENNDOT; AND PENNDOT PROVIDED TWO (2) 989 R/W FORMS, AND A STATEMENT THAT NO HIGHWAY PLANS OF RECORD EXIST FOR MAIN STREET OR THIRD AVENUE.
- REGARDING DEED RESEARCH, LAND DEVELOPMENT PROJECTS ALONG MAIN STREET & THIRD AVENUE HAVE BEEN DEDICATING 40 FEET OF ULTIMATE R/W AS SHOWN ON RECORDED RECORD PLANS.
- LOT AREAS:**

GROSS LOT AREA (VESTING DEED) = 47,513 S.F. OR 1.0907 ACRES  
LOT AREA (CLEAR OF EXIST R/W) = 37,599 S.F. OR 0.8632 ACRES  
NET LOT AREA (CLEAR OF ULT. R/W) = 29,236 S.F. OR 0.6712 ACRES
- THIS PROPERTY HAS 30 STRIPED PARKING SPACES AND THIS INCLUDES THREE (3) HANDICAP PARKING SPACES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:**

A) "TRAPPE CENTER - FINAL RECORD PLAN" PREPARED FOR WINDON CAPITAL MANAGEMENT BY ROBERT E. BLUE, CONSULTING ENGINEERS PC, BLUE BELL PA, DATED FEBRUARY 10, 1989, RECORDED AS PLAN BOOK L1 PAGE 50 ON JULY 7, 1989.

B) "BRUNNER TRACT - RECORD PLAN" PREPARED BY GILMORE & ASSOCIATES INC, NEW BRITAIN PA, DATED MAY 17, 1993, RECORDED AS PLAN BOOK A54 PAGE 463 ON APRIL 22, 1994.

C) "LOT LINE CHANGE / LAND DEVELOPMENT PLAN" PREPARED FOR DOUGLAS AND CYNTHIA HARTZ BY CHESTER VALLEY ENGINEERS, PAOLI PA, DATED AUGUST 5, 1996, RECORDED AS PLAN BOOK L3 PAGE 418 ON FEBRUARY 3, 1997.

**ZONING DATA:**  
**'VC' - VILLAGE COMMERCIAL DISTRICT**

DESCRIPTION	REQUIREMENT	EXISTING
§340-32(A) MINIMUM LOT AREA <sup>1</sup>	10,000 S.F. OR 0.2296 ACRES	47,513 S.F. OR 0.8632 ACRES
§340-32(A) MINIMUM LOT AREA <sup>2</sup>	10,000 S.F. OR 0.2296 ACRES	37,599 S.F. OR 0.8632 ACRES
§340-32(B) MINIMUM LOT WIDTH AT B.S.B.L. <sup>2</sup>	60 FT.	110.80 FT. (MAIN ST.) 350.29 FT. (3RD AVE.)*
<b>BUILDING SETBACKS:</b>		
§340-32(C) MINIMUM FRONT YARD <sup>2,3</sup>	15 FT.	15 FT. (MAIN ST.) 11.08 FT. (3RD AVE.)*
§340-32(D) MINIMUM SIDE YARD	10 FT.	10 FT.
§340-32(E) MINIMUM REAR YARD	20 FT.	20 FT.
§340-32(F) SETBACK FROM RESIDENTIAL DISTRICT	25 FT.	N/A
§340-32(H) MINIMUM BUILDING SPACING <sup>4</sup>	20 FT. (1 STORY) 30 FT. (2 STORY)	N/A
§340-32(I) MAXIMUM BUILDING FOOTPRINT	10,000 S.F. (CLASS 2)	3,094 S.F.
§340-32(J) MAXIMUM BUILDING COVERAGE <sup>2</sup>	30% (CLASS 2)	9.87% (3,710 S.F.)
§340-32(K) MAXIMUM IMPERVIOUS COVERAGE <sup>2</sup>	75% (CLASS 2)	47.94% (18,023.91 S.F.)
§340-32(L) MINIMUM BUILDING HEIGHT	2.5 STORIES OR 30 FT.	2 STORIES
§340-32(M) ACCESSORY BUILDING SETBACK FROM SIDE & REAR YARDS	5 FT.	8.88 FT.

<sup>1</sup> MEASURED FROM DEED  
<sup>2</sup> MEASURED FROM LEGAL R/W  
<sup>3</sup> §340-32(G) CORNER LOTS REQUIRE 2 FRONT YARDS, 1 SIDE AND 1 REAR YARD.  
<sup>4</sup> NO CONNECTIONS BETWEEN BUILDINGS ABOVE THE LEVEL OF SIDEWALK OR PLANTER.  
\* EXISTING NON-CONFORMITY

**LEGEND**

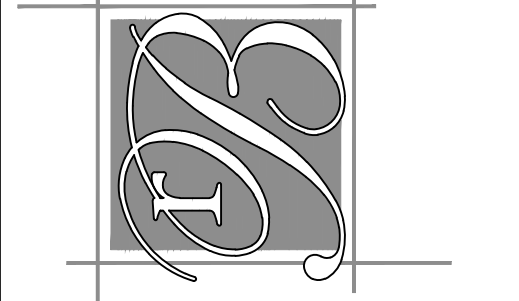
- Storm Inlet Type 'C'
- Storm Inlet Type 'M'
- Storm Manhole
- Sanitary Manhole
- Water Manhole
- Electric Manhole
- Gas Manhole
- Telephone Manhole
- Clean Out
- Utility Pole
- Lamp Post
- Fire Hydrant
- Water Valve
- Gas Valve
- Sign
- Water Line
- Gas Line
- Sanitary Sewer
- Sanitary Lateral
- Electric Line
- Telephone Line
- Overhead Line
- Fence
- Wall
- Macadam Edge
- Conc. Curb
- Concrete
- Deciduous Tree
- Coniferous Tree
- Landscape Bed Border
- Contour
- Contour Interval
- Spot Elevation
- Property Corner
- Iron Pin Found
- Conc Mon Found
- Zoning Boundary

**SOILS TABLE PER USDA NRCS**

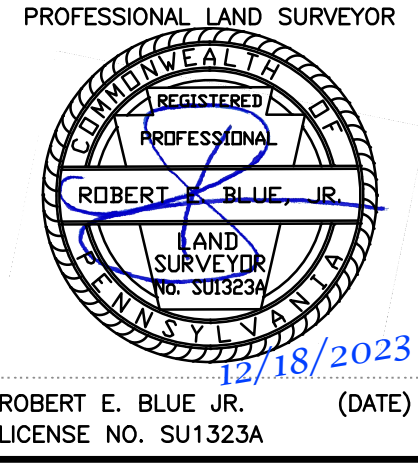
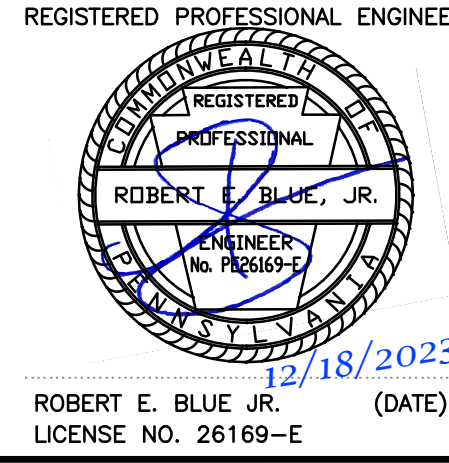
MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
PeB	PENN SILT LOAM	3 - 8	B	>80"	WELL DRAINED	NO
UrxB	URBAN LAND - PENN COMPLEX	0 - 8	B	>80"	WELL DRAINED	NO

**811**  
PENNSYLVANIA ONE CALL DIAL 8-1-1 or 1-800-242-1776 BEFORE YOU DIG  
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.  
Call before you dig. SERIAL #20220901398 MARCH 31, 2022

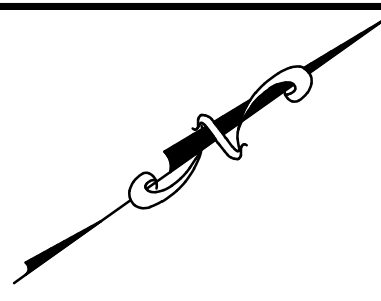
**robert e. blue consulting engineers, p.c.**  
1149 Skippack Pike, Blue Bell, PA 19422  
tel: (610)-277-9897  
www.robertblue.com email: rblue@robertblue.com



**MOORE, SNEAR, & RUGGIERO FUNERAL HOME**  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA  
PREPARED FOR  
**DONALD E JR & CINDY MOORE**  
224 W MAIN ST  
COLLEGEVILLE PA 19426

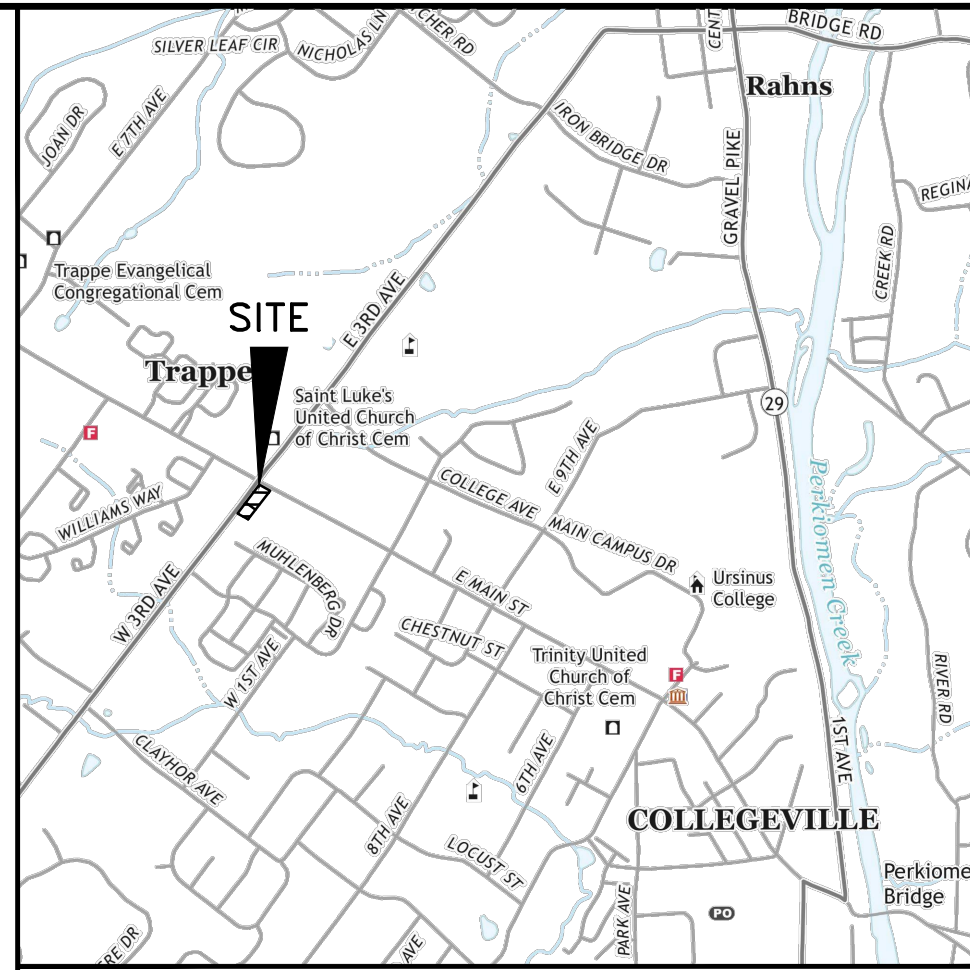


DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=20'
DATE: 2023-12-18	JOB NUMBER: 2271-1E	SHEET NUMBER: 3 of 16

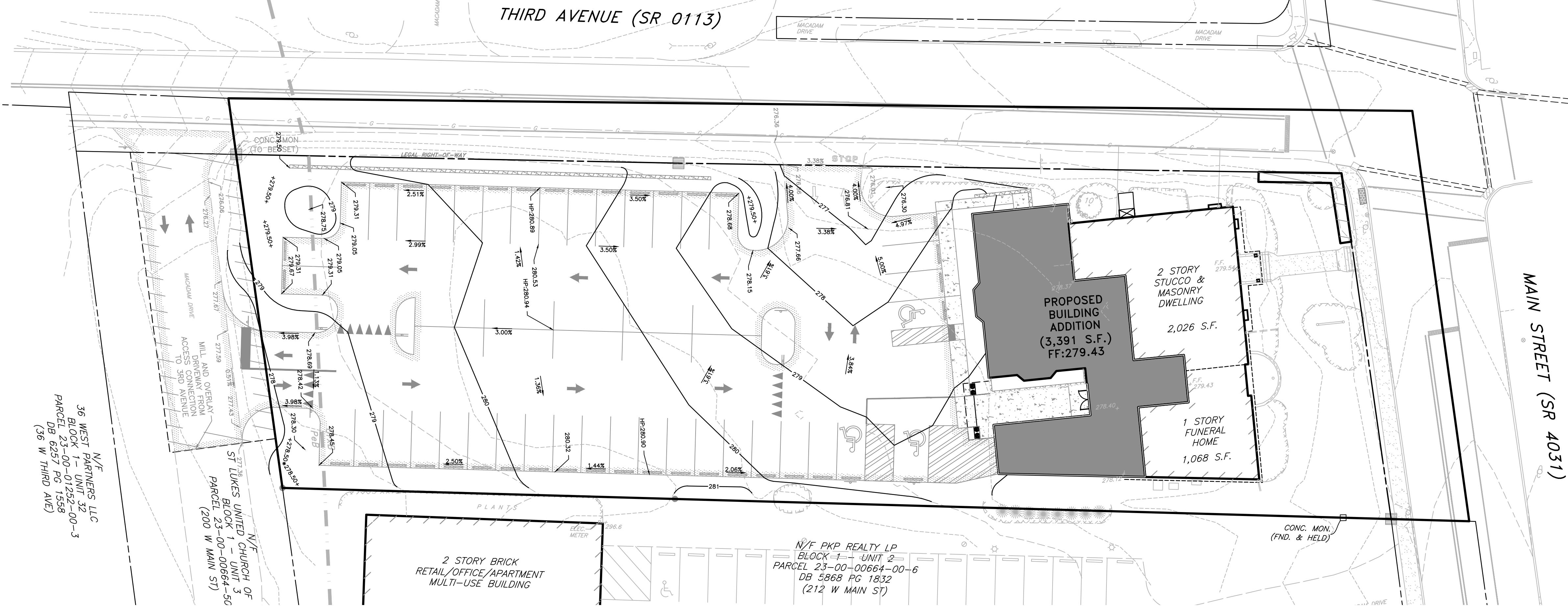


**LEGEND**

- 36.3 --- EXIST. CONTOUR (1 FT. INTERVAL)
- 360 --- EXIST. CONTOUR (5 FT. INTERVAL)
- 36.3 --- PROP. CONTOUR (1 FT. INTERVAL)
- 360 --- PROP. CONTOUR (5 FT. INTERVAL)
- --- EXIST. SOILS BOUNDARY
- --- FENCE
- --- WALL
- --- MACADAM EDGE
- --- CONC. CURB
- --- CONCRETE
- --- DECIDUOUS TREE
- --- CONIFEROUS TREE
- --- LANDSCAPE BED BORDER
- --- PROPERTY CORNER
- --- IRON PIN FOUND
- --- CONC MON FOUND
- --- LAMP POST
- --- FIRE HYDRANT
- --- SIGN



LOCATION MAP SCALE: 1"=2,000'  
THE NATIONAL MAP BY U.S.G.S. COLLEGEVILLE PA 2019 QUADRANGLE



N/F WEST PARTNERS LLC  
36 BLOCK 23-00-01252-00-3  
PARCEL 23-00-00664-50  
DB 6257 PG 1558  
(36 W THIRD AVE)

N/F ST LUKE'S UNITED CHURCH OF  
BLOCK 23-00-00664-50  
PARCEL 23-00-00664-50  
(200 W MAIN ST)

N/F PKP REALTY LP  
BLOCK 1 - UNIT 2  
PARCEL 23-00-00664-00-6  
DB 5868 PG 1832  
(212 W MAIN ST)

2 STORY BRICK  
RETAIL/OFFICE/APARTMENT  
MULTI-USE BUILDING

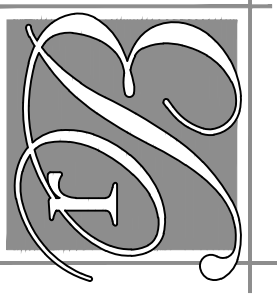
MAIN STREET (SR 4031)

REVISIONS

NO.	DATE	DESCRIPTION

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tel: (610)-277-9441 fax: (610)-277-9897  
www.robertblue.com email: rblue@robertblue.com



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COLLEGEVILLE PA 19426

**GENERAL NOTES**

- CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
- ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSLINKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2016 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
- ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSLINKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2016 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
- CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES AND THAT A PRE-CONSTRUCTION MEETING HAS BEEN HELD.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
- ALL ENDWALLS, STORM SEWER MANHOLES AND STORM SEWER INLETS SHALL CONFORM TO PADOT SPECIFICATIONS (PUB. 408 - SECTION 605) AND STANDARD DETAILS.
- ALL STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE, CLASS 3 (R.C.P.) OR HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) TYPE-5 (SMOOTH INTERIOR) AND CONFORM TO PADOT SPECIFICATIONS (PUB. 408 - SECTION 601) AND STANDARD DETAILS. ALL UNDERGROUND ROOF DRAINS SHALL BE HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) OR S.D.R. 35 PVC WITH A MINIMUM SLOPE OF 0.005 FT/FT, A MINIMUM DIAMETER OF 6 INCHES AND INSTALLED WITH A MINIMUM OF 18 INCHES OF COVER. WATER TIGHT JOINTS SHALL BE PROVIDED ON ALL STORM SEWER RUNS.
- THE TOP OF GRADE ELEVATION FOR ALL STORM SEWER INLETS IS FOR THE CENTER OF THE INLET AT THE FACE OF CURB. THE CONTRACTOR IS RESPONSIBLE FOR PROJECTING THE ROADWAY GRADE ALONG THE LENGTH OF THE INLET.
- ALL INLETS, HEADWALLS AND ENDWALLS SHALL BE STAMPED TO INDICATE "NO DUMPING".
- ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE MANAGED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE TOWNSHIP ENGINEER. U-DRAINS WITHIN THE PENNDOT RIGHT-OF-WAY WILL BE AT THE DISCRETION OF PENNDOT.
- ALL MATERIALS AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWER FACILITIES SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS AND DETAIL DRAWINGS FOR SANITARY SEWERS AND APPURTENANCES FOR THE MUNICIPALITY. ALL SANITARY SEWER MAIN/LATERAL CROSSINGS WITH THE WATER LINES SHALL BE INSTALLED WITH

- A MINIMUM 18 INCHES VERTICAL CLEARANCE OR, IF THE CLEARANCE CANNOT BE OBTAINED, A CONCRETE ENCASEMENT SHALL BE INSTALLED ON THE SANITARY SEWER MAIN/LATERAL. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAIN/LATERALS, WATER LINES AND PROPOSED/EXISTING TREES.
- ALL SANITARY SEWER LATERALS SHALL BE SDR-26 P.V.C., A MINIMUM OF 6" IN DIAMETER AND LAID ON A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. FORCEMAIN PIPING SHALL BE SDR-11, SUBJECT TO THE REVIEW AND APPROVAL BY THE MUNICIPAL CODE ENFORCEMENT OFFICER.
- THE BURYING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
- ACCESSIBLE PARKING SPACES AND CURB RAMPS SHALL BE CONSTRUCTED TO COMPLY WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, ICC/ANSI ACCESSIBLE AND USABLE BUILDING AND FACILITIES STANDARDS AND PADOT CONSTRUCTION STANDARDS RC-67M.
- PROPOSED SPOT ELEVATIONS ALONG THE CURB ARE BOTTOM FACE OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. REFER TO CURB DETAILS FOR CURB REVEAL HEIGHTS TO CALCULATE TOP OF CURB ELEVATIONS. CURB RADII 5' UNLESS OTHERWISE NOTED. PROPOSED FIRST FLOOR ELEVATIONS ARE TOP OF SLAB ELEVATIONS AND SHALL BE VERIFIED AND ADJUSTED IN THE FIELD AT THE TIME OF CONSTRUCTION TO PROVIDE POSITIVE SLOPE AWAY FROM THE ALL BUILDINGS.
- ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
- THE LOCATION OF THE CLEANOUTS/ACCESS POINTS OF THE UNDERGROUND STORMWATER FACILITIES NEEDS TO BE VERIFIED IN THE FIELD BY THE APPLICANT'S SURVEY CREW.
- SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED BY APPROVED GEOTECHNICAL ENGINEER. TESTING RESULTS SHALL BE PROVIDED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL DURING CONSTRUCTION.
- STORM SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
- MUNICIPAL INSPECTION OF THE MATERIALS AND CONSTRUCTION PRACTICES FOR ALL UTILITIES IS REQUIRED DURING CONSTRUCTION, IF REQUIRED.
- CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND PARALLEL WITH UNDERGROUND TELEPHONE AND ELECTRIC LINE. CABLE TELEVISION LINES HAVE NOT BEEN SHOWN FOR CLARITY.
- RELOCATED OVERHEAD SERVICE CONDUCTORS MUST MAINTAIN A VERTICAL CLEARANCE TO FINAL GRADE OF 18 FEET OVER PUBLIC STREETS, ALLEYS, ROADS, PARKING AREAS SUBJECT TO TRUCK TRAFFIC, DRIVEWAYS ON OTHER THAN RESIDENTIAL PROPERTIES, AND OTHER AREAS TRAVERSED BY VEHICLES. (IN ACCORDANCE WITH NEC ARTICLE 230.24(B)(4)).
- CONTRACTOR TO VERIFY FUNCTIONALITY OF EXISTING STORM SEWER FACILITIES, AND CLEAN OUT AND/OR REPAIR AS NECESSARY TO RESTORE FUNCTIONALITY OF THE SYSTEM.
- HORIZONTAL SEPARATION - WHENEVER POSSIBLE, SANITARY SEWERS SHOULD BE LAID AT LEAST 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAINS. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A SANITARY SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF:
  - IT IS LAID IN A SEPARATE TRENCH; OR IF
  - IT IS LAID IN THE SAME TRENCH, WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH; AND IF
  - IN EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM (INVERT) OF THE WATER MAIN.
- VERTICAL SEPARATION - WHENEVER SANITARY SEWERS MUST CROSS UNDER WATER MAINS, THE SANITARY SEWER SHALL BE INSTALLED AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.

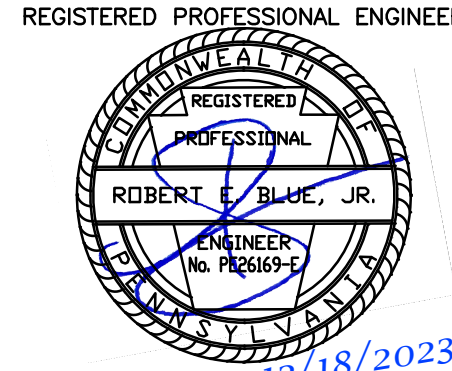
ELEVATION OF THE SEWER CANNOT BE VERIFIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION, FOR A DISTANCE OF 10 FEET EXTENDING ON EACH SIDE OF THE SANITARY SEWER, THIS PORTION OF SANITARY SEWER SHALL BE DUCTILE IRON PIPE. IF POSSIBLE, ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER AS POSSIBLE. THE WATER MAIN SHOULD BE CONSTRUCTED OF SLIP-ON OR MECHANICAL-JOINT DUCTILE IRON PIPE, PVC PIPE, OR PRE-STRESSED CONCRETE CYLINDER PIPE AND THE SANITARY SEWER CONSTRUCTED OF MECHANICAL-JOINT DUCTILE IRON PIPE FOR ANY PORTION WITHIN 10 FEET OF THE WATER MAIN. BOTH SERVICES SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING, WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SANITARY SEWER LINE, THE SANITARY SEWER LINE MAY BE CONCRETE ENCASED 10 FEET ON EITHER SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.



PENNSYLVANIA ONE CALL  
DIAL 8-1-1 or 1-800-242-1776  
BEFORE YOU DIG

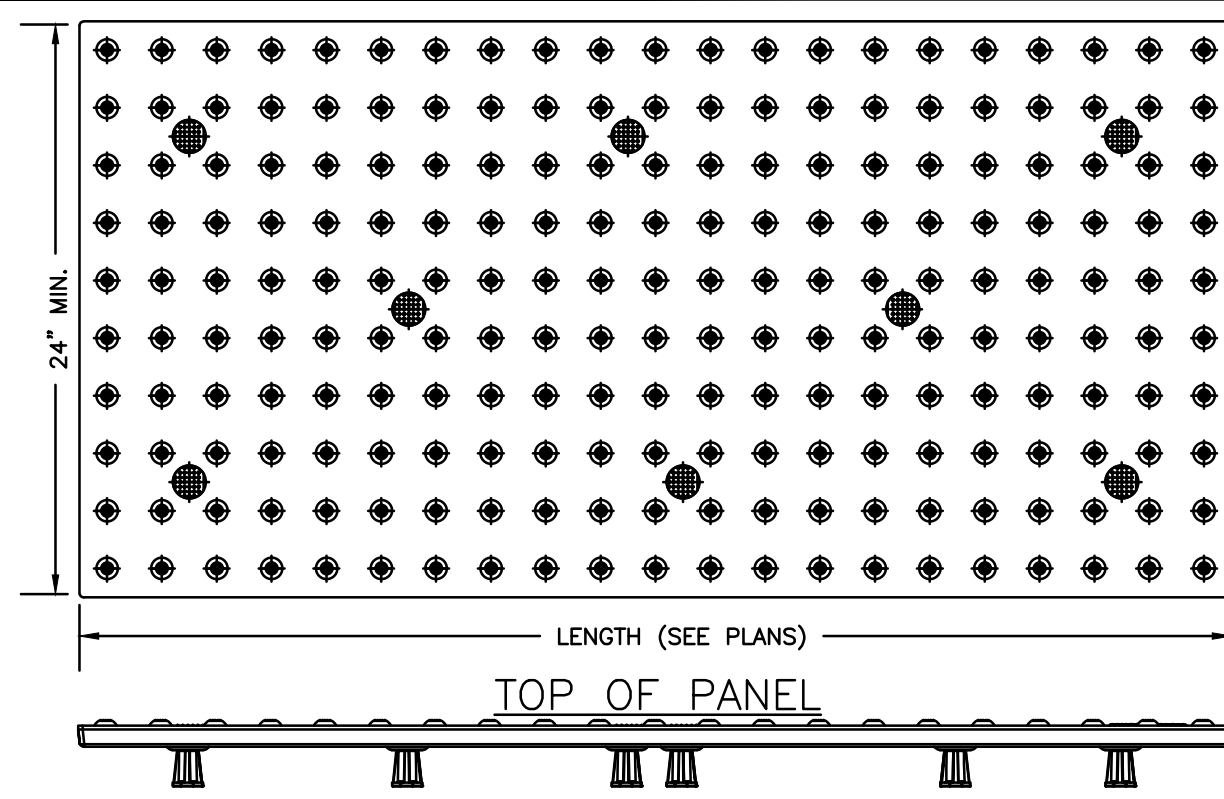
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Call before you dig. SERIAL #20220901398  
MARCH 31, 2022



ROBERT E. BLUE JR.  
LICENSE NO. 26169-E

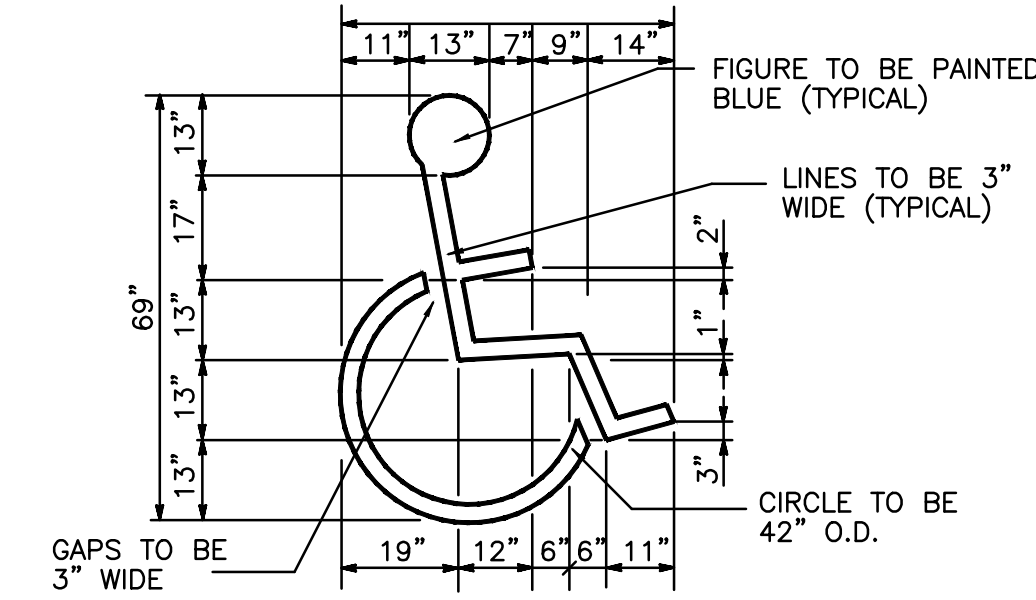
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DATE: 2023-12-18	JOB NUMBER: 2271-1E	SHEET NUMBER: 4 of 16



ELEVATION

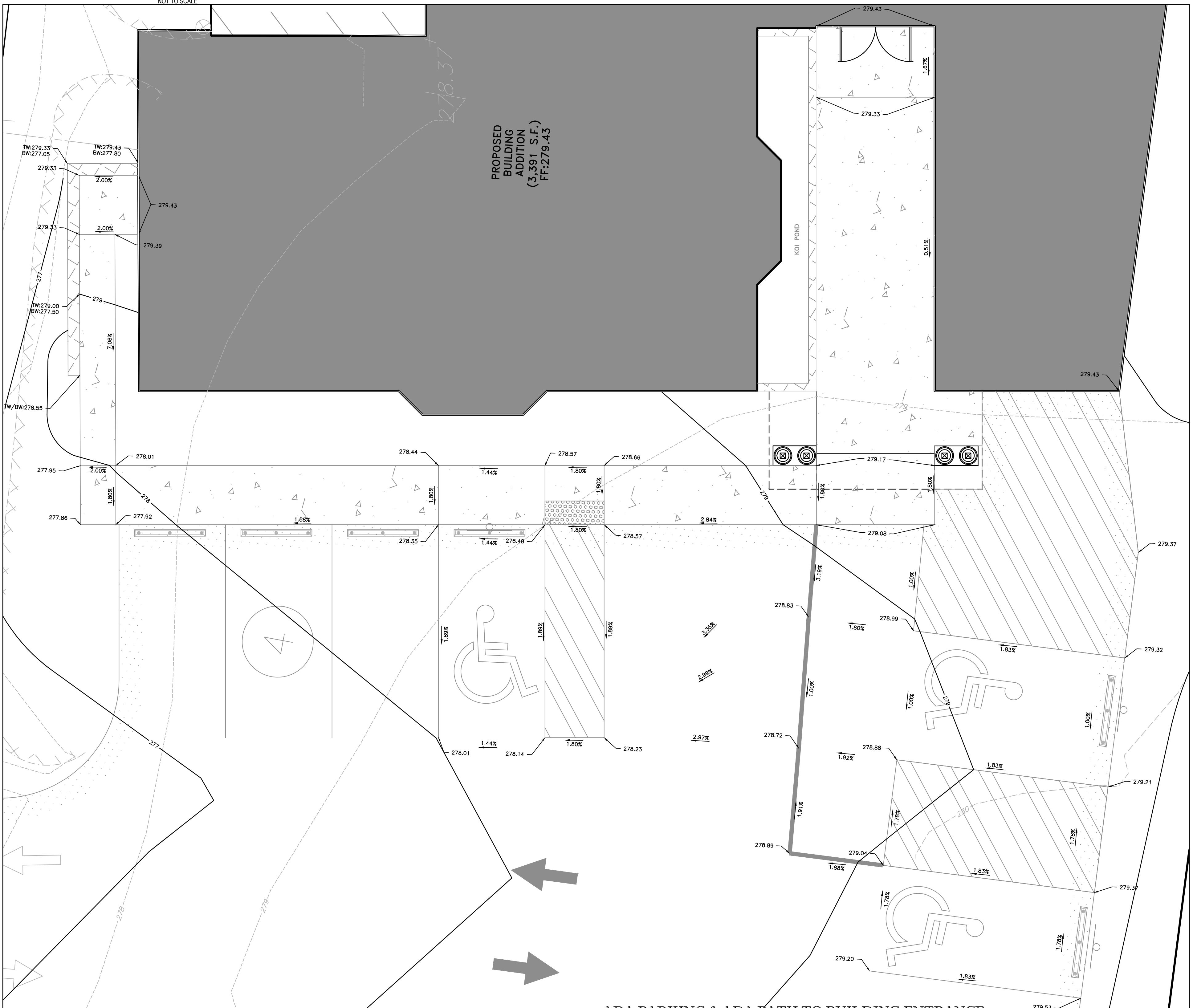
- NOTE:
1. DETECTABLE WARNING SURFACE TO BE COLOR "BRICK RED"
  2. DETECTABLE WARNING STRIP SHALL BE "CAST IN PLACE" TYPE

TRUNCATED DOME PANEL DETAIL



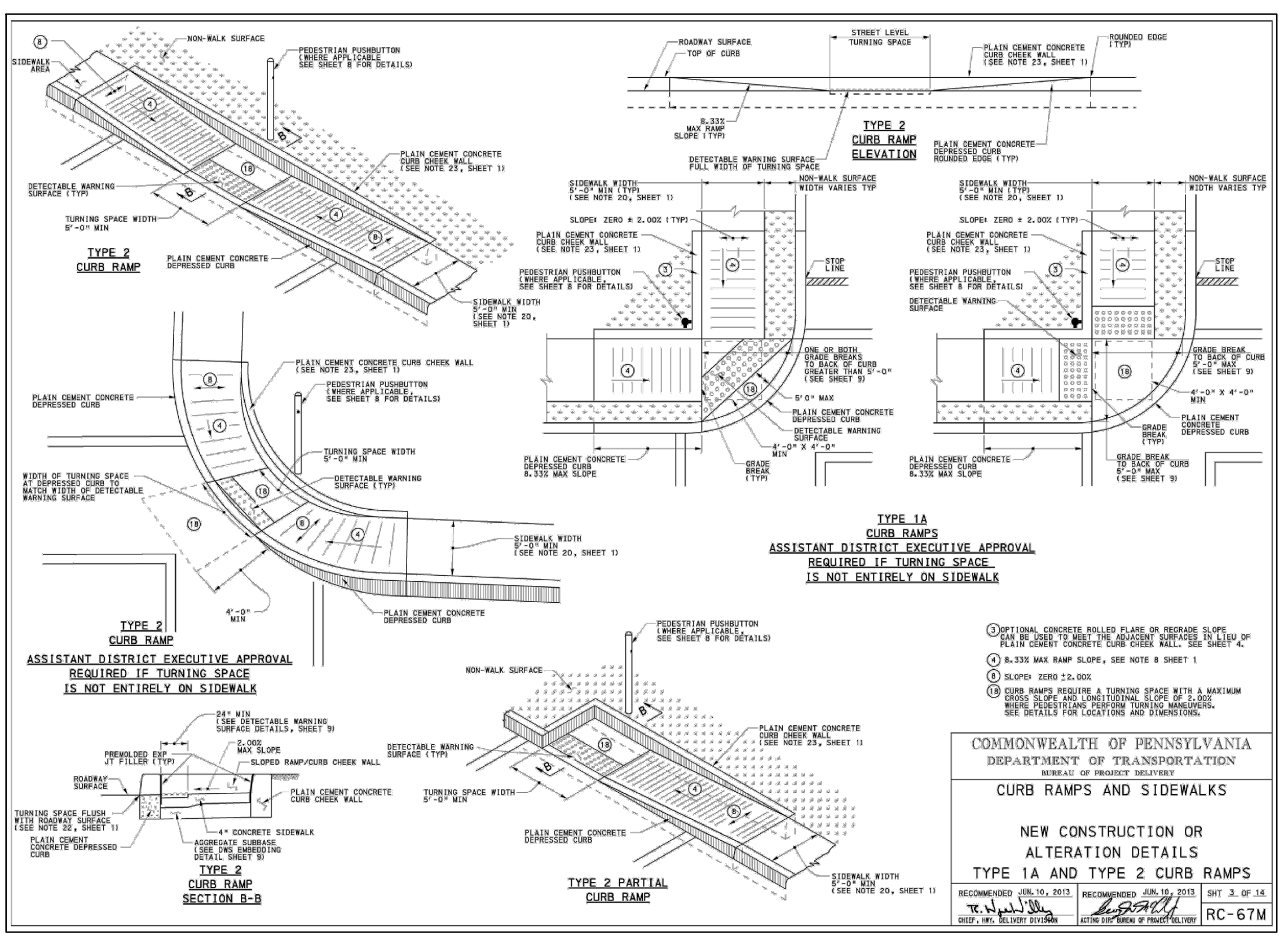
ADA PAINTED PARKING SYMBOL

NOT TO SCALE



ADA PARKING & ADA PATH TO BUILDING ENTRANCE

SCALE 1" = 10'

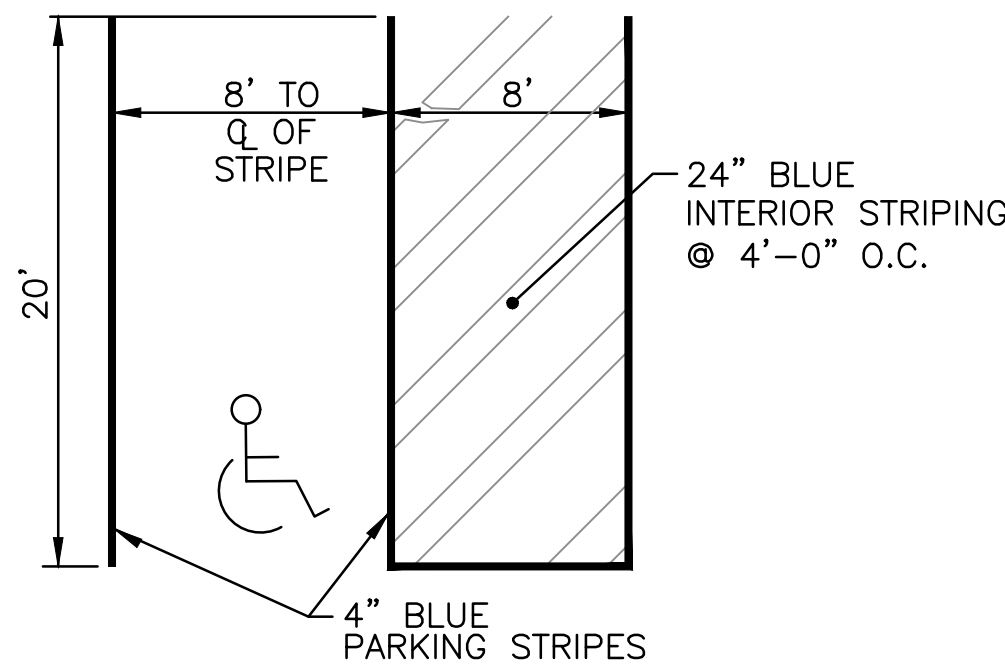


TYPE 1A CURB RAMP ASSISTANT DISTRICT EXECUTIVE APPROVAL REQUIRED IF TURNING SPACE IS NOT ENTIRELY ON SIDEWALK

TYPE 2 CURB RAMP ASSISTANT DISTRICT EXECUTIVE APPROVAL REQUIRED IF TURNING SPACE IS NOT ENTIRELY ON SIDEWALK

TYPE 2 PARTIAL CURB RAMP

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF PROJECT DELIVERY  
CURB RAMP AND SIDEWALKS  
NEW CONSTRUCTION OR ALTERATION DETAILS  
TYPE 1A AND TYPE 2 CURB RAMP  
RC-67M



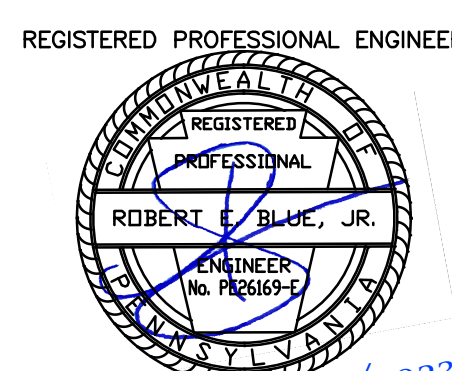
ADA PARKING DETAIL

NOT TO SCALE

LANE, EDGE AND CENTER LINES

1. MAKE ALL LANE LINES EITHER SOLID OR BROKEN WHITE, 4" MINIMUM WIDE WHEN ADDITIONAL LINES ARE ADDED TO WHAT IS OTHERWISE A TWO-LANE TWO-WAY HIGHWAY AND 6" WIDE ON ALL MULTI-LANE HIGHWAYS.
  2. LANE LINES ON AN APPROACH TO A SIGNALIZED INTERSECTION SHALL BE SOLID WHITE FOR A DISTANCE OF 150' MEASURED FROM THE STOP BAR.
  3. LANE LINES THAT DELINEATE THE EDGE OF A TURNING LANE ARE TO BE SOLID WHITE LINES WITH A LENGTH EQUAL 2X/3, BUT NOT LESS THAN 1/3 THE LENGTH OF THE TURN LANE, MEASURED FROM THE STOP BAR.
  4. MAKE EDGE LINES SOLID WHITE LINES 4" WIDE, EXCEPT USE SOLID YELLOW LINES WHEN ADJACENT TO A MEDIAN WHICH SEPARATES OPPOSING DIRECTIONS OF VEHICULAR TRAFFIC FLOW.
  5. ON TWO-LANE, TWO-WAY HIGHWAYS, THE CENTER LINES ARE YELLOW 4" WIDE EITHER SOLID, BROKEN OR A COMBINATION THEREOF. A SOLID BARRIER LINE SHALL PRECEDE ALL CONTROLLED INTERSECTIONS BY THE MINIMUM DISTANCE NOTED IN TABLE A.
  6. ON FOUR (4) OR MORE LANE UNDIVIDED HIGHWAYS, FOR CENTER LINES USE THE TWO-WAY BARRIER LINES.
  7. CENTER LANE LEFT TURN ONLY MARKINGS ARE TWO (2) SETS OF ONE-WAY BARRIER LINES WITH BROKEN YELLOW LINES INSIDE OF THE SOLID YELLOW LINES.
  8. EXTEND THE LANE LINES, EDGE LINES AND/OR CENTER LINES A DISTANCE OF 150' FROM THE STOP BAR ON MINOR APPROACHES, WHERE CONDITIONS PERMIT.
- STOP LINE
9. STOP LINES ARE SOLID WHITE LINES THAT COMPLETELY TRAVERSE EACH TRAFFIC LANE AT AN INTERSECTION WITH A STOP SIGN, THE STOP LINE SHOULD BE PLACED AT A LOCATION NO LESS THAN 4' OR MORE THAN 30' FROM THE NEAREST EDGE OF THE INTERSECTING ROADWAY TO ENSURE MAXIMUM SIGHT DISTANCE TO VEHICLES ON THE CROSSING ROUTE, WHEN USED ON MULTI-LANE APPROACH TO A SIGNALIZED INTERSECTION THE STOP LINE MAY BE STAGGERED TO ASSIST TURNING VEHICLES AND TO IMPROVE SIGHT DISTANCE FOR MOTORIST DESIRING TO MAKE A TURN ON RED.
  10. LOCATE STOP LINES AT A MINIMUM OF 4' IN ADVANCE OF AND PARALLEL TO THE CROSSWALK LINES UNLESS OTHERWISE NOTED.

1. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DEPARTMENT'S SPECIFICATIONS, FORM AND METHODS.
2. THESE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS GOVERNING THE DESIGN, LOCATION, AND OPERATION OF ALL OFFICIAL TRAFFIC SIGNS, SIGNALS, AND MARKINGS ON AND ALONG HIGHWAYS WITHIN THE COMMONWEALTH OF PENNSYLVANIA.
3. ALL PAVEMENT MARKINGS SHALL BE REFLECTORIZED.
4. THE CONTRACTOR SHALL PREPARE THE PAVEMENT SURFACE FOR THE PROPER ADHESION. ANY SHEEPING OR REMOVAL OF DEBRIS, GRAVEL, DIRT OR OTHER FOREIGN MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF THE NEW PAVEMENT MARKINGS AND NO SEPARATE PAYMENT SHALL BE MADE THEREFOR.
5. THE CONTRACTOR SHALL REMOVE ALL PREVIOUS PAVEMENT MARKINGS WHICH IN THE OPINION OF THE ENGINEER CONFLICT WITH THE NEW PAVEMENT MARKINGS, UNLESS SPECIFICALLY STATED OTHERWISE. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF THE NEW PAVEMENT MARKINGS AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.
6. THE CONTRACTOR SHALL NOTE ALL SPECIAL PROVISIONS OF THE CONTRACT AND SPECIFICALLY WITH REGARD TO THE RATE OF APPLICATION, MAINTENANCE OF TRAFFIC, RESTRICTED WORKING HOURS, AND/OR RESTRICTED WEATHER CONDITIONS. NO DEVIATIONS WILL BE PERMITTED.
7. UNLESS SPECIFIED OTHERWISE, THE BASIS OF MEASUREMENT SHALL BE ALONG THE LONGITUDINAL CENTERLINE OF PAVEMENT MARKINGS. MEASUREMENT FOR LEGENDS SHALL BE PER MESSAGE, COMPLETE AND IN PLACE.
8. PRIOR TO APPLICATION, THE CONTRACTOR SHALL FIELD CHECK AND LOCATE ALL PAVEMENT MARKINGS TO THE SATISFACTION OF THE PENNDOT INSPECTOR.
9. ALL MARKINGS IMPROPERLY APPLIED OR LOCATED SHALL BE COMPLETELY REMOVED AND CORRECTLY RE-APPLIED, AT THE SOLE EXPENSE OF THE CONTRACTOR.
10. WHERE BITUMINOUS SEALANTS PREVENTS OR MAKES IMPRACTICAL THE EXTENDING OF LINES TO THE FACE OF THE CURB, THE CONTRACTOR SHALL EXTEND LINES TO EDGE OF SEALANT OR WITHIN ONE FOOT OF THE FACE OF CURB, WHICHEVER IS LESS.



ROBERT E. BLUE JR. (DATE) 2/18/2023  
LICENSE NO. 26169-E

NO.	REVISIONS

ADA GRADING PLAN

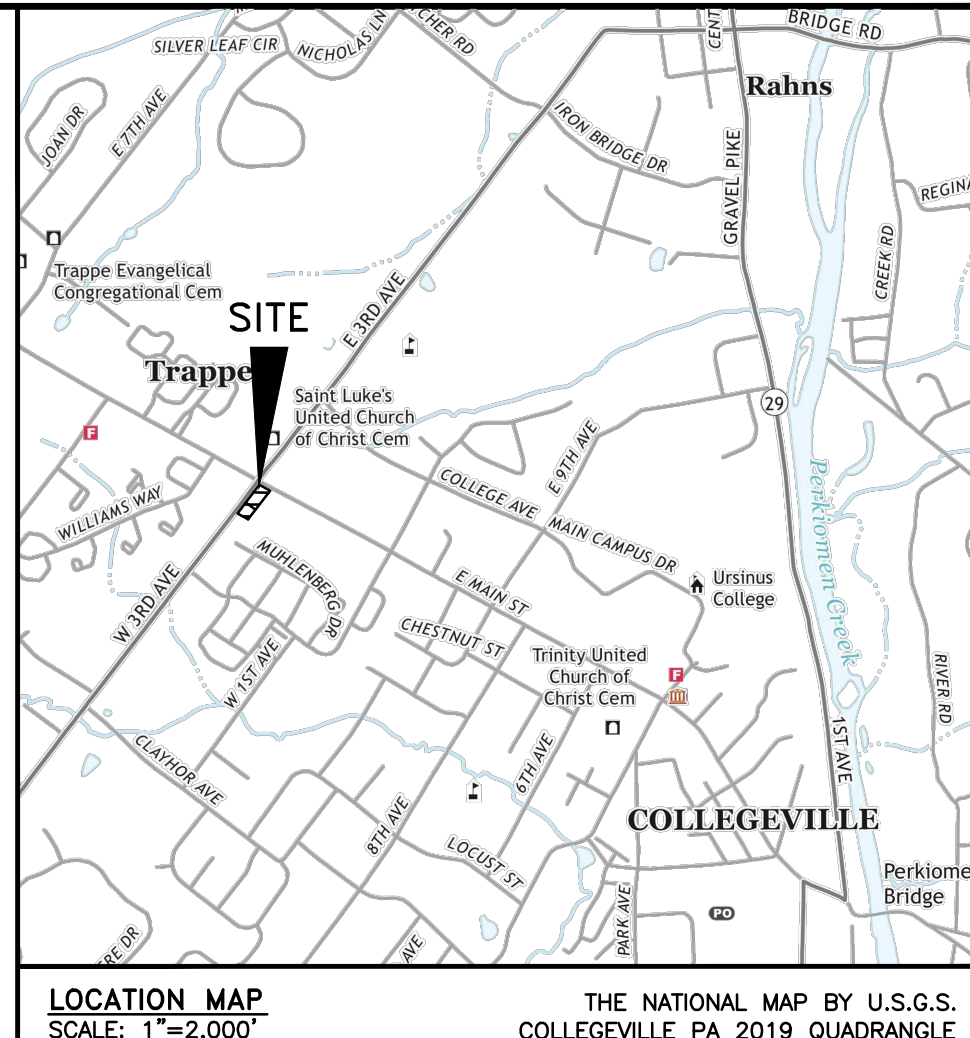
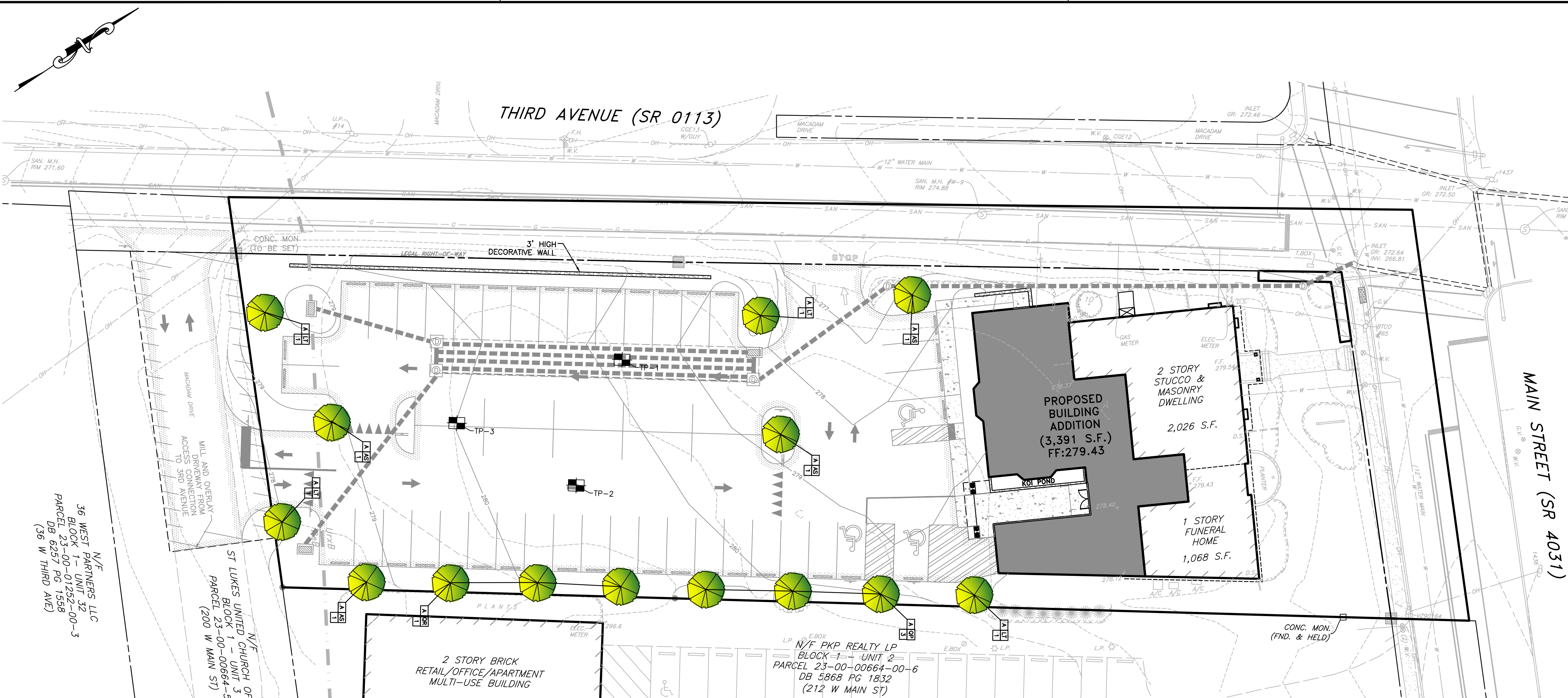
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MOORE, SNEAR, & RUGGIERO FUNERAL HOME  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA

PREPARED FOR  
DONALD E. JR. & CINDY MOORE  
224 W MAIN ST  
COLLEGEVILLE PA 19426

REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE, JR.  
2/18/2023

DRAWN BY: DJG CHECKED BY: REB SCALE: AS NOTED  
DATE: 2023-12-18 JOB NUMBER: 2271-1E SHEET NUMBER: 5 OF 16



### PLANT LIST

QUANTITY	SYMBOL	NAME	SIZE	ROOT	SPECIAL REMARKS
<b>SHADE TREES</b>					
4	AS	SUGAR MAPLE ACER SACCARINUM	3" CAL / 14" HT. 8" SPREAD	BB	CLEAN TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
4	LT	TULIP POPLAR LIRIODENDRON TULIPIFERA	3" CAL / 14" HT. 8" SPREAD	BB	CLEAN TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
3	OP	PINK OAK QUERCUS PALMISTRIS	3" CAL / 14" HT. 7" SPREAD	BB	CLEAN TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
3	OR	RED OAK QUERCUS RUBRA	3" CAL / 14" HT. 8" SPREAD	BB	CLEAN TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
<b>SHRUBS</b>					
DD		SLENDER DOGWOOD LIGULARIA STRONGII	18"-24" SPREAD. 18"-24" HT.	BB	3' SPACING B/W PLANTS; PLANT IN CONTINUOUS MULCH BED
FD		COASTAL FORTYHERBELLA FORTYHERBELLA GARDNERI	18"-24" SPREAD. 18"-24" HT.	BB	3' SPACING B/W PLANTS; PLANT IN CONTINUOUS MULCH BED
FF		HAPPY FACE WHITE POTENTILLA POTENTILLA FRUTICOSA	18"-24" SPREAD. 18"-24" HT.	BB	3' SPACING B/W PLANTS; PLANT IN CONTINUOUS MULCH BED
SJ		LITTLE WINDSOR SPINACH SPINACH JAPONICA	18"-24" SPREAD. 18"-24" HT.	BB	3' SPACING B/W PLANTS; PLANT IN CONTINUOUS MULCH BED
SP		SPINACH TRIKAL MEXICAN SPINACH PRINIFOLIA	18"-24" SPREAD. 2.5'-3" HT.	BB	4' SPACING B/W PLANTS; PLANT IN CONTINUOUS MULCH BED
VP		BLACK-LEAF VEURBURN PRUNELLA VEURBURN PRUNIFOLIUM	18"-24" SPREAD. 2.5'-3" HT.	BB	6' SPACING B/W PLANTS; PLANT IN CONTINUOUS MULCH BED

#### VEGETATION PROTECTION NOTES:

- PROTECTION OF VEGETATION FROM MECHANICAL INJURY AND GRADING CHANGE.
  - ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE, PARKING AREA OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS. FENCING OR BARRIERS AROUND TREES SHALL BE PLACED AT THE DRIP LINE, UNLESS DETERMINED TO BE APPROPRIATE AT ANOTHER LOCATION BY THE TOWNSHIP ENGINEER.
  - HEAVY EQUIPMENT OPERATORS SHALL NOT DAMAGE EXISTING TREE TRUNKS AND ROOT SYSTEMS BY DRIVING HEAVY EQUIPMENT WITHIN OR OTHERWISE DISTURBING THE AREA CIRCUMSCRIBED BY THE DRIP LINE OF ANY TREE. IF THERE IS NO ALTERNATIVE TO LOCATING A UTILITY LINE WITHIN THE TREE DRIP LINE, IT IS STRONGLY ENCOURAGED THAT TUNNELING, RATHER THAN TRENCHING, BE USED TO MINIMIZE POTENTIAL DAMAGE TO TREE ROOT SYSTEMS. IN SUCH CASES, THE TOWNSHIP ENGINEER SHALL DETERMINE THE MOST DESIRABLE LOCATION FOR THE SURVIVAL OF THE TREE(S), WHERE TRENCHING IS UNAVOIDABLE, TRENCHED HOLES SHALL BE FILLED AS SOON AS POSSIBLE AND TAMPED LIGHTLY TO AVOID THE CREATION OF AIR SPACES. ALL DISTURBED ROOTS SHALL BE CUT AS CLEANLY AS POSSIBLE. TREE LIMBS SHALL BE CUT BACK IN PROPORTION TO ROOT AREA LOSS.
  - TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS, FENCING OR LIGHTING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.
  - THE AREA AROUND THE BASE OF EXISTING WOOD VEGETATION SHALL BE LEFT OPEN, NO IMPERVIOUS COVER, STORAGE OF EQUIPMENT, MATERIALS, DEBRIS OR FILL SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY EXISTING TREE.
  - GRADE CHANGES TO OCCUR AT ANY LOCATION ON THE SITE SHALL MINIMIZE THE ADVERSE EFFECT OF THAT GRADING ACTIVITY TO EXISTING VEGETATION. ADEQUATE PROVISIONS SHALL BE MADE TO PROTECT SUCH VEGETATION AND ITS ROOT SYSTEMS.
  - THE TOWNSHIP COUNCIL MAY, AT ITS DISCRETION, REQUIRE THAT SPECIMEN PLANTS WITH SIGNIFICANT HISTORIC, VISUAL OR ENVIRONMENTAL QUALITIES WHICH WOULD OTHERWISE BE REMOVED DURING SITE PREPARATION, BE TRANSPLANTED ELSEWHERE ON THE SITE OR RETAINED IN THEIR PRESENT LOCATION.
- PROTECTION OF TOPSOIL.
  - NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS A SUFFICIENT AMOUNT IS RETAINED TO PROVIDE AT LEAST SIX (6) INCHES OF TOPSOIL COVER OVER ALL OF THE SITE'S EXPOSED EARTH SURFACES. IN ADDITION, SUFFICIENT SOIL SHALL BE RETAINED FOR PLANTING.
  - TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUTED AND STABILIZED AS QUICKLY AS POSSIBLE FOLLOWING THE COMPLETION OF A PROJECT OR PROJECT PHASE. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY THE FOLLOWING METHODS OR APPROVED EQUAL:
    - SEEDING, SOODING, HYDROSEEDING, GEOTEXTILES OR PLANTING ON SLOPES OF TEN (10) PERCENT OR LESS.
    - SOODING, HYDROSEEDING, RIP-RAP OR GEOTEXTILES ON SLOPES EXCEEDING TEN (10) PERCENT.
  - GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD NOVEMBER 15 TO APRIL 1, WHEN REVEGETATION OF EXPOSED GROUND SURFACES IS DIFFICULT.
- PROTECTION DURING CLEANUP.
  - ALL CONSTRUCTION DEBRIS SHALL BE HAUL AWAY FROM THE PROPERTY, UNLESS PROVISIONS ACCEPTABLE TO THE TOWNSHIP ENGINEER ARE MADE FOR THE ON-SITE DISPOSAL OF SUCH DEBRIS.
  - THE TOWNSHIP SHALL REQUIRE THAT FENCES AND BARRIERS PLACED AROUND WOODY VEGETATION DURING CONSTRUCTION BE REMOVED IF THEY IMPEDE THE GROWTH AND MAINTENANCE OF SUCH VEGETATION.
- PROTECTION OF VEGETATION FROM HAZARDOUS AND TOXIC MATERIALS.
  - HAZARDOUS OR TOXIC CONTAMINANTS, INCLUDING, BUT NOT LIMITED TO, PETROLEUM HYDROCARBONS, OILS, PESTICIDES, HERBICIDES, THINNERS, SOLVENTS, CLEANERS, ABRASIVES, ACIDS AND BASES, ARE STRICTLY PROHIBITED WITHIN OR AROUND WOODY VEGETATION OR WITHIN ONE HUNDRED (100) FEET OF THE DRIP LINE OF ANY EXISTING TREE.

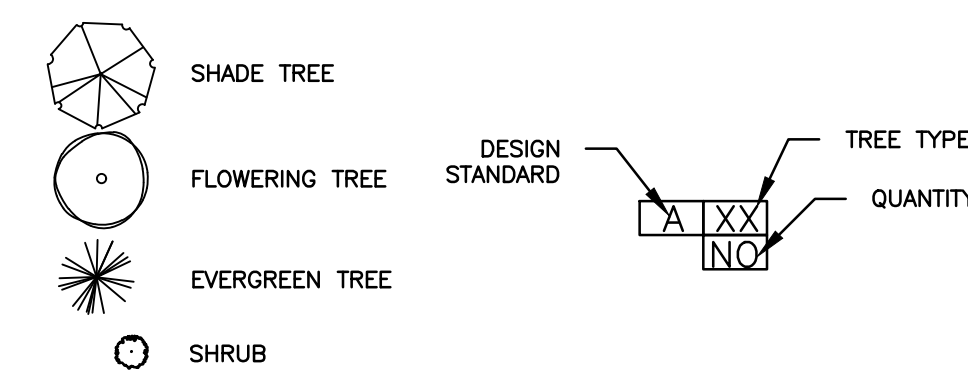
- #### SPECIAL REMARKS FOR TREES:
- ALL DEAD, DYING, DISEASED AND HAZARDOUS BRANCHES SHALL BE REMOVED.
  - PRUNE TREES AWAY FROM BUILDINGS, STREET LIGHTS, AND UTILITY POLES.
  - DO NOT REMOVE MORE THAN 20% OF THE TREE'S HEALTHY BRANCHES AT ONE TIME.
  - CHECK TREES FOR ANY STRUCTURAL PROBLEMS.

#### PLANTING CALCULATIONS

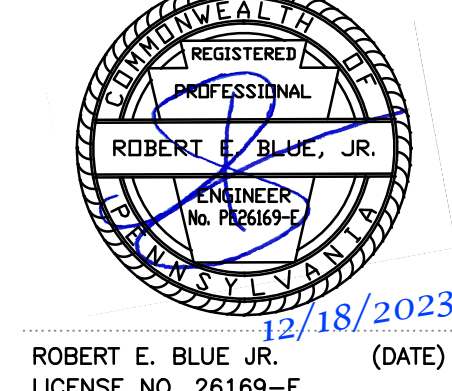
ID	SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
A	§295-25.1(A)	TREE REPLACEMENT REQUIREMENTS ANY PERMITTED REMOVALS OF TREES WITH SIX INCHES DBH TO 12 INCHES DBH MUST BE REPLACED WITH ONE OR MORE TREES WHOSE TOTAL TRUNK DIAMETER, IN AGGREGATE, EQUALS ONE TIMES THE TOTAL INCHES IN DBH OF THE TREE(S) REMOVED. EACH REPLACEMENT SHALL NOT BE LESS THAN 2.5" IN CALIPER.	THREE (3) 10" TREES - 30" ONE (1) 12" TREE - 12" TOTAL: 42" DBH TBR / 3" = 14 TREES	14 TREES	14 TREES
B	§340-34.6(C)	PARKING IN THE FRONT YARD SHALL BE PARTIALLY SCREENED BY DENSE LANDSCAPING OR A DECORATIVE MASONRY WALL THAT COMPLETELY BLOCKS THE VIEW TO A HEIGHT OF THREE FEET ABOVE THE PARKING LOT, AND PARTIALLY SCREENS THE VIEW ABOVE THREE FEET, BUT DOES NOT BLOCK SIGHT DISTANCE AT THE DRIVEWAY ENTRANCE.	THREE (3) FOOT HIGH DECORATIVE MASONRY WALL	WALL	WALL

- #### NOTES:
- CONTRACTOR SHALL FIELD VERIFY LOCATION, DESCRIPTION, AND MATERIALS OF EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF SAID UTILITIES IF NECESSARY.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ANY IMPROVEMENT ONSITE OR OFFSITE.
  - ALL CURBING TO HAVE AN 8" REVEAL UNLESS NOTED OTHERWISE. ALSO ALL CURB RADIUS SHALL HAVE A 5' RADIUS UNLESS NOTED OTHERWISE.
  - ALL CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408, LATEST REVISION.
  - ALL EARTHWORK TO BE PERFORMED IN ACCORDANCE WITH THE GUIDANCE OF THE GEOTECHNICAL REPORT AND THE GEOTECHNICAL ENGINEER FOR THE PROJECT.
  - ALL EXISTING UTILITY VALVES SHALL BE ADJUSTED TO FINISH GRADE.
  - THE LOCATION OF THE CLEAN OUTS/ACCESS POINTS OF THE UNDERGROUND STORMWATER FACILITIES NEED TO BE VERIFIED IN THE FIELD BY THE APPLICANT'S SURVEY CREW.
  - SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED.
  - NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.
  - SHADE TREES ARE NOT TO BE PLANTED WITHIN FIVE (5) FEET OF ANY UNDERGROUND UTILITY.
- #### PLANTING SPECIFICATIONS:
- SHADE TREE REQUIREMENTS ARE AS FOLLOWS: MINIMUM CALIPER OF 3" MEASURED 6" ABOVE GROUND, 14 TO 16 FEET HIGH, 8 FEET MINIMUM SPREAD, CLEAR TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
  - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN, (1990 OR MOST RECENT EDITION).
  - ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF "TREE MAINTENANCE" BY P. P. PIRONE, (MOST RECENT EDITION).
  - EVERGREEN TREES SHALL BE INSTALLED IN THE SPRING WHILE STILL DORMANT.
  - PLASTIC MESH SHALL BE INSTALLED & SECURED AROUND ALL PROPOSED TREES TRUNKS FROM THE GROUND TO A MINIMUM HEIGHT OF 4.5' UP THE TREE TRUNK. THIS PLASTIC MESH PROTECTION SHALL STAY IN PLACE FOR A MINIMUM OF 18 MONTHS POST-INSTALLATION. SEE TREE INSTALLATION DETAILS ON SHEET 13.

#### LANDSCAPE LEGEND



REGISTERED PROFESSIONAL ENGINEER



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**MOORE, SNEAR, & RUGGIERO FUNERAL HOME**  
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MONTGOMERY COUNTY  
PENNSYLVANIA

PREPARED FOR  
**DONALD E JR & CINDY MOORE**  
224 W MAIN ST  
COLLEGEVILLE PA 19426

LANDSCAPE PLAN

DRAWN BY: DJG  
CHECKED BY: REB  
DATE: 2023-12-18  
SHEET NUMBER: 6 OF 16

SCALE: 1"=20'  
DATE: 2/18/2023

ROBERT E. BLUE JR. (DATE)  
LICENSE NO. 26169-E

**811**  
PENNSYLVANIA ONE CALL  
DIAL 8-1-1 or 1-800-242-1776  
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS  
BEFORE YOU START ANY DIGGING  
PROJECT. WHETHER YOU ARE  
PLANNING TO DO IT YOURSELF OR  
HIRE A PROFESSIONAL, SOMEONE  
NEEDS TO CALL 811.

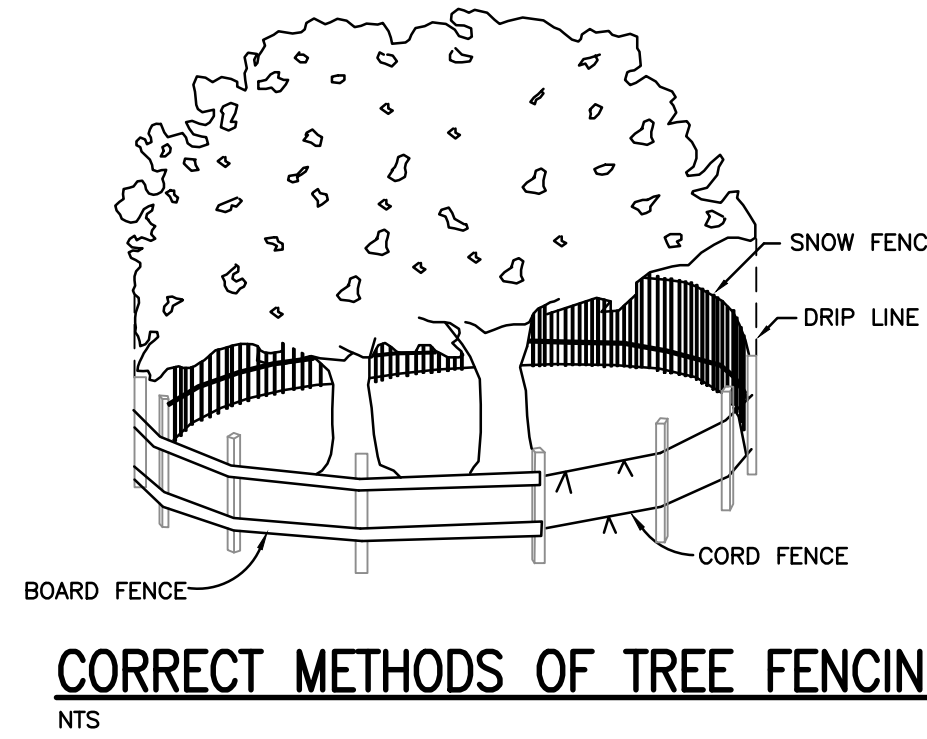
Call before you dig. SERIAL #2020901398  
MARCH 31, 2022

**PLANTING PROCEDURES**

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH, DELIVER, MAINTAIN, AND INSTALL THE PLANT MATERIAL AND LAWN AS SHOWN ON THE PLANS IN A MANNER WHICH PRODUCES A PROFESSIONAL FINISHED PRODUCT ACCORDING TO THE BEST INDUSTRY STANDARDS AND PROCEDURES.
2. PLANTS FURNISHED SHALL BE NURSERY-GROWN STOCK AND COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN "STANDARDS FOR NURSERY STOCK" FOR SIZES AND SPECIES SHOWN. PLANT MATERIAL MUST BE SELECTED FROM NURSERY(S) THAT HAVE BEEN INSPECTED BY STATE OR FEDERAL AGENCIES.
3. SOURCE OF PLANT MATERIALS SHALL BE WITHIN THE SAME PLANT HARDINESS ZONE AND HAVING SIMILAR CLIMATE CONDITIONS AS THE PROJECT AREA. ZONE SHALL BE AS DEFINED ON THE U. S. DEPARTMENT OF AGRICULTURE PLANT HARDINESS ZONE MAP. ALL PLANTS SHALL BE NURSERY-GROWN MATERIAL UNLESS OTHERWISE SPECIFIED.
4. MEASURE PLANT MATERIAL WHEN THE BRANCHES ARE IN THEIR NORMAL POSITION. NO PRUNING SHALL BE DONE BEFORE THE PLANT MATERIALS ARE DELIVERED TO THE SITE. PLANT MATERIAL SHALL BE NATURAL IN HABIT OF GROWTH AND BE FULL BODIED. PLANT MATERIAL SHALL POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD TYPICAL OF THE SPECIES.
5. THE ACCURACY OF SPECIES VARIETIES AND QUANTITIES SPECIFIED FOR PLANT MATERIAL SHALL BE CONTRACTOR'S RESPONSIBILITY. QUANTITIES ARE SHOWN ON THE PLANS. PLANT LISTS (IF ANY) ARE FOR CONTRACTOR'S CONVENIENCE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE THAT DOES NOT MEET SPECIFICATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR REPRESENTATIVE SPECIES.
8. VERIFY THAT SITE IS READY FOR PLANTING PRIOR TO DELIVERY OF MATERIALS. INSTALL PLANTS AS PROMPTLY AS POSSIBLE, PREFERABLY THE SAME DAY AS DELIVERED. UNLESS PLANTED THE DAY OF DELIVERY, PILE EARTH OR MULCH AROUND THE EARTH BALL. KEEP THE PLANT BALL MOIST. PLANT MATERIALS WILL BE SUBJECT TO RE-INSPECTION BEFORE THEY ARE PLANTED.
9. PREVENT INJURY TO PLANT MATERIAL WHEN DIGGING, MOVING, UNLOADING AND TRANSPORTING. HANDLE ALL BALLED AND BURLAPPED PLANTS FROM ROOT BALL ONLY.
10. INSPECT PITS AND BEDS TO ASSURE THAT ADEQUATE DRAINAGE EXISTS. THE PERMEABILITY OF EACH PLANTING PIT AND BED SHALL BE TESTED. MINIMUM ACCEPTABLE PERCOLATION RATE SHALL BE TWO AND ONE-HALF INCHES (2 1/2") PER HOUR IN DRY CONDITIONS AND ONE AND ONE-HALF INCHES (1 1/2") PER HOUR IN WET CONDITIONS. THE OWNER SHALL BE IMMEDIATELY NOTIFIED IF THE PLANTING PITS FAIL TO PASS THE PERCOLATION TEST.
11. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY PLANT MATERIAL WHICH IS NOT IN VIGOROUS CONDITION BECAUSE OF POOR OR INADEQUATE DRAINAGE.
12. THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL FOR LAYOUT OF PLANT MATERIAL PRIOR TO INSTALLATION OF PLANTS. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, OR ANY OBSTACLES TO THE WORK ENCOUNTERED BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL MUNICIPAL ORDINANCES AND PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE FEES, PERMITS, INSPECTIONS, AND NOTIFICATION OF LOCAL OFFICIALS AS REQUIRED.
14. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES BEFORE ANY EXCAVATION OCCURS ACCORDING TO ACT 38
15. PLANTING MIXTURE FOR ALL TREE AND SHRUB BACKFILL SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1/4 PEAT MOSS, 1/2 TOPSOIL, 1/4 COARSE SAND. ADD FIVE POUNDS OF 0-20-20 FERTILIZER PER CUBIC YARD OF PLANTING MIXTURE. PLANTING MIXTURE SHALL NOT BE USED IN A FROZEN OR MUDDY CONDITION.
16. PLANT PITS SHALL BE OF THE FOLLOWING SIZE:  
TREES LESS THAN FIVE (5) INCHES CALIPER - 2 FEET - 0 INCHES WIDER THAN BALL WIDTH AND SIX (6) INCHES DEEPER THAN BALL DEPTH.  
SHRUBS SMALLER THAN FIVE (5) FEET HIGH - 1 FOOT - 6 INCHES WIDER AND SIX (6) INCHES DEEPER THAN BALL DEPTH.
17. BEFORE PLACING PLANT MATERIAL INTO PITS, SCARIFY BOTTOM AND SIDES AND PLACE A SIX INCH DEPTH LAYER OF PLANTING MIXTURE. TAMP TO PREVENT SETTLEMENT. SET PLANT PLUMB AND STRAIGHT IN THE CENTER OF THE PIT. PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY HAD TO EXISTING GRADE IN THE NURSERY. REMOVE BURLAP FROM SIDES AND TOP OF TREES OR SHRUBS. REMOVE CONTAINER PLANTS FROM THEIR PLASTIC OR METAL CONTAINERS AND PROPERLY DISPOSE OF THE CONTAINERS.
18. USE PLANTING MIXTURE FOR BACKFILL AROUND TREE OR SHRUB BALL. WHEN PLANT PITS ARE APPROXIMATELY 2/3 FULL, THOROUGHLY WATER AND LEAVE TO SOAK BEFORE PROCEEDING. COMPLETE BACKFILLING SIDES OF PLANTING PIT, TAMP FIRMLY AND WATER THOROUGHLY. SHOULD SETTLEMENT OCCUR, ADD MORE PLANTING MIXTURE.
19. GUY AND STAKE TREES USING STAKES AND WIRE. PASS WIRE THROUGH HOSE SO THAT WIRE DOES NOT COME IN CONTACT WITH TREE. PLACE HOSE AROUND THE TRUNK AT THE HEIGHT SHOWN ON PLANTING DETAILS. TWIST WIRE AT HOSE TO KEEP FIRMLY IN PLACE. SPACE STAKES EVENLY AROUND THE OUTSIDE OF TREE PIT AND DRIVE EACH FIRMLY INTO GROUND.
20. PLANTS SHALL BE PLUMB, STRAIGHT, AND STABLE AFTER GUYING. PROVIDE SOIL SAUCER AROUND PLANTING PITS AS SHOWN ON PLANTING DETAILS. ALL PRUNING SHALL BE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION STANDARDS FOR PRUNING OF SHADE TREES AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE WORK BEGINS.
21. MULCH TREE, SHRUB AND MASS SHRUB PLANTING AREAS. MINIMUM DEPTH OF MULCH SHALL BE TWO (2) INCHES. MULCH AREAS WITHIN 48 HOURS AFTER PLANTING.
22. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING AND UNTIL ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, WEEDING, MULCHING, CONTROL OF INSECTS AND DISEASES, PRUNING, AND OTHER HORTICULTURAL OPERATIONS FOR PROPER GROWTH AND APPEARANCE OF PLANT MATERIALS AND BEDS, INCLUDING FERTILIZING IF REQUIRED.
23. GUARANTEE PLANTING WORK FOR ONE (1) CALENDAR YEAR FROM DATE OF ACCEPTANCE.
24. INSPECTION OF THE WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE GUARANTEE PERIOD WILL BE MADE BY THE OWNER AND LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION SUBMITTED BY THE CONTRACTOR AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED DATE.
25. THE CONTRACTOR SHALL REPLACE, IN ACCORDANCE WITH LANDSCAPE PLANS, ANY PLANTINGS THAT DIE OR, IN THE OPINION OF A LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING, INADEQUATE OR IMPROPER MAINTENANCE, OR ANY OTHER CAUSES DUE TO NEGLIGENCE. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OCCURRING AFTER THE COMMENCEMENT OF THE GUARANTEE PERIOD.

**SEEDING PROCEDURES**

1. REMOVE RUTS, MOUNDS, AND RIDGES ON SURFACE OF TOPSOIL. REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN ONE (1) INCH VISIBLE ON THE SURFACE. RESULTING HOLES SHALL BE FILLED WITH TOPSOIL. GRADE UNIFORMLY SO SOIL SURFACE DOES NOT HAVE LOW SPOTS WHICH MAY COLLECT WATER.
2. INCORPORATE THE FOLLOWING MATERIALS UNIFORMLY THROUGHOUT THE ENTIRE DEPTH OF TOPSOIL BY DISCING, ROTOTILLING, OR OTHER APPROVED METHOD.  
GRANULAR LIMESTONE - 50 POUNDS PER 1,000 SQ. FT.  
STARTER FERTILIZER - 10 POUNDS PER 1,000 SQ. FT.
3. SEED DURING FAVORABLE WEATHER CONDITIONS. PREPARED BED SHALL BE IN A SLIGHTLY MOIST CONDITION DURING SEEDING. SEED WHEN SOIL HAS A MINIMUM TEMPERATURE OF 50F. RAKE OR DRAG SMOOTH TO FINAL GRADE ELEVATIONS, ROLL IF NECESSARY TO STABILIZE IN ORDER TO COMMENCE SEEDING. SEEDING OPERATION WILL TAKE PLACE WHILE TOPSOIL IS IN FRIABLE, LOOSE CONDITION WITH NO CRUSTING OF THE SURFACE.
4. SEED MIXTURE SHALL BE:  
40% TURF TYPE TALL FESCUE  
40% FINE BLADED PERENNIAL RYEGRASS  
10% PENNLAWN CREEPING RED FESCUE  
10% KENTUCKY BLUEGRASS.
5. SPREAD SEED MIXTURE EVENLY AND COVER WITH MAXIMUM 1/4 INCH TOPSOIL. LAWN AREA SHALL BE LIGHTLY ROLLED AND MULCHED WITH STRAW OR SALT HAY AT THE RATE OF ONE BALE PER 1,000 SQ. FT.
6. KEEP NEWLY SEEDED AND SODDED AREAS MOISTENED UNTIL THE GRASS BECOMES WELL ESTABLISHED. PROVIDE MATERIALS AND WORK NECESSARY TO PROTECT THE WORK FROM DAMAGE.
7. LAWN AREAS SHALL BE MAINTAINED UNTIL ACCEPTANCE BY OWNER AND GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE AS PER INSTRUCTIONS UNDER PLANTING PROCEDURES.



**FENCING AND ARMORING:**

(PLATE 1.85B): ANY DEVICE MAY BE USED WHICH WILL EFFECTIVELY PROTECT THE ROOTS, TRUNK AND TOPS OF TREES RETAINED ON THE SITE. HOWEVER, TREES TO BE RETAINED WITHIN 40 FEET OF A PROPOSED BUILDING OR EXCAVATION SHALL BE PROTECTED BY FENCING. PERSONNEL MUST BE INSTRUCTED TO HONOR PROTECTIVE DEVICES. THE DEVICES DESCRIBED ARE SUGGESTED ONLY, AND ARE NOT INTENDED TO EXCLUDE THE USE OF OTHER DEVICES WHICH WILL PROTECT THE TREES TO BE RETAINED.

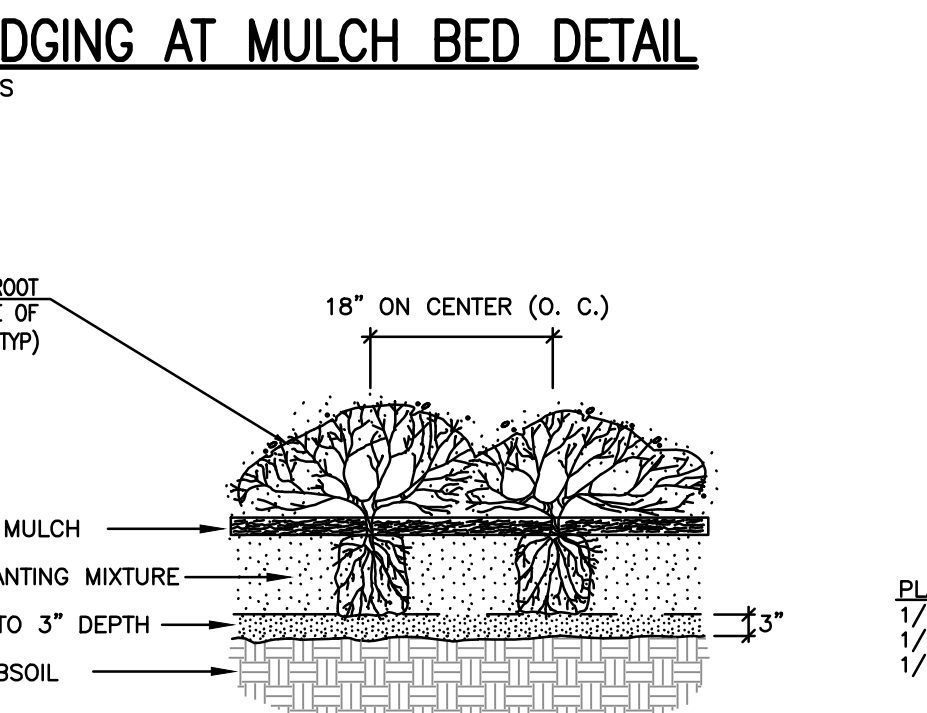
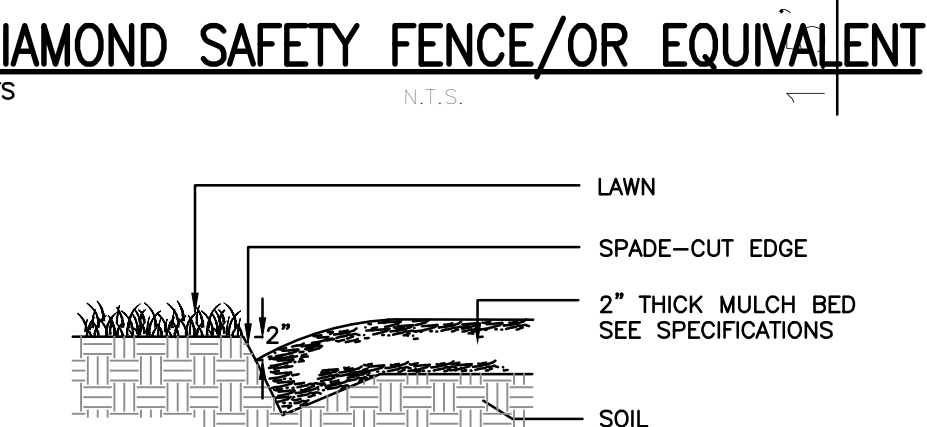
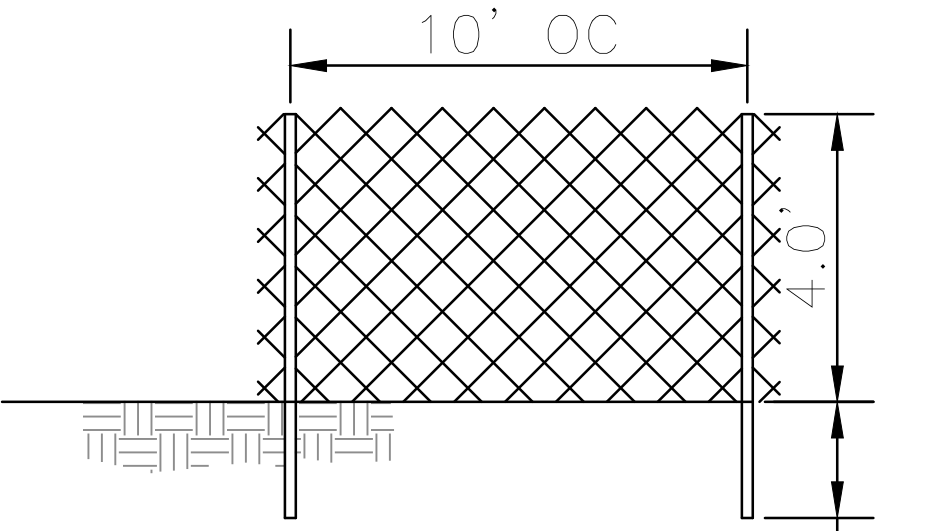
A. SNOW FENCE - STANDARD 40 INCH HIGH SNOW FENCE SHALL BE PLACED AT THE DRIPLINE OF TREES TO REMAIN ON STANDARD STEEL POSTS SET 6 FEET APART.

B. BOARD FENCE - BOARD FENCING CONSISTING OF 4-INCH SQUARE POSTS SET SECURELY IN THE GROUND AND PROTRUDING AT LEAST 4 FEET ABOVE THE GROUND SHALL BE PLACED AT THE LIMITS OF CLEARING WITH A MINIMUM OF TWO HORIZONTAL BOARDS BETWEEN POSTS. IF IT IS NOT PRACTICAL TO ERECT A FENCE AT THE DRIP LINE, CONSTRUCT A TRIANGULAR FENCE NEARER THE TRUNK. THE LIMITS OF CLEARING WILL STILL BE LOCATED AT THE DRIP LINE, SINCE THE ROOT ZONE WITHIN THE DRIP LINE WILL STILL REQUIRE PROTECTION.

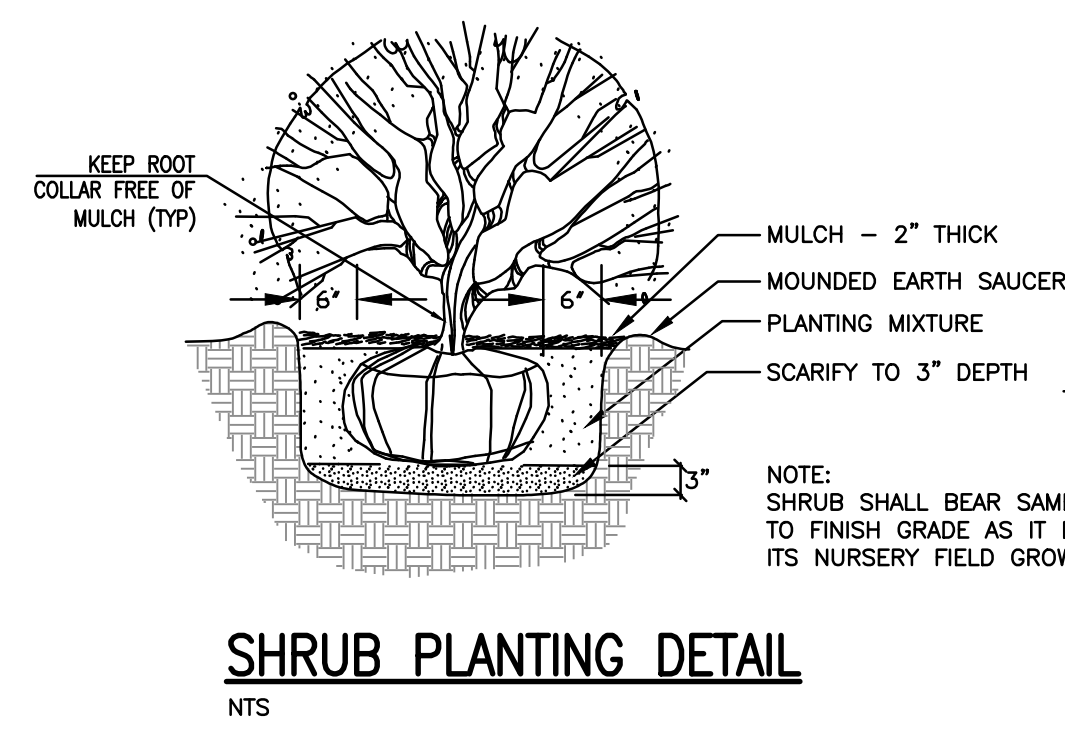
C. CORD FENCE - POSTS WITH A MINIMUM SIZE OF 2 INCHES SQUARE OR 2 INCHES IN DIAMETER SET SECURELY IN THE GROUND AND PROTRUDING AT LEAST 4 FEET ABOVE THE GROUND SHALL BE PLACED AT THE LIMITS OF CLEARING WITH TWO ROWS OF CORD 1/4 INCH OR THICKER AT LEAST 2 FEET APART RUNNING BETWEEN POSTS WITH STRIPS OF COLORED SURVEYOR'S FLAGGING TIED SECURELY TO THE STRING AT INTERVALS NO GREATER THAN 3 FEET.

**EQUIPMENT OPERATION AND STORAGE:**

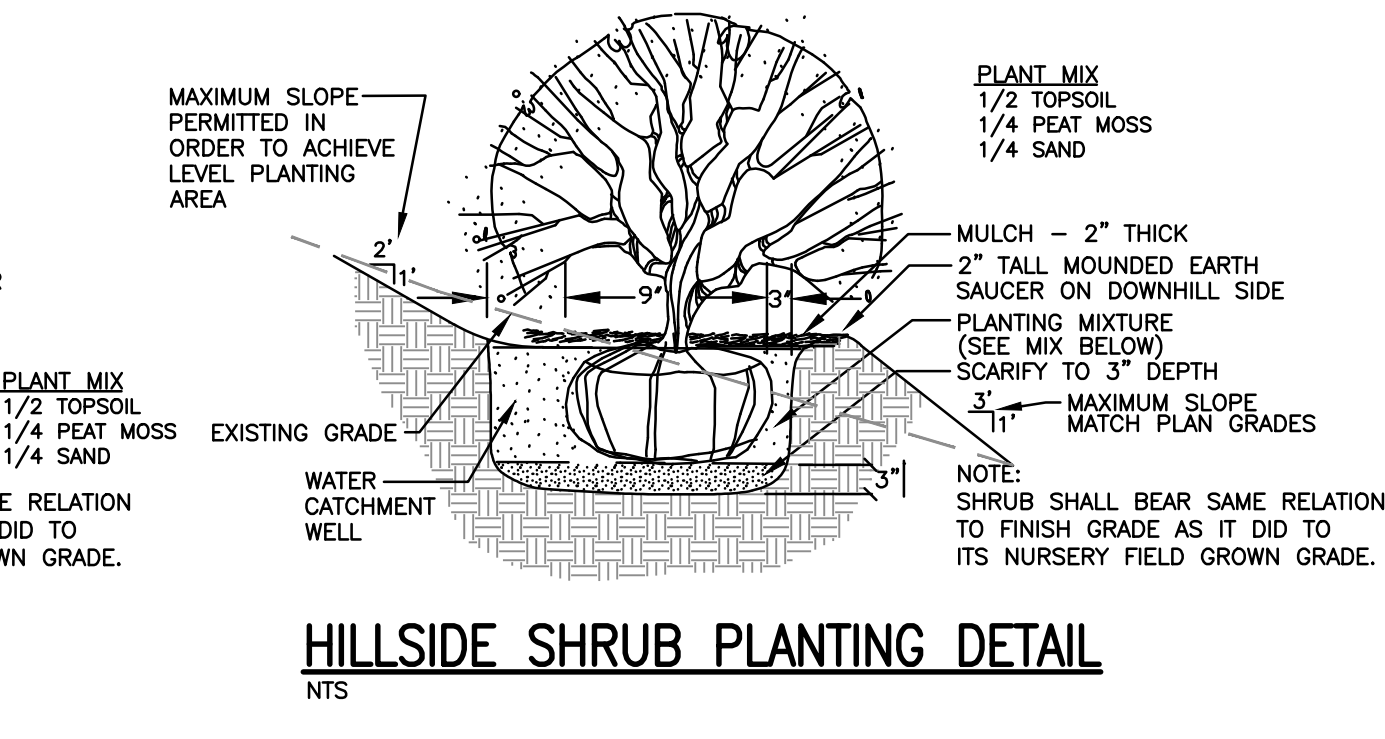
HEAVY EQUIPMENT, VEHICULAR TRAFFIC, OR STOCKPILES OF ANY CONSTRUCTION MATERIALS INCLUDING TOPSOIL SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREES BEING RETAINED. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING IT AGAINST THE TRUNKS OF TREES TO BE RETAINED.



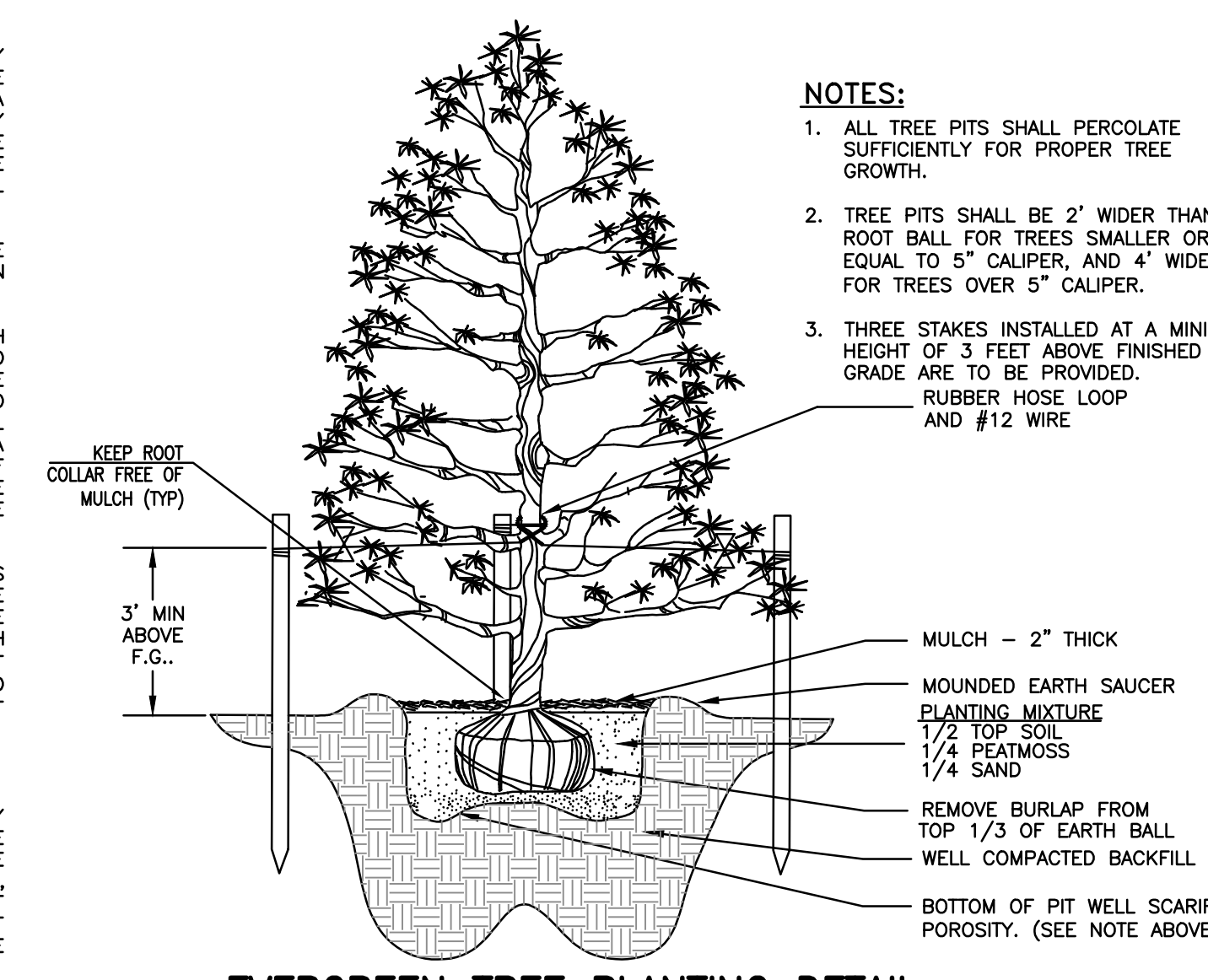
NOTES: MULCH SHALL BE DOUBLE GROUND HARDWOOD BARK MULCH OR APPROVED EQUAL.



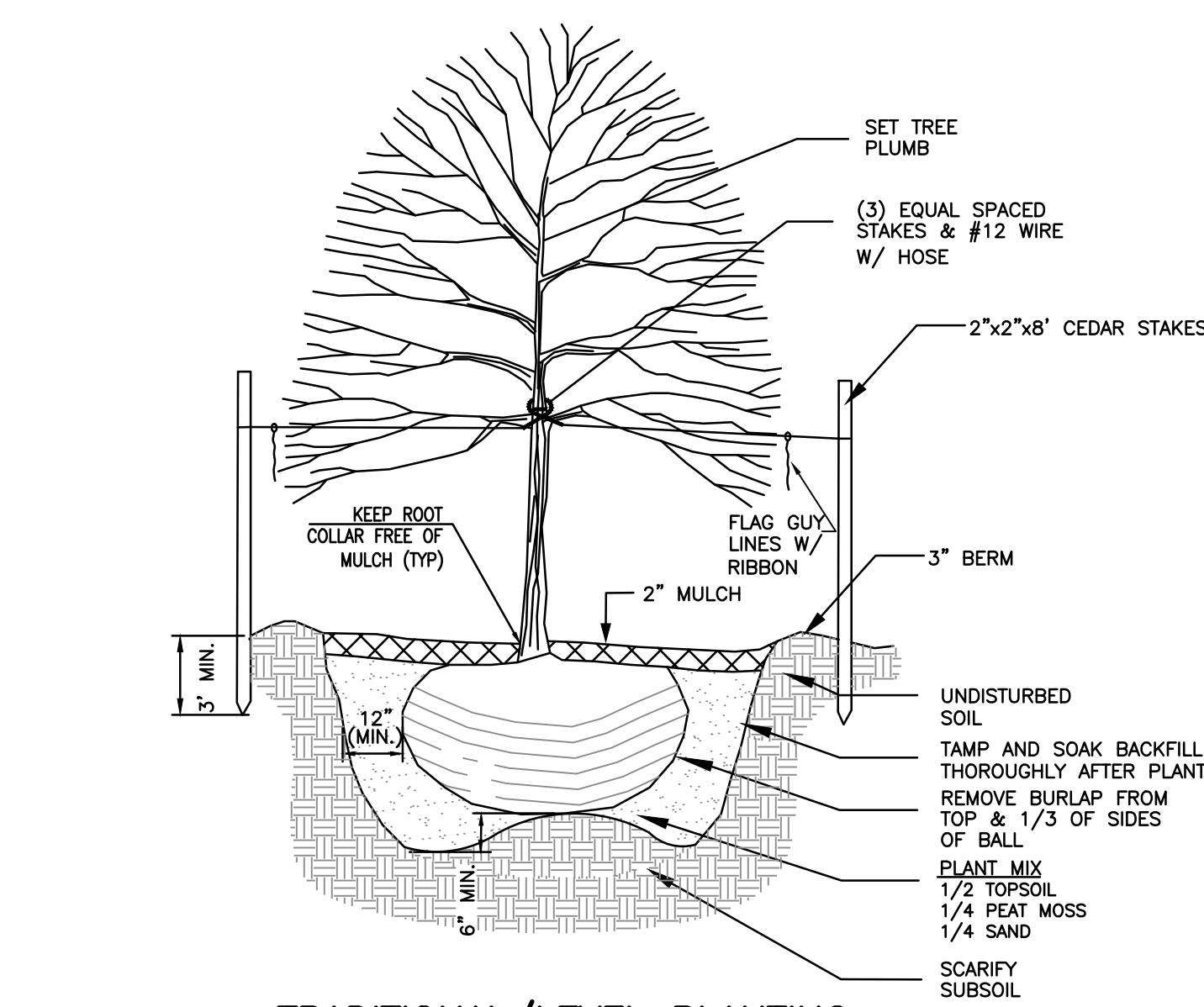
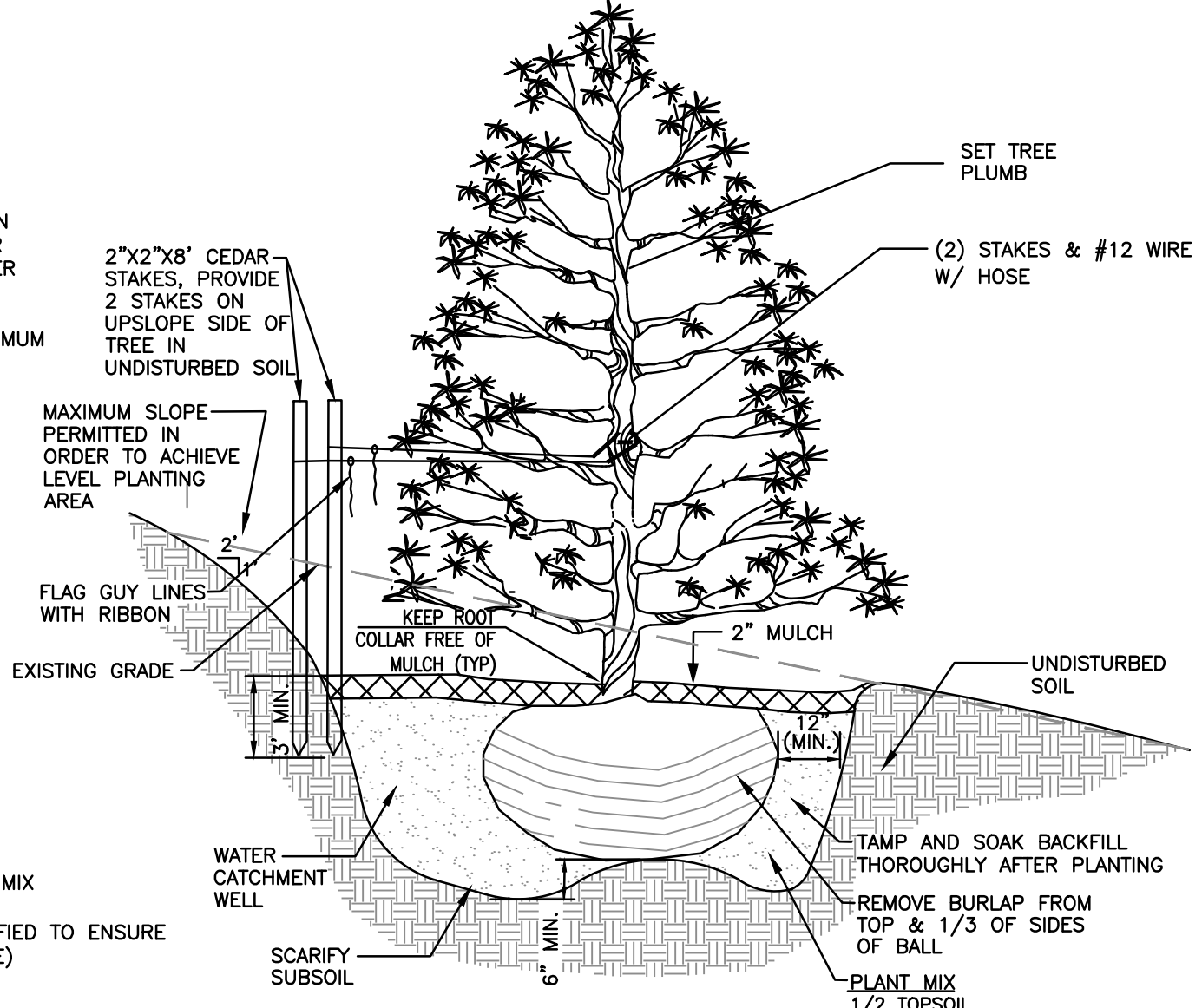
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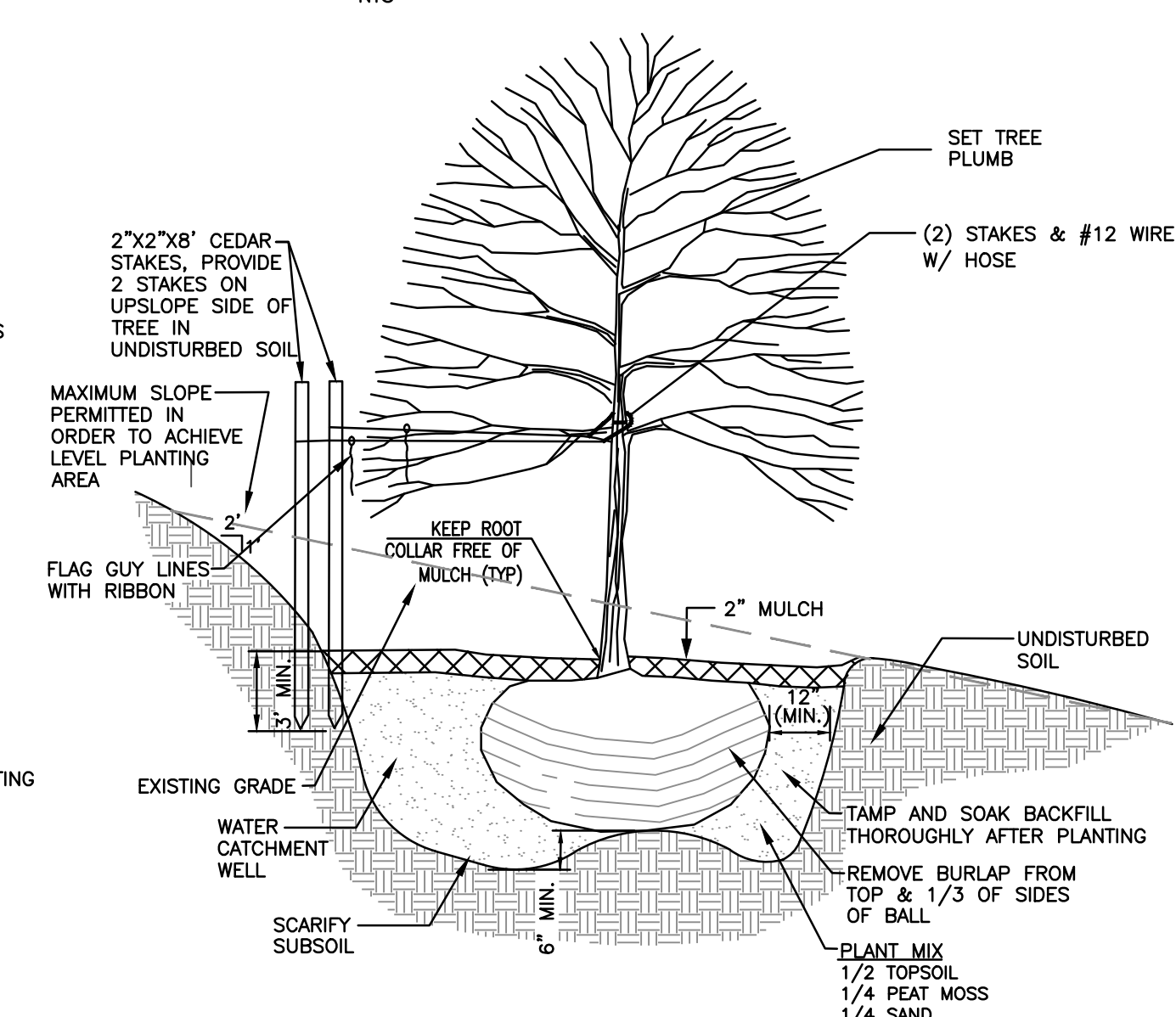


NOTES: 1. TREE PITS SHALL BE 2' WIDER THAN ROOT BALL WIDTH.  
2. MULCH SHALL BE DOUBLE GROUND HARDWOOD BARK MULCH OR APPROVED EQUAL.

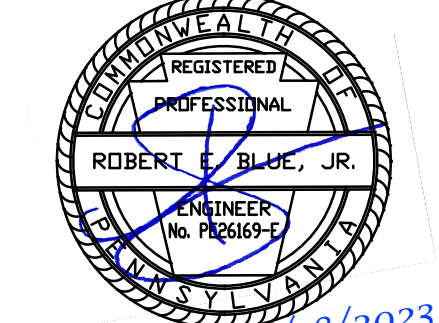


**PLANTING SPECIFICATIONS**

1. SHADE TREE REQUIREMENTS ARE AS FOLLOWS: MINIMUM CALIPER OF 3" INCHES, MEASURED TWELVE (12) INCHES ABOVE GROUND MINIMUM, 14 TO 18 FEET HIGH, 8 FEET MINIMUM SPREAD, CLEAR TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
2. ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, (1990 OR MOST RECENT EDITION).
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF "TREE MAINTENANCE" BY P. P. PIRONE, (MOST RECENT EDITION).
4. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE DEVELOPER FOR ONE (1) YEAR FOLLOWING FINAL APPROVAL BY THE TOWNSHIP AND / OR BOROUGH ENGINEER. AN INSPECTION SHALL BE MADE BY THE TOWNSHIP AND / OR BOROUGH AT THE END OF THE ONE (1) YEAR PERIOD; ANY PLANT MATERIALS UNACCEPTABLE AT THE TIME OF INSPECTION SHALL BE REPLACED IN ORDER TO SATISFY THE LANDSCAPING REQUIREMENTS OF THE TOWNSHIP/BOROUGH/CITY.
5. REFER TO THE LANDSCAPING ORDINANCE FOR MORE SPECIFIC INFORMATION REGARDING TOWNSHIP/BOROUGH/CITY LANDSCAPING REGULATIONS.
6. MULCH SHALL BE DOUBLE GROUND HARDWOOD BARK MULCH OR APPROVED EQUAL.
7. PRIOR TO INSTALLATION OF ALL PLANT MATERIAL A LANDSCAPE ARCHITECT OF UNDER THE DELEGATION OF THE OWNER / DEVELOPER SHALL INSPECT AND APPROVE ALL MATERIALS. ANY MATERIALS THAT ARE FOUND TO BE INSUFFICIENT OR OF LESSER QUALITY SHALL BE REJECTED AND WILL NEED TO BE REPLACED.



REGISTERED PROFESSIONAL ENGINEER

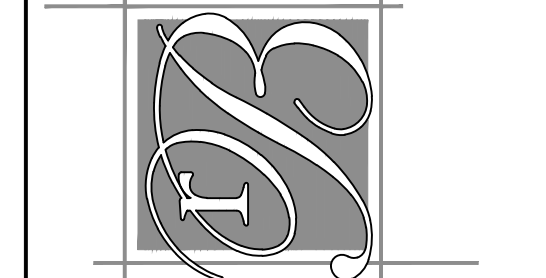


ROBERT E. BLUE JR. (DATE) 2/18/2023  
LICENSE NO. 26169-E

REVISIONS

NO.	DATE	DESCRIPTION

**robert e. blue**  
consulting engineers, p.c.  
1149 Skippack Pike, Blue Bell, PA 19422  
tel: (610)-277-9897  
www.robertblue.com email: rblue@robertblue.com

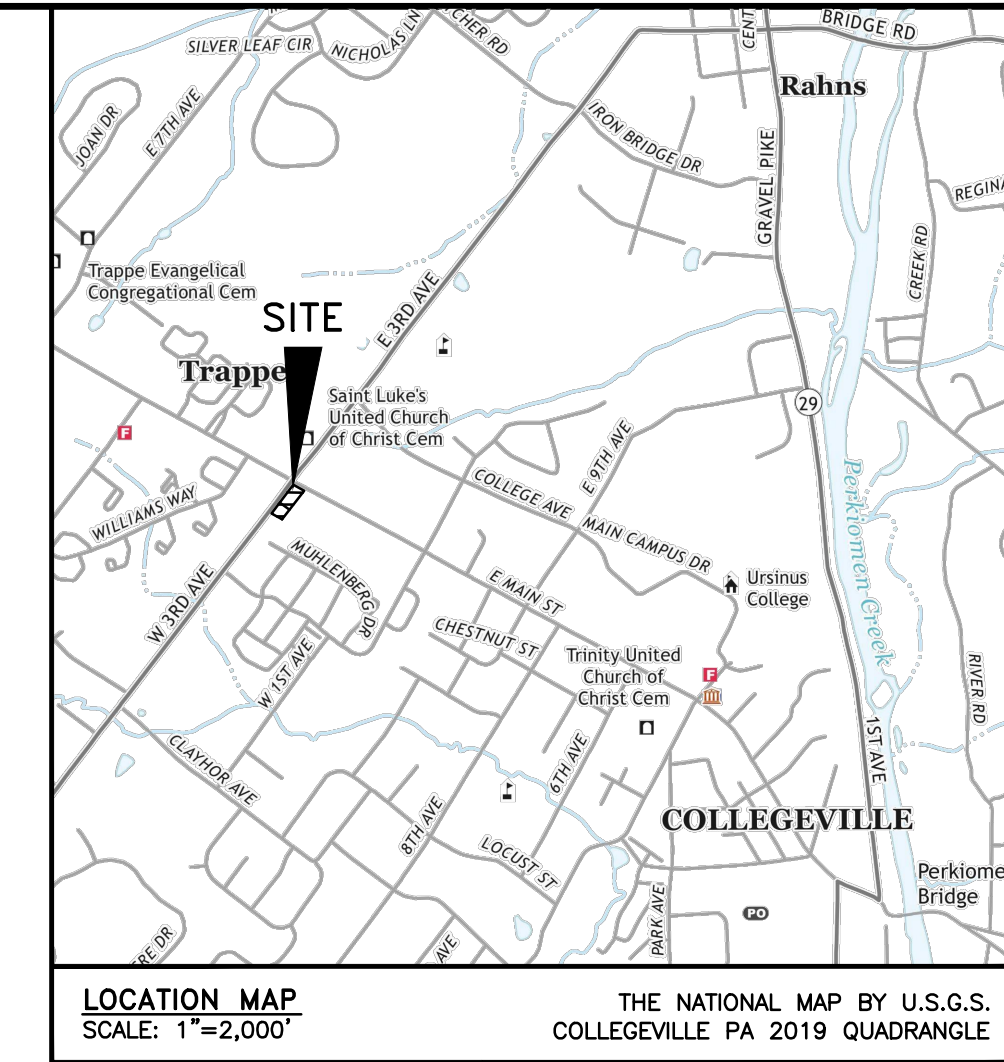
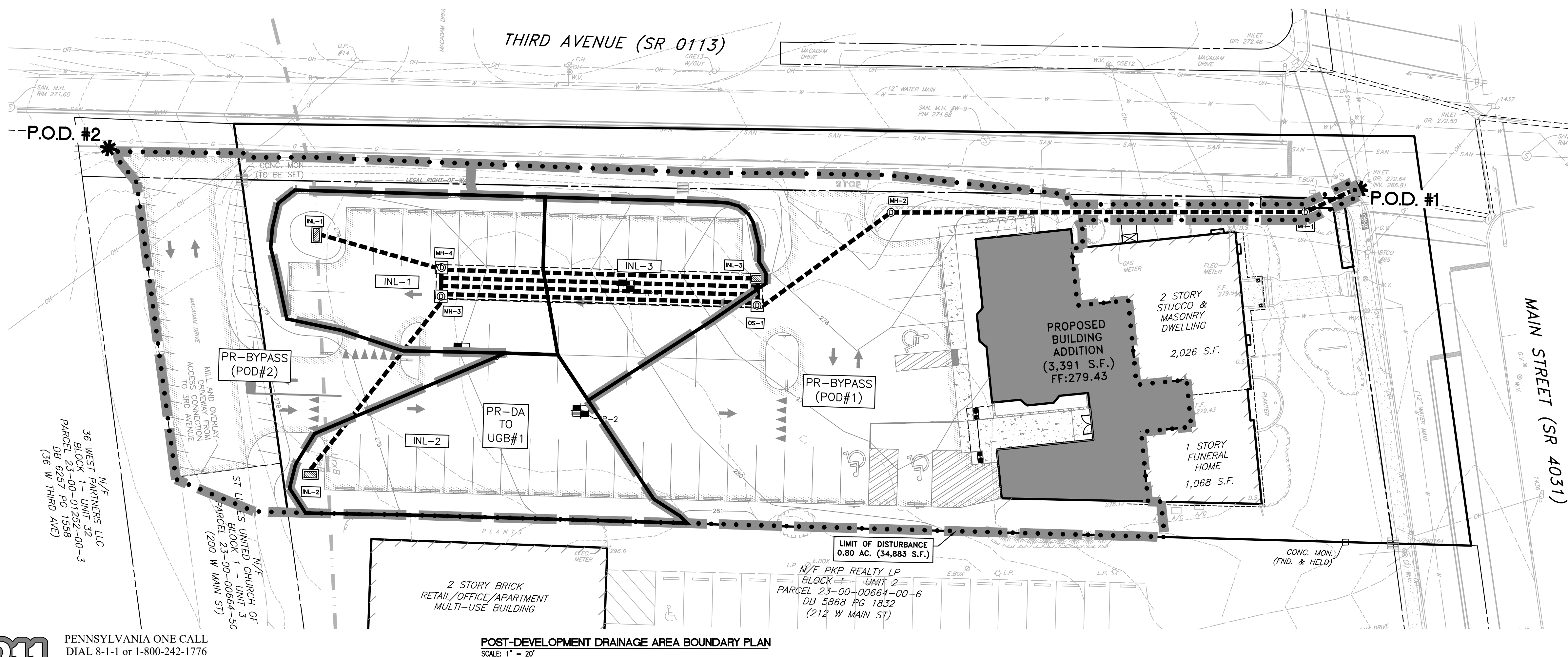
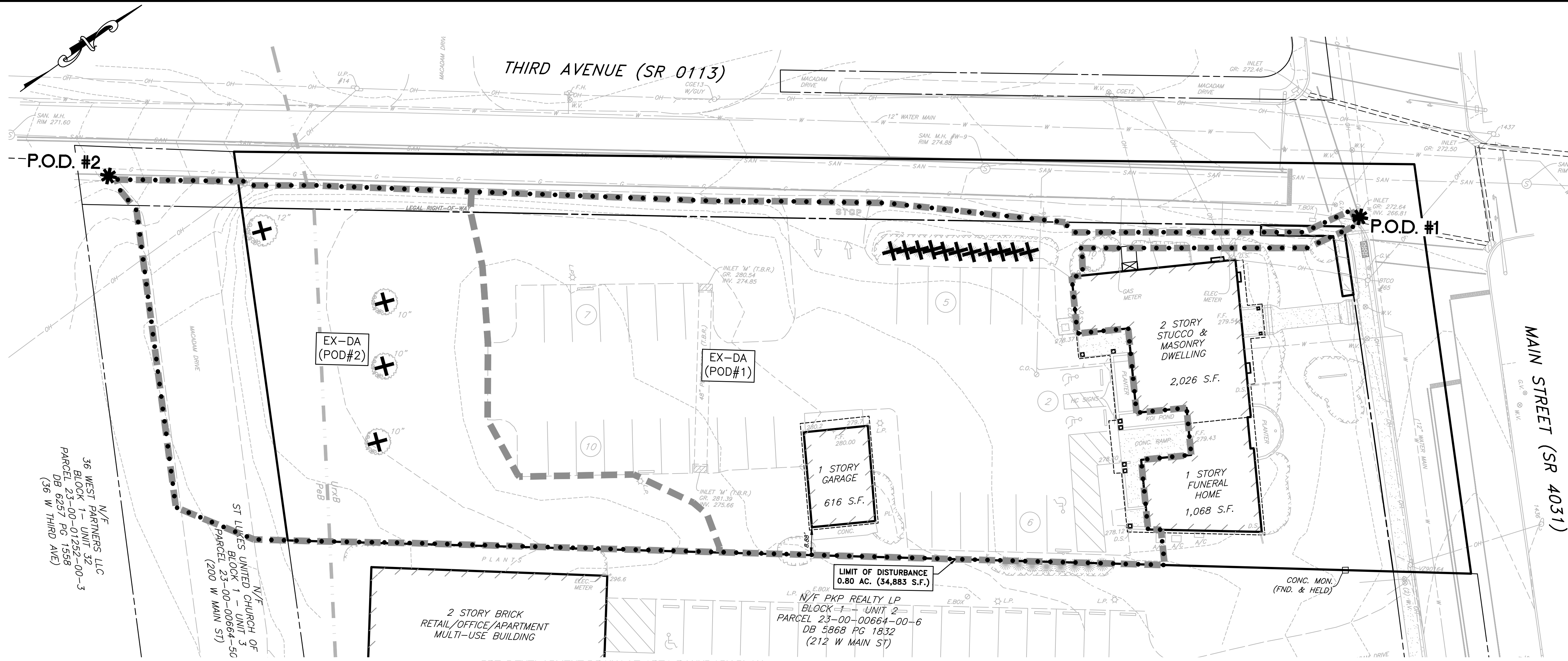


LANDSCAPE DETAILS  
**MOORE, SNEAR, & RUGGIERO FUNERAL HOME**  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA  
PREPARED FOR  
**DONALD E JR & CINDY MOORE**  
224 W MAIN ST  
COLLEGEVILLE PA 19426

DRAWN BY: DJG	CHECKED BY: REB	SCALE: N.T.S.
DATE: 2023-12-18	JOB NUMBER: 2271-1E	SHEET NUMBER: 7 of 16







**LEGEND**

**P.O.D.** \* POINT OF DISCHARGE

..... LIMIT OF DISTURBANCE

----- PRE-DEVELOPMENT DRAINAGE AREA BOUNDARY

**LEGEND**

**P.O.D.** \* POINT OF DISCHARGE

..... LIMIT OF DISTURBANCE

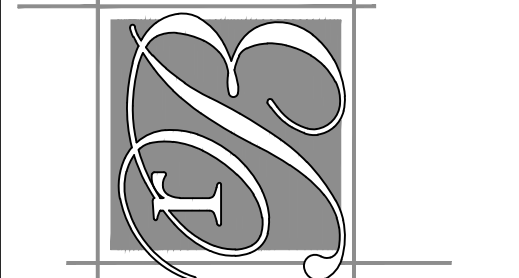
----- POST-DEVELOPMENT DRAINAGE AREA BOUNDARY

----- INLET DRAINAGE AREA BOUNDARY

REVISIONS

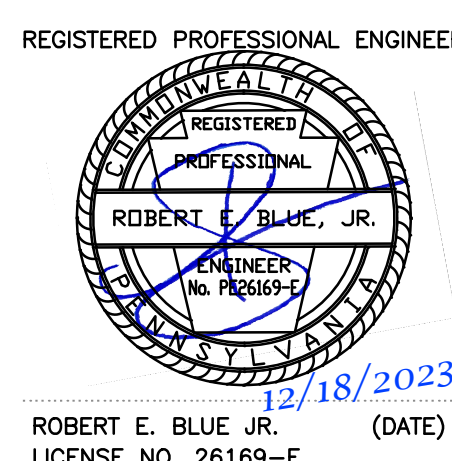
NO.	DATE	DESCRIPTION

**robert e. blue**  
consulting engineers, p.c.  
1149 Skipppack Pike, Blue Bell, PA 19422  
tel: (610)-277-9441 fax: (610)-277-9897  
www.robertblue.com email: rblue@robertblue.com



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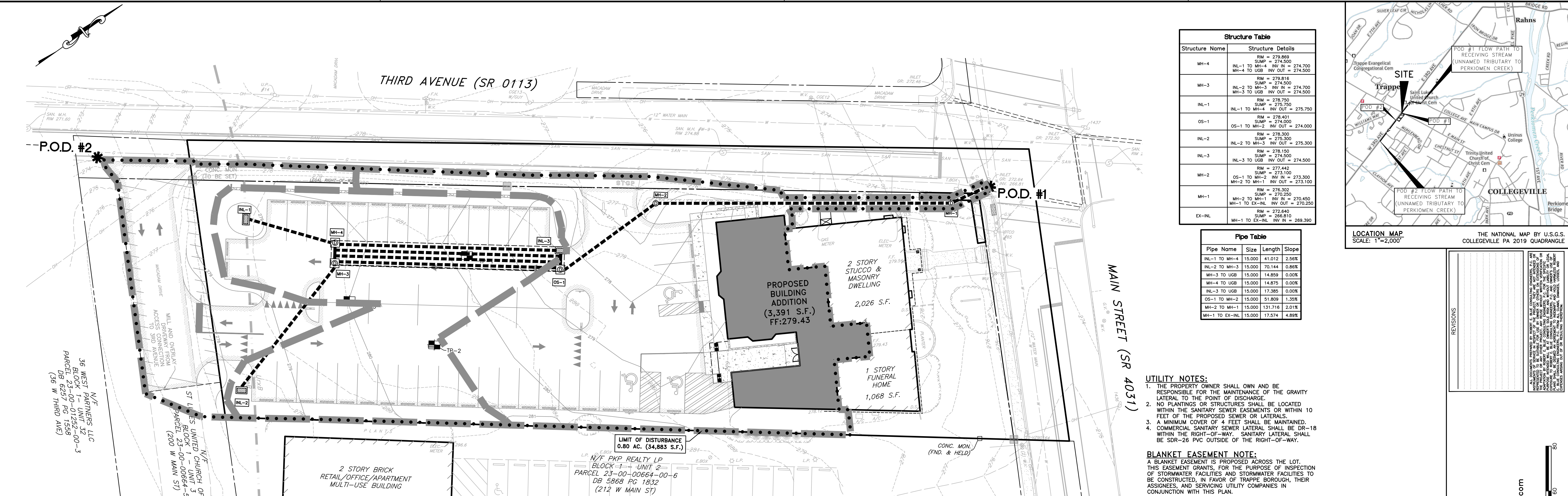


DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=20'
DATE: 2023-12-18	JOB NUMBER: 2271-1E	SHEET NUMBER: 9 of 16

**811**  
PENNSYLVANIA ONE CALL  
DIAL 8-1-1 or 1-800-242-1776  
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Call before you dig. SERIAL #20220901398  
MARCH 31, 2022

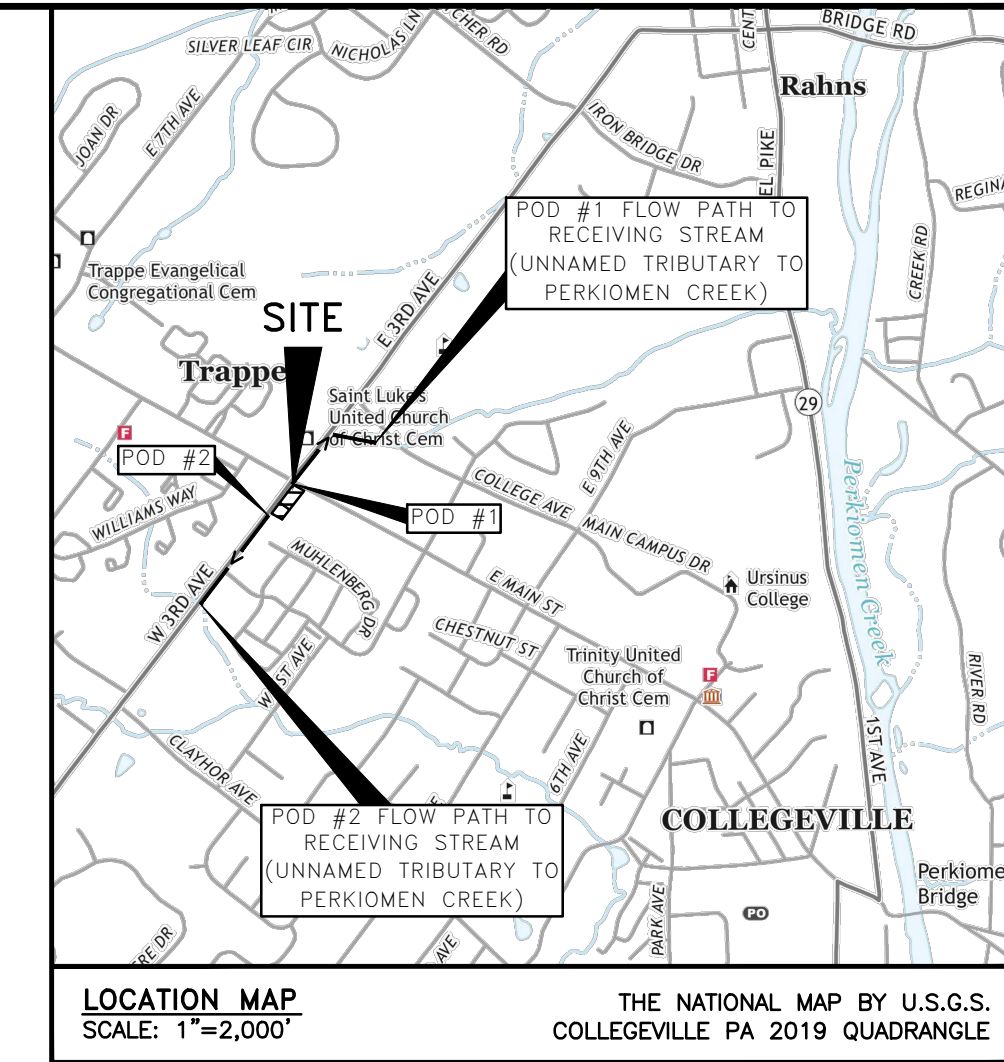


**Structure Table**

Structure Name	Structure Details
MH-4	RM = 279.869 SUMP = 274.500 MH-4 TO UGB INV OUT = 274.700
MH-3	RM = 279.816 SUMP = 274.500 MH-3 TO UGB INV OUT = 274.700
INL-1	RM = 278.750 SUMP = 274.500 INL-1 TO MH-4 INV OUT = 275.750
OS-1	RM = 278.401 SUMP = 274.500 OS-1 TO MH-2 INV OUT = 274.000
INL-2	RM = 278.300 SUMP = 274.500 INL-2 TO MH-3 INV OUT = 275.300
INL-3	RM = 278.150 SUMP = 274.500 INL-3 TO UGB INV OUT = 274.500
MH-2	RM = 277.442 SUMP = 273.100 MH-2 TO MH-1 INV OUT = 273.300 MH-2 TO UGB INV OUT = 273.100
MH-1	RM = 276.250 SUMP = 270.450 MH-1 TO EX-INL INV OUT = 270.250
EX-INL	RM = 272.640 SUMP = 266.810 MH-1 TO EX-INL INV IN = 269.390

**Pipe Table**

Pipe Name	Size	Length	Slope
INL-1 TO MH-4	15.000	41.012	2.56%
INL-2 TO MH-3	15.000	70.144	0.86%
MH-3 TO UGB	15.000	14.859	0.00%
MH-4 TO UGB	15.000	14.875	0.00%
INL-3 TO UGB	15.000	17.365	0.30%
OS-1 TO MH-2	15.000	51.859	1.30%
MH-2 TO MH-1	15.000	131.716	2.01%
MH-1 TO EX-INL	15.000	17.574	4.89%



**TRAPPE BOROUGH COUNCIL APPROVAL**

I, \_\_\_\_\_ HEREBY CERTIFY THAT THE TRAPPE BOROUGH COUNCIL APPROVED THE PLAN ON THE \_\_\_\_\_ OF \_\_\_\_\_ 2024.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

**DESIGN ENGINEER'S CERTIFICATION**

I, \_\_\_\_\_ ON THIS DATE \_\_\_\_\_ HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TRAPPE BOROUGH STORMWATER MANAGEMENT ORDINANCE

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

**MONTGOMERY COUNTY RECORDER OF DEEDS**

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE \_\_\_\_\_ DEED BOOK \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_

RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

**811**  
PENNSYLVANIA ONE CALL  
DIAL 8-1-1 or 1-800-242-1776 BEFORE YOU DIG  
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.  
Call before you dig. SERIAL #20220901398 MARCH 31, 2022

**LEGEND**

---363---	PROP. CONTOUR (1 FT. INTERVAL)	---363---	EXIST. CONTOUR (1 FT. INTERVAL)
---360---	PROP. CONTOUR (5 FT. INTERVAL)	---360---	EXIST. CONTOUR (5 FT. INTERVAL)
---	PROP. STORMWATER PIPE W/ INLET	---	EXIST. SAN. MANHOLE
⊙	PROP. SANITARY MANHOLE	---	EXIST. SANITARY SEWER
⊙	PROP. SANITARY SEWER LATERAL W/ CLEANOUT	---	EXIST. STORM SEWER
⊙	PROP. ELECTRIC LINE	---	EXIST. GAS SERVICE
⊙	PROP. GAS SERVICE	---	EXIST. OVERHEAD WIRE
⊙	PROP. WATER SERVICE	---	EXIST. WATER LINE
⊙	PROP. CONCRETE	---	EXIST. SOILS BOUNDARY
⊙	TEST PIT LOCATION & DESIGNATION	---	EXIST. ZONING DISTRICT BOUNDARY

**INFILTRATION TEST INFORMATION**

TEST PIT NO. / TEST DESIGNATION	EXIST. GROUND SURFACE ELEV.	LIMITING ZONE ENCOUNTERED / ELEV.	TEST ELEVATION	FIELD INFILTRATION RATE (IN/HR)
TP-1 / DR-1A	279.5	WEATHERED SHALE / 276.8	278.2	0.10
TP-1 / DR-1B	279.5	ROCK / 275.2	278.2	0.10
TP-2 / DR-2A	280.5	WEATHERED SHALE / 276.8	278.5	0.00
TP-2 / DR-2B	280.5	ROCK / 275.5	278.5	0.00
TP-3	280.0	WEATHERED SHALE / 276.8 ROCK / 275.2	N/A	N/A

**INFILTRATION NOTE:**  
THE PROPOSED BASIN (UGB#1) HAS BEEN DESIGNED TO PROMOTE INFILTRATION TO THE GREATEST EXTENT POSSIBLE. HOWEVER, NOW VOLUME CREDIT IS CLAIMED FOR INFILTRATION OF RUNOFF DUE TO THE PRESENCE OF LIMITING ZONES AND THE LACK OF WATER MOVEMENT OBSERVED DURING FIELD INFILTRATION TESTING. THEREFORE, THE UGB#1 HAS BEEN DESIGNED TO INCLUDE AN UNDERDRAIN SYSTEM TO ALLOW FULL DRAINAGE. REFER TO THE STORMWATER DETAILS ON THE FOLLOWING SHEETS FOR ADDITIONAL DESIGN INFORMATION RELATED TO UGB#1.

**SOILS TABLE PER USDA NRCS**

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
PeB	PENN SILT LOAM	3 - 8	B	>80"	WELL DRAINED	NO
UxB	URBAN LAND - PENN COMPLEX	0 - 8	B	>80"	WELL DRAINED	NO

**SEQUENCE OF CONSTRUCTION**

- NOTES:
- ALL EARTH DISTURBANCE SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION. EACH STAGE/STEP SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE/STEP IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
  - EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THESE CONTROLS. ONLY LIMITED DISTURBANCE IS PERMITTED TO PROVIDE ACCESS TO THE EROSION AND SEDIMENT CONTROL AREAS FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS. THE SITE SUPERVISOR MUST INFORM THE MUNICIPALITY THAT THE APPLICABLE E&S CONTROLS ARE INSTALLED, STABILIZED AND FUNCTIONAL BEFORE INITIATING EARTH DISTURBANCE.
  - WORK AREAS SHALL BE DELINEATED AND SURVEY CONTROL POINTS SHALL BE PROTECTED.
  - ALL EARTH DISTURBANCES SHALL BE WITHIN THE DELINEATED LIMITS OF DISTURBANCE. NO FILL SHALL BE TAKEN OR PLACED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE.
  - CRITICAL STAGES: A PROFESSIONAL ENGINEER OR DESIGNATED REPRESENTATIVE SHALL BE ON-SITE TO OBSERVE AND CERTIFY THE INSTALLATION/CONSTRUCTION OF CRITICAL SITE FACILITIES AND/OR CONTROLS. THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 3 DAYS IN ADVANCE OF CRITICAL STAGE ACTIVITIES.
  - EA. THE CONTRACTOR MUST CONTACT THE TRAPPE BOROUGH INSPECTOR A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ON ANY STORMWATER MANAGEMENT FACILITY IN ORDER TO SCHEDULE ALL NECESSARY SITE INSPECTIONS.
  - AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING.
  - TOPSOIL (MINIMUM 6 INCHES) SHALL BE PLACED OVER THE FILL AND SEEDING, LIMING, FERTILIZING AND MULCHING DONE IN ACCORDANCE WITH SEEDING SPECIFICATIONS OR APPROVED EQUAL.

- SEQUENCE:
- CONTRACTOR SHALL PHYSICALLY MARK THE LIMIT OF DISTURBANCE.
  - INSTALL THE CONSTRUCTION ENTRANCE.
  - INSTALL COMPOST FILTER SOCKS AS DEPICTED ON THE PLANS.
  - REMOVE EXISTING SITE FEATURES INCLUDING PAVEMENT, GARAGE, CONCRETE PADS, STORM PIPES, AND EXISTING TREES PER DEMOLITION PLAN; AND CLEAR AND GRUB WITHIN THE LIMIT OF DISTURBANCE. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION DEPICTED ON THE PLANS.
  - ROUGH GRADE THE SITE.
  - (CRITICAL STAGE) INSTALL STORM STRUCTURES AND PIPES INCLUDING UNDERGROUND BASIN #1 (UGB#1). STORMWATER PIPING TO BE INSTALLED STARTING AT THE FARTHEST DOWNSTREAM STRUCTURE AND WORKING UPSTREAM. INSTALLATION OF UGB#1 SHALL PROCEED IN ACCORDANCE WITH THE BMP-SPECIFIC INSTALLATION INSTRUCTIONS ON THE FOLLOWING STORMWATER DETAILS PLANS AND IN ACCORDANCE WITH ALL MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.
  - NOTE: STORM INLETS TRIBUTARY TO UGB#1 SHALL BE COVERED WITH A TEMPORARY WATER-TIGHT SEAL IMMEDIATELY UPON INSTALLATION. THE TEMPORARY SEALS SHALL REMAIN IN PLACE UNTIL THE AREA TRIBUTARY TO UGB#1 REACHES A MINIMUM 70% UNIFORM STABILIZATION TO PREVENT SEDIMENT OR OTHER DEBRIS FROM ENTERING THE SYSTEM.
  - CONSTRUCT THE BUILDING ADDITION.
  - RECONNECT EXISTING UTILITY SERVICES, SUCH AS THE SANITARY SEWER LATERAL, TO THE NEW ADDITION.
  - INSTALL STONE BASE FOR PAVED AREAS AND ANY PROPOSED OR RELOCATED SITE LIGHTING.
  - INSTALL ASPHALT BASE COURSE AND CONCRETE WALKWAYS.
  - INSTALL PROPOSED LANDSCAPING AND APPLY STOCKPILED TOPSOIL TO AREAS THAT WILL BE PERMANENTLY VEGETATED. SEED VEGETATED AREAS.
  - (CRITICAL STAGE) UPON 70% UNIFORM STABILIZATION OF AREA TRIBUTARY TO UGB#1, THE TEMPORARY INLET SEALS MAY BE REMOVED.
  - INSTALL ASPHALT WEARING COURSE, MILL & OVERLAY AREAS OF EXISTING PAVEMENT INDICATED ON THE PLANS. APPLY PARKING LOT PAINT STRIPING AND INSTALL SIGNAGE.
  - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROLS, INCLUDING COMPOST FILTER SOCK MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE STABILIZED IMMEDIATELY.

**GENERAL NOTES:**

- CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
- ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROWLWAYS, CURBS, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2007) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
- CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
- ALL ENDWALLS, STORM SEWER MANHOLES AND STORM SEWER INLETS SHALL CONFORM TO PADOT SPECIFICATIONS (PUB. 408 - SECTION 605) AND STANDARD DETAILS.
- ALL STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE, CLASS 3 (R.C.P.) OR HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) TYPE-5 (SMOOTH INTERIOR) AND CONFORM TO PADOT SPECIFICATIONS (PUB. 408 - SECTION 601) AND STANDARD DETAILS.
- WATER TIGHT JOINTS SHALL BE PROVIDED ON ALL STORM SEWER RUNS.
- ALL ENDWALLS, STORM SEWER MANHOLES AND ENDWALLS SHALL BE FOR THE CENTER OF THE INLET AT THE FACE OF CURB. THE CONTRACTOR IS RESPONSIBLE FOR PROJECTING THE ROADWAY GRADE ALONG THE LENGTH OF THE INLET.
- ALL STORMWATER INLETS, MANHOLES, HEADWALLS AND ENDWALLS SHALL BE STAMPED TO INDICATE "NO DUMPING".
- ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE MANAGED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPAL ENGINEER. U-DRAINS WITHIN THE PENNDOT RIGHT-OF-WAY SHALL BE AT THE DISCRETION OF PENNDOT.
- ALL SANITARY SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL WATER & SEWER AUTHORITY SPECIFICATIONS. ALL SANITARY SEWER MAN/LATERAL CROSSINGS WITH THE WATER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCHES VERTICAL CLEARANCE OR, IF THE CLEARANCE CANNOT BE OBTAINED, A CONCRETE ENCASMENT SHALL BE INSTALLED ON THE SANITARY SEWER MAIN/LATERAL. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAIN/LATERALS, WATER LINES AND PROPOSED/EXISTING TREES.
- ALL SANITARY SEWER LATERALS SHALL BE S.D.R. 26 P.V.C., A MINIMUM OF 6" IN DIAMETER AND LAID ON A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. SANITARY SEWER LATERALS SHALL BE DR-18 IF LOCATED WITHIN THE RIGHT-OF-WAY SUBJECT TO THE REVIEW AND APPROVAL BY THE BOROUGH CODE ENFORCEMENT OFFICER.
- ALL EXISTING UTILITY VALVES, CLEANOUTS, AND RIMS SHALL BE ADJUSTED TO FINISH GRADE.
- STORM SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
- MUNICIPAL INSPECTION OF THE MATERIALS AND CONSTRUCTION PRACTICES FOR ALL UTILITIES IS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY FUNCTIONALITY OF EXISTING STORM SEWER FACILITIES TO REMAIN, AND CLEAN OUT ANY/OVER REPAIR AS NECESSARY TO RESTORE FUNCTIONALITY OF THE SYSTEM.
- HORIZONTAL SEPARATION - WHENEVER POSSIBLE, SEWERS SHOULD BE LAID AT LEAST 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAINS. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF:
  - 18.1.1.1. IT IS LAID IN A SEPARATE TRENCH; OR IF
  - 18.1.1.2. IT IS LAID IN THE SAME TRENCH, WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDERGROUND EARTH; AND IF
  - 18.1.1.3. EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM (INVERT) OF THE WATER MAIN.
- VERTICAL SEPARATION - WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VERIFIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THE SEPARATION FOR A DISTANCE OF 10 FEET EXTENDING ON EACH SIDE OF THE SEWER. IF POSSIBLE, ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. THE WATER MAIN SHOULD BE CONSTRUCTED OF SLIP-ON OR MECHANICAL-JOINT CAST IRON PIPE, P.V.C. PIPE, OR PRE-STRESSED CONCRETE CINDER PIPE AND THE SEWER CONSTRUCTED OF MECHANICAL-JOINT CAST-IRON PIPE FOR ANY PORTION WITHIN 10 FEET OF THE WATER MAIN. BOTH SERVICES SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINE, THE SEWER LINE MAY BE CONCRETE ENCASED 10 FEET ON EITHER SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE JR.  
LICENSE NO. 26169-E  
DATE 2/18/2023

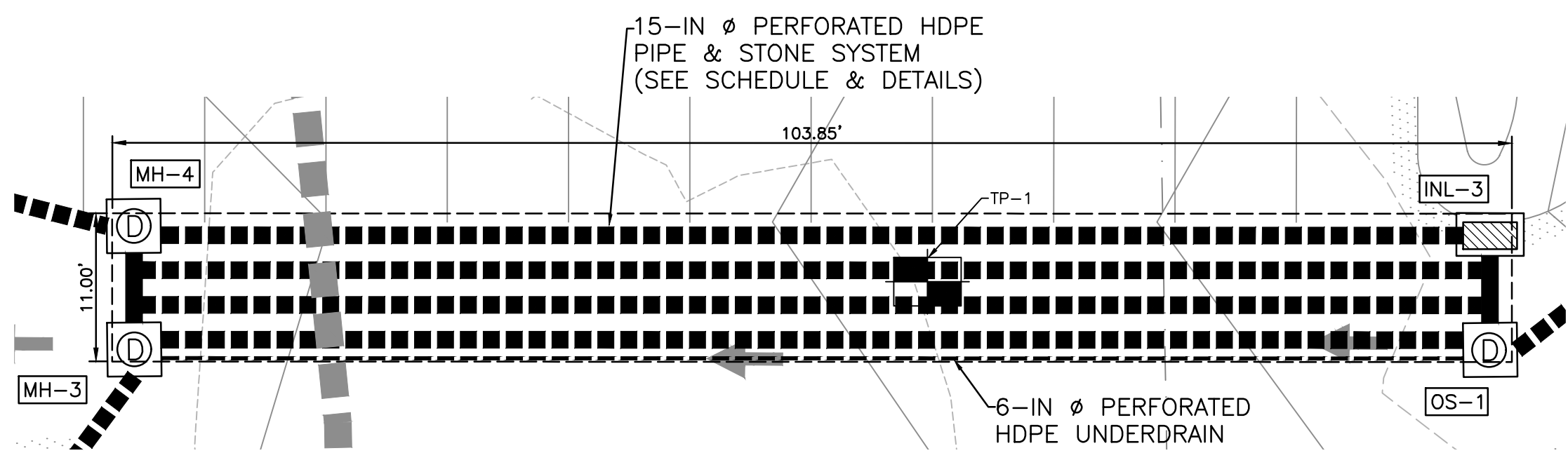
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**DR**

PREPARED FOR  
**DONALD E. JR. & CINDY MOORE**  
224 W MAIN ST  
COLLEGEVILLE PA 19426

RECORD PLAN (2 OF 3) - PCSM PLAN  
**MOORE, SNEAR, & RUGGIERO FUNERAL HOME**  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA

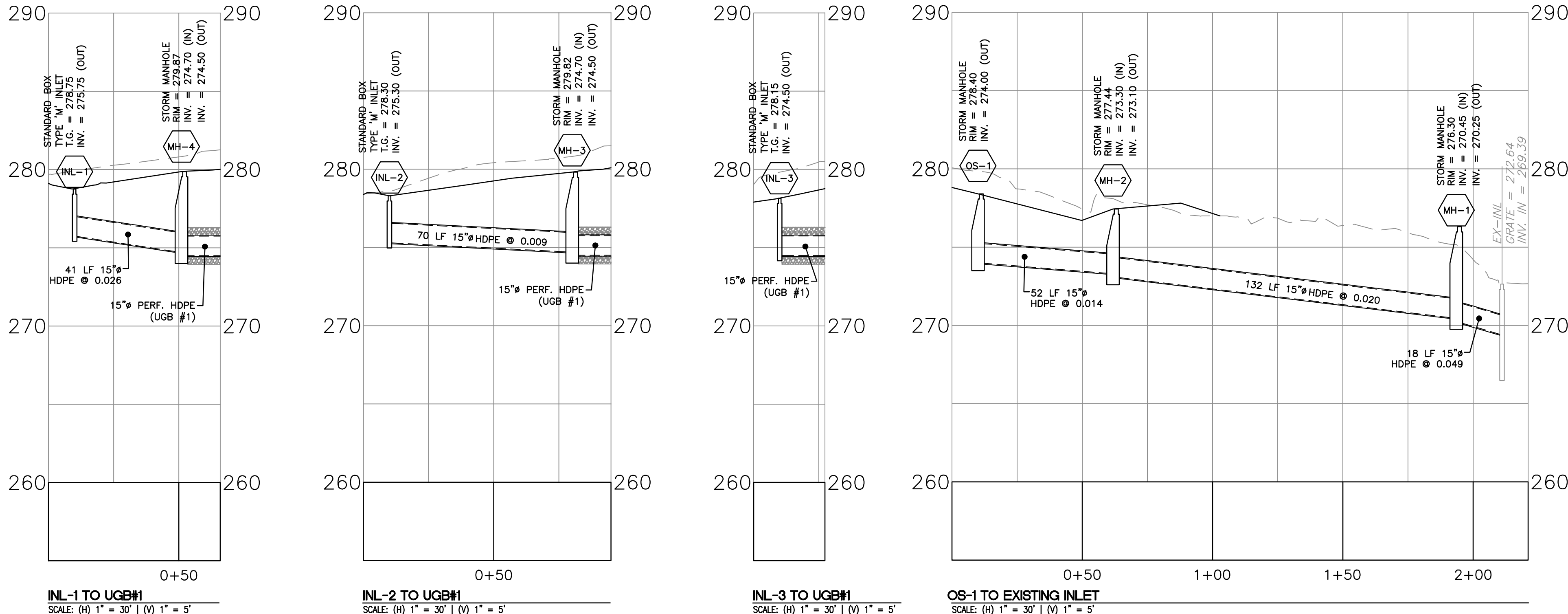
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DATE: 2/23-12-18 JOB NUMBER: 2271-1E SHEET NUMBER: 10 OF 16



UGB#1 PLAN VIEW  
SCALE: 1" = 10'

BMP ID #	PIPE SIZE / MATERIAL	TOTAL LENGTH OF PIPE	FOOTPRINT OF STONE BED	TOP OF STONE ELEV.	PIPE INVERT ELEV.	BOTTOM OF STONE ELEV.
BMP ID 001 / UGB#1	15-INCH PERFORATED HDPE	402 LF	1,142 S.F.	276.25	274.50	274.00

BMP ID # / OUTLET STRUCTURE ID	'A' DISCHARGE PIPE (FLOW OUT)		'B' MANIFOLD PIPE (FLOW IN)		'C' UNDERDRAIN PIPE (FLOW IN)		'D' ORIFICE		'E' TOP OF WEIR WALL		'F' MANHOLE RIM
	DIAMETER (IN)	INVERT ELEV.	DIAMETER (IN)	INVERT ELEV.	DIAMETER (IN)	INVERT ELEV.	DIMENSIONS (IN)	INVERT ELEV.	LENGTH (FT)	ELEV.	ELEV.
BMP ID 001 / OS-1	15	274.00	15	274.50	6	274.00	3 Ø	274.00	5.00	275.50	278.40

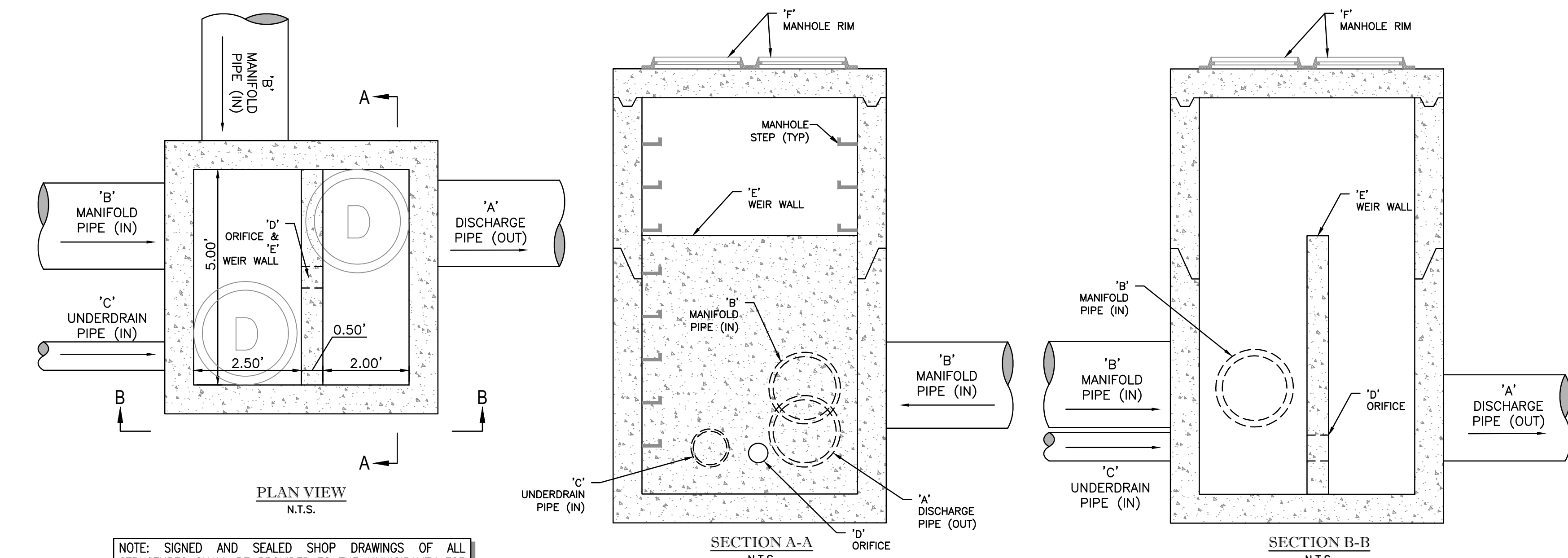


INL-1 TO UGB#1  
SCALE: (H) 1" = 30' | (V) 1" = 5'

INL-2 TO UGB#1  
SCALE: (H) 1" = 30' | (V) 1" = 5'

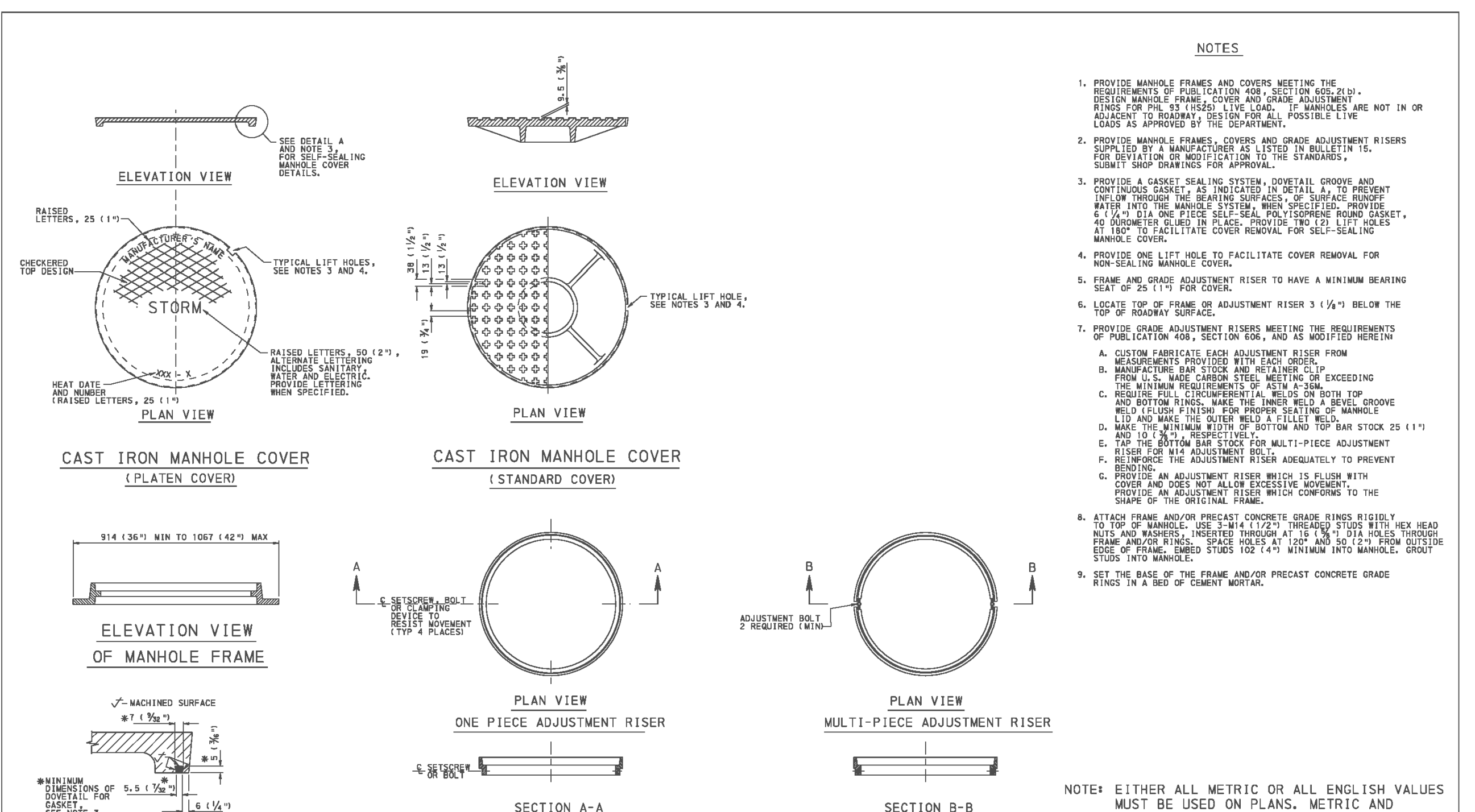
INL-3 TO UGB#1  
SCALE: (H) 1" = 30' | (V) 1" = 5'

OS-1 TO EXISTING INLET  
SCALE: (H) 1" = 30' | (V) 1" = 5'



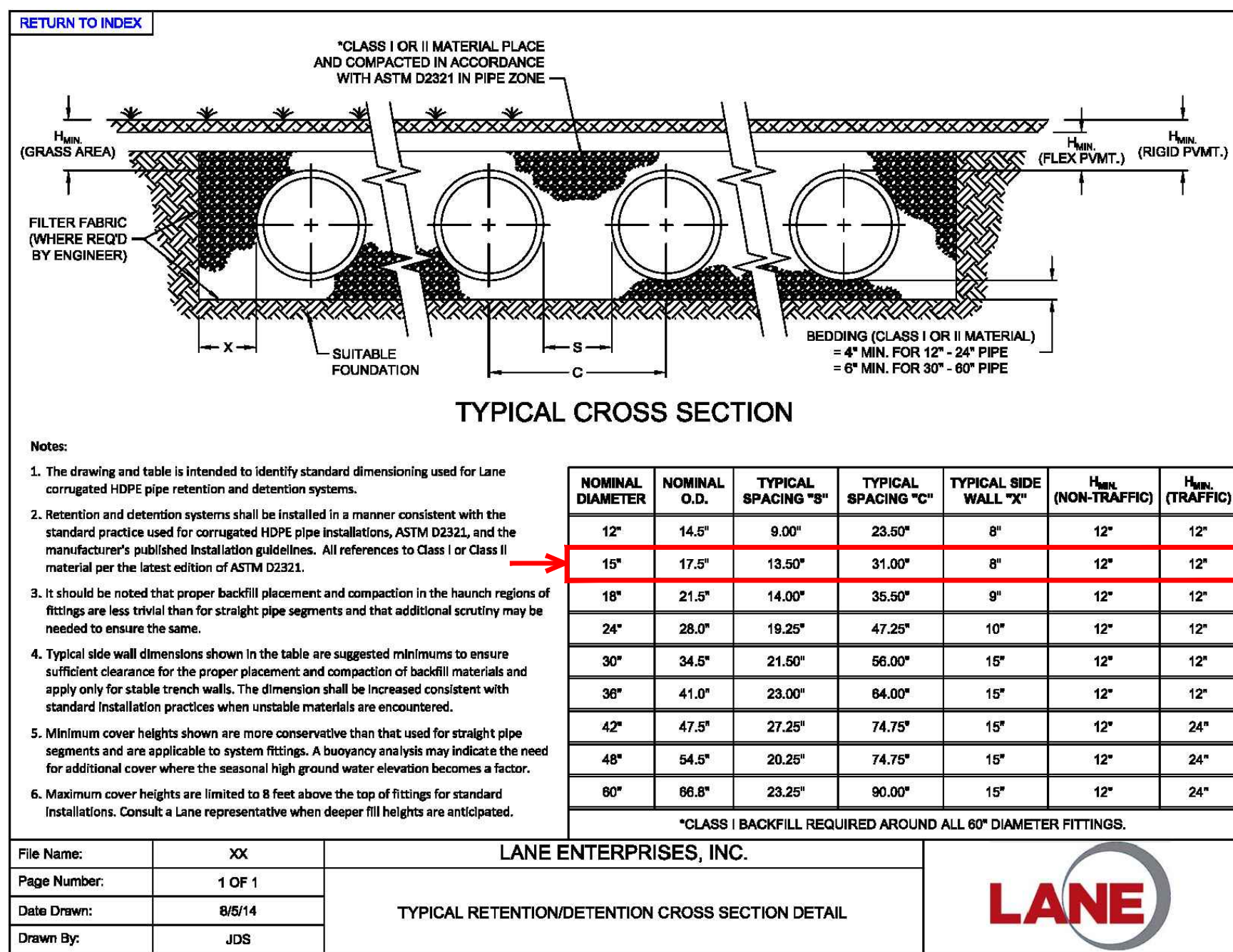
UGB#1 (OS-1) OUTLET STRUCTURE DETAILS

NOTE: OUTLET STRUCTURE SHALL HAVE WATER-TIGHT CONNECTIONS. IT IS RECOMMENDED THAT THE OUTLET STRUCTURE WEIR WALL BE FABRICATED AS A MONOLITHIC POUR.



- NOTES:
- PROVIDE MANHOLE FRAMES AND COVERS MEETING THE REQUIREMENTS OF FULLIFICATION AND DESIGN ADJUSTMENT. RISES FOR ONE-PIECE AND MULTI-PIECE ADJUSTMENT RISES SHALL BE ADJUSTED TO MEET THE REQUIREMENTS OF THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR APPROVAL.
  - PROVIDE MANHOLE FRAMES, COVERS AND GRADE ADJUSTMENT RISERS TO BE MANUFACTURED AS LISTED IN BULLETIN #1 FOR REVISION OR MODIFICATION TO THE STANDARDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
  - PROVIDE A GASKET SEALING SYSTEM, DOWNHILL GROOVE AND CONTIGUOUS GASKETS AS INDICATED IN DETAIL A TO PREVENT INFLOW THROUGH THE WEIRING SURFACES, OR SURFACE RUNOFF WATER INTO THE MANHOLE SYSTEM. MANHOLE RISES SHALL BE 40 AWAY FROM THE PLACE, PROVIDE TWO (2) LIFT HOLES AS LISTED TO FACILITATE COVER REMOVAL FOR SELF-SEALING MANHOLE COVER.
  - PROVIDE FRAME LIFT HOLES TO FACILITATE COVER REMOVAL FOR NON-SEALING MANHOLE COVER.
  - FRAME AND GRADE ADJUSTMENT RISER TO HAVE A MINIMUM BEARING SEAT OF 25 (1") FOR COVER.
  - LOCATE TOP OF FRAME OR ADJUSTMENT RISER 3 (3/4") BELOW THE TOP OF ROADWAY SURFACE.
  - PROVIDE GRADE ADJUSTMENT RISERS MEETING THE REQUIREMENTS OF FULLIFICATION AND DESIGN ADJUSTMENT. RISES SHALL BE ADJUSTED TO MEET THE REQUIREMENTS OF THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR APPROVAL.

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES SHALL BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.



TYPICAL CROSS SECTION

Notes:

- The drawing and table is intended to identify standard dimensioning used for Lane corrugated HDPE pipe retention and detention systems.
- Retention and detention systems shall be installed in a manner consistent with the standard practices used for corrugated HDPE pipe installations, ASTM D2321, and the manufacturer's published installation guidelines. All references to Class I or Class II material per the latest edition of ASTM D2321.
- It should be noted that proper backfill placement and compaction in the haunch regions of fittings are less critical than for straight pipe segments and that additional scrutiny may be needed to ensure the same.
- Typical side wall dimensions shown in the table are suggested minimums to ensure sufficient clearance for the proper placement and compaction of backfill materials and apply only for stable trench walls. The dimension shall be increased consistent with standard installation practices when unstable materials are encountered.
- Minimum cover heights shown are more conservative than that used for straight pipe segments and are applicable to system fittings. A bearing analysis may indicate the need for additional cover where the seasonal high ground water elevation becomes a factor.
- Maximum cover heights are limited to 8 feet above the top of fittings for standard installations. Consult a Lane representative when deeper fill heights are anticipated.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "B"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H <sub>min</sub> (NON-TRAFFIC)	H <sub>min</sub> (TRAFFIC)
12"	14.6"	9.00"	23.50"	8"	12"	12"
15"	17.5"	13.50"	31.00"	8"	12"	12"
18"	21.5"	14.00"	35.50"	9"	12"	12"
24"	28.0"	19.25"	47.25"	10"	12"	12"
30"	34.5"	21.50"	56.00"	10"	12"	12"
36"	41.0"	23.00"	64.00"	10"	12"	12"
42"	47.5"	27.25"	74.75"	15"	12"	24"
48"	54.5"	20.25"	74.75"	15"	12"	24"
60"	66.5"	23.25"	90.00"	15"	12"	24"

\*CLASS II BACKFILL REQUIRED AROUND ALL 60" DIAMETER FITTINGS.

RETURN TO INDEX

SINGLE WALL PERFORMANCES			
D	I	w	WVA
4"	0.763	0.089	4.02
6"	0.769	0.055	2.46
8"	0.769	0.050	1.79
10"	0.779	0.054	1.24

DOUBLE WALL PERFORMANCES			
D	d	w	WVA
12"	0.3125	2.81	
15"	0.3125	2.54	
18"	0.3125	1.87	

DOUBLE WALL PERFORMANCES			
D	d	w	WVA
24"	0.3750	2.88	
30"	0.3750	2.64	
36"	0.3750	2.61	
42"	0.3750	2.00	
48"	0.3750	2.00	

DOUBLE WALL PERFORMANCES			
D	I	w	WVA
6"	0.769	0.055	2.63
8"	0.769	0.050	1.87
10"	0.779	0.054	1.32

D = Nominal Pipe Diameter (in)  
I = Average length of slotted perforation (in)  
w = Average width of slotted perforation (in)  
d = Diameter of circular perforation (in)  
WVA = Water Inlet Area (in<sup>2</sup>/ft)

CLASS 2 PERFORATIONS (STANDARD OR FULLY PERFORATED PIPE)  
Class 2 perforations are for pipe intended to be used for subsoil drainage only. Perforations may be circular or slotted and are uniformly spaced along the length and circumference of the pipe. Perforated pipe shall conform to the requirements for Class 2 unless noted otherwise.

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Page Number: 2 OF 2  
Date Drawn: 10-16-15  
Drawn By: JDS

DETAIL A  
GASKET SEALING SYSTEM

ADJUSTMENT RISERS

UNDERGROUND BASIN CONSTRUCTION SEQUENCE:

- INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PENNSYLVANIA EROSION AND SEDIMENT CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
- EXCAVATE TO BASIN BOTTOM. ALL FINE GRADING SHOULD BE DONE BY HAND. BED BOTTOM SHALL BE AT LEVEL GRADE AND SCARIFIED PRIOR TO PLACEMENT OF FOUNDATION STONE.
- INSTALL NON-WOVEN GEOTEXTILE, AS APPLICABLE, PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- INSTALL FOUNDATION STONE LAYER AND LEVEL.
- INSTALL THE PIPE SYSTEM AND UNDERDRAIN PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- INSTALL CONNECTIONS TO UPSTREAM AND DOWNSTREAM STRUCTURES, CLEANOUTS, OBSERVATION PORTS, PERFORATED PIPING, AND ANY OTHER DEVICES PER THE APPROVED MANUFACTURER SHOP DRAWINGS, AS APPLICABLE.
- NOTE: INLETS TRIBUTARY TO THE UNDERGROUND BASIN FACILITY MUST REMAIN BLOCKED UNTIL THE AREA TRIBUTARY TO THE INLET REACHES A MINIMUM 70% UNIFORM STABILIZATION.
- INSTALL REMAINDER OF STONE BACKFILL PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- WRAP THE NON-WOVEN GEOTEXTILE FABRIC OVER THE STONE ENCASUREMENT IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS. NOTE: ANY SEAMS MUST HAVE A MINIMUM 2 FEET OF OVERLAP.
- INSTALL FILL UP TO GRADE.

UNDERGROUND BASIN MAINTENANCE SCHEDULE:

- THE PERMITTEE SHALL BE REQUIRED TO FOLLOW THE MAINTENANCE PROCEDURES OUTLINED BELOW AND IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE NOTES ON THE PCSM SHEET OF THIS PLAN SET.
- MAINTENANCE IS NECESSARY TO ENSURE PROPER FUNCTIONALITY OF THE UNDERGROUND BASIN SYSTEM AND SHOULD TAKE PLACE ON AN ANNUAL BASIS AT A MINIMUM EXCEPT WHERE MORE FREQUENT INSPECTION AND MAINTENANCE ACTIVITIES ARE NECESSARY AS DESCRIBED BELOW. A BASIN MAINTENANCE PLAN SHOULD BE DEVELOPED WHICH INCLUDES THE FOLLOWING MEASURES:
  - CATCH BASINS, INLETS, MANHOLES, OUTLET STRUCTURES, TRASH RACKS, AND SUMPS/SNOUTS EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT SHOULD BE INSPECTED FOR CLOGGING, EXCESSIVE DEBRIS, AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1 INCH. DEBRIS AND ACCUMULATED SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF AS NEEDED IMMEDIATELY FOLLOWING EACH INSPECTION.
  - IF DEWATERING IS DIMINISHED AND THE SYSTEM FAILS TO DRAIN WITHIN 72 HOURS AFTER THE END OF THE DESIGN STORM, THE PERMITTEE SHALL CONSULT WITH A QUALIFIED PROFESSIONAL, SUCH AS AN ENGINEER, TO PERFORM AN INVESTIGATION AND PREPARE A REMEDIATION PLAN TO RESTORE THE BASIN TO ITS ORIGINAL DESIGN CAPACITY. THE OUTLET STRUCTURE (OS-1) AND INFLOW STRUCTURE (MH-3, MH-4, AND INL-3) SHALL BE INSPECTED FOR INCREASED WATER SURFACE LEVELS. THE OUTLET STRUCTURE (OS-1) SHALL BE INSPECTED FOR SIGNS OF LEAKAGE AT JOINTS AND EDGES AROUND THE OUTLET STRUCTURE WEIR WALL AND SIDE WALLS. MAINTENANCE PERSONNEL SHALL FOLLOW ALL APPLICABLE SAFETY PRECAUTIONS AND OSHA REQUIREMENTS INCLUDING A CONFINED SPACE ENTRY PERMIT, AS NECESSARY.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DRAINAGE

STANDARD MANHOLES  
COVERS, FRAMES AND  
ADJUSTMENT RISERS

RECOMMENDED JUN. 1, 2010  
DIRECTOR, STATE DIVISION

REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE, JR.  
LICENSE NO. 26169-E

2/18/2023

RECORD PLAN (3 OF 3) - PCSM DETAILS  
MOORE, SNEAR, & RUGGIERO FUNERAL HOME  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA  
PREPARED FOR  
DONALD E. JR. & CINDY MOORE  
222 W MAIN ST  
COLLEGEVILLE PA 19426

DATE: 2023-12-18  
JOB NUMBER: 2271-1E  
SCALE: AS NOTED  
SHEET NUMBER: 11 OF 16

REVISIONS

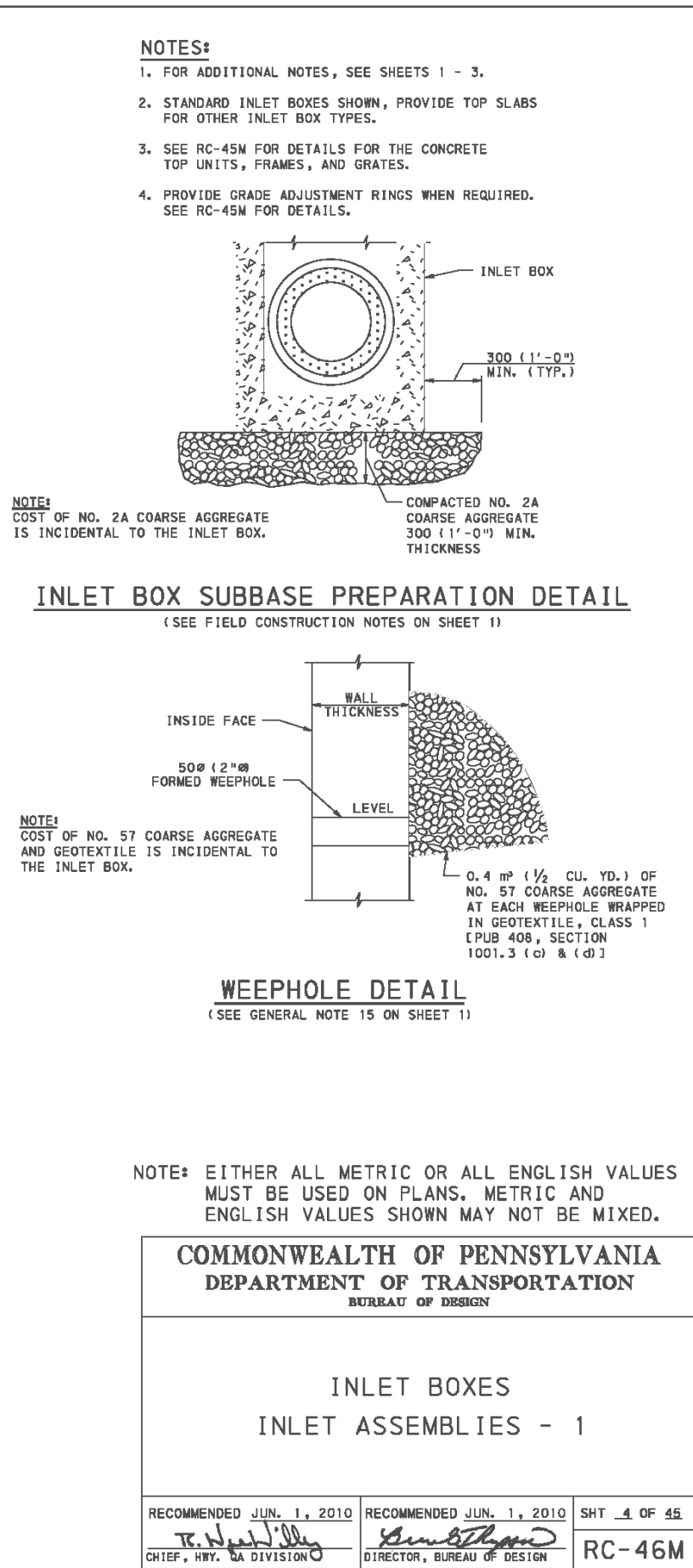
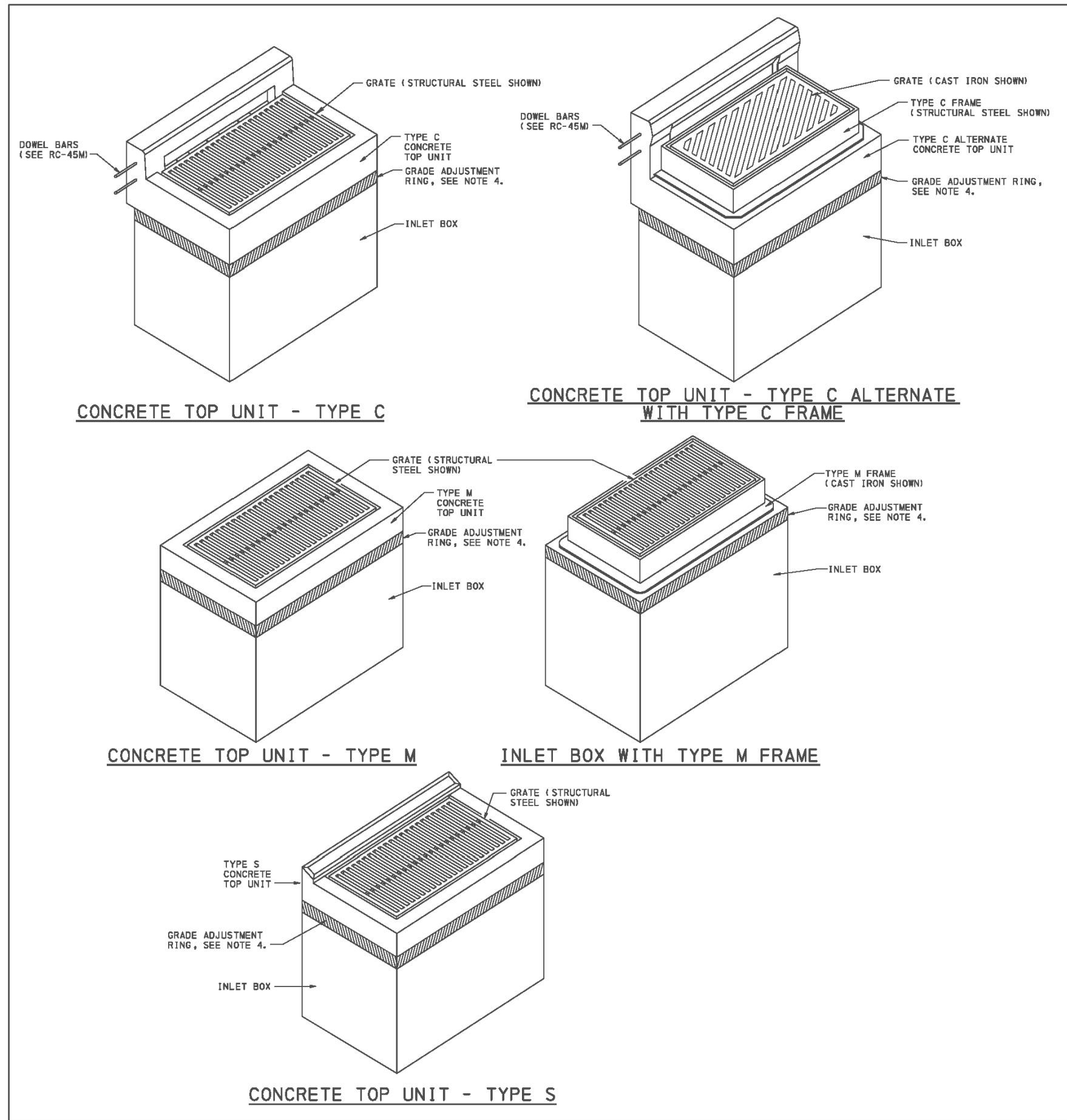
NO.	DATE	DESCRIPTION

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tel: (610)-277-9841  
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REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE, JR.  
LICENSE NO. 26169-E

2/18/2023

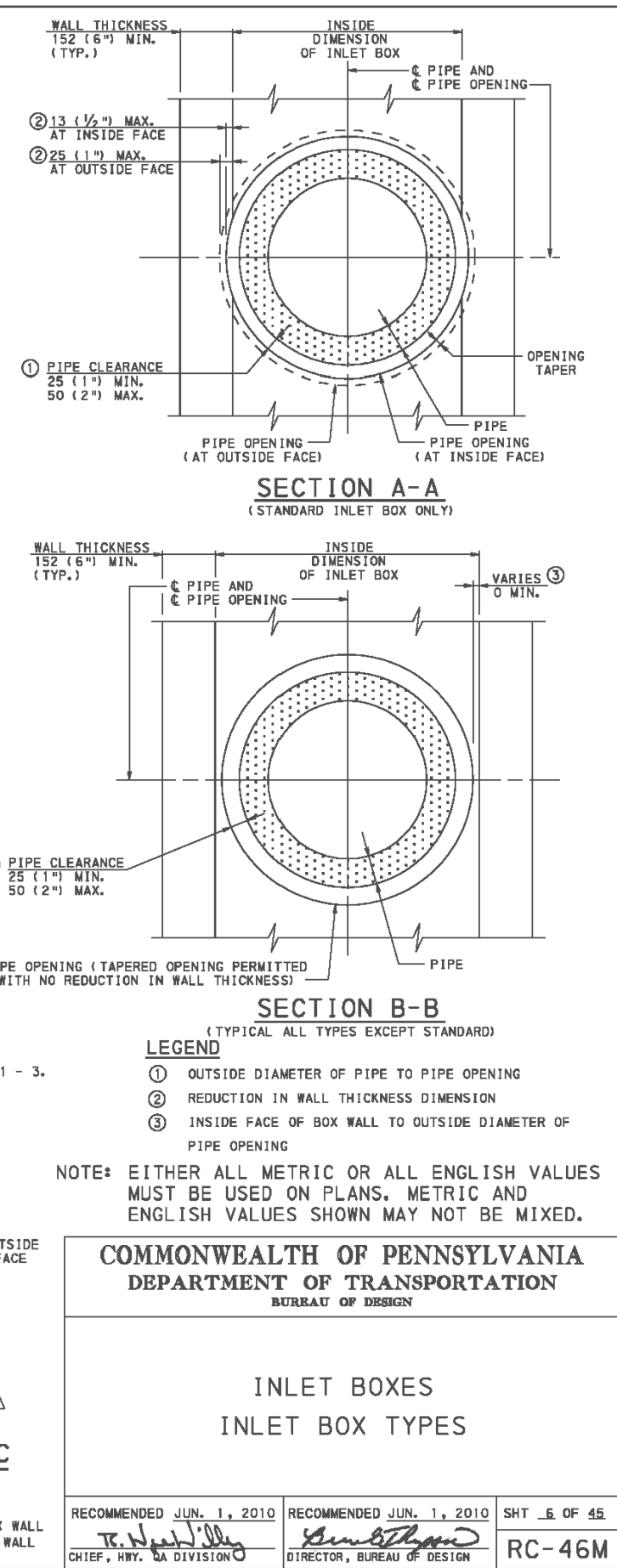
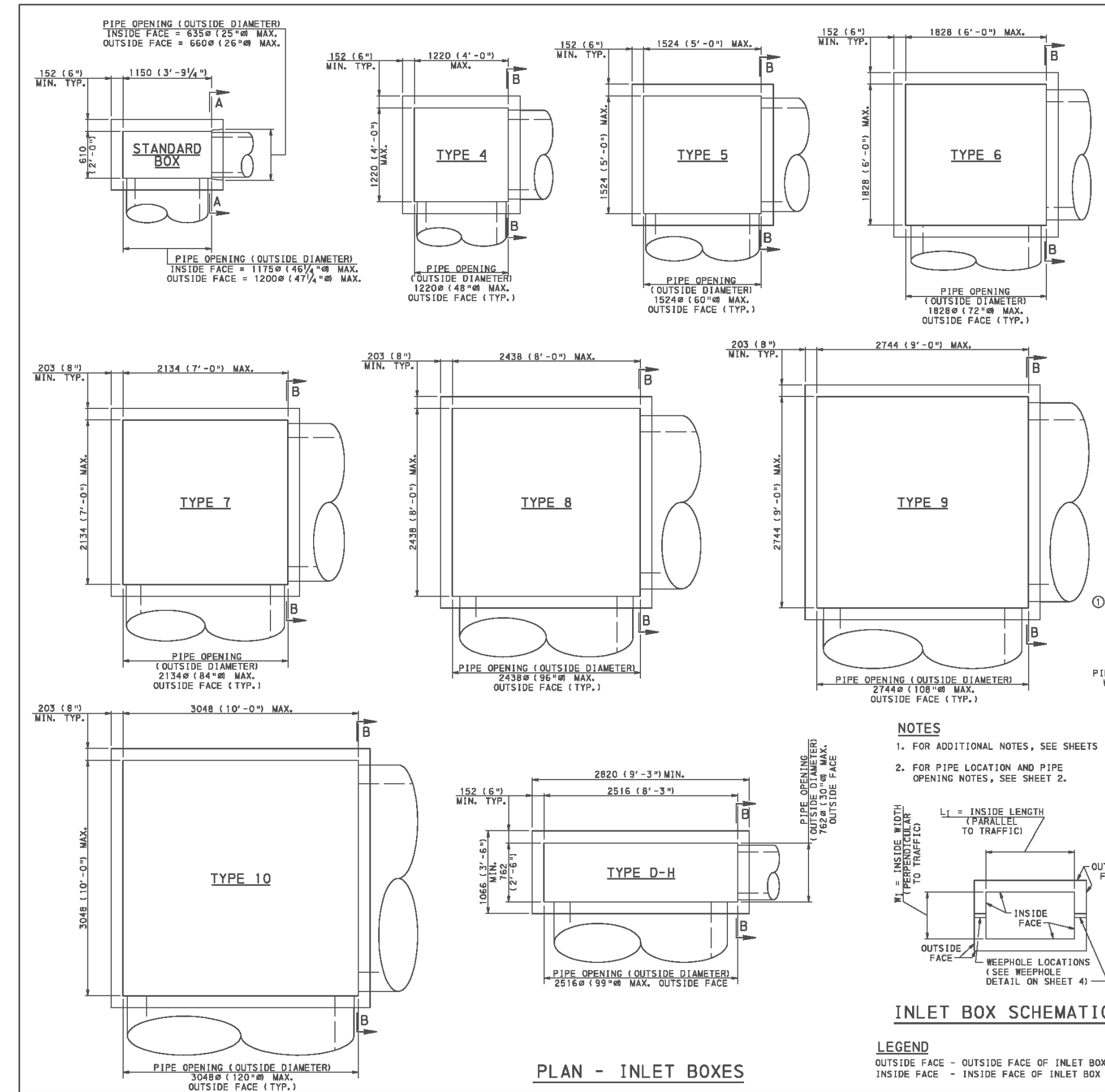
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JOB NUMBER: 2271-1E  
SCALE: AS NOTED  
SHEET NUMBER: 11 OF 16



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DESIGN

INLET BOXES  
INLET ASSEMBLIES - 1

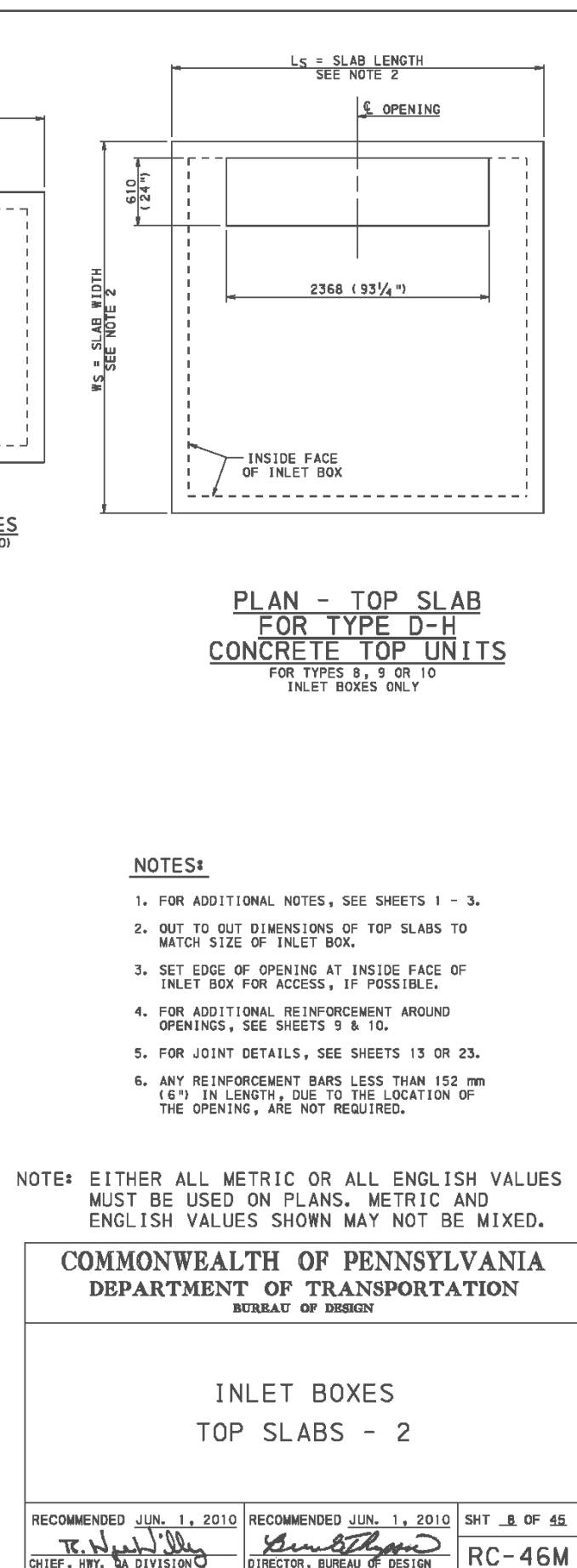
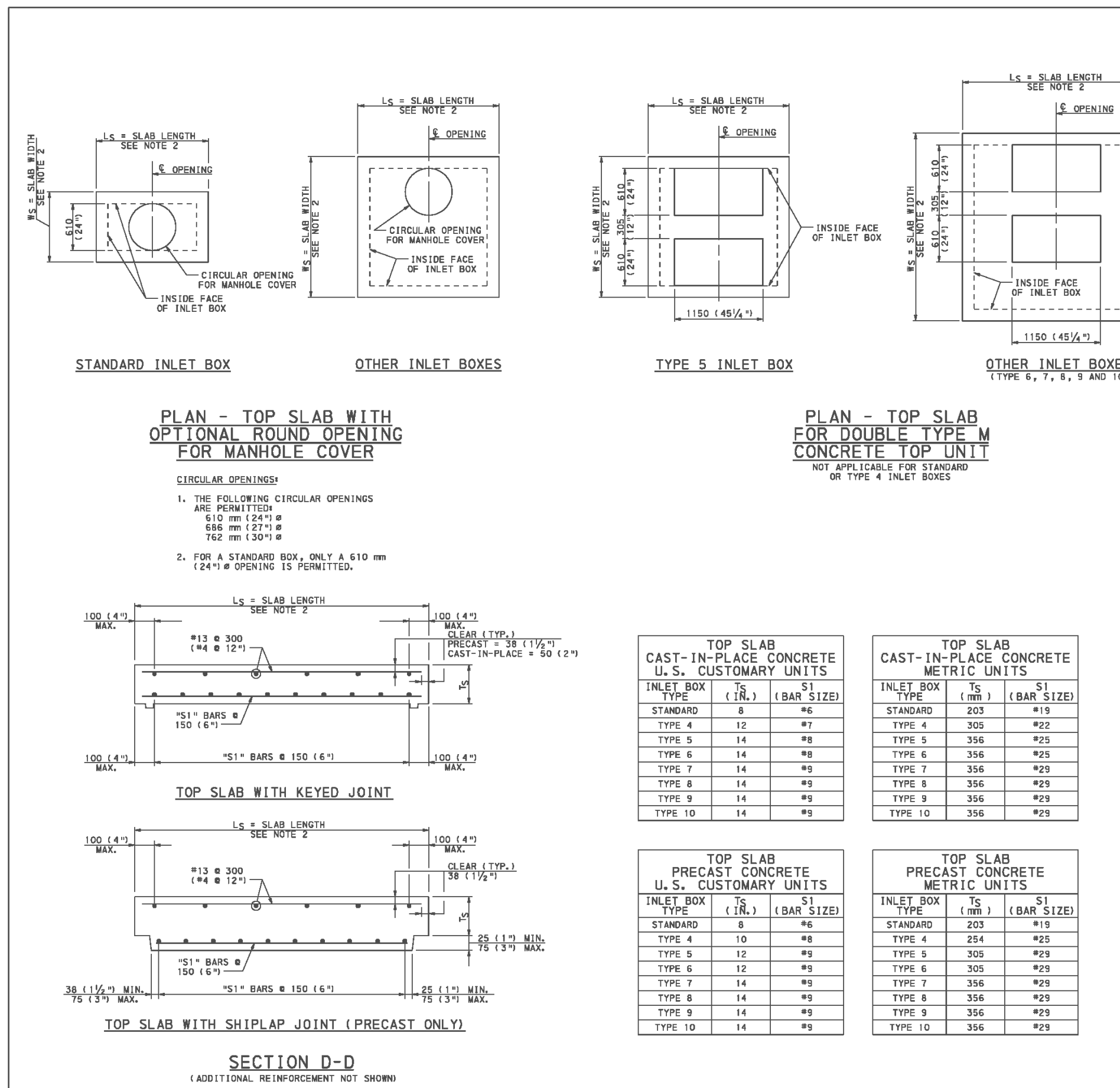
RECOMMENDED JUN. 1, 2010 SHT. 4 OF 48  
DIRECTOR, BUREAU OF DESIGN RC-46M



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DESIGN

INLET BOXES  
INLET BOX TYPES

RECOMMENDED JUN. 1, 2010 SHT. 6 OF 48  
DIRECTOR, BUREAU OF DESIGN RC-46M



NOTES:

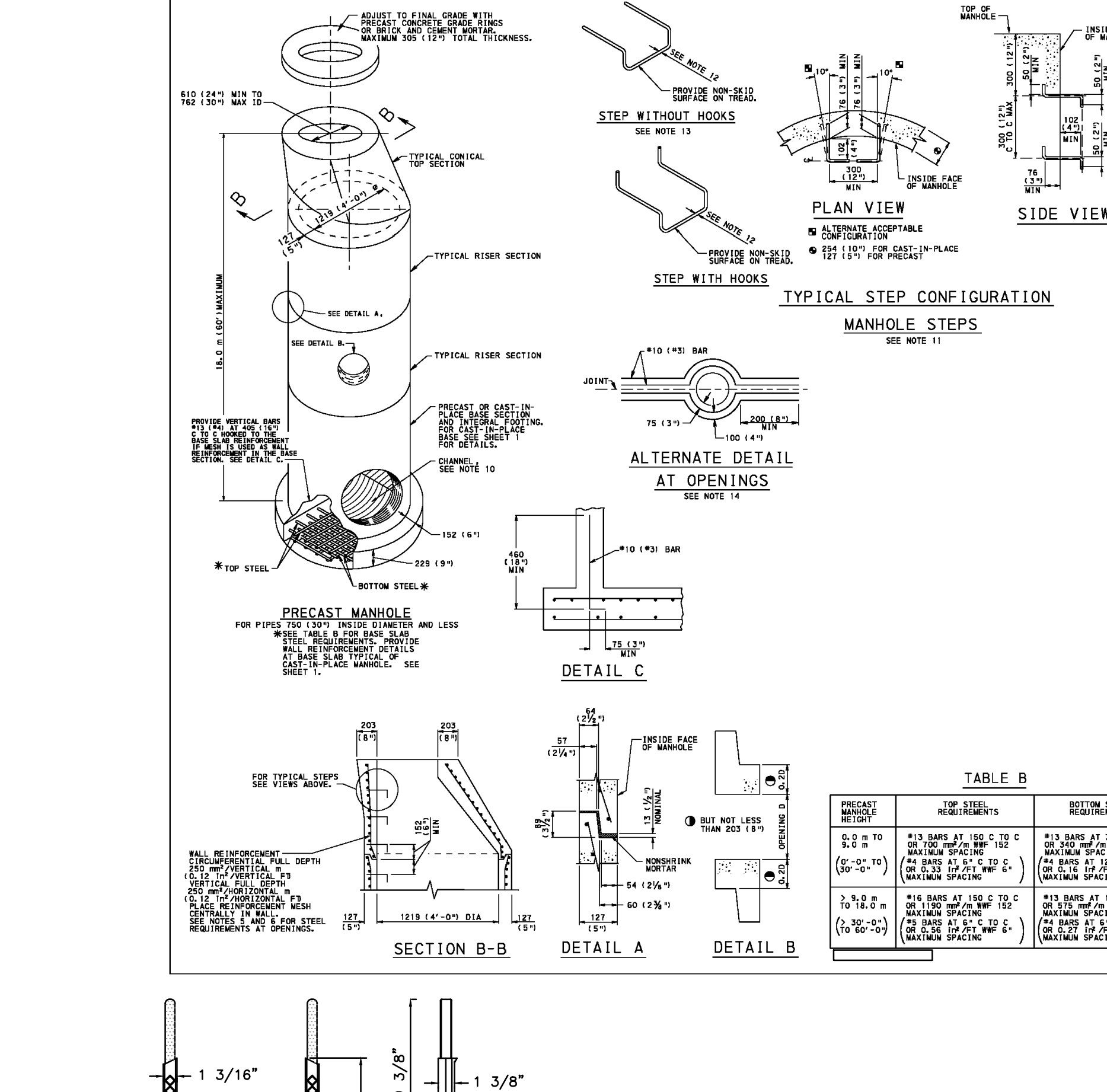
- FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
- OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
- SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.
- FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS, SEE SHEETS 9 & 10.
- FOR JOINT DETAILS, SEE SHEETS 13 OR 23.
- ANY REINFORCEMENT BARS LESS THAN 102 MM (4") IN LENGTH, DUE TO THE LOCATION OF THE OPENING, ARE NOT REQUIRED.

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS, METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DESIGN

INLET BOXES  
TOP SLABS - 2

RECOMMENDED JUN. 1, 2010 SHT. 8 OF 48  
DIRECTOR, BUREAU OF DESIGN RC-46M



NOTES:

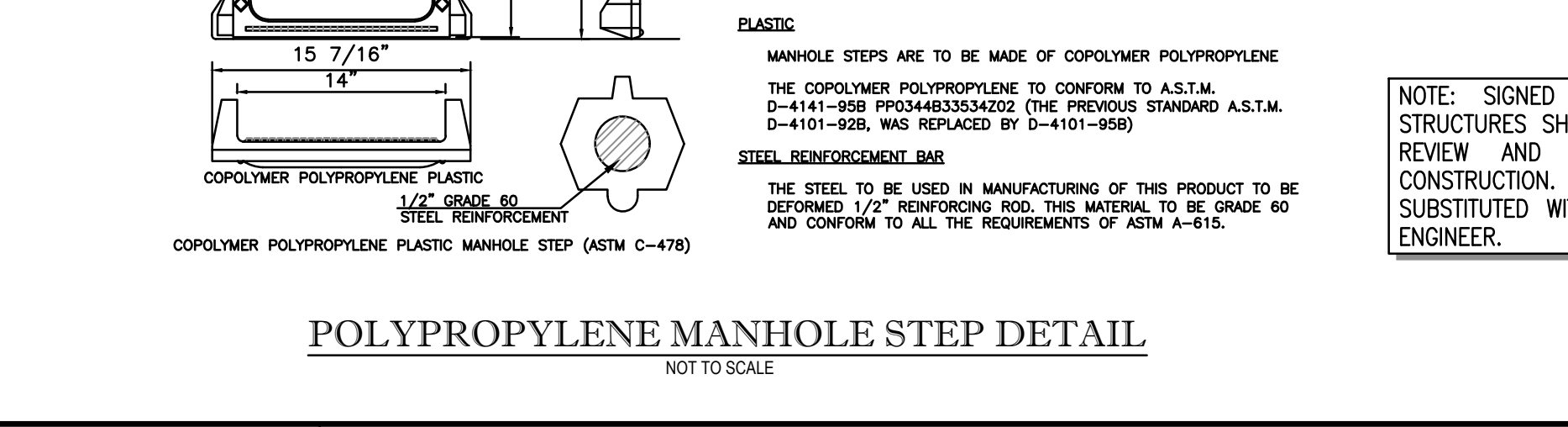
- PRECAST MANHOLES MEETING THE REQUIREMENTS OF PUBLICATION #18A SECTION 14, MAY BE SUBSTITUTED FOR THOSE SHOWN PROVIDED THEY MEET THE REQUIREMENTS OF THE STANDARD, SUBMIT SHOP DRAWINGS FOR APPROVAL.
- FOR CONSTRUCTION REQUIREMENTS, SEE NOTE 1, SHEET 1.
- SEE PERMISSIBLE LOCATION OF PIPES WITH NOTE 3, SHEET 1.
- FOR RISERS ON BASE SECTIONS WITH ONE OPENING LOCATED AT THE CENTER OF THE RISE, PROVIDE ADDITIONAL REINFORCEMENT AS SHOWN IN DETAIL A, BUT NOT LESS THAN 201 (#3) BARS BETWEEN THE OPENING AND THE CENTER OF THE RISE.
- FOR PRECAST RISER ON BASE SECTIONS WITH ONE OPENING LOCATED AT THE CENTER OF THE RISE, PROVIDE ADDITIONAL REINFORCEMENT AS SHOWN IN DETAIL A, BUT NOT LESS THAN 201 (#3) BARS BETWEEN THE OPENING AND THE CENTER OF THE RISE.
- FOR RISERS ON BASE SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT THE CENTER OF THE RISE, PROVIDE ADDITIONAL REINFORCEMENT AS SHOWN IN DETAIL A, BUT NOT LESS THAN 201 (#3) BARS BETWEEN THE OPENINGS AND THE CENTER OF THE RISE.
- FOR RISERS ON BASE SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT THE CENTER OF THE RISE, PROVIDE ADDITIONAL REINFORCEMENT AS SHOWN IN DETAIL A, BUT NOT LESS THAN 201 (#3) BARS BETWEEN THE OPENINGS AND THE CENTER OF THE RISE.
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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DESIGN

STANDARD MANHOLES  
PRECAST MANHOLES & MANHOLE STEPS

RECOMMENDED JUN. 1, 2010 SHT. 3 OF 48  
DIRECTOR, BUREAU OF DESIGN RC-39M



NOTE: SIGNED AND SEALED SHOP DRAWINGS OF ALL STRUCTURES SHALL BE PROVIDED TO THE MUNICIPALITY FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. APPROVED ALTERNATE MATERIALS MAY BE SUBSTITUTED WITH APPROVAL BY MUNICIPALITY AND DESIGN ENGINEER.

REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE JR., P.E.  
224 W. MAIN ST.  
COLLEGEVILLE PA 19426

DATE: 2/18/2023  
DRAWN BY: DJG  
CHECKED BY: REB  
SCALE: N.T.S.  
SHEET NUMBER: 12 OF 16

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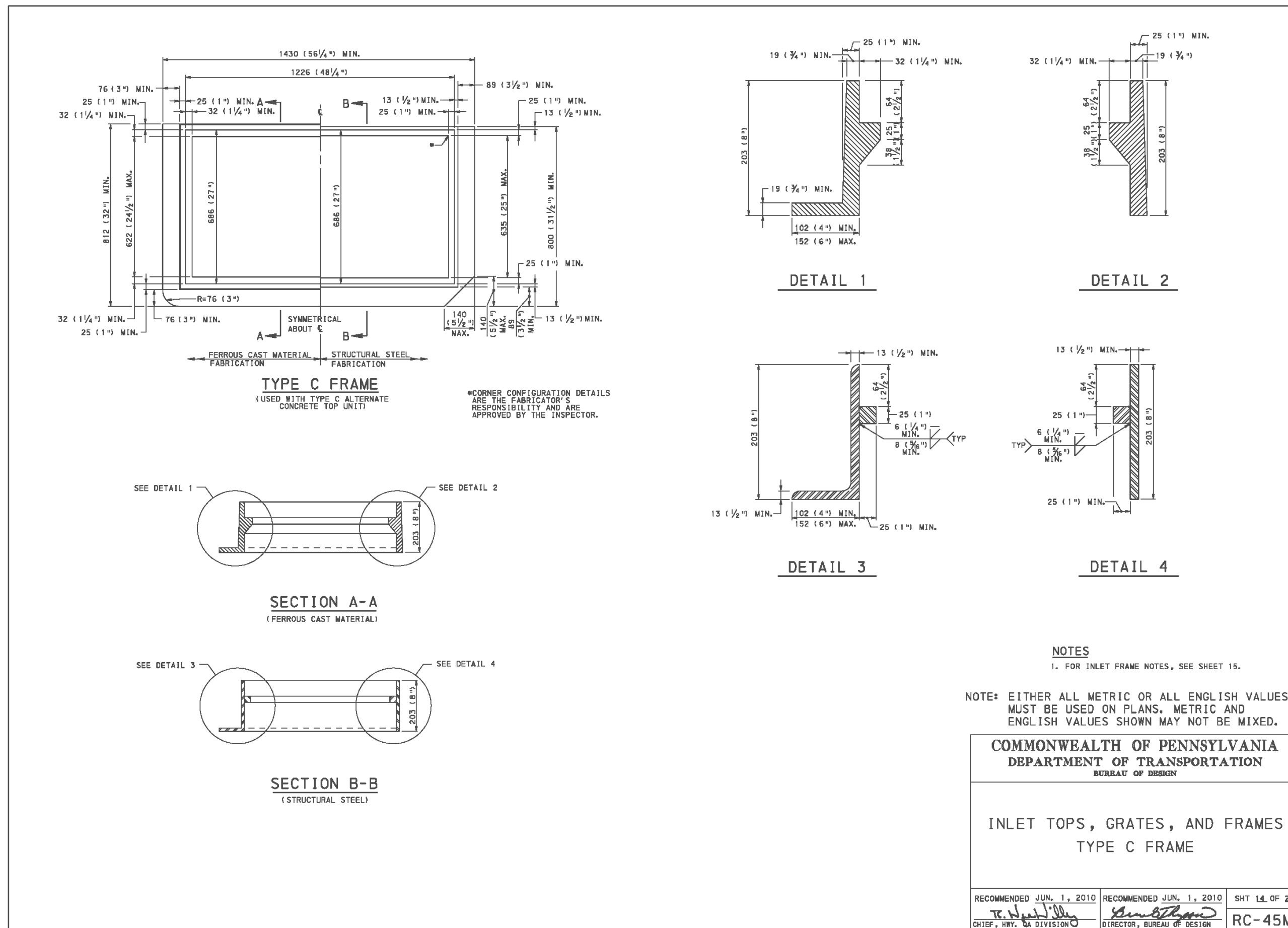
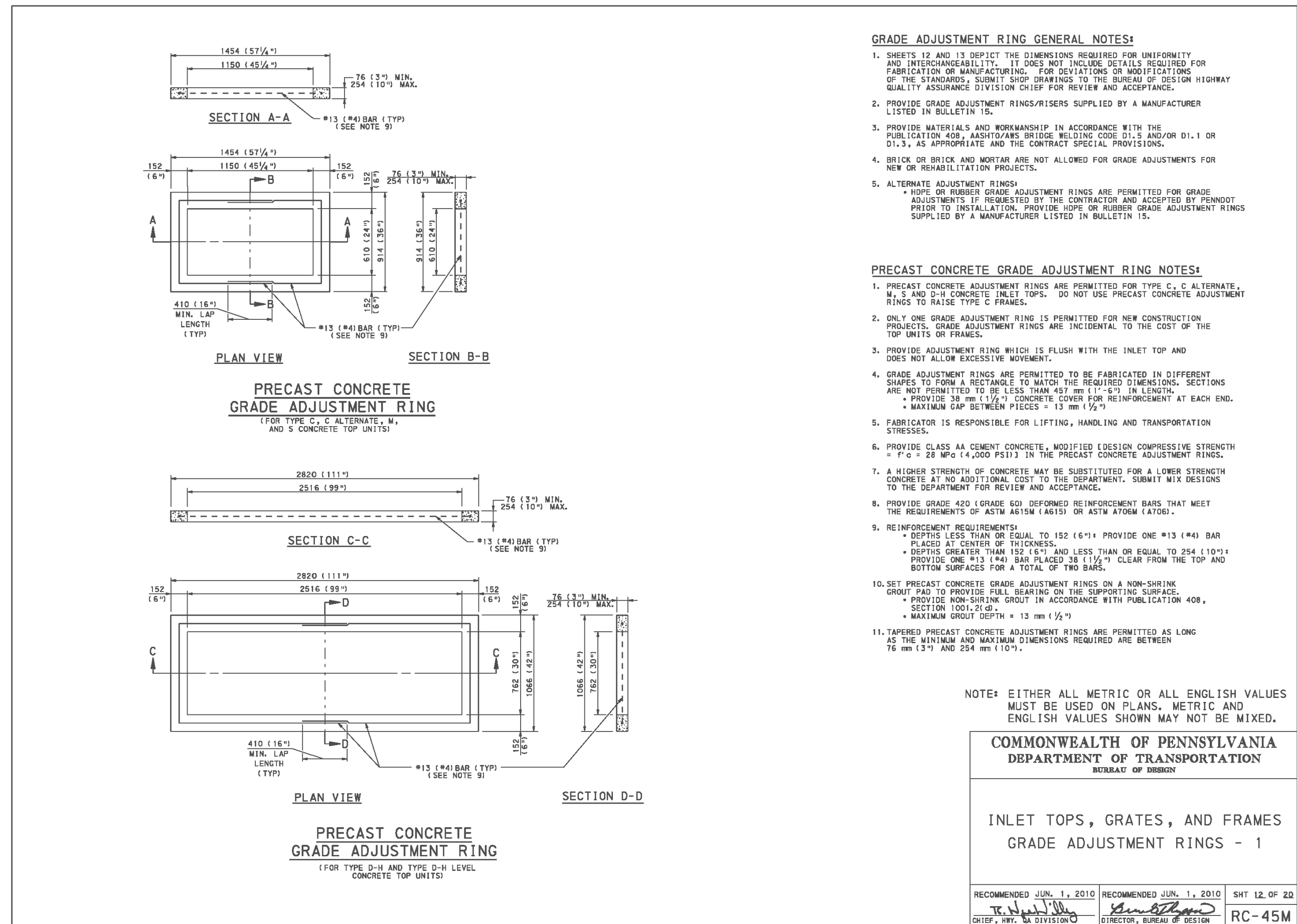
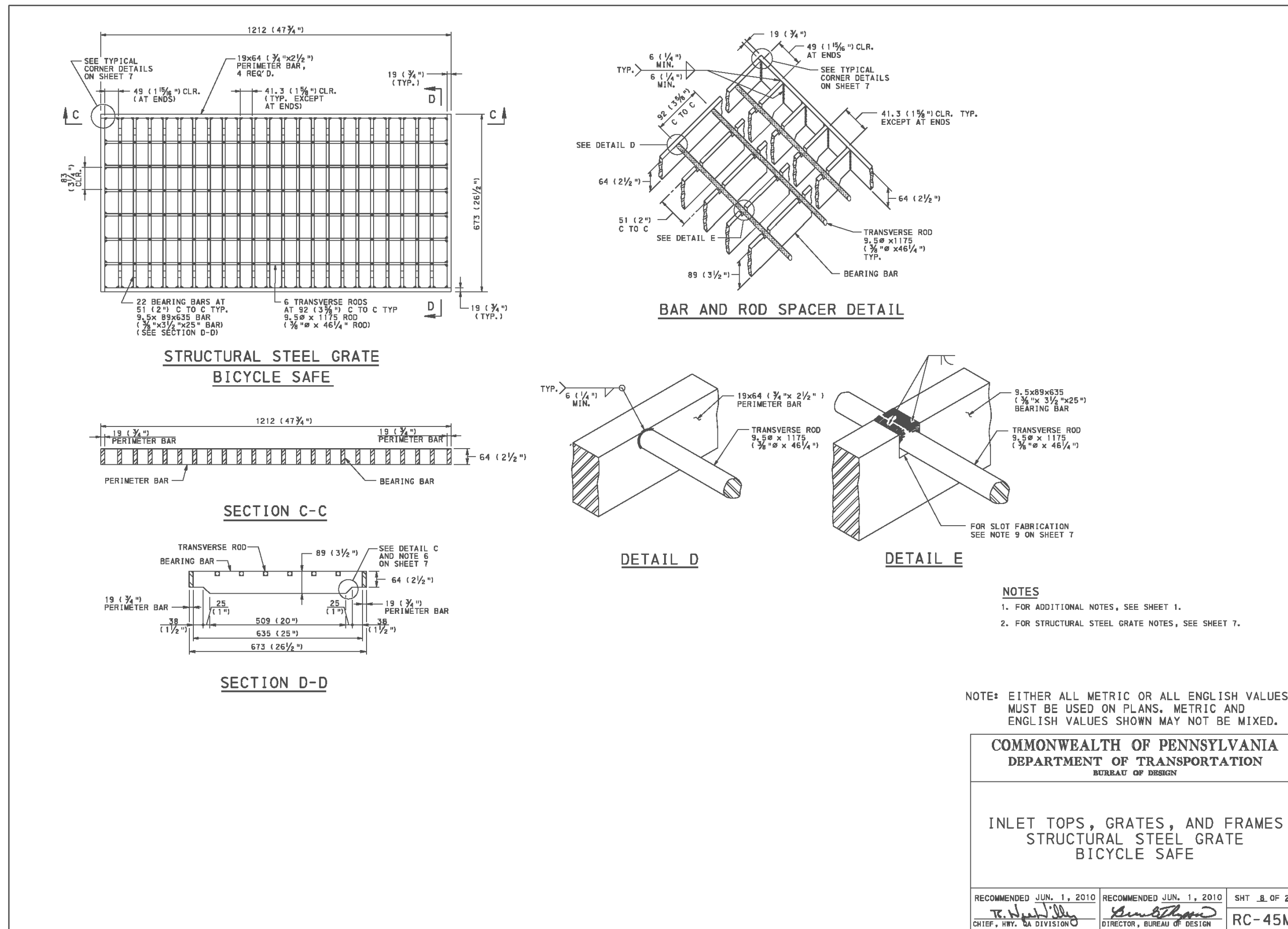
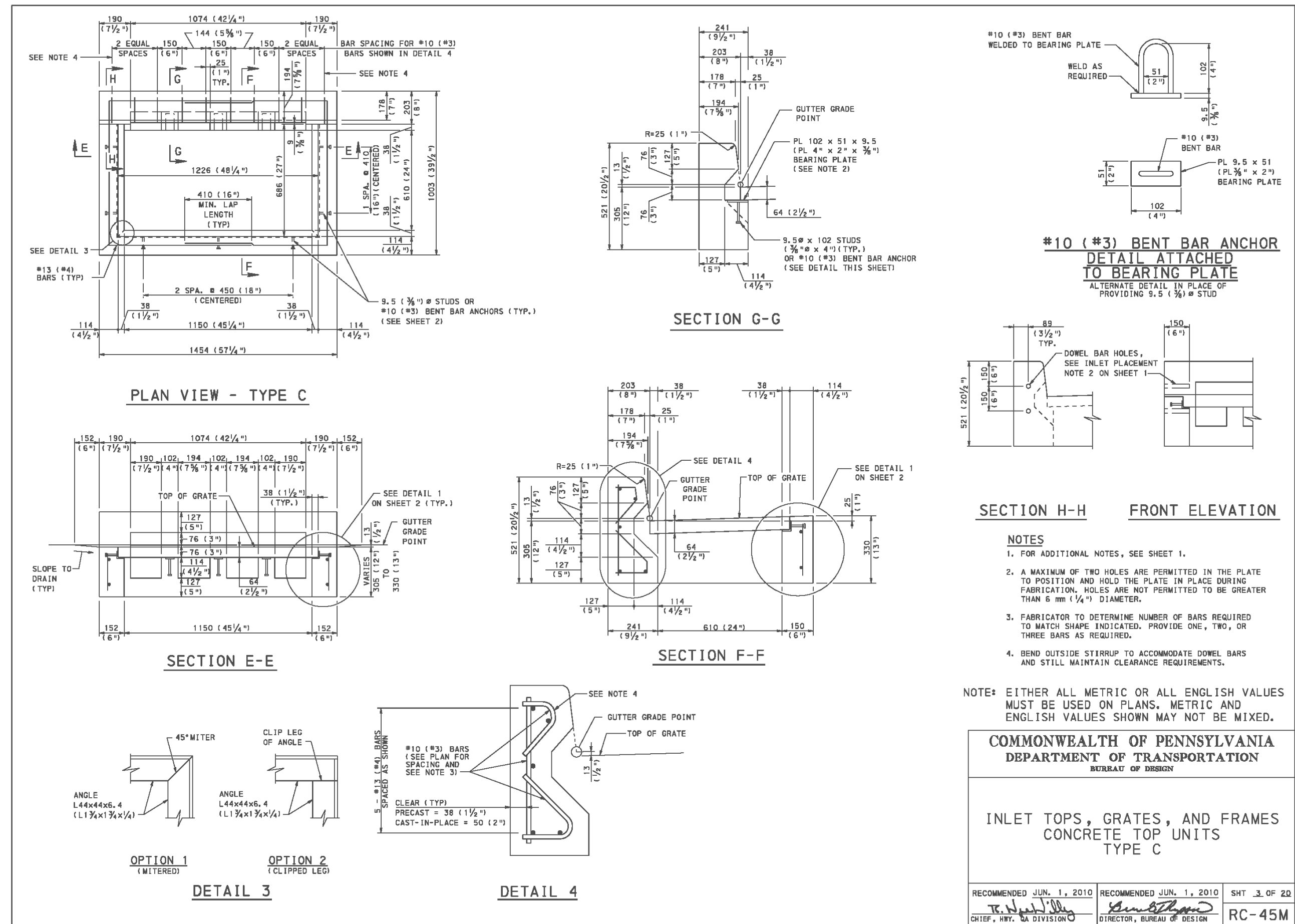
MOORE, SNEAR, & RUGGIERO FUNERAL HOME  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA

PREPARED FOR  
DONALD E. JR. & CINDY MOORE  
224 W. MAIN ST.  
COLLEGEVILLE PA 19426

STORM DETAILS (1)

REGISTERED PROFESSIONAL ENGINEER  
ROBERT E. BLUE JR., P.E.  
224 W. MAIN ST.  
COLLEGEVILLE PA 19426

DATE: 2/18/2023  
DRAWN BY: DJG  
CHECKED BY: REB  
SCALE: N.T.S.  
SHEET NUMBER: 12 OF 16



REVISIONS

NO.	DATE	DESCRIPTION

**robert e. blue**  
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**STORM DETAILS (2)**

**MOORE, SNEAR, & RUGGIERO FUNERAL HOME**  
BOROUGH OF TRAPPE  
MONTGOMERY COUNTY  
PENNSYLVANIA

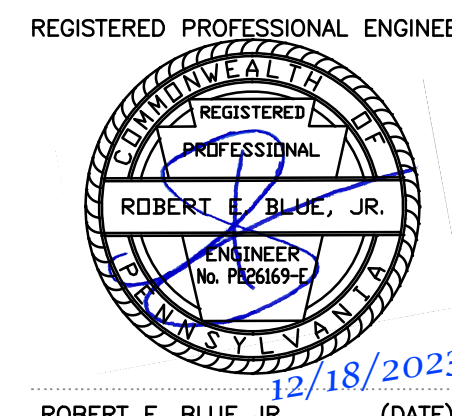
PREPARED FOR  
**DONALD E. JR. & CINDY MOORE**  
224 W MAIN ST  
COLLEGEVILLE PA 19426

REGISTERED PROFESSIONAL ENGINEER  
**ROBERT E. BLUE, JR.**  
No. P22669-D

DATE: 12/18/2023  
DRAWN BY: DJG  
CHECKED BY: REB  
SCALE: N.T.S.

DATE: 2023-12-18  
JOB NUMBER: 2271-1E  
SHEET NUMBER: 13 OF 16

NOTE: SIGNED AND SEALED SHOP DRAWINGS OF ALL STRUCTURES SHALL BE PROVIDED TO THE MUNICIPALITY FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. APPROVED ALTERNATE MATERIALS MAY BE SUBSTITUTED WITH APPROVAL BY MUNICIPALITY AND DESIGN ENGINEER.



**REGULATORY NOTES:**

- 1. THIS EROSION AND SEDIMENT CONTROL PLAN AND ASSOCIATED REPORT WERE PREPARED BY THE STAFF OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. (REBCE) UNDER THE DIRECTION OF ROBERT E. BLUE JR., P.E. THE MEASURES SHOWN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE COUNTY CONSERVATION DISTRICT. REBCE DOES NOT TAKE RESPONSIBILITY IN OBSERVING AND/OR CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE, REBCE DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
2. THE OPERATOR/RESPONSIBLE PARTY (O/R/P) SHALL BE DEFINED AS FOLLOWS:
2.1. THE CONTRACTOR FOR THE TIME PERIOD OF INITIAL SITE DISTURBANCE UP TO THE POINT THE SITE ACHIEVES FINAL STABILIZATION AS DEFINED HEREIN.
2.2. AT ALL OTHER TIMES: THE PERMITEE/CO-PERMITEE (PERMITEE) SHALL BE THOSE INDIVIDUALS OR ORGANIZATIONS AS DEFINED ON THE APPROVED EROSION CONTROL PERMIT APPLICATION, THE APPROVED NPDES PERMIT APPLICATION AND/OR THE PROPERTY OWNER.
3. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 103, EROSION CONTROL.

**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 AND SIGNED 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 THOSE CHANGES BEING MADE. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL.
2. 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, AN APPROPRIATE AGENSURE FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, A LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PSCM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED BY THE PENNSYLVANIA ONE CALL SYSTEM INC, SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE CONSTRUCTION DISTRICT OR THE DEPARTMENT PERMIT APPLICATION IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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 THE CONSTRUCTION DISTRICT OR THE DEPARTMENT PERMIT APPLICATION.
7. 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 27.1 AND 287.1 ET SEQ. NO REMOVED MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
9. 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 EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. 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., 27.1 AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. 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.
12. 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 QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO MAIN STREET (A.K.A. SUMNERTOWN PIKE, A.K.A. SR 0063).
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT Bmps SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT Bmps AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS, ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, MULCHING AND FERTILIZING. Bmps MUST BE IMMEDIATELY REPAIRED OR REPLACED TO PERFORM AS INTENDED. REPLACEMENT Bmps OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S Bmps WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. 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 SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM Bmps SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. 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 TO SEEDING AND MULCHING. FILL SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTLETS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. 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.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. 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.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 30 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT THE OPERATOR SHALL STABILIZE 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.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. 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 LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S Bmps.
31. 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 MUST BE STABILIZED IMMEDIATELY, IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. 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 BE CONSIDERED VIOLATIONS UNDER THE PENNSYLVANIA CLEAN STREAMS ACT. PENALTIES INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS ACT, AND UNDER 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 MIDDLEBAND CRIMINAL PENALTIES FOR EACH VIOLATION.
33. 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.
34. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.
35. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNELS SHALL BE CONFINED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
36. UPON REQUEST THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
37. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H: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.

**CONSTRUCTION NOTES:**

- 1. VEHICLES AND EQUIPMENT MUST NEITHER ENTER DIRECTLY, NOR EXIT DIRECTLY FROM THE SITE ONTO ROADWAYS WITHOUT PASSING OVER THE CONSTRUCTION ENTRANCE AND REMOVING MUD AND SLT FROM TIRES. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY, OR AS NEEDED, OR AS DIRECTED BY THE COUNTY CONSERVATION DISTRICT OR THE MUNICIPALITY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER OR SURFACE WATER.
2. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILE TOPSOIL WHERE INDICATED ON THE PLAN FOR USE WITH FINAL GRADING, INSTALL PERIMETER SLIT PROTECTION AND IMMEDIATELY APPLY TEMPORARY SEEDING AND MULCHING.
3. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY, OR AS NEEDED, OR DIRECTED BY THE CONSERVATION DISTRICT OR THE MUNICIPALITY AND DISPOSED OF IN A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEPED INTO ANY ROAD SIDE DITCH, STORM SEWER, OR SURFACE WATER.
4. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL Bmp, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
5. ALL SEDIMENT SHALL BE FLUSHED FROM THE ADJACENT STATE, TOWNSHIP AND COUNTY STORM SEWERS AT THE COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL NOT FLUSH SEDIMENT INTO WATERWAYS, TO FLUSH STORM SEWERS, CONTRACTOR SHALL BLOCK THE LOWEST INVERT OF THE SYSTEM AND PUMP SEDIMENT LADEN WATER THROUGH A FILTER BAG OR OTHER APPROVED DEVICE AND DISCHARGE IN AN APPROPRIATE MANNER (I.E. TO STABILIZED GRADE, OR TANKER TRUCK AND DISPOSED OF PROPERLY).
6. SEDIMENT REMOVED FROM Bmps SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOOD PLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
7. AREAS WHICH ARE TO BE TOP-SOILED 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 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. YARDS.
8. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STATE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. (PLEASE NOTE THAT HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES)
9. ALL SOLS RELATED WORK (COMPACTION, INSPECTION, ETC.) SHOULD BE PERFORMED UNDER THE SUPERVISION OF, AND CERTIFIED BY, A QUALIFIED GEOTECHNICAL ENGINEER.
10. TOPSOIL (MINIMUM 6 INCHES) SHALL BE PLACED OVER THE FILL AND SEEDING, LIMING, FERTILIZING AND MULCHING DONE IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS OR APPROVED EQUAL.
11. UTILITY LINE TRENCH EXCAVATION NOTES
11.1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
11.2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE PREPARATION AND STABILIZATION OPERATIONS.
11.3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
11.4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND RESTORATION THAT COMPLETION OF THE TRENCH CAN BE ACCOMPLISHED IN ONE DAY.
11.5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND / OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
11.6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
11.7. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.
12. EMBANKMENTS
12.1. THE FILL MATERIAL SHALL BE TAKEN FROM SELECT BORROW AREAS. IT SHALL BE FREE OF ROOTS, STONES, WOODY VEGETATION, BouldERS, AND OTHER EXTRANEUS MATERIALS. AREAS ON WHICH FILL IS TO BE PLACED SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, THE SOIL IS TOO WET FOR COMPACTION.
12.2. FILL MATERIAL SHALL BE PLACED IN 6 TO 8 INCH LAYERS AND SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF FILL.
12.3. COMPACTION SHALL BE OBTAINED BY ROUTING THE EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF THE FILL IS TRAVERSED BY AT LEAST ONE TREAD TRACT OF THE EQUIPMENT, OR COMPACTION SHALL BE ACHIEVED BY A COMPACTOR.
12.4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10% HIGHER THAN THE DESIGN HEIGHT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED, THE OVERBURD WILL BE REDUCED BY 5R.
12.5. EMBANKMENT SHALL BE COMPACTED TO NO LESS THAN 98% OF THE DETERMINED DRY WEIGHT DENSITY (STANDARD PROCTOR). SEE SOIL SPECIFICATIONS FOR IMPERVIOUS CLAY CORE MATERIAL.

**CHAPTER 93 RECEIVING WATERCOURSE NOTE:**

THE PROJECT SITE IS DIVIDED BETWEEN TWO RECEIVING WATERCOURSES -- BOTH OF WHICH ARE UNNAMED TRIBUTARIES THAT DRAIN TO THE PERKIOMEN CREEK. POD #1 DRAINS TO THE NORTHEAST TO AN UNNAMED TRIBUTARY OF PERKIOMEN CREEK THAT IS CLASSIFIED AS TROUT STOCKING (TSF) AND MIGRATORY FISH (MF). POD #2 DRAINS TO THE SOUTHWEST TO AN UNNAMED TRIBUTARY OF PERKIOMEN CREEK THAT IS CLASSIFIED AS TROUT STOCKING (TSF) AND MIGRATORY FISH (MF).

**RIPARIAN FOREST BUFFER MANAGEMENT PLAN:**

THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS LOCATED WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT NOR WITHIN THE DEVELOPMENT PROPERTY BOUNDARY.

**DISPOSAL AND RECYCLING OF CONSTRUCTION WASTES:**

THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OR RECYCLING OF ALL WASTE PRODUCED BY CONSTRUCTION ACTIVITIES. ANTICIPATED MATERIALS INCLUDE BUILDING DEBRIS, ASPHALT AND CONCRETE PIPES, AND E&S Bmps SUCH AS COMPOST FILTER SOCKS, TEMPORARY FENCING, SAND BAGS, AND PUMPED WATER FILTER BAGS.

THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES FROM THE CONSTRUCTION AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 27.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.

**RESPONSIBILITIES FOR FILL MATERIAL:**

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH LANDOWNER.

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

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

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

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

**SITE MAINTENANCE:**

THE BELOW PROCEDURES SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT WEEKLY INTERVALS THEREAFTER, INSPECTION AND NECESSARY CLEANING WILL BE DONE. PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE DONE IMMEDIATELY.

THE PERMITEE IS ULTIMATELY RESPONSIBLE FOR ALL EROSION AND SEDIMENT POLLUTION CONTROL AND SITE STABILIZATION. ALTHOUGH THE PERMITEE MAY DELEGATE AUTHORITY FOR IMPLEMENTING AND MAINTAINING THE CONTROLS TO THE INDIVIDUAL LANDOWNERS OR CONTRACTORS, THE ULTIMATE RESPONSIBILITY FOR PROPER INSTALLATION AND MAINTENANCE IS THE PERMITEE'S.

**MAINTENANCE OF E&S Bmps:**

- **ROCK CONSTRUCTION ENTRANCES:** ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE ADJACENT ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY. WHERE ACCUMULATION OF DUST OR SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES.

- **PUMPED WATER FILTER BAGS:** FILTER BAGS SHALL BE INSPECTED EACH DAY THAT THEY ARE IN USE. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

- **CONCRETE WASHOUTS:** CONCRETE WASHOUTS SHALL BE INSPECTED WEEKLY WHILE IN USE AND REQUIRED MAINTENANCE PERFORMED IMMEDIATELY. ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 75% CAPACITY OF THE WASHOUT FACILITY. IF A PROPRIETARY WASHOUT DEVICE IS UTILIZED, MAINTENANCE ACTIVITIES SHOULD BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

- **COMPOST FILTER SOCKS:** FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. DEGRADABLE FILTER SOCKS SHALL BE REPLACED AT THE PROPER TIME INTERVALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED OF.

**GENERAL MAINTENANCE ACTIVITIES:**

- 1. DUST LEVELS MUST BE ADEQUATELY CONTROLLED DURING CONSTRUCTION. WATER STORED IN SEDIMENT BASINS/TRAPS OR A WATER TRUCK SHALL BE USED AS NECESSARY TO REDUCE THE AMOUNT OF DUST GENERATED FROM THE SITE.
2. VEGETATION SHALL BE MOWED WHENEVER NECESSARY TO MAINTAIN A PLEASANT APPEARANCE AND DISCOURAGE WEED GROWTH. ALL LOCAL REGULATIONS WILL BE COMPLIED WITH.
3. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH STRIP SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED AND THE SOD STRIPS SHALL BE RE-LAID WITH TIGHT JOINTS AND PEGGING.
4. SEEDING AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. A BURLAP OR STRAW COVER WILL BE APPLIED AT A RATE OF 3 TONS/ACRE TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
5. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AT COMPLETION OF THE PROJECT AFTER ALL EXPOSED SOIL SURFACES ARE FINISH-GRADED AND STABILIZED.

**MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:**

THE PERMITEE AND CO-PERMITEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL. TO ASCERTAIN THAT E&S Bmps AND PSCM Bmps ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH, A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

- (1) A SUMMARY OF SITE CONDITIONS, E&S Bmp AND PSCM Bmp, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
**NONCOMPLIANCE REPORTING**
WHERE E&S, PSCM OR PPC Bmps ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITEE AND CO-PERMITEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECCURRENCE OF THE NONCOMPLIANCE; AND
(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

**REDUCTION, LOSS, OR FAILURE OF THE Bmps**

UPON REDUCTION, LOSS, OR FAILURE OF THE Bmps, THE PERMITEE AND CO-PERMITEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE Bmps OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED Bmps OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL Bmps.

**COMPLETION CERTIFICATE AND FINAL PLANS**

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PSCM Bmps IN ACCORDANCE WITH THE APPROVED PSCM PLAN, OR UPON SUBMISSION OF THE N.O.T. IF SOONER, THE PERMITEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PSCM PLANS.

SOILS TABLE PER USDA NRCS. TABLE WITH 6 COLUMNS: MAP SYMBOL, SOIL NAME, SLOPES, HYDROLOGIC GROUP, DEPTH TO WATER TABLE, DRAINAGE CHARACTERISTICS, HYDRIC SOIL. ROWS: PeB (PENN SILT LOAM), UxB (URBAN LAND - PENN COMPLEX).

**SOIL LIMITATION RESOLUTIONS:**

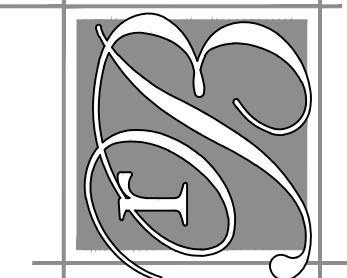
- 1. SHOULD SOIL LIMITATIONS BE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER WILL BE CONSULTED PRIOR TO PROCEEDING WITH CONSTRUCTION IN THE AREA WITH THE LIMITATIONS. APPROPRIATE EARTHWORK CONSTRUCTION TECHNIQUES, INCLUDING IMPORTING SUITABLE SOILS AND UTILIZING LOCAL PUMPS AND PUMPS (TO APPROVED SEDIMENT REMOVAL FACILITIES) TO KEEP EXCAVATIONS DRY, AS RECOMMENDED BY A QUALIFIED GEOTECHNICAL ENGINEER, SHOULD BE IMPLEMENTED IF SOIL LIMITATIONS ARE ENCOUNTERED.
2. CUTBANKS CAVE - AREAS OF CUT SHALL BE STABILIZED AS SOON AS POSSIBLE DURING EARTH MOVING OPERATIONS IN ACCORDANCE WITH THE NOTES FOUND ON THE E&S PLANS. AT NO POINT SHOULD SLOPES EXCEED 2H:1V EXCEPT WHERE PROPER SHORING MEASURES ARE UTILIZED TO PREVENT CAVE IN.
3. CORROSION TO CONCRETE/STEEL - A MAJORITY OF STORM DRAINAGE PIPING ARE PROPOSED TO BE HDPE TO MINIMIZE RISK OF CORROSION.
4. DROUGHTY - DURING CONSTRUCTION, A WATER SOURCE SUCH AS A HOSE CONNECTION TO PUBLIC WATER SUPPLY OR A WATER TANKER TRUCK MAY BE UTILIZED AS NEEDED TO MAINTAIN SUFFICIENT SOIL MOISTURE LEVELS.
5. EASILY ERODIBLE - EARTH DISTURBANCE AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE DURING EARTH MOVING OPERATIONS IN ACCORDANCE WITH THE NOTES FOUND ON THE E&S PLANS.
6. DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE - ANY GROUNDWATER ENCOUNTERED DURING CONSTRUCTION SHALL BE DIRECTED TOWARDS AN APPROPRIATE E&S Bmp SUCH AS COMPOST FILTER SOCK OR A SEDIMENT TRAP OR PUMPED THROUGH A FILTER BAG PRIOR TO DISCHARGING FROM THE SITE.
7. HYDRIC/HYDRIC INCLUSIONS - NO WETLANDS ARE PRESENT ON THE DEVELOPMENT PROPERTY.
8. LOW STRENGTH/LANDSLIDE PRONE - EARTH DISTURBANCE AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE DURING EARTH MOVING OPERATIONS IN ACCORDANCE WITH THE NOTES FOUND ON THE E&S PLANS. AT NO POINT SHOULD SLOPES EXCEED 2H:1V EXCEPT WHERE PROPER SHORING MEASURES ARE UTILIZED.
9. SLOW PERCOLATION - AREAS OF PONDED WATER SHALL BE DIRECTED TOWARDS AN APPROPRIATE E&S Bmp SUCH AS COMPOST FILTER SOCK OR A SEDIMENT TRAP OR PUMPED THROUGH A FILTER BAG PRIOR TO DISCHARGING FROM THE SITE.
10. PIPING - AREAS OF PONDED WATER SHALL BE DIRECTED TOWARDS AN APPROPRIATE E&S Bmp SUCH AS COMPOST FILTER SOCK OR A SEDIMENT TRAP OR PUMPED THROUGH A FILTER BAG, AS APPLICABLE. BASIN OUTLET PIPES WILL BE INSTALLED WITH ANTI-SEEP COLLARS. UTILITY PIPES AND CONDUITS SHALL BE INSTALLED WITH APPROPRIATE BEDDING MATERIALS.
11. POOR SOURCE OF TOPSOIL - SOIL TESTS SHOULD BE PERFORMED BY A QUALIFIED INDIVIDUAL SUCH AS A GEOTECHNICAL ENGINEER OR SOIL SCIENTIST TO DETERMINE SUITABILITY FOR TOPSOIL. IF SOIL IS DETERMINED TO BE UNSUITABLE THEN TOPSOIL SHALL BE IMPORTED AND DISTRIBUTED AMONGST LANDSCAPE AREAS AS NECESSARY.
12. FROST ACTION - DUE TO GRADING LIMITATIONS OF SOILS DURING WINTER MONTHS, THE CONTRACTOR SHALL NOT GRADE THESE SOILS DURING FROSTING OR ICING CONDITIONS.
13. WETNESS - AREAS OF PONDED WATER SHALL BE DIRECTED TOWARDS AN APPROPRIATE E&S Bmp SUCH AS COMPOST FILTER SOCK OR A SEDIMENT TRAP OR PUMPED THROUGH A FILTER BAG PRIOR TO DISCHARGING FROM THE SITE. LIM APPLICATION MAY BE UTILIZED AS A LAST RESORT AND ONLY UNDER THE DIRECTION OF A QUALIFIED INDIVIDUAL SUCH AS A GEOTECHNICAL ENGINEER OR SOIL SCIENTIST.

REVISIONS

Table with 2 columns: NO., DATE. Multiple rows with blank entries for revision tracking.

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robert e. blue consulting engineers, p.c. 1149 Skippack Pike, Blue Bell, PA 19422 tel: (610)-277-9897 www.robertblue.com email: rblue@robertblue.com



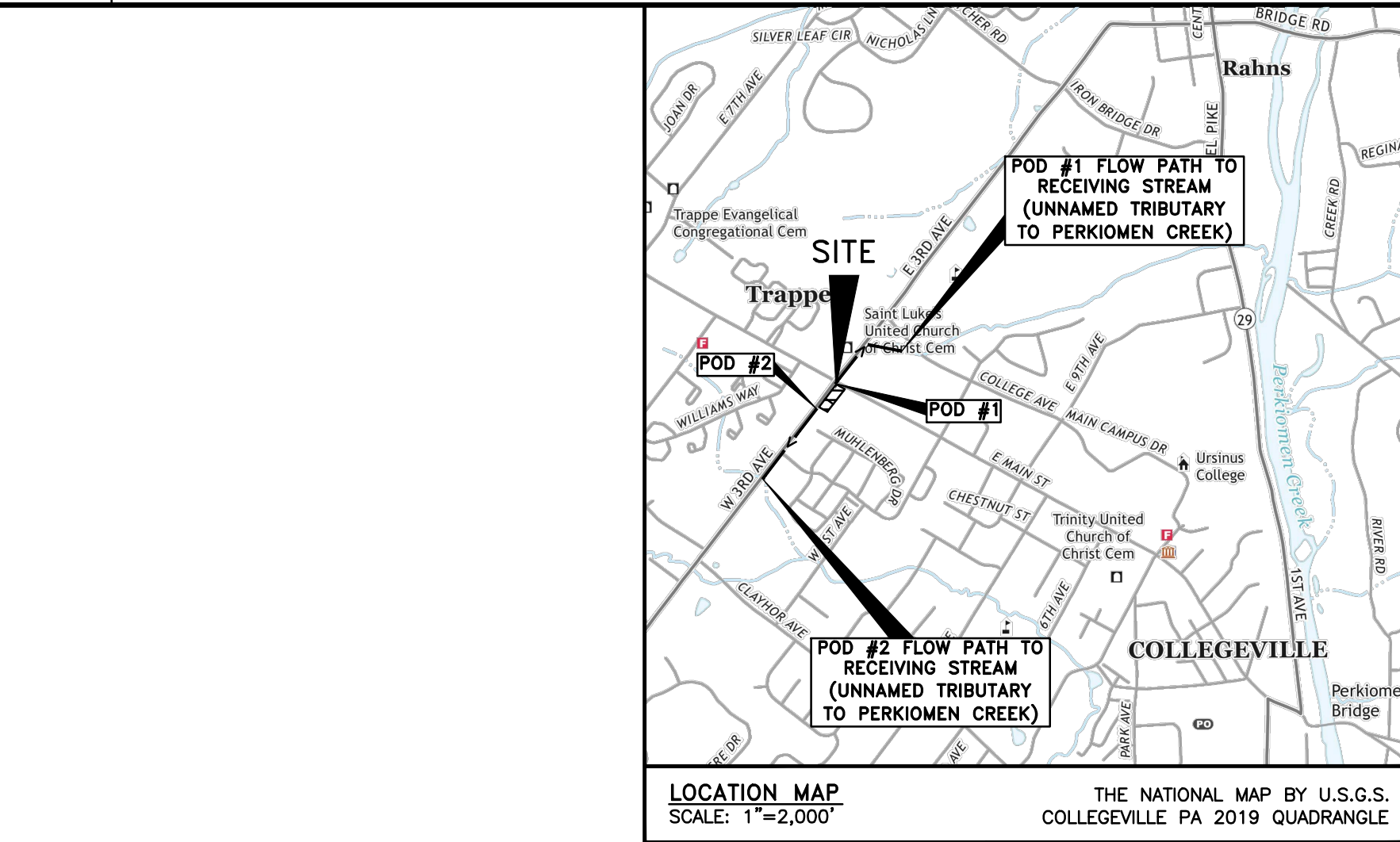
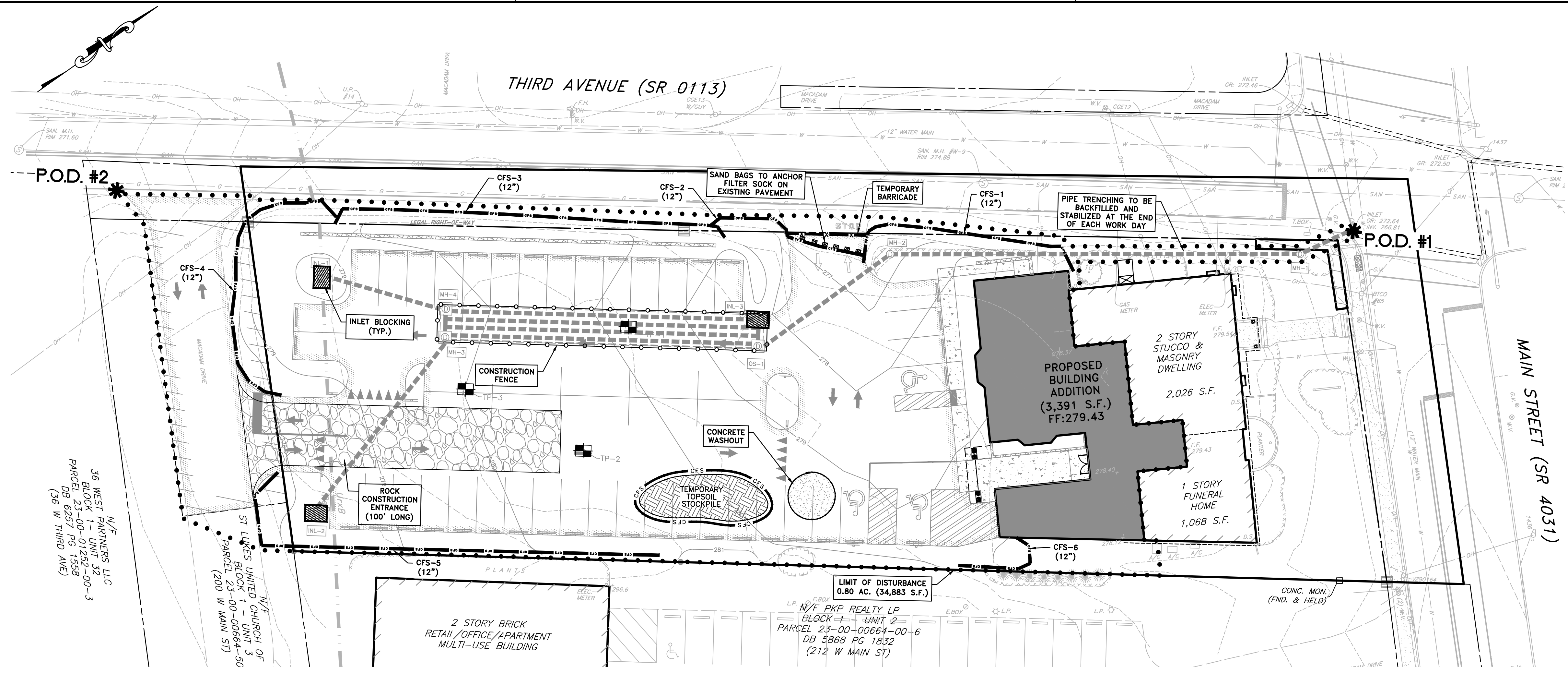
EROSION & SEDIMENT CONTROL NOTES MOORE, SNEAR, & RUGGIERO FUNERAL HOME BOROUGH OF TRAPPE MONTGOMERY COUNTY PENNSYLVANIA PREPARED FOR DONALD E. JR & CINDY MOORE 224 W MAIN ST COLLEGEVILLE PA 19426



REGISTERED PROFESSIONAL ENGINEER ROBERT E. BLUE JR. (DATE) 2/18/2023 LICENSE NO. 26169-E

Table with 4 columns: DRAWN BY (DUG), CHECKED BY (REB), SCALE (1"=20'), SHEET NUMBER (2023-12-18), JOB NUMBER (2271-1E), SHEET NUMBER (14 of 16).

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**SEQUENCE OF CONSTRUCTION**

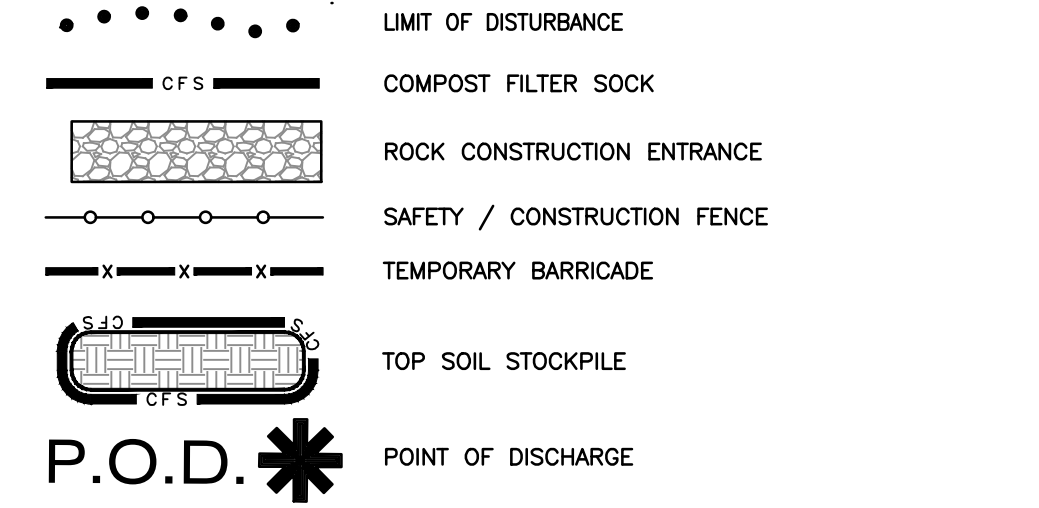
- NOTES:
- ALL EARTH DISTURBANCE SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION. EACH STAGE/STEP SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE/STEP IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
  - EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THESE CONTROLS. ONLY LIMITED DISTURBANCE IS PERMITTED TO PROVIDE ACCESS TO THE EROSION AND SEDIMENT CONTROL AREAS FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS. THE SITE SUPERVISOR MUST INFORM THE MUNICIPALITY THAT THE APPLICABLE E&S CONTROLS ARE INSTALLED, STABILIZED AND FUNCTIONAL BEFORE INITIATING EARTH DISTURBANCE.
  - WORK AREAS SHALL BE DELINEATED AND SURVEY CONTROL POINTS SHALL BE PROTECTED.
  - ALL EARTH DISTURBANCES SHALL BE WITHIN THE DELINEATED LIMITS OF DISTURBANCE. NO FILL SHALL BE TAKEN OR PLACED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE.
  - CRITICAL STAGES: A PROFESSIONAL ENGINEER OR DESIGNATED REPRESENTATIVE SHALL BE ON-SITE TO OBSERVE AND CERTIFY THE INSTALLATION/CONSTRUCTION OF CRITICAL SITE FACILITIES AND/OR CONTROLS. THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 3 DAYS IN ADVANCE OF CRITICAL STAGE ACTIVITIES.
    - E.A. THE CONTRACTOR MUST CONTACT THE TRAPPE BOROUGH INSPECTOR A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ON ANY STORMWATER MANAGEMENT FACILITY IN ORDER TO SCHEDULE ALL NECESSARY SITE INSPECTIONS.
  - AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
  - TOPSOIL (MINIMUM 6 INCHES) SHALL BE PLACED OVER THE FILL AND SEEDING, LIMING, FERTILIZING AND MULCHING DONE IN ACCORDANCE WITH SEEDING SPECIFICATIONS OR APPROVED EQUAL.

**SEQUENCE:**

- CONTRACTOR SHALL PHYSICALLY MARK THE LIMIT OF DISTURBANCE.
- INSTALL THE CONSTRUCTION ENTRANCE.
- INSTALL COMPOST FILTER SOCKS AS DEPICTED ON THE PLANS.
- REMOVE EXISTING SITE FEATURES INCLUDING PAVEMENT, GARAGE, CONCRETE PADS, STORM PIPES, AND EXISTING TREES PER DEMOLITION PLAN; AND CLEAR AND GRUB WITHIN THE LIMIT OF DISTURBANCE. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION DEPICTED ON THE PLANS.
- ROUGH GRADE THE SITE.
- (CRITICAL STAGE) INSTALL STORM STRUCTURES AND PIPES INCLUDING UNDERGROUND BASIN #1 (UGB#1). STORMWATER PIPING TO BE INSTALLED STARTING AT THE FARTHEST DOWNSTREAM STRUCTURE AND WORKING UPSTREAM. INSTALLATION OF UGB#1 SHALL PROCEED IN ACCORDANCE WITH THE BMP-SPECIFIC INSTALLATION INSTRUCTIONS ON THE FOLLOWING STORMWATER DETAILS PLANS AND IN ACCORDANCE WITH ALL MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.
  - 6.1. NOTE: STORM INLETS TRIBUTARY TO UGB#1 SHALL BE COVERED WITH A TEMPORARY WATER-TIGHT SEAL IMMEDIATELY UPON INSTALLATION. THE TEMPORARY SEALS SHALL REMAIN IN PLACE UNTIL THE AREA TRIBUTARY TO UGB#1 REACHES A MINIMUM 70% UNIFORM STABILIZATION TO PREVENT SEDIMENT OR OTHER DEBRIS FROM ENTERING THE SYSTEM.
- CONSTRUCT THE BUILDING ADDITION.
- RECONNECT EXISTING UTILITY SERVICES, SUCH AS THE SANITARY SEWER LATERAL, TO THE NEW ADDITION.
- INSTALL STONE BASE FOR PAVED AREAS AND ANY PROPOSED OR RELOCATED SITE LIGHTING.
- INSTALL ASPHALT BASE COURSE AND CONCRETE WALKWAYS.
- INSTALL PROPOSED LANDSCAPING AND APPLY STOCKPILED TOPSOIL TO AREAS THAT WILL BE PERMANENTLY VEGETATED. SEED VEGETATED AREAS.
- (CRITICAL STAGE) UPON 70% UNIFORM STABILIZATION OF AREA TRIBUTARY TO UGB#1, THE TEMPORARY INLET SEALS MAY BE REMOVED.
- INSTALL ASPHALT WEARING COURSE, MILL & OVERLAY AREAS OF EXISTING PAVEMENT INDICATED ON THE PLANS. APPLY PARKING LOT PAINT STRIPING AND INSTALL SIGNAGE.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROLS, INCLUDING COMPOST FILTER SOCK MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE STABILIZED IMMEDIATELY.

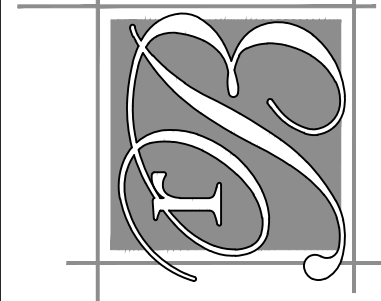
SOILS TABLE PER USDA NRCS						
MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
PeB	PENN SILT LOAM	3 - 8	B	>80"	WELL DRAINED	NO
UrxB	URBAN LAND - PENN COMPLEX	0 - 8	B	>80"	WELL DRAINED	NO

**EROSION AND SEDIMENT CONTROL LEGEND**

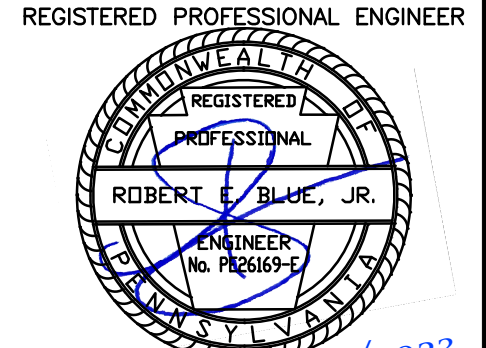


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**MOORE, SNEAR, & RUGGIERO FUNERAL HOME**  
 BOROUGH OF TRAPPE  
 MONTGOMERY COUNTY  
 PENNSYLVANIA  
 PREPARED FOR  
**DONALD E JR & CINDY MOORE**  
 224 W MAIN ST  
 COLLEGEVILLE PA 19426



DATE: 2023-12-18	DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=20'
SHEET NUMBER: 15	JOB NUMBER: 2271-1E	DATE: 2/18/2023	SCALE: 1"=20'

SEEDING SPECIFICATIONS:

1. SEEDING (TEMPORARY AND PERMANENT)

- 1.1. SEE TABLE 11.2 FOR THE SOIL AMENDMENT APPLICATION RATE EQUIVALENTS.
1.2. TEMPORARY SEEDING AS APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT SHALL BE PERFORMED ON ALL DISTURBED SOIL AREAS THAT ARE AT FINISHED GRADE, AND ALL DISTURBED SOIL AREAS THAT WILL NOT BE DISTURBED WITHIN ONE YEAR. MINIMUM SPECIFICATIONS ARE AS FOLLOWS:
- SPRING AND SUMMER SEEDING: 100% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) [98% PURITY, 90% GERMINATION, APPLIED AT 48 LBS/ACRE]
- FALL SEEDING: WINTER RYE (TETRA PTKIUS) [98% PURITY, 90% GERMINATION, APPLIED AT 168 LBS/ACRE]
1.3. PERMANENT SEEDING AS APPROVED BY THE MUNICIPALITY AND THE COUNTY CONSERVATION DISTRICT SHALL BE PERFORMED ON ALL DISTURBED AREAS THAT ARE AT FINISHED GRADE, AND ALL DISTURBED SOIL AREAS THAT WILL NOT BE DISTURBED WITHIN ONE YEAR. MINIMUM SPECIFICATIONS ARE AS FOLLOWS (OR APPROVED EQUIVALENT):
- 20% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) [A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL, 98% PURITY, 90% GERMINATION, APPLIED AT 20 LBS/ACRE]
- 30% PENNLAWN RED FESCUE [98% PURITY, 85% GERMINATION, APPLIED AT 30 LBS/ACRE]
- 50% KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS) [A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE]
1.4. VARIETY EXCEEDING 25% OF THE TOTAL, 98% PURITY, 80% GERMINATION, APPLIED AT 55 LBS/ACRE]
1.5. BASIN AREAS: ERNST CONSERVATION SEEDS RETENTION BASIN FLOOR SEEDING - LOW MAINTENANCE (ERNAK-126) [98% PURITY, 85% GERMINATION, APPLIED AT 20-40 LBS/ACRE OR 0.5-1 LB/1,000SQ]
1.6. PRIOR TO PERMANENT SEEDING, SOILS TESTING SHALL BE PERFORMED TO DETERMINE THE APPROPRIATE FERTILIZER AND LIMESTONE APPLICATIONS. FERTILIZER AND LIMESTONE SHALL BE APPLIED PER THE RECOMMENDATIONS OF A LICENSED LANDSCAPE PROFESSIONAL. PERMANENT VEGETATION SHOULD BE ESTABLISHED AT THE EARLIEST POSSIBLE DATE. WATERING, MOWING AND FERTILIZING PROGRAMS SHALL BE CONTINUED UNTIL VEGETATIVE COVER IS ADEQUATELY ESTABLISHED.

2. TEMPORARY / PERMANENT STABILIZATION

- 2.1. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
2.2. MULCH APPLICATION RATES:
2.2.1. STRAW: 3 TONS PER ACRE; 140 LB PER 1,000 SQ.FT.; 1,240 LB. PER 1,000 SQ.YD.; NOTE: EITHER WHEAT OR OAT STRAW FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN.
2.2.2. HAY: 3 TONS PER ACRE; 140 LB PER 1,000 SQ.FT.; 1,240 LB. PER 1,000 SQ.YD.; NOTE: TIMOTHY, MIXED CLOVER & TIMOTHY OR OTHER NATIVE FORAGE GRASSES.
2.2.3. WOOD CHIPS: 4-6 TONS PER ACRE; 185-275 LB. PER 1,000 SQ.FT.; 1,650-2,500 LB. PER 1,000 SQ.YD.; NOTE: MAY PREVENT GERMINATION OF GRASSES & LEGUMES.
2.2.4. HYDROMULCH: 1 TONS PER ACRE; 47 LB PER 1,000 SQ.FT.; 415 LB. PER 1,000 SQ.YD.; NOTE: SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%; WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED.
2.3. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
2.4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
2.5. AN E&S PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AND IMPLEMENTED FOR ALL SLOPE AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.
2.6. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (E&S MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION (TECHNICAL GUIDANCE NUMBER 363-2134-008) LAST REVISED MARCH 2012. EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMPs ARE OPERATIONAL.

SODDING SPECIFICATIONS:

SOIL PREPARATION

- 1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHALL BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.
2. SOIL TESTS SHOULD BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR LIME AND FERTILIZER. SOIL TEST MAY BE CONDUCTED BY THE STATE LABORATORY OR A REPUTABLE COMMERCIAL LABORATORY. INFORMATION ON FREE STATE SOIL TESTS IS AVAILABLE FROM COUNTY OF AGRICULTURAL EXTENSION AGENT.
3. PRIOR TO LAYING SOD, THE SOIL SURFACE SHALL BE CLEAR OF TRASH, DEBRIS, ROOTS, BRANCHES, STONES AND CLODS IN EXCESS OF 2 INCHES IN LENGTH OR DIAMETER. SOD SHALL NOT BE APPLIED TO GRAVEL OR OTHER NON-SOIL SURFACES.
4. ANY IRREGULARITIES IN THE SOIL SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE FILLED OR LEVELED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
5. AREAS TO BE TOPSOILED AND TOPSOIL USED SHALL FULFILL THE REQUIREMENTS OF STANDARD SOIL CLASSIFICATION OF THE AP OR A HORIZON. NO SOD SHALL BE SPREAD ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS UNTIL ENOUGH TIME HAS ELAPSED TO PERMIT DISSIPATION OF TOXIC MATERIALS.

CHOOSING APPROPRIATE TYPES OF SOD

THE TYPE OF SOD USED MUST BE COMPOSED OF PLANTS ADAPTED TO THE LOCALITY.

QUALITY OF SOD

- 1. SOD USED SHALL BE STATE CERTIFIED OR STATE APPROVED. CERTIFIED TURFGRASS SOD IS GROWN FROM CERTIFIED SEED, INSPECTED AND CERTIFIED. THIS INSURES GENETIC PURITY, HIGH QUALITY, FREEDOM FROM NOXIOUS WEEDS AND EXCESSIVE INSECT OR DISEASE PROBLEMS. THE SOD MUST MEET PUBLISHED STATE STANDARDS AND BEAR AN OFFICIAL LABEL ON THE BILL OF LADING.
2. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. THIS THICKNESS SHALL EXCLUDE SHOOT GROWTH AND THATCH.
3. PIECES OF SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5 PERCENT. TORN OR UNEVEN PADS WILL NOT BE ACCEPTABLE.
4. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.
5. SOD SHALL NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER.
6. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SOD INSTALLATION

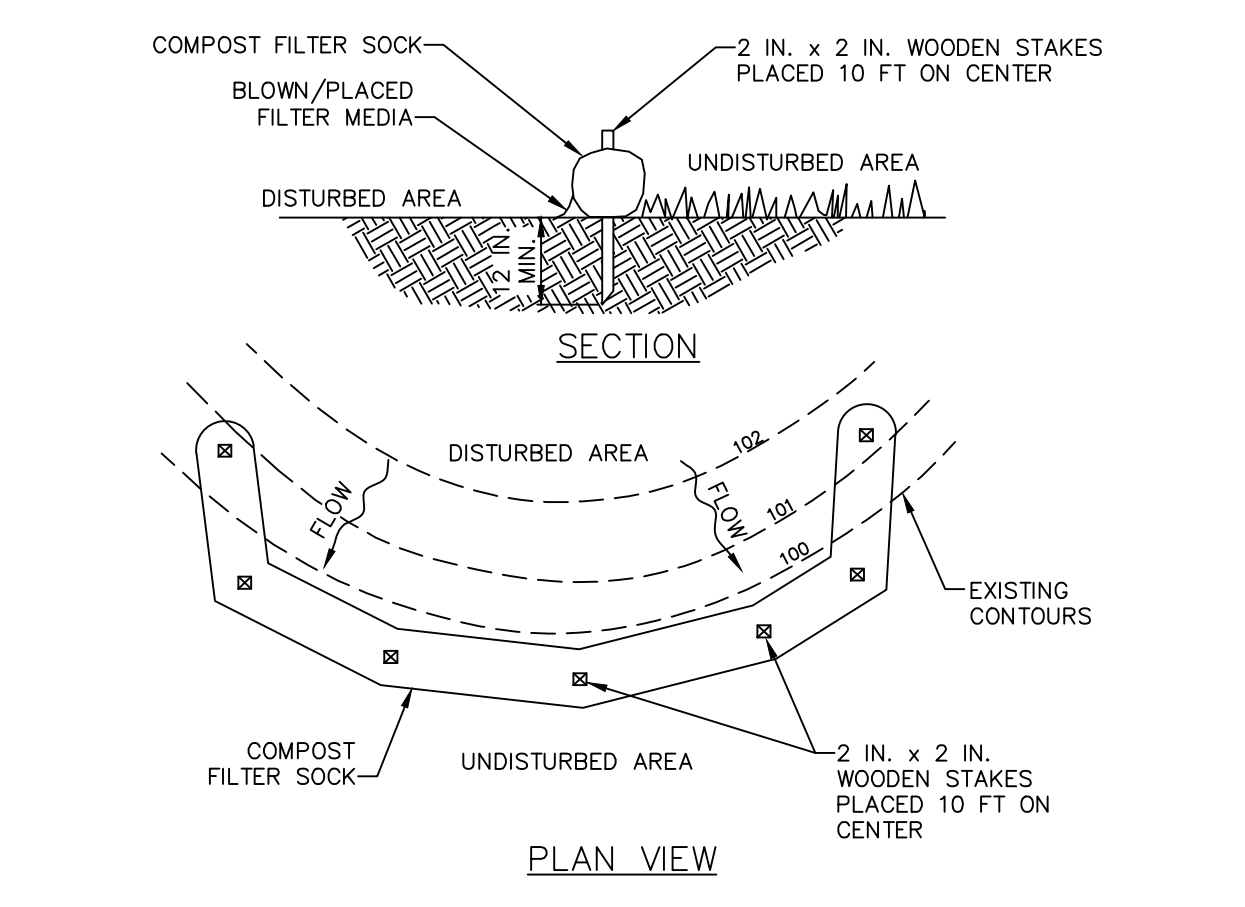
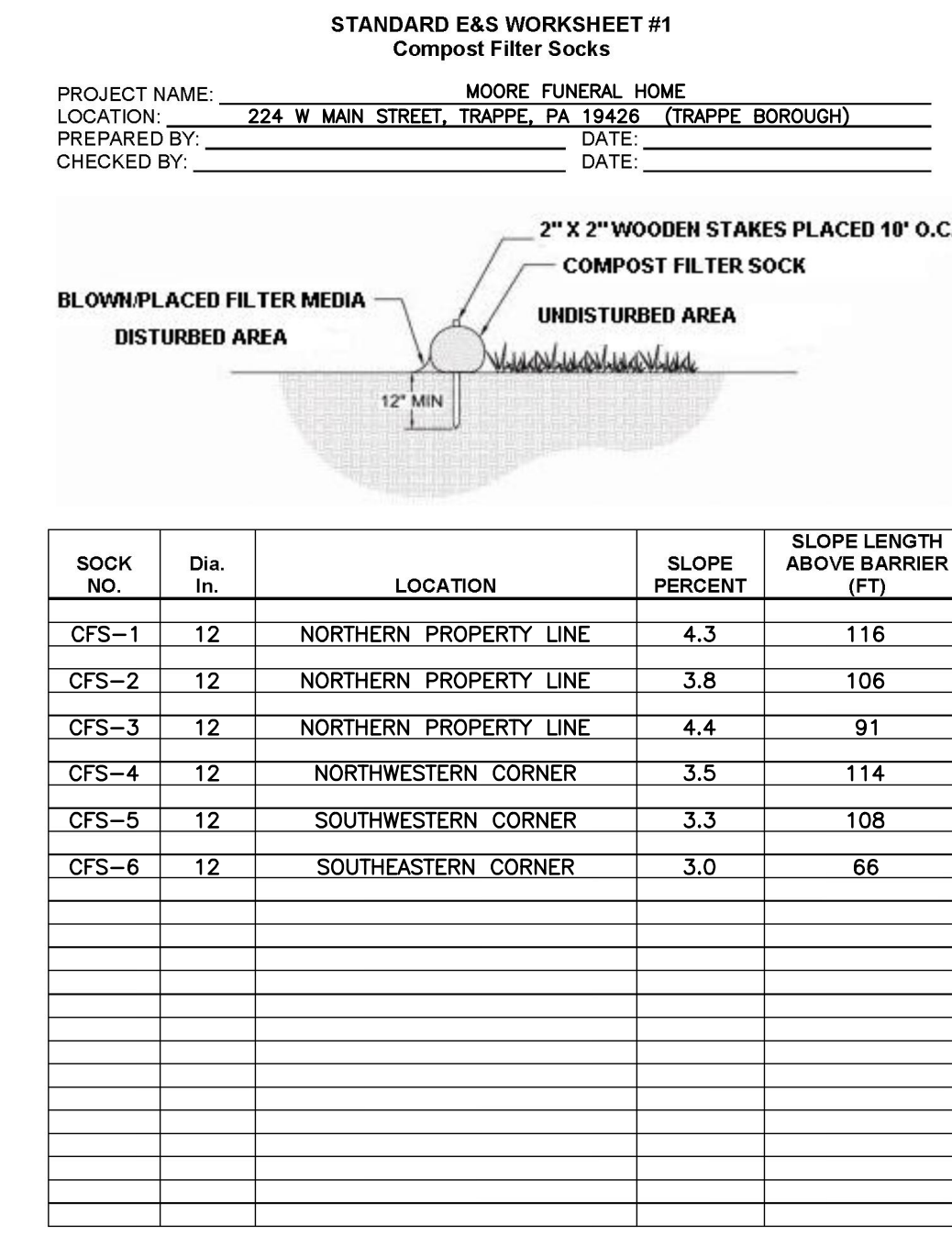
- 1. SOD SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.
2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DROUGHT.
3. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE UNIFORM GROWTH AND STRENGTH. CARE SHALL BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH STAGGERED JOINTS AND SECURED BY PEGGING OR OTHER APPROVED METHODS. SOD SHALL BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON THE CONTOUR).
5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHALL BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.
6. AFTER ROLLING, SOD SHALL BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 2 INCHES BELOW THE SOD IS THOROUGHLY WET.
7. DURING THE FIRST WEEK, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.
8. THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2 - 3 WEEKS, NOT MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED AT ANY ONE CUTTING.

MAINTENANCE OF ESTABLISHED SOD

- 1. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE IN THE ROOT ZONE AND PREVENT DORMANCY OF SOD.
2. NO MORE THAN 1/3 OF THE SHOOT (GRASS LEAF) SHOULD BE REMOVED IN ANY MOWING. GRASS HEIGHT SHOULD BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED.
3. AFTER THE FIRST GROWING SEASON, ESTABLISHED SOD WILL REQUIRE FERTILIZATION AND MAY REQUIRE LIME. FOLLOW SOIL TEST RECOMMENDATIONS WHEN POSSIBLE.

TABLE 4.1 Compost Sock Fabric: Minimum Specifications. Table with columns for Material Type, Material Characteristics, and various sock diameters and mesh openings.

TABLE 4.2 Compost Standards. Table with columns for Organic Matter Content, Organic Partion, pH, Moisture Content, Particle Size, and Soluble Salt Concentration.



NOTES: SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



TABLE 11.6 - MULCH APPLICATION RATES. Table with columns for Mulch Type, Per Acre, Per 1,000 sq.ft., Per 1,000 sq.yd., and Notes.

- 1. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
2. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING, LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.

SOIL AMENDMENT AND RESTORATION: SOIL AMENDMENT AND RESTORATION SHALL BE DONE BY MIXING THE STOCKPILE EXISTING ON-SITE TOPSOIL WITH COMPOST BEFORE REDISTRIBUTING. THE RATIO SHALL BE 2 PARTS TOPSOIL AND 1 PART COMPOST. THE COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 BELOW. ADD STRAW TO TOPSOIL WITHIN 24 HOURS OF GRADING OUTSIDE OF GROWING SEASON. USE TACKIFIER OR CRIMP TO PREVENT STRAW FROM BEING WIND BLOWN.

TABLE 11.2 Soil Amendment Application Rate Equivalents. Table with columns for Soil Amendment, Per Acre, Per 1,000 sq. ft., Per 1,000 sq. yd., and Notes.

Adapted from Penn State, "Erosion Control and Conservation Plantings on Nonaropland"

NOTE: A compost blanket which meets the standards of this chapter may be substituted for the soil amendments shown in Table 11.2.

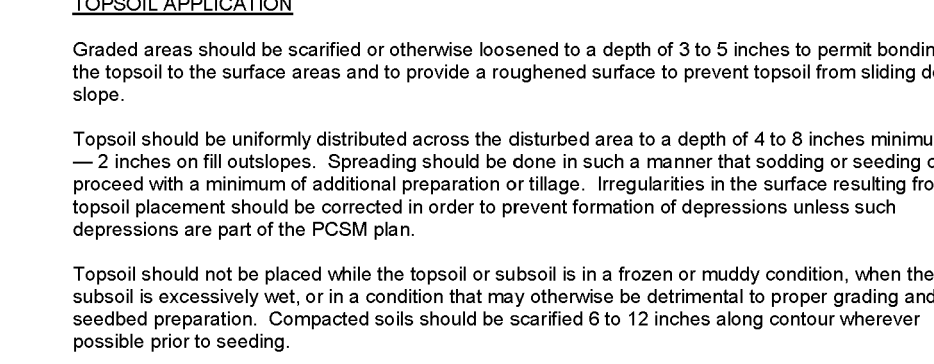
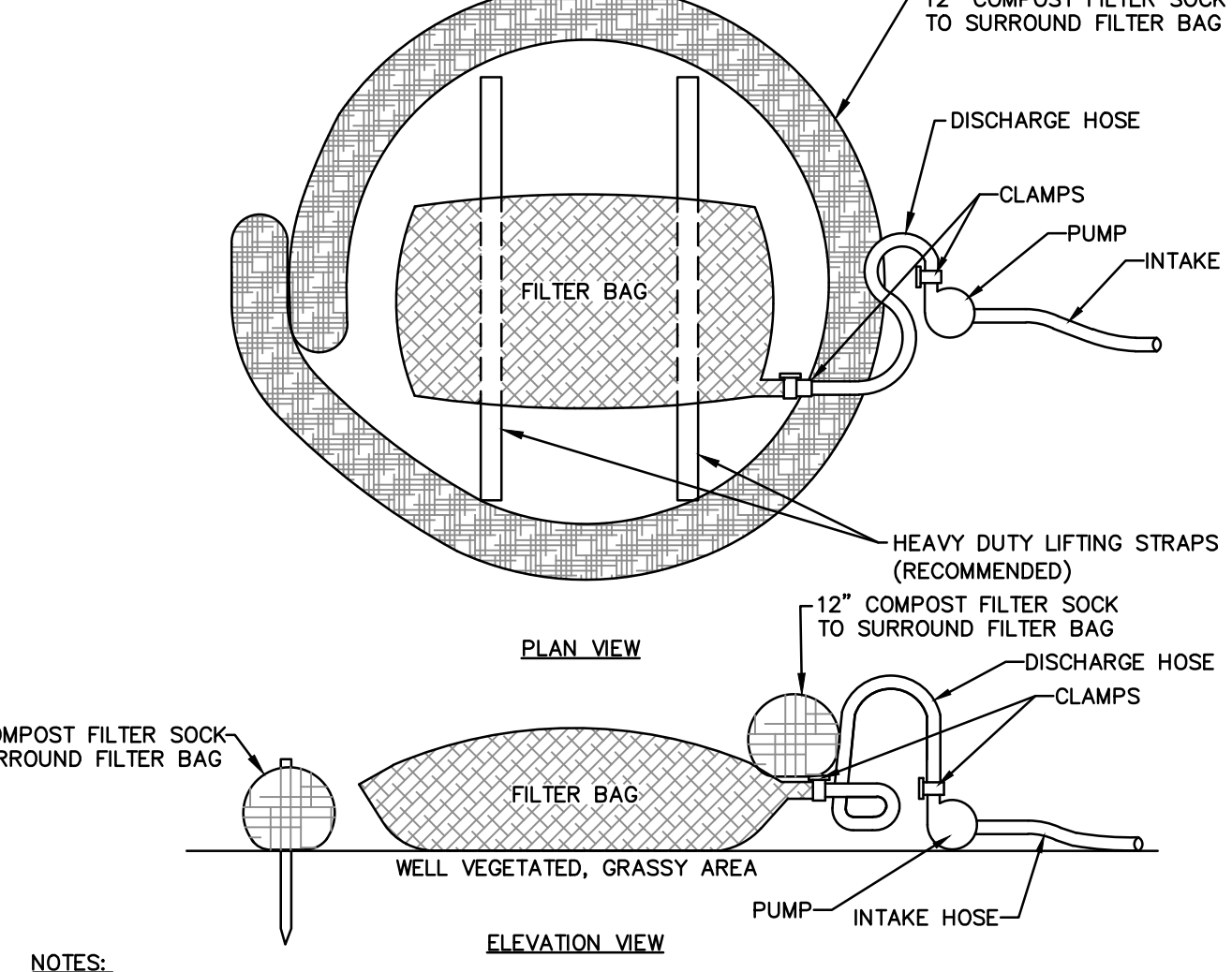
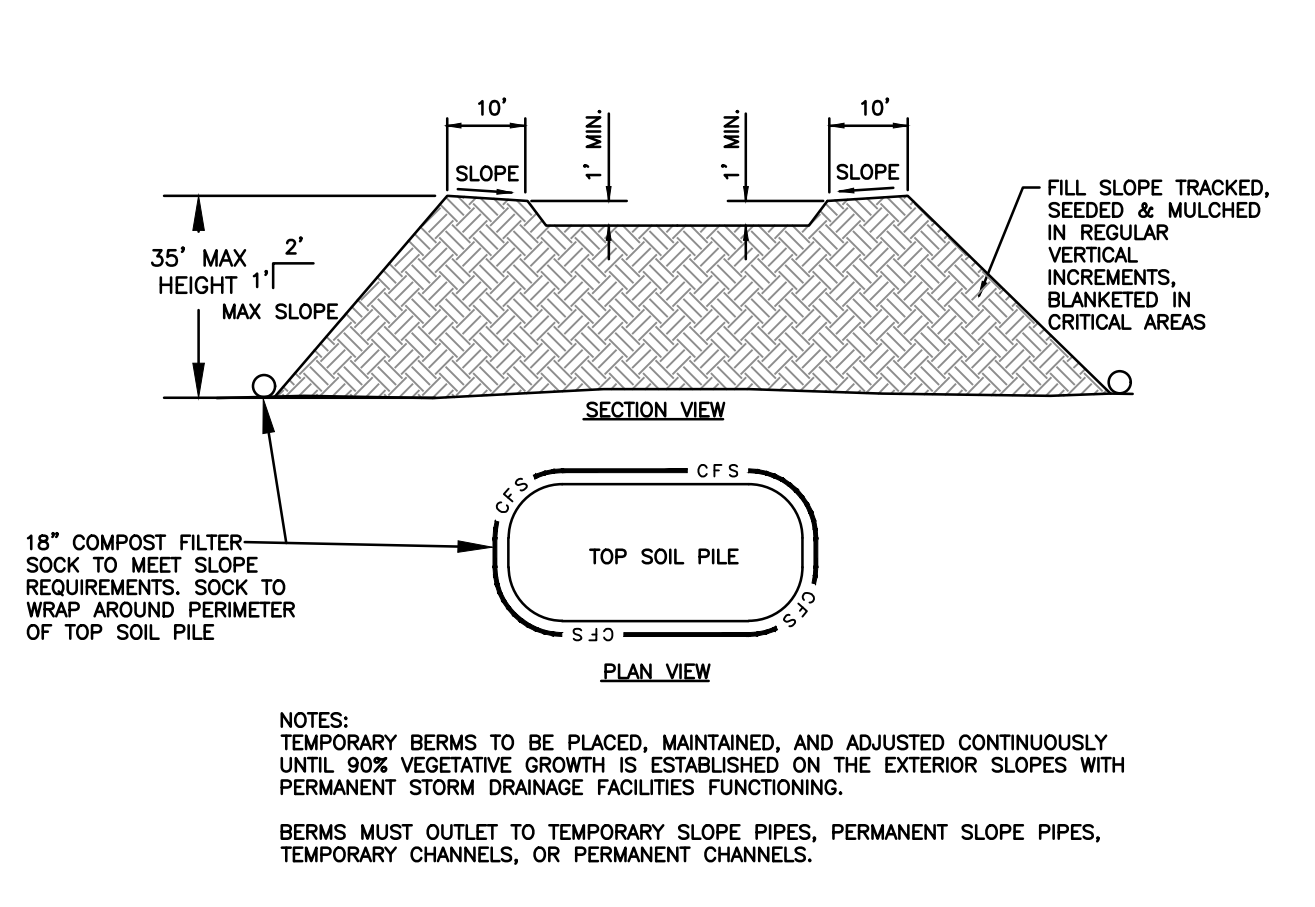
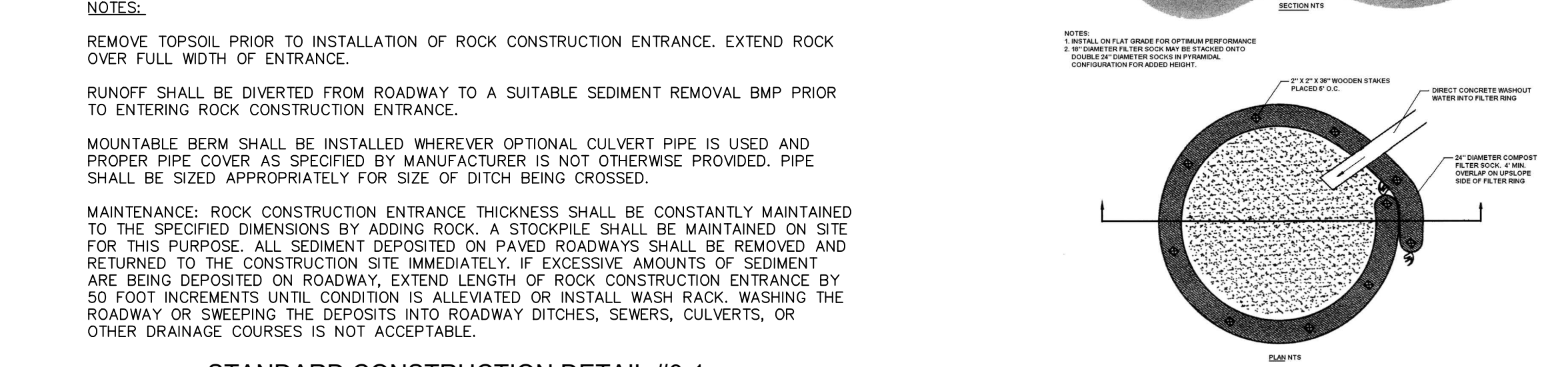
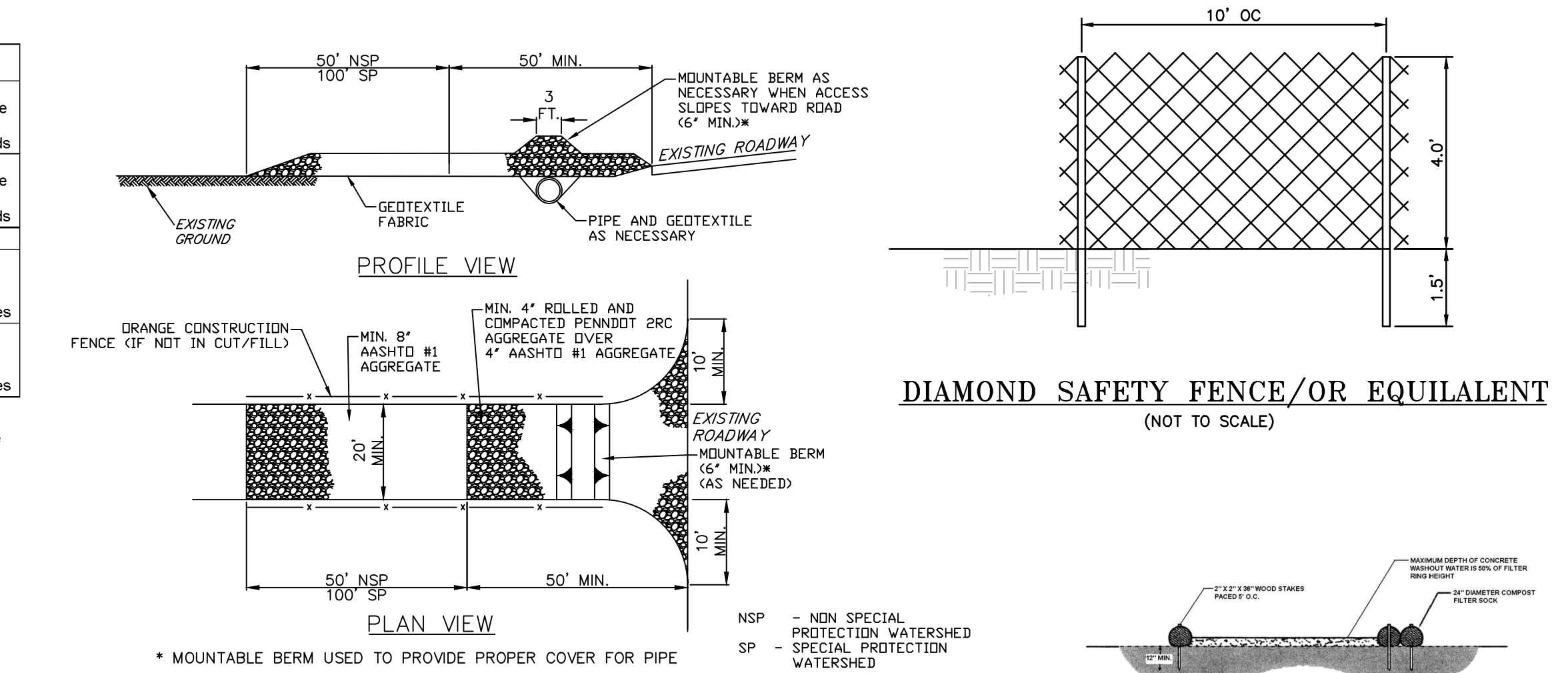


TABLE 11.1 Cubic Yards of Topsoil Required for Application to Various Depths. Table with columns for Depth (ft.), Per 1,000 Square Feet, and Per Acre.

SEEDING - Seed mixtures appropriate for site conditions (e.g. soil pH and fertility, slope, available sunlight, anticipated use, etc.) should be specified. Tables 11.3, 11.4 and 11.5, adapted from the Penn State Erosion Control and Conservation Plantings on Nonaropland Manual, should be used for selection of species, seed specifications, mixtures, liming and fertilizing, time of seeding, and seeding methods.



PROPERTY TEST METHOD MINIMUM STANDARD. Table with columns for Property, Test Method, and Minimum Standard.

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.

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

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