

**WHITEMARSH TOWNSHIP
SHADE TREE COMMISSION MEETING AGENDA
APRIL 7, 2026 AT 6:30 PM (IN-PERSON)**

CHRISTIAN FASSBENDER (Chair) ___ VERA KOSABUTSKI (Vice-Chair) ___
NATALIE BORKOWSKI ___ DAVID D'AMORE ___ FRAN KELLY ___

BOS LIAISON, JACY TOLL ___ ARBORIST, JOHN HOSBACH ___
STAFF LIAISON, SAMANTHA ZRILLO ___

CALL TO ORDER:

ANNOUNCEMENTS:

- All speakers are requested to speak directly into the microphones.
- Arbor Day 2026 Proclamation- approved by Board of Supervisors on March 12, 2026

APPROVAL OF MINUTES:

- February 3, 2026
- March 3, 2026

PLAN REVIEWS:

- Grading Permit # 2026-03: Philadelphia Cricket Club; 6025 W Valley Green Road; Replacement of Existing Paver Walk & Drainage at Entry; Small Addition (Keg Enclosure)
- Grading Permit # 2026-05: Sara McMenamin; 4034 Kottler Drive; Construct Single-Family Dwelling
- Grading Permit # 2026-06: Mark Barrett; 4 Mimosa Circle; Detached Garage, Driveway Extension, & Associated Improvements

OLD BUSINESS:

- Abolition Hall- Tree Project Update
- Continued Discussion on Chapter 55 Amendments—Schedule Special Meeting

NEW BUSINESS:

PUBLIC COMMENT PERIOD:

BOARD MEMBER COMMENTS:

NEXT MEETING DATE: Tuesday, April 7, 2026

January 6	February 3	March 3	April 7
May 5	June 2	July 7	August 4
September 1	October 6	November 3 Election Day	December 1

ADJOURNMENT:

PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Commission may consider other matters for the agenda as they see fit.
4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Commission Chair shall preside over Public Comments and may within their discretion:
 - a. Recognize individuals wishing to offer comment.
 - b. Require identification of such persons.
 - c. Allocate total available Public Comment time among all individuals wishing to comment.
 - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
 - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.

**WHITEMARSH TOWNSHIP
SHADE TREE COMMISSION MEETING MINUTES
FEBRUARY 3, 2026 AT 6:30 PM (IN-PERSON)**

Members Present: Christian Fassbender (Chair), Vera Kosabutski (Vice-Chair), and Natalie Borkowski.
Also in attendance: Samantha Zrillo (Staff), and John Hosbach (Arborist).

CALL TO ORDER: Chair Fassbender called the meeting to order at 6:32 PM.

ANNOUNCEMENTS:

- All speakers are requested to speak directly into the microphones.
Mr. Fassbender announced that the meeting is being recorded for the meeting minutes and that each speaker should talk directly into the microphone.

APPROVAL OF MINUTES:

- January 6, 2026
Ms. Borkowski made a motion to approve the January 6, 2026 meeting minutes. Ms. Kosabutski seconded the motion. Motion carried unanimously (3-0).

PLAN REVIEWS:

- Grading Permit #2025-22 Stenton Ave. Trust; Construction of Single-Family Dwelling & Associated Improvements; PARCEL ID 65-00-11131-009

In attendance: Jim Zaspel, Owner/Applicant; Chris Yohn, P.E., Yohn Engineering, LLC, Applicant's Engineer; Monika Buczko, RCA, Redwood Consulting Arborists, Applicant's Arborist; Connor Hoffman, Rockwell Custom Building Co., Applicant's Contractor

Mr. Yohn presented the proposed plan for a new single-family dwelling on a currently vacant, wooded lot. The plan identifies a number of trees proposed for removal (3 viable trees), requiring 60 inches of replacement. Certain trees encroach within the 1.25 times diameter drip line requirement. The Applicant wishes to preserve these trees where feasible, so a waiver from that requirement is being requested.

The concrete washout was removed from the plans because it is not possible to meet the distance requirements from trees. Later on in discussion, the Commission inquired if the Applicant could place a concrete washout dumpster on the property. The Applicant agreed.

A member of the Commission asked about the tree removals and how they came up with estimates for the previously removed trees. There was also concern about the first iteration of the plans. The Applicant stated that they are no longer going to build an inground pool or a woodshop.

Public Comment: Steve Kaufman (resident)

Mr. Kaufman inquired about the proposed tree species and wanted to ensure there were no beech trees being planted. It was confirmed that beech trees were not on the planting list. Mr. Kaufman also expressed that any tree protection waiver should have clear language about periodic inspections and to ensure there is no root damage.

Ms. Kosabutski made a motion to approve the plans with the following waiver and condition:

- **Waiver from §55-4.C.(4)(b) to allow the tree protection fencing placement as shown on the plans**
- **Condition that all work within designated root protection zones shall be performed with extreme care. If any roots are exposed or damaged, work in the immediate area shall cease and the Township arborist shall be notified immediately.**

Ms. Borkowski seconded the motion. Motion carried unanimously (3-0).

OLD BUSINESS:

- Abolition Hall- Tree Project Update
Mr. Hosbach noted that the tree work is not done because of the snow. He hopes the work will be finished by the beginning of March.
- Continued Discussion on Chapter 55 Amendments—Schedule Special Meeting
The Commission decided that the March meeting should be devoted to Chapter 55 amendment discussion if there are no other projects on the agenda. If there are other projects, a special meeting for amendment discussion will be made.

NEW BUSINESS:

- Tree Planting—Valley Green Park
Ms. Karen Kabnick, Community Canopy Project, presented a planting proposal to the Commission. The proposed planting would take place at Valley Green Park near an existing line of trees bordering East Valley Green Road. Approximately ten trees would be planted. Proposed species include: Sycamore, River birch, Hackberry, Eastern cottonwood, Chinkapin oak, Bur oak, and Bitternut hickory. Ms. Zrillo said that she was informed by Public Works that there is an existing utility line there, so there would need to be continued coordination with staff about where the trees are to be planted.

Ms. Borkowski made a motion to approve the planting at Valley Green Park. Ms. Kosabutski seconded the motion. Motion carried unanimously (3-0).

Ms. Kabnick then presented the idea of transplanting and replacing Shagbark hickories from Valley Green Park that are not thriving. The two living hickories would be planted elsewhere in the park and replaced with American elm, Hackberry, and Chinkapin oak.

The last proposal is to transplant and replace Swamp white oaks planted along Cedar Grove Road. The three living trees can be relocated to Koontz and Miles parks and the replacement species include American elm, Hackberry, Chinkapin oak, and Bur oak.

Ms. Zrillo said these plantings should be agenda items at the next meeting.

PUBLIC COMMENT PERIOD:

Resident Debra Harris recommended that the Commission should consider adding language along the lines of “an applicant can plant in anticipation of what the Shade Tree Commission may accept if that think that's best for their trees, but the Shade Trees Commission is under no obligation to accept this”. This is in light of a previous project where the applicant planted in anticipation of coming to the public meeting due to optimal planting conditions. Ms. Harris went on to say that she believes work done on Township trees, including cutting, pruning, and other professional work should be done by arborists. Lastly, Ms. Harris said that the Shade Tree Commission page should include the DCNR link that is referenced in other areas.

BOARD MEMBER COMMENTS: (none)

NEXT MEETING DATE: Tuesday, March 3, 2026

Mr. Fassbender announced that the next meeting date will be March 3, 2026. Ms. Kosabutski said she will not be in attendance.

ADJOURNMENT: Ms. Borkowski made a motion to adjourn the meeting. Ms. Kosabutski seconded the motion. Motion carried unanimously (3-0). Meeting adjourned at 7:26 PM.

**WHITEMARSH TOWNSHIP
SHADE TREE COMMISSION MEETING MINUTES
MARCH 3, 2026 AT 6:30 PM (IN-PERSON)**

Members Present: Christian Fassbender (Chair), Natalie Borkowski, and David D'Amore. Also in Attendance: Jacy Toll (BOS Liaison), John Hosbach (Arborist), and Samantha Zrillo (Staff)

CALL TO ORDER: Chair Fassbender called the meeting to order at 6:33 PM.

ANNOUNCEMENTS:

- All speakers are requested to speak directly into the microphones. After Chair Fassbender requested that everyone speak into the microphone for recording purposes, he announced that Ms. Toll was in attendance via phone.
- Heritage Tree Recognition—Congratulations to Richard Helferty
Mr. Fassbender gave the floor to Mr. Hosbach to present the plaques. Mr. Hosbach presented the homeowners with two heritage tree plaques for both Heritage Trees on their property. Ms. Zrillo took a photo and said that it will be announced in the *Whitemarsh Weekly*. The Shade Tree Commission congratulated the homeowners and thanked them for their participation in the program.

APPROVAL OF MINUTES:

- February 3, 2026
Ms. Zrillo announced that there is not a quorum for the minutes. Mr. Fassbender said that the minutes will be tabled.

PLAN REVIEWS:

- Grading Permit # 2026-04 Matthew Seidman; 6128 Butler Pike; Inground Swimming Pool
In attendance: Matthew Seidman, Applicant; Luke Sawick, Applicant's Representative

The Commission reviewed a proposal for a swimming pool at 6128 Butler Avenue, where the Applicant's Representative took the floor. They started by requesting a waiver from all Chapter 55 requirements and questioned whether the ordinance applies due to no proposed tree removal. Staff clarified that the Tree Protection Standards Ordinance does apply, as confirmed by the Township Solicitor, due to the extent of earth disturbance. Mr. Hosbach noted the submitted plans lacked a required tree inventory (including species and condition ratings) and did not provide adequate tree protection, instead showing only limited fencing for septic protection. The Applicant's Representative said that they are requesting a waiver from tree protection and that he does not propose any work near the tree. Members of the Commission and Mr. Hosbach emphasized that tree protection fencing is required and that standard protection measures (including fencing at the required distance from tree trunks) must be shown. Mr. Fassbender raised concerns about heavy equipment being stored in root protection zones and disturbance within those zones. Mr. Fassbender then asked the Applicant's Representative what the hardship is for not providing tree protection fencing. The Applicant's Representative noted that in his experience, workers do not want to damage equipment and will not go near trees and no work is proposed under the trees. They also noted that, although not a valid reason for hardship per the ordinance, that the chain link fencing is costly. The Applicant noted they are adjacent to 240 acres and doesn't believe the workers would go near the trees. A member of the Commission expressed concern about setting a precedent by granting waivers.

Public Comment: Steve Kaufman

Mr. Kaufman, resident, commented that the Applicant and engineer did not appear to have thoroughly reviewed Chapter 55, pointing out that the ordinance clearly defines hardship criteria, fencing requirements,

and tree protection distances. He noted that hardship is generally based on unique site conditions rather than financial factors and warned that approving waivers in this instance could establish an unfavorable precedent. He also raised concerns about the 32-inch tree on the property, stating that its condition and potential removal had not been sufficiently evaluated, and emphasized the importance of identifying species and condition, as well as clearly defining protection areas, prior to moving forward. If the 32-inch tree is condemned, there are replacement requirements.

After public comment, the Commission discussed the need for a tree inventory, emphasizing that species identification—particularly for the 32-inch tree—is necessary to determine whether it can be preserved. A member of the Commission expressed the importance of adhering to the ordinance. The Commission agreed additional information is required and tree protection fencing is needed. The Applicant's Representative asked for a continuance. The Commission agreed and noted that the plans should be revised and resubmitted for consideration at a future meeting.

OLD BUSINESS:

- Abolition Hall- Tree Project Update

Mr. Hosbach said weather extended the timeline for completion of removal. There are approximately five more days of work to be done.

Public Comment: Debra Harris

Ms. Harris, resident, mentioned that at the previous night's Abolition Hall Steering Committee meeting, next steps were discussed, which includes removing invasive species and replanting with native species. The Township is applying for grants, but if the grants do not come through, we do have the funding to proceed with these projects. The Township can spend up to 25% of the Open Space funds for maintenance and improvements. Ms. Zrillo said that the Township fully intends to move forward with the next steps.

Mr. Kaufman, resident, added to the explanation of the Open Space fund and added that the Abolition Hall property is an amazing landscape.

- Continued Discussion on Chapter 55 Amendments—Schedule Special Meeting

Mr. Fassbender said we have to schedule a date for the discussion. After a brief discussion, it was suggested that we plan to start the meeting an hour before the regularly scheduled start time next meeting. Ms. Zrillo said she will send out an email to confirm availability and then publicly advertise the meeting.

NEW BUSINESS:

- Tree Planting—Tree Transplant Proposals from Valley Green Park and Cedar Grove Park to plant in other areas at Valley Green, Koontz, and Miles Parks

Ms. Fassbender gave the floor to Karen Kabnick, Community Canopy Project, to go over the tree transplanting and planting proposals. These proposals were discussed at the prior meeting, but there was not a motion. Ms. Kabnick gave an overview of the proposal at Valley Green Park. Ms. Zrillo noted that the most important thing to keep in mind is the location of the utility line. Species include: Coffee trees, Tilia, and Chinkapin. The removal and planting is going to happen concurrently. This is going to be the Arbor Day planting event. Due to a scheduling conflict, the date is proposed to be May 16, 2026 at 9:30 am. Ms. Zrillo said that she can advertise the event.

The next project, at Cedar Grove, three trees will be moved. One to Koontz and two to Miles Park. Ms. Kabnick explained where the proposed locations are within the parks. Proposed species would be any combination of Elm, Hackberry, Burr, Chinkapin, and Coffee.

Ms. Borkowski made a motion to approve the proposals. Mr. D'Amore seconded the motion. Motion carried unanimously (3-0).

PUBLIC COMMENT PERIOD:

Public Comment: Steve Kafuman

Mr. Kaufman thanked the Commission for their commitment to the Ordinance.

BOARD MEMBER COMMENTS:

Mr. Fassbender asked Ms. Harris to come to the floor and discuss the Environmental Advisory Board's vision for Township Day. Ms. Harris said they are hoping to promote "Better Yards, Better Whitemarsh, Better Planet," a program that they have been working on, that is set to go in front of the Board of Supervisors on March 12, 2026 with a request for approval. If approved, there will be informational signs with associated activities. Ms. Harris, Ms. Kabnick, and Ms. Zrillo gave an overview of the program.

NEXT MEETING DATE: Tuesday, April 7, 2026

Mr. Fassbender announced that the next meeting date will be April 7, 2026 and it will start an hour earlier.

ADJOURNMENT:

Ms. Borkowski made a motion to adjourn the meeting. Mr. D'Amore seconded the motion. Motion carried unanimously. Meeting adjourned at 7:37 PM.

DRAFT



WHITEMARSH TOWNSHIP
APPLICATION FOR MINOR EARTH DISTURBANCE PERMIT and/or
REGULATED EARTH DISTURBANCE ACTIVITY

Date Filed: 1/16/25 Date of Completed Application Accepted:

Property Owner: The Philadelphia Cricket Club c/o Dan Meersman

Address: 6025 West Valley Green Road, Flourtown, PA 19031

Phone #: 215-247-6001 ext 605 Fax #: 610-297-3409 Email: cpatel@philacricket.com

Location of Property: Block: 65-00-12145-00-3 Unit(s):

Billing Address: 6025 West Valley Green Road, Flourtown, PA 19031

Phone #: 215-247-6001 ext 605 Fax #: 610-297-3409 Email: cpatel@philacricket.com

Scope of Work: Replacement of existing paver walk and drainage at entry. Installation of a new entrance canopy with associated planters and lighting.

Does the proposed work affect any other property in any way?

[X] No [] Yes, please describe:

Application must be accompanied by two (2) copies of the plan, prepared in accordance with the requirements of Chapter 58 of the Township Code: Grading Erosion Control, Stormwater Management and Best Management Practices. Five (5) copies of the final plan must be submitted to the Township for final approval.

Details of the Proposed Work: Cubic Yards of fill/excavated materials: 9.48
Square Feet of new impervious coverage: 0
Square Feet of earth disturbance: 173.74

Date of Work to begin: March 2026 Date of Work to be completed: November 2026

Work being performed by: The Norwood Company
(if other than owner) Phone #: 610-240-4400 Fax #: Email: info@norwoodco.com

All work to be in conformance with all applicable Whitemarsh Township Codes & Ordinances including any amendments thereto.

Signature of Applicant [Handwritten Signature]

Date: 1/29/26



Applicant Name: The Philadelphia Cricket Club

Development Name: Flourtown Clubhouse Entrance Canopy

Location of Property: 6025 W Valley Green Rd, Flourtown, PA 19031

Date: 1/7/26

PROJECT COVER SHEET – *Approved at June 6, 2023 Shade Tree Commission Meeting*

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6” or greater, per 55-4C(3)(a).	5
B.	33% of line (A) = maximum existing Trees which may be Removed.	1.65
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	0
	COMPLIANCE TEST: <i>If Line (C) is greater than Line (B), the Applicant’s proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.</i>	



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater that are proposed to be Removed , per 55-4C(3)(a).	0
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	0
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	0
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	0
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant’s proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	0
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	0
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	0
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	0
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	0
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees , per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	0
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	0
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	0
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	0
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees , per 55-4C(4)(c).	0
----	---	---



R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	0
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	0
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the number of proposed Native Species Understory Trees.	0
	COMPLIANCE TEST: If Line (T) is less than line (K), he Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)

***NOTE:** Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).

****NOTE:** When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)

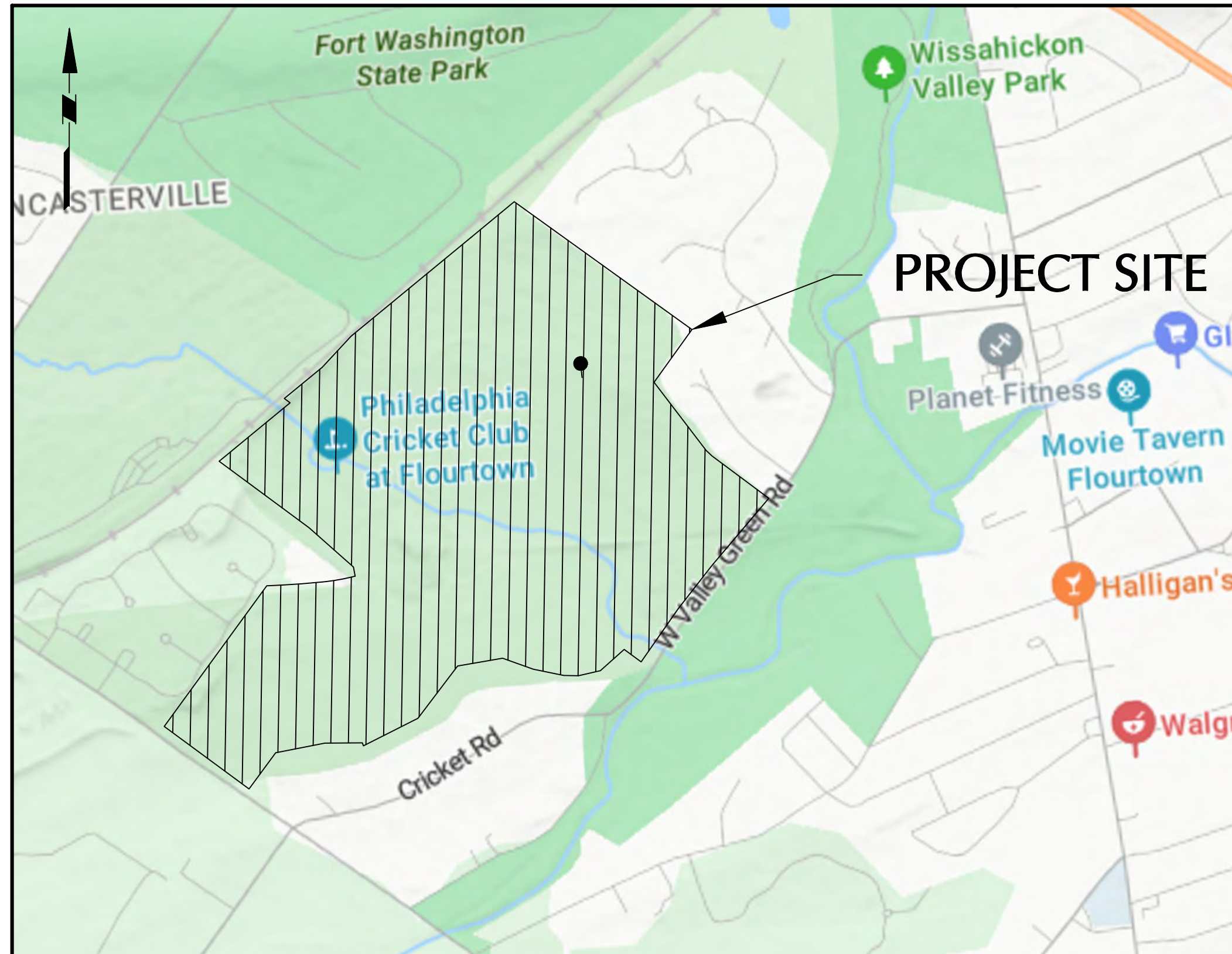


--	--	--	--	--

****NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.***

GRADING PERMIT PLANS FOR PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS

SITUATED IN:
**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

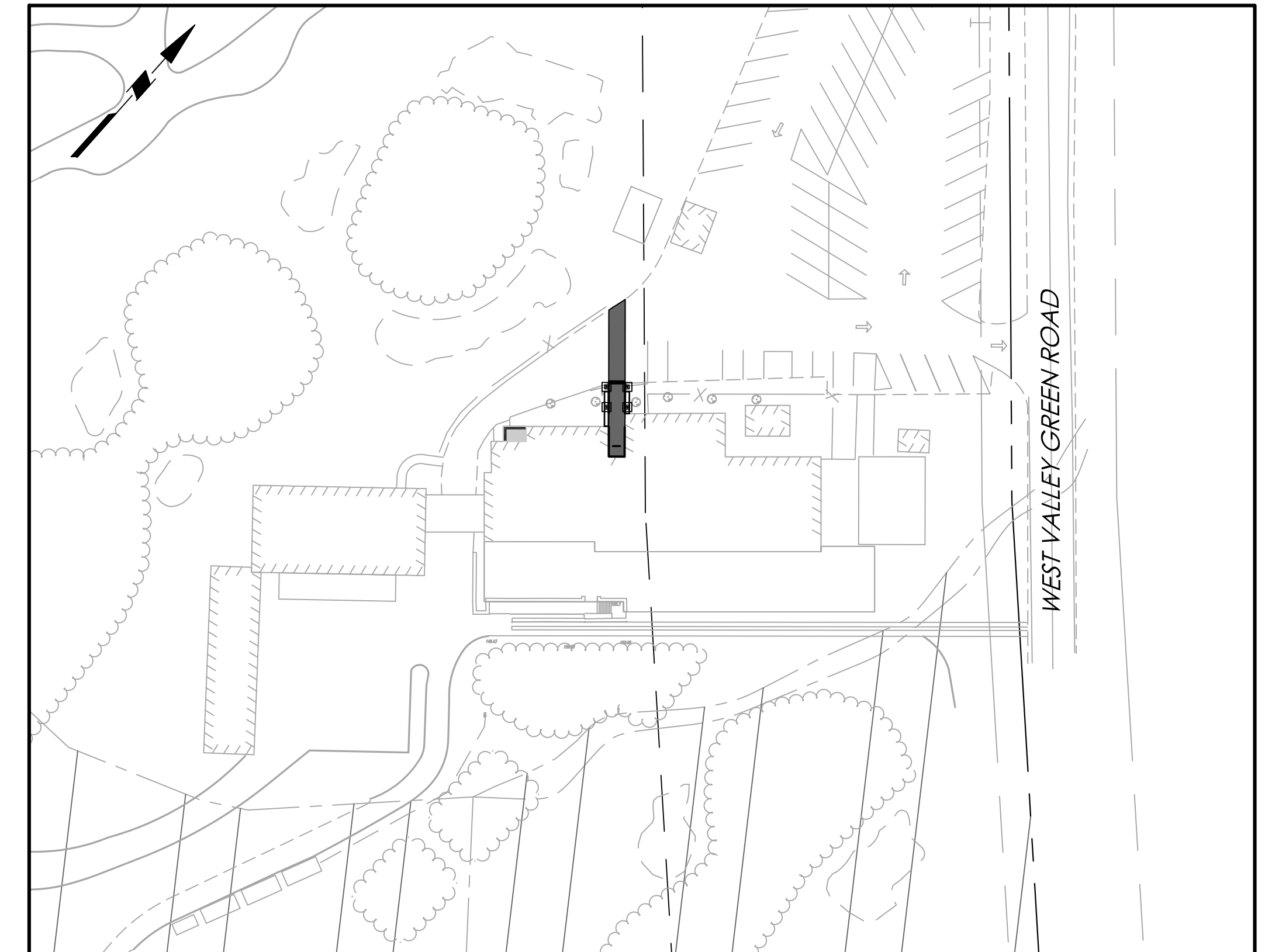


LOCATION MAP

1"=800'

DRAWING INDEX				
DRAWING SEQUENCE	DRAWING NUMBER	DRAWING TITLE	ORIGINAL DATE	DRAWING REVISION
1	GI-001	COVER SHEET	15 JANUARY 2026	—
2	VT-101	EXISTING CONDITIONS PLAN	15 JANUARY 2026	—
3	CD-101	DEMOLITION PLAN	15 JANUARY 2026	—
4	CS-101	SITE CONSTRUCTION PLAN	15 JANUARY 2026	—
5	CS-501	SITE CONSTRUCTION DETAILS	15 JANUARY 2026	—
6	CE-101	SOIL EROSION & SEDIMENT CONTROL PLAN	15 JANUARY 2026	—
7	CE-501	SOIL EROSION & SEDIMENT CONTROL DETAILS	15 JANUARY 2026	—
8	CE-502	SOIL EROSION & SEDIMENT CONTROL NOTES	15 JANUARY 2026	—

PROJECT SITE:
WHITEMARSH TOWNSHIP TAX MAP PARCEL #65-00-12145-00-3
TAX MAP ID #650338002
WHITEMARSH ZONING DISTRICT: AA- RESIDENTIAL DISTRICT, RECREATIONAL OVERLAY DISTRICT, FLOODPLAIN CONSERVATION OVERLAY DISTRICT
LOT AREA: 211.15 ACRES



SITE MAP

1"=200'

PLANS FOR THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.

THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR: INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/ SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL, BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.



**CALL BEFORE YOU DIG
IN PA, TOLL FREE
1-800-242-1776**
FOR FREE MARKOUTS TO LOCATE
UNDERGROUND UTILITIES
IT'S THE LAW
SERIAL NO. 20190892944-000

ACT 287 AS AMENDED	
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.	
PENNSYLVANIA ONE CALL 1-800-242-1776	
AQUA PENNSYLVANIA, INC. DEANNA L. GIOTTI 700 WEST SPROUL ROAD SPRINGFIELD, PA 19064 (610) 541-4160	VERIZON, INC. SAM CAPIZZI 1350 WELSO ROAD NORTH WALES, PA 19454 (215) 789-7746
PECO ENERGY COMPANY 400 PARK AVE WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS, INC. 190 SHOEMAKER ROAD POTTSTOWN, PA 19464 (800) 266-2278
WHITEMARSH TOWNSHIP 616 GERMANTOWN PIKE LAFAYETTE HILL, PA 19444 (610) 825-5535	WHITEMARSH TOWNSHIP AUTHORITY P.O. BOX 447 462 GERMANTOWN PIKE, SUITE 1 LAFAYETTE HILL, PA 19444 (484) 344-5230

APPLICANT/OWNER:

**PHILADELPHIA CRICKET CLUB
DANIEL L. MEERSMAN
6025 WEST VALLEY GREEN ROAD
FLOURTOWN, PA 19031
PHONE: 215-247-6001 EXT. 605
FAX: 610-297-3409
EMAIL: DMEERSMAN@PHILACRICKET.COM**

CIVIL ENGINEER:

LANGAN

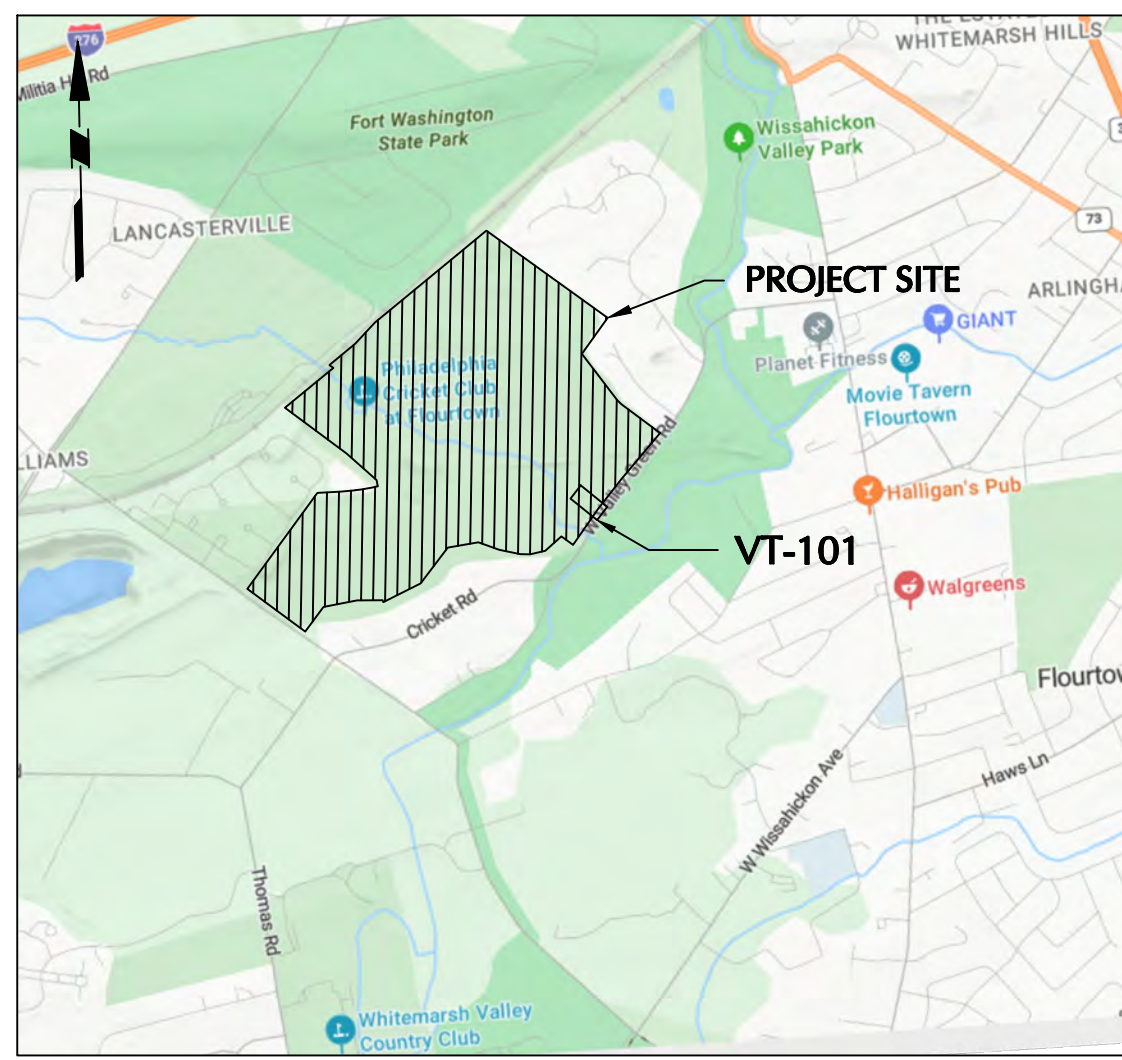
1818 Market Street, Suite 3300, Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

_____ (DESIGN ENGINEER), ON THIS
DATE _____ (SIGNATURE, DATE), HAS
REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT
SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58,
"GRADING, EROSION CONTROL, STORMWATER MANAGEMENT BEST
MANAGEMENT PRACTICES".

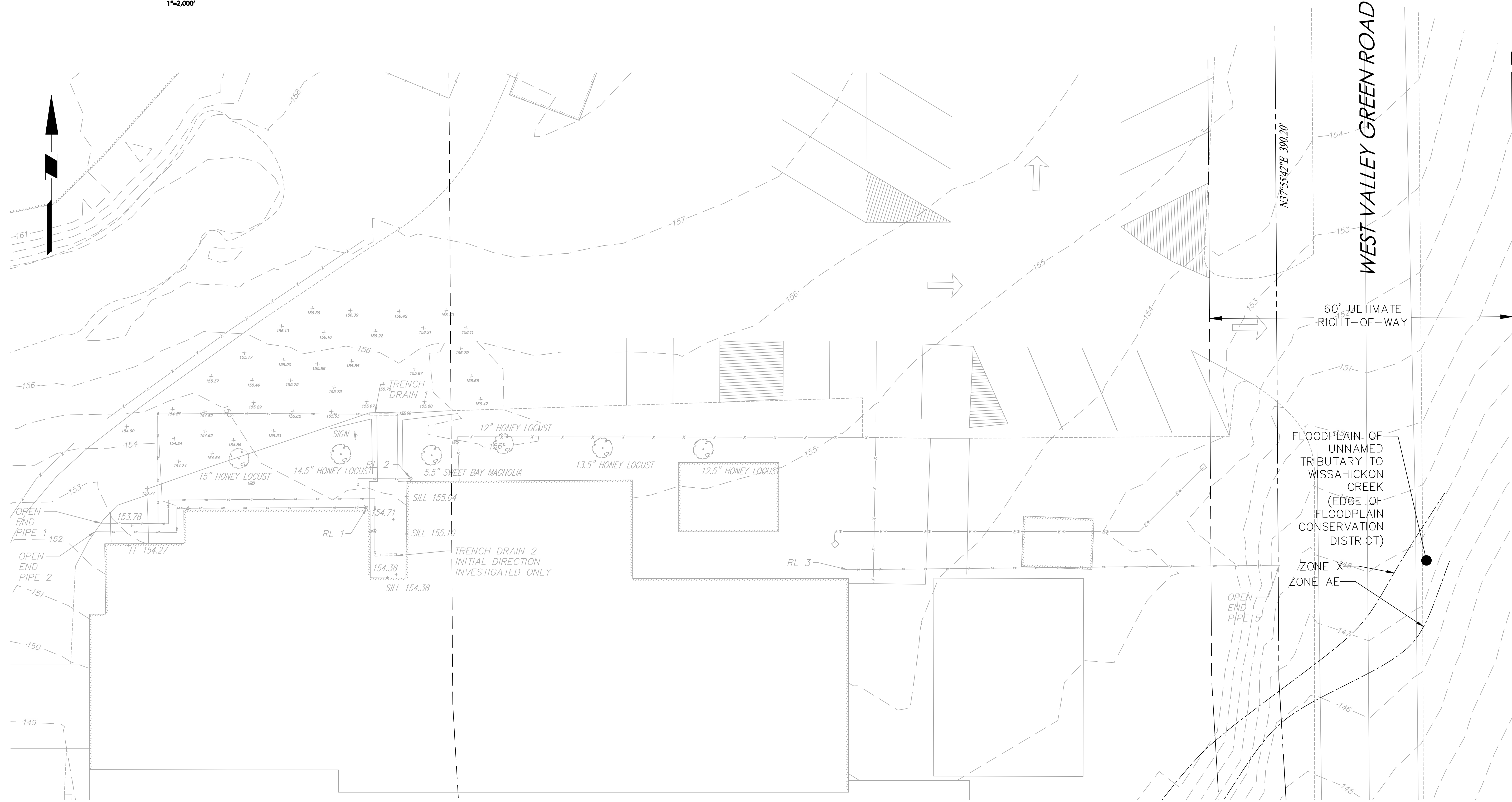
BRIAN M. CONLON
PROFESSIONAL ENGINEER
PA Lic. No. PE061782

Date Submitted: 15 JANUARY 2026
Drawing No.
GI-001
SHEET 1 OF 8



LOCATION MAP
1"=2,000'

ABBREVIATIONS:	LEGEND:
ACC = AGGREGATE	PROPERTY BOUNDARY
BC = BOTTOM OF CURB	ADJONER PROPERTY LINE
BW = BOTTOM OF WALL	FLOOD PLAIN LINE
CD = CLEAN OUT	EDGE OF PAVING
C/W = CARTWAY	EDGE OF GRAVEL
DD = DEED DESCRIBED	EDGE OF SAND
DYE = DEPRESSED CURB	CONTourLINE
DL = DOUBLE YELLOW LINE	BUILDING LINE
EL = ELEVATION	MUNICIPAL BOUNDARY LINE
ELBX = ELECTRIC BOX	SOIL LINE
EM = ELECTRIC METER	SOIL TYPE DESIGNATION
EP = EDGE OF PAVING	EASEMENT LINE
FF = FIRST FLOOR ELEVATION	WADY/STREAM/POND
GM = GAS METER	STORM PIPE
GW = GUY WIRE	SANITARY SEWER
GV = GAS VALVE	SANITARY LATERAL
HCP = HANDICAP PARKING SIGN/SPOT	BUILDING SETBACK LINE
ICV = IRRIGATION CONTROL VALVE	GAS LINE
IN = INVERT ELEVATION	OVERHEAD WIRES
LA = LANDSCAPED AREA	OTC = OVERHEAD ELECTRIC LINE
OH = OVERHEAD WIRES	UE = UNDERGROUND ELECTRIC LINE
RD = ROOF DRAIN	OT = OVERHEAD TELECOMMUNICATION LINE
RM = RIGHT-OF-WAY	UT = UNDERGROUND TELECOMMUNICATION LINE
RSW = SURVEY	WS = WATER SERVICE LINE
SWL = SINGLE WHITE LINE	TL = TENCING LINE
SYL = SINGLE YELLOW LINE	GR = GUARD RAIL
TC = TOP OF CURB	CC = CONCRETE CURB LINE
TG = TOP OF GRATE	LP = LEAK RIGHT-OF-WAY
TZBX = TELEPHONE/COMM. BOX	TL = TREE LINE
TW = TOP OF WALL	BL = BRUSH LINE
UP = UTILITY POLE	MW = MOW LINE
URD = UNDERGROUND ROOF DRAIN	W = WETLANDS
W = WETLAND	GW = GUY WIRE
WM = WATER METER	
WV = WATER VALVE	
	UTILITY POLE
	AIR CONDITIONING UNIT
	WELL
	STREET SIGN
	GAS MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	COMMUNICATIONS MANHOLE
	WATER MANHOLE
	GENERAL UTILITY MANHOLE
	STORM INLET TYPE "C"
	STORM INLET TYPE "M"
	STORM INLET TYPE "S"
	CITY STORM INLET
	LIGHT POST
	FIRE HYDRANT
	SANITARY CLEAN OUT
	WATER VALVE
	GAS VALVE
	WETLAND FLAG
	ROOF DRAIN
	MONUMENT FOUND
	MONUMENT SET
	PIPE/REBAR FOUND
	5/8" REBAR SET
	STAKE SET
	STAKE FOUND
	STATE SET
	SITE BENCHMARK
	DECIDUOUS TREE
	CONIFER TREE
	SLANTED TEXT=EXISTING INFORMATION
	UPRIGHT TEXT=PROPOSED INFORMATION
	TITLE REPORT NOTE



WEST VALLEY GREEN ROAD

N37°55'42"E 390.20'

60' ULTIMATE RIGHT-OF-WAY

FLOODPLAIN OF UNNAMED TRIBUTARY TO WISSAHICKON CREEK (EDGE OF FLOODPLAIN CONSERVATION DISTRICT)

ZONE X^{AE}

ZONE AE

OPEN END PIPE 5

Signature:  Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS**
 FLOURTOWN
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

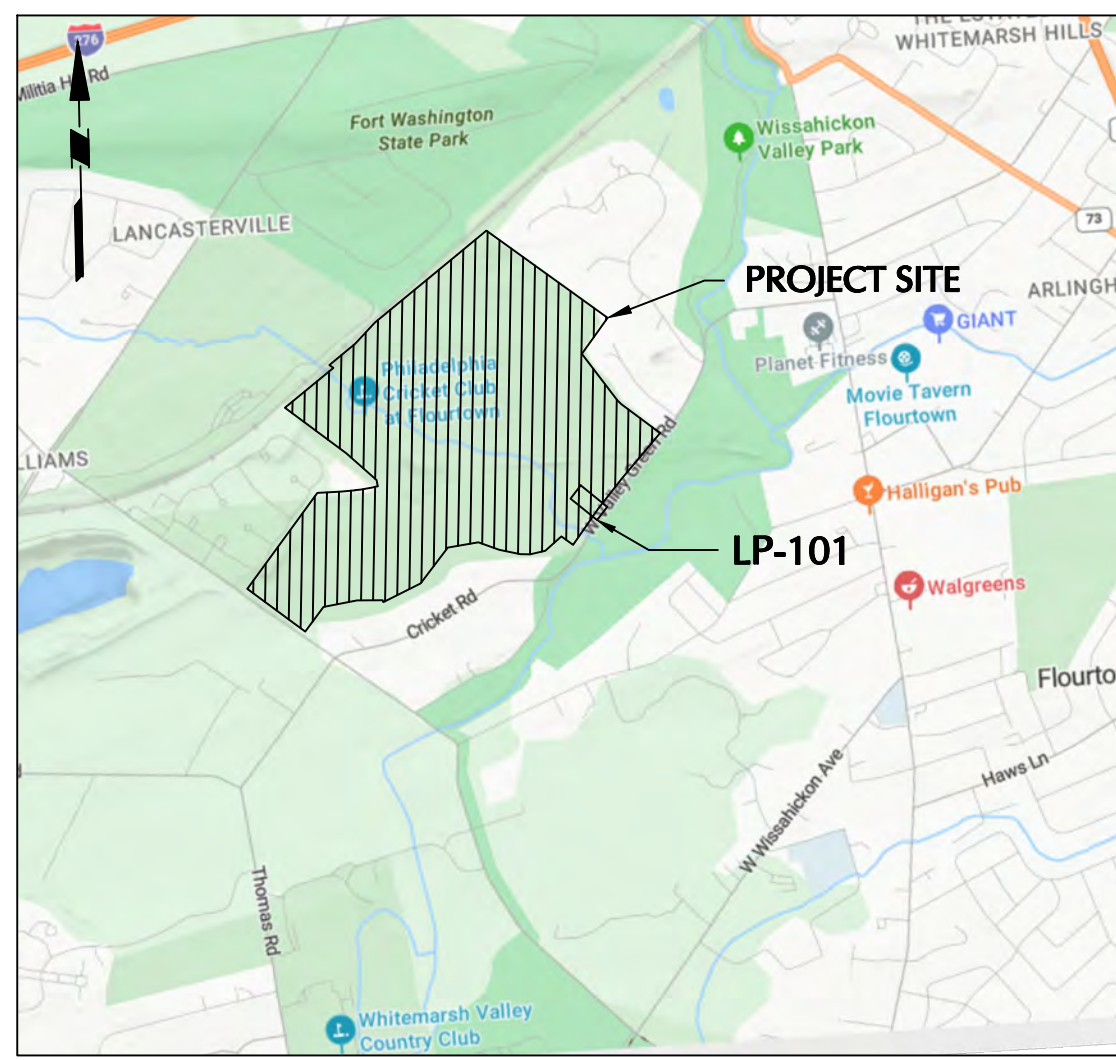
EXISTING CONDITIONS PLAN

Project No. 220210003
 Date 15 JANUARY 2026
 Drawn By DSD
 Checked By BMC

VT-101

Sheet 2 of 8





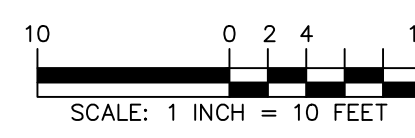
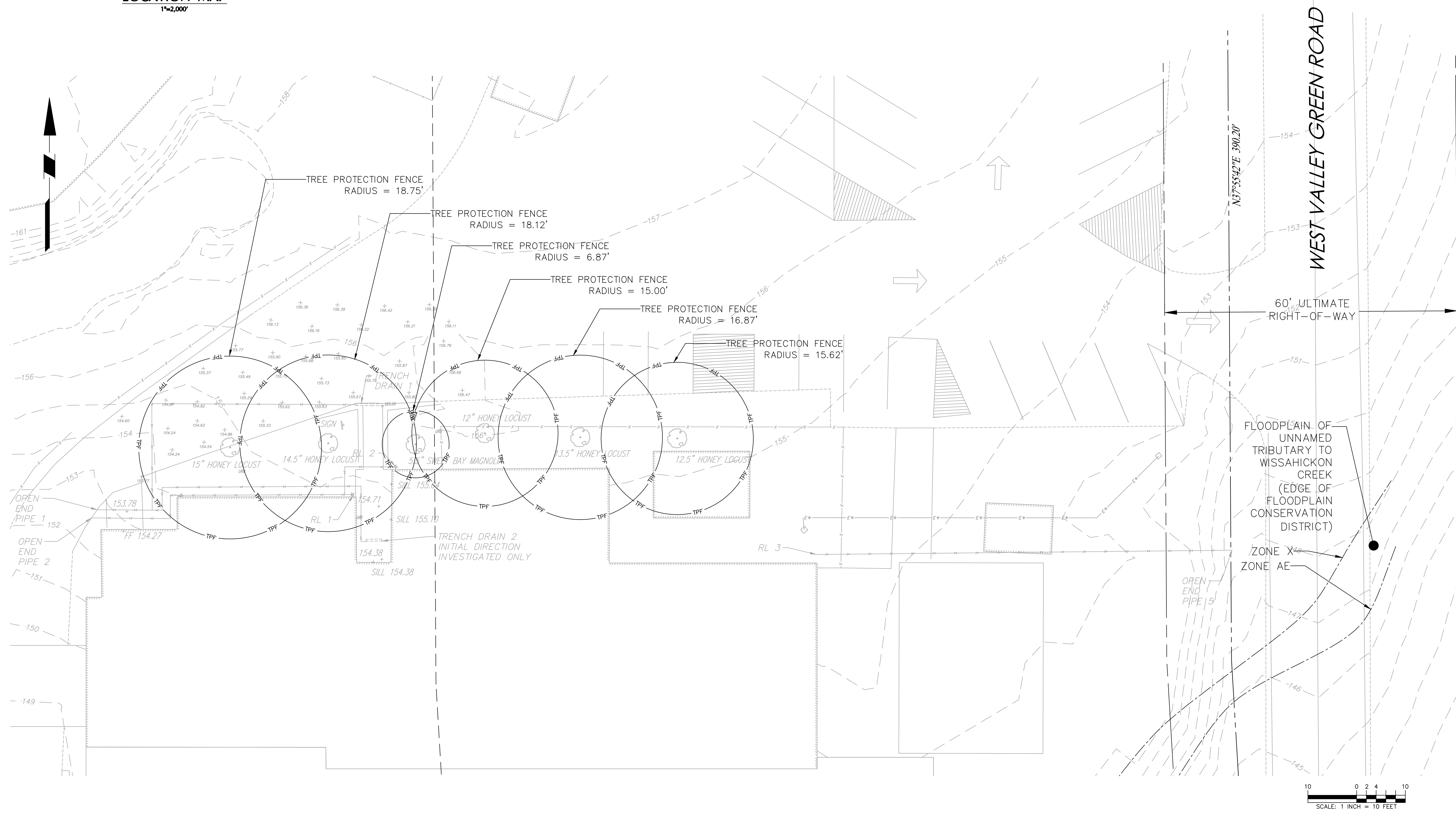
LOCATION MAP
1"=2,000'

TREE PROTECTION NOTES

- (a) THE PROTECTIVE FENCING SHALL BE PAVED AROUND THE ROOT PROTECTION ZONE. THE FENCING SHALL BE AT LEAST SIX FEET TALL WITH TWO-INCH MESH CHAIN LINK FABRIC. TWO-INCH POSTS SHALL BE TIED WITH SIX-GAUGE ALUMINUM WIRES A 24 INCHES ON CENTER. POSTS SHALL BE A MINIMUM OF TWO FEET IN THE GROUND AND SPACE OF 10 FEET ON CENTER. PLASTIC ZIP TIES MAY NOT BE USED IN PLACE OF REQUIRED SIX-GAUGE ALUMINUM WIRE.
- (b) THE PROTECTIVE FENCING SHALL BE INSTALLED WITH CARE TO AVOID ROOTS AND PLACED ENCOMPASSING THE ENTIRE ROOT PROTECTION ZONE OF INDIVIDUAL OR GROUPS OF CONTIGUOUS TREES. FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED, E.G., GRUBBING, EXCAVATION, GRADING, TRENCHING, CLEANING, OR INSTALLATION OF SILT FENCING. THE PROTECTIVE FENCING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- (c) NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT, OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN 100 FEET OF ANY TREE TO BE PRESERVED.
- (d) NO ACTIVITY OF ANY SORT RELATING TO TRANSPORTING, DEMOLITION, GRADING, CONSTRUCTION, STORAGE OR ANY OTHER ACTIVITIES SHALL OCCUR BEYOND THE LIMIT OF DISTURBANCE MARKED BY THE PROTECTIVE FENCING. NOTHING SHALL BE STORED, STOCKPILED, TEMPORARILY PLACED, OR ALLOWED IN THE ROOT PROTECTION ZONE. ANY DAMAGE TO THE FENCING OR ENCROACHMENT ON THE PROTECTED AREAS SHALL BE REMEDIATED IMMEDIATELY. ANY OBSERVED DAMAGE TO THE TREES SHALL BE IMMEDIATELY REPORTED TO THE TOWNSHIP AND REMEDIATED AS SOON AS IS PRACTICABLE AT THE DISCRETION OF THE SHADE TREE COMMISSION. PRESERVED TREES THAT HAVE NOT BEEN ADEQUATELY PROTECTED OR HAVE BEEN DAMAGED MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE EXPENSE OF THE APPLICANT.

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	FLOOD PLAN LINE
	LIMIT OF DISTURBANCE
	TREE WITHIN 100 YARDS
	TREE PROTECTION FENCE
	CONSTRUCTION STAGING AREA
	TREE TO BE PLANTED

ALL TREES TO REMAIN SHALL BE PROTECTED AS SHOWN ON THE TREE PROTECTION DETAIL



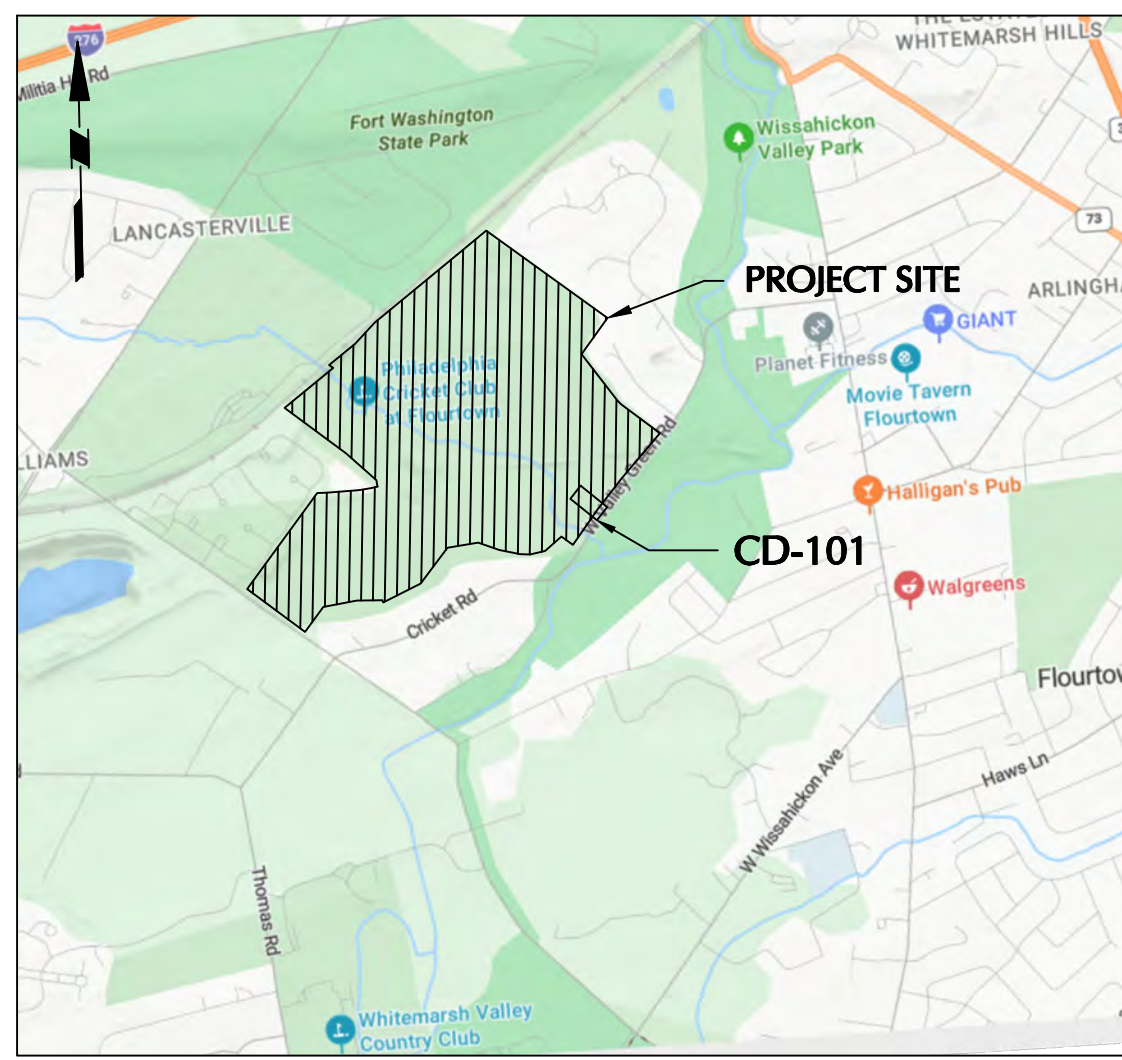
Signature: Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS**
 FLOURTOWN
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

LANDSCAPE AND TREE PROTECTION PLAN

Project No.	220210003	LP-101
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	
Sheet 3 of 9		



LOCATION MAP
1"=2,000'

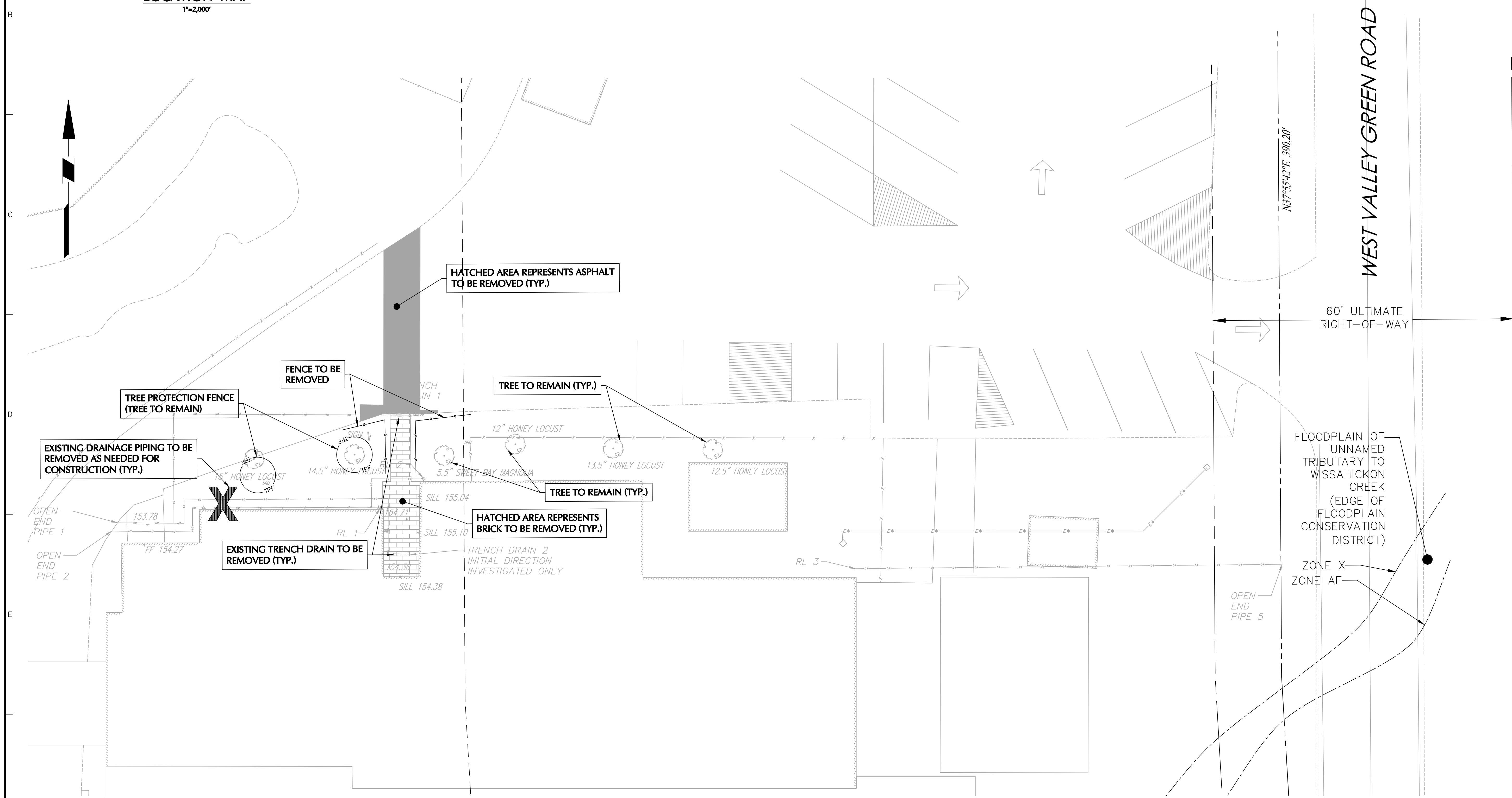
GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEMARK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEMARK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEMARK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	FLOOD PLAN LINE
	LIMIT OF DISTURBANCE
	FENCE TO BE REMOVED
	FEATURE TO BE REMOVED
	PAVEMENT REMOVAL
	BRICK REMOVAL
	TREE PROTECTION FENCE

TREE REPLACEMENT TO BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS AND WILL BE PLANTED SOMEWHERE ON THE PROPERTY

ALL TREES TO REMAIN SHALL BE PROTECTED AS SHOWN ON THE TREE PROTECTION DETAIL

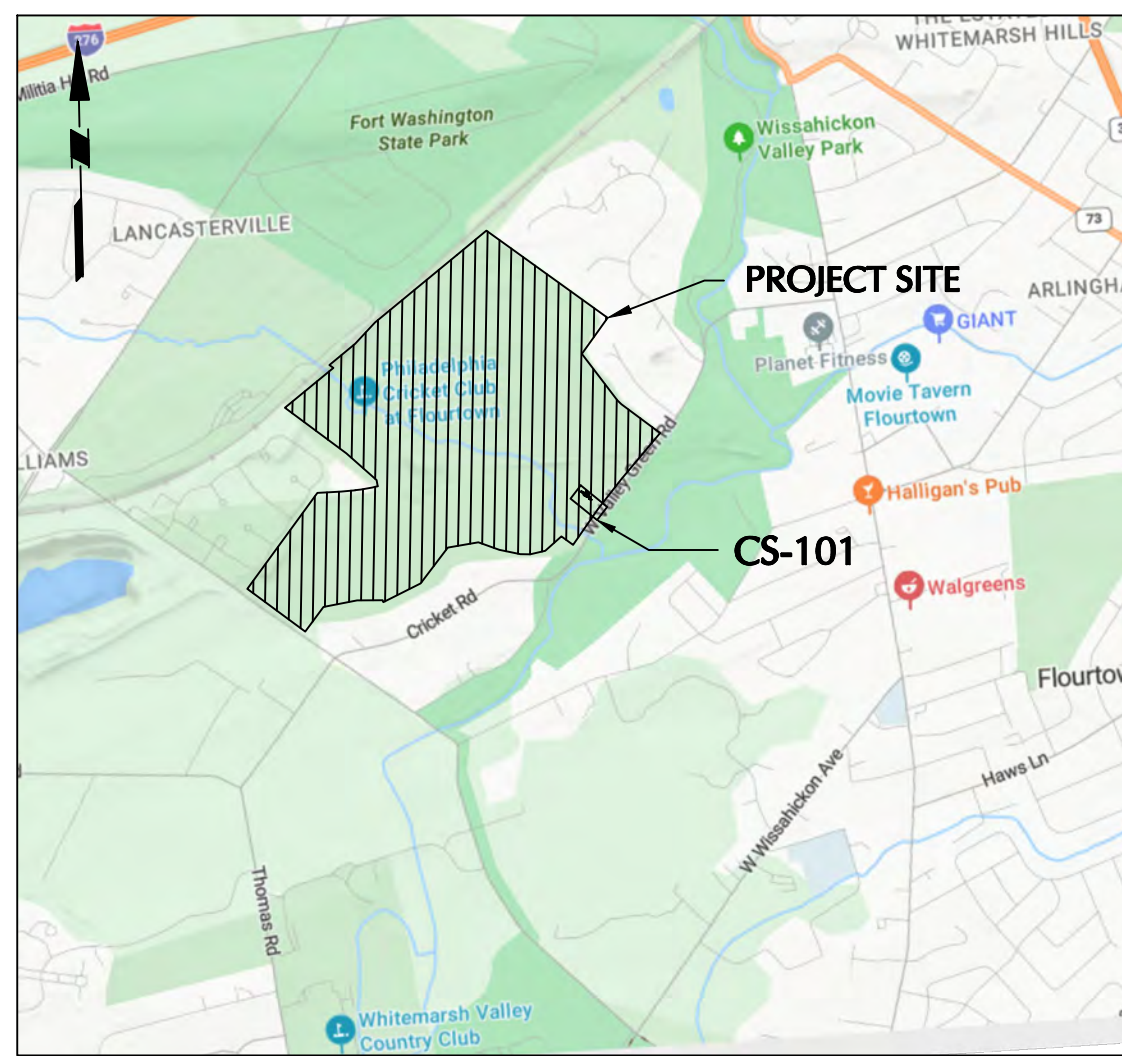


Signature: Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS**
 FLOURTOWN
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title: **DEMOLITION PLAN**

Project No.	220210003	CD-101
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	
Sheet 3 of 8		



LOCATION MAP
1"=2,000'

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED; THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT HAS OBTAINED DURING INVESTIGATION. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS, IF/WHEN DEEMED NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

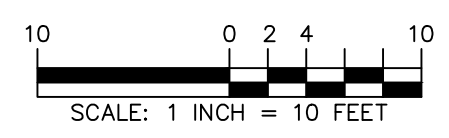
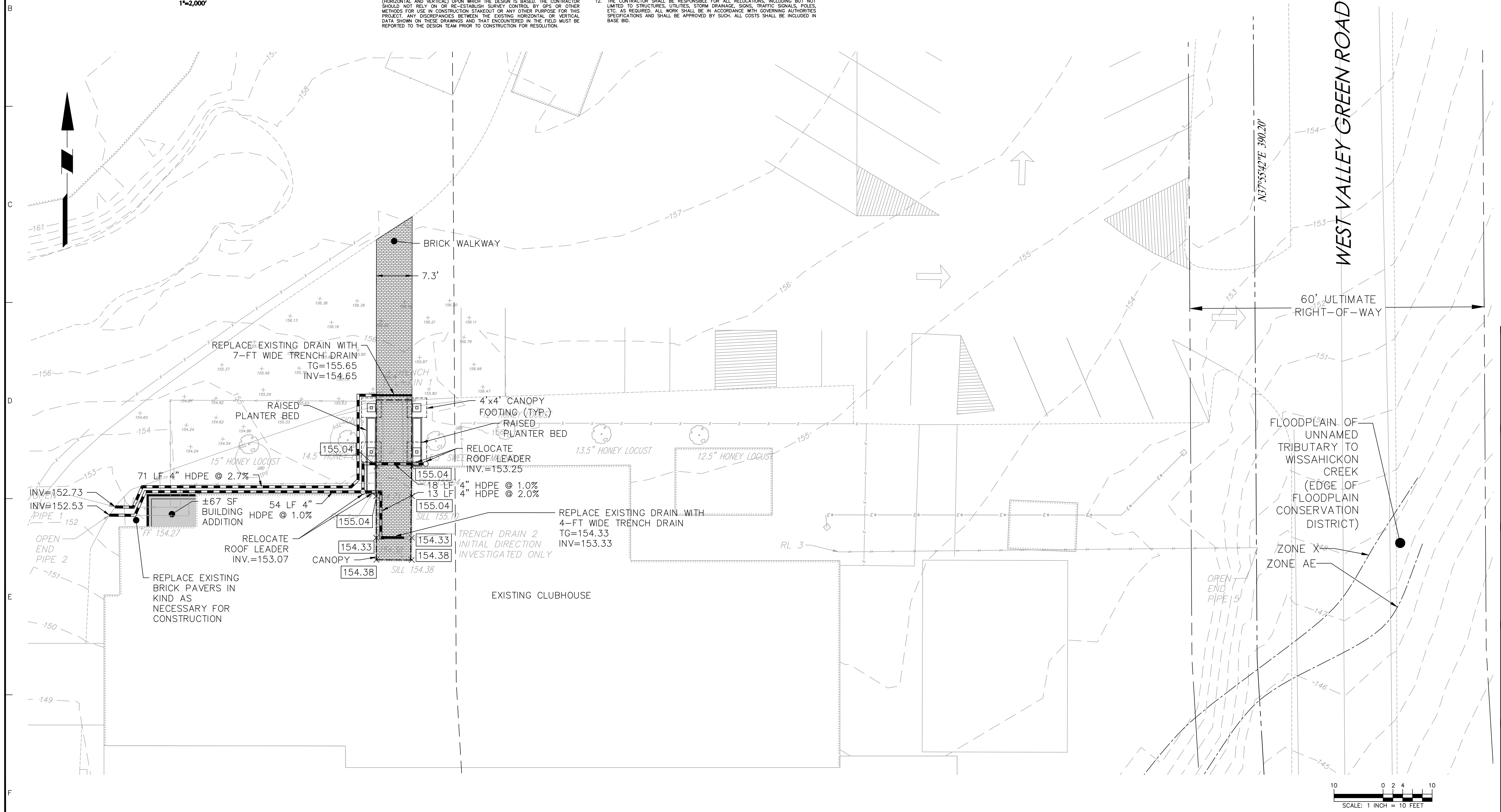
SITE CONSTRUCTION NOTES:

- APPLICANT/OWNER:**
THE PHILADELPHIA CRICKET CLUB
DANIEL L. MEERSMAN
6025 WEST VALLEY GREEN ROAD
FLOURTOWN, PA 19033
PHONE: 215-247-6001 EXT. 605
FAX: 610-297-3409
EMAIL: DMEERSMAN@PHILACRICKET.COM
- SITE ADDRESS:**
6025 W VALLEY GREEN RD
FLOURTOWN, PA 19033
- THE OVERALL PROPERTY CONSISTS OF APPROXIMATELY 211.15 ACRES LOCATED IN MONTGOMERY COUNTY, OVER TAX PARCEL # 65-00-12145-00-3, TAX MAP ID # 650038002.
- SOURCE OF TITLE: RECORD BOOK 5859, PAGE 1421
- ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
- THIS APPLICATION PROPOSES THE ADDITIONS TO THE EXISTING CLUBHOUSE AND ASSOCIATED DRAINAGE IMPROVEMENTS.
- THIS SITE PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS AT THE SUBJECT SITE DURING A FIELD SURVEY BY HOWELL SURVEYING ENTITLED:
- A. "TOPOGRAPHIC & PHYSICAL IMPROVEMENT SURVEY", LAST REVISED 09/16/25, PREPARED BY HOWELL SURVEYING
AND A FIELD SURVEY PERFORMED BY SOFT DIG DATED 10/28/25.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
- ALL TOWNSHIP, COUNTY AND STATE OCCUPANCY PERMITS SHALL BE OBTAINED FOR CONSTRUCTION AND IMPROVEMENTS WITHIN TOWNSHIP, COUNTY AND STATE ROADS.
- THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL APPLICABLE PROVISIONS, STANDARDS AND SPECIFICATIONS, CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND OSMA WHERE APPLICABLE.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN THE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, PAVEMENT, STIRRING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, EXIT DOORS, RAMPS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED. TOPSOIL IS TO BE RE-SPREAD OVER ALL LANDSCAPED AND LAWN AREAS TO A UNIFORM MINIMUM DEPTH OF 6 INCHES.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN FLOOD HAZARD ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THIS PROPERTY IS ALSO PARTIALLY LOCATED WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASIC FLOOD ELEVATIONS DETERMINED. THIS PROPERTY IS ALSO LOCATED IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD PER NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NO. 42090033 PANEL 376 OF 451, DATED MARCH 2, 2016.
- THE CONTRACTOR IS TO NOTIFY THE TOWNSHIP AND TOWNSHIP ENGINEER 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- MAINTENANCE AND OWNERSHIP OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER. A BLANKET EASEMENT SHALL BE PROVIDED OVER THE SITE FOR INSPECTION BY THE TOWNSHIP.
- RECYCLING AND DISPOSAL OF WASTES SHALL BE DONE IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT REGULATIONS IN 25 PA CODE 2601 ET SEQ., 2711 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY WASTES AT THIS SITE.
- PROJECT WASTES MAY INCLUDE CONCRETE, ASPHALT, TOPSOIL, DETERGENTS, PAINTS, CLEANING SOLVENTS, PESTICIDES, WOOD SCRAPS, FERTILIZERS AND PETROLEUM BASED PRODUCTS.

CONTRACTOR TO RESTORE GROUND TO EXISTING CONDITIONS UPON COMPLETION OF PIPE INSTALLATION

LEGEND

	PROPERTY LINE
	FLOOD PLAIN LINE
	ULTIMATE RIGHT-OF-WAY LINE
	BUILDING LINE
	BUILDING FOOTPRINT
	BRICK WALKWAY
	CANOPY
	RAISED PLANTER BED
	PROPOSED CONTOUR
	PROPOSED STORM PIPE
	PROPOSED TRENCH DRAIN
	PROPOSED ROOF LEADER
	PROPOSED CANOPY FOOTING
	FENCE LINE
	GUARD RAIL
	CONCRETE CURB LINE
	TREE LINE
	BRUSH LINE
	MOW LINE
	WETLANDS
	EDGE OF PAVING
	EDGE OF GRAVEL
	BUILDING LINE
	EXISTING CONTOUR
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING TELEPHONE/ELECTRIC
	EXISTING SPOT ELEVATION



Signature: Date: _____
BRIAN MICHAEL CONLON
PROFESSIONAL LICENSE NO. PE061782

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS**
FLOURTOWN PENNSYLVANIA
MONTGOMERY COUNTY
Drawing Title

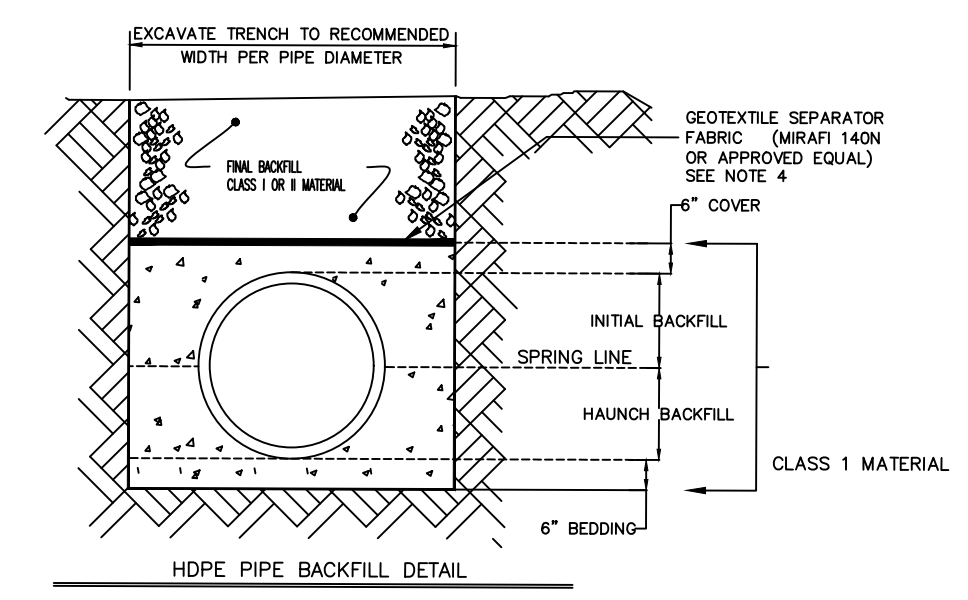
SITE CONSTRUCTION PLAN

Project No. 220210003
Date 15 JANUARY 2026
Drawn By DSD
Checked By BMC

CS-101
Sheet 4 of 8

- NOTES:**
1. BEDDING, HAUNCH, INITIAL BACKFILL AND COVER SHALL BE CLASS 1 MATERIAL. CLASS 1 MATERIAL MUST BE EVENLY SPREAD INTO THE HAUNCH AND BETWEEN CORRUGATIONS. IF CLASS 1A MATERIAL IS USED, THE CLASS 1A MATERIAL SHOULD BE SPREAD IN 6-INCH THICK LIFTS AND NORMALLY COMPACTED USING A HAND-OPERATED COMPACTOR EQUIPMENT. IF CLASS 1B MATERIAL IS USED, THE CLASS 1B MATERIAL SHOULD BE SPREAD IN 6-INCH THICK LIFTS AND COMPACTED TO AT LEAST 95% OF THE MATERIALS MAX DRY DENSITY.
 2. FINAL BACKFILL MATERIAL SHALL BE EITHER CLASS 1 (A OR B) OR CLASS 3 MATERIAL. THESE MATERIALS CAN EITHER BE IMPORTED OR PROCESSED FROM ONSITE MATERIAL GENERATED DURING ROCK EXCAVATION.
 3. FINAL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
 4. THE SEPARATOR FABRIC IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE NEED FOR A SEPARATOR FABRIC TO PREVENT SOIL PARTICLE MIGRATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER ONCE GRADATION DATA IS PROVIDED FOR ALL PROPOSED BACKFILL MATERIALS.
- GENERAL NOTES:**
1. MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294, LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.
 2. RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE VIRGIN COMPOUNDS, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3350 FOR THE CELL CLASSIFICATION 335400C.
 3. COUPLING BANDS: EXCEPT AS OTHERWISE REQUIRED HEREIN, COUPLING BANDS AND OTHER HARDWARE FOR CORRUGATED POLYETHYLENE PIPE SHALL DEMONSTRATE THAT THEY MEET THE SOIL TIGHTNESS REQUIREMENTS OF AASHTO SECTION 28 "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES."
- COUPLING BANDS SHALL LAP EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION.
- THE CORRUGATIONS IN THE BAND SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE AT LEAST TWO FULL CORRUGATIONS FROM THE END OF EACH PIPE.
- WHEN INFILTRATION OR EXFILTRATION IS A CONCERN, THE COUPLING BANDS MAY BE REQUIRED TO HAVE GASKETS. THE GASKET MATERIAL SHALL BE CLOSED-CELL EXPANDED RUBBER OR NEOPRENE.
- OTHER COUPLINGS MAY BE BELL & SPIGOT AND CONFORM TO THE REQUIREMENTS OF AASHTO M294.
4. DESIGNATION OF TYPE: THE PIPE MAY BE ONE OR BOTH OF THE FOLLOWING TYPE:
 - TYPE S: THIS PIPE WILL HAVE A FULL CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINER.
 - TYPE D: THIS PIPE SHALL CONSIST OF AN ESSENTIALLY SMOOTH WATERWAY BRACED CIRCUMFERENTIALLY WITH CIRCULAR RISERS WHICH ARE FORMED SIMULTANEOUSLY WITH A SMOOTH OUTER WALL.
 5. INSTALLATION: CORRUGATED POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 1 AND ASTM D-2321, LATEST EDITION, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."

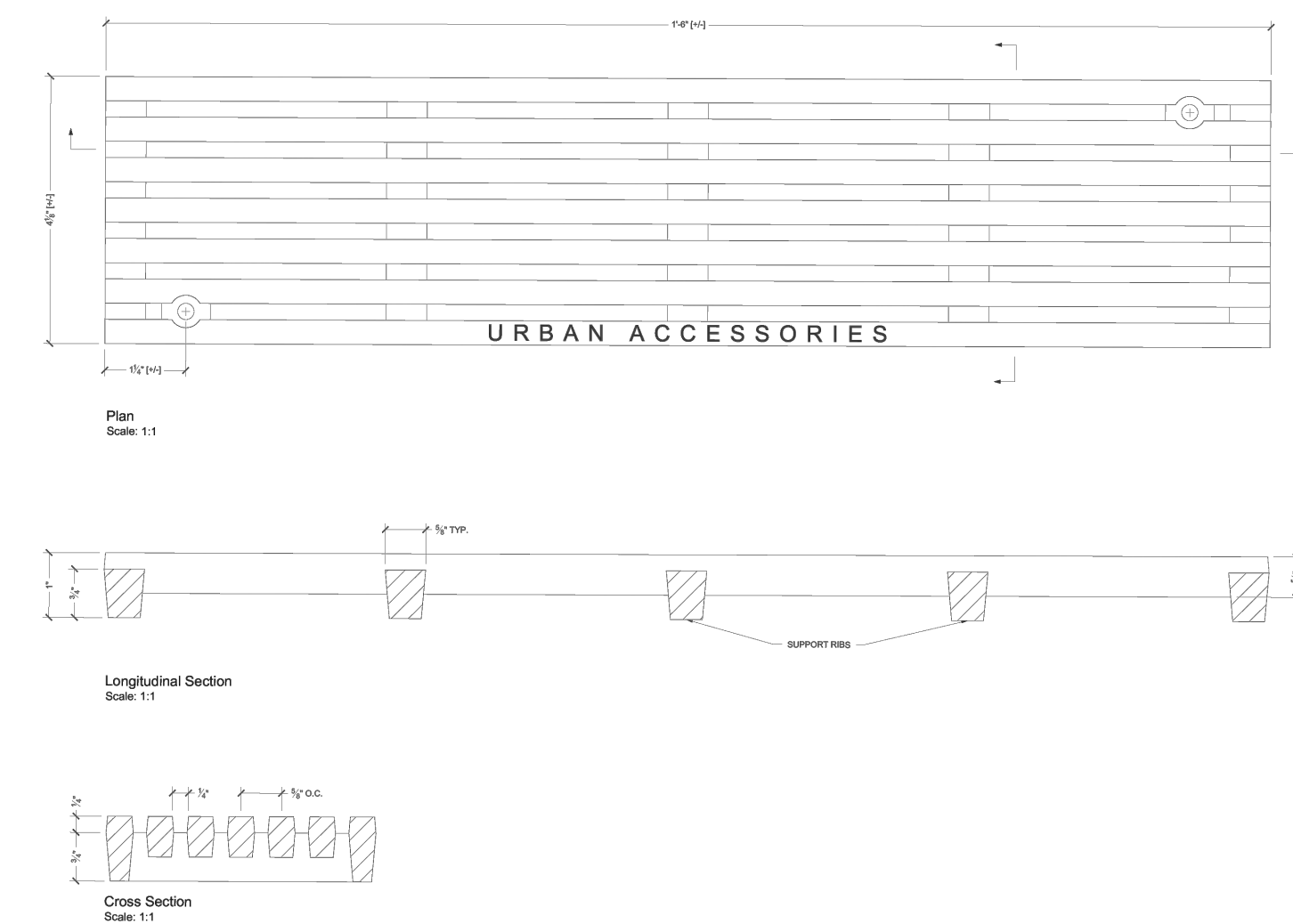
CLASS	TYPE	SOIL GROUP SYMBOL D 2487	DESCRIPTION	PERCENTAGE PASSING SIEVE SIZES		
				1 1/2 IN (40 MM)	NO. 4 (4.75 MM)	NO. 200 (0.075 MM)
IA	MANUFACTURED AGGREGATES OPEN-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CHIPPERS OR SHELLS; LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES.	100 %	≤ 10 %	≤ 5 %
IB	MANUFACTURED, PROCESSED AGGREGATES DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS B MATERIAL) AND STONE/SAND MIXTURES WITH CORRUGATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES (SEE X1.8.).	100 %	≤ 50 %	≤ 5 %
II	COARSE-GRADED SOILS, CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	≤ 50 %	≤ 5 %
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	≤ 50 %	≤ 5 %
	SW	WELL-GRADED SANDS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	VARIES	5 % TO 12 %	
	SP	POORLY-GRADED SANDS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	VARIES	5 % TO 12 %	
III	COARSE-GRADED SOILS, BORDERLINE CLEAN TO WY FINES	GM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES.	100 %	≤ 50 %	12 % TO 50 %
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES.	100 %	≤ 50 %	12 % TO 50 %
	SM	SILTY SANDS, SAND-SILT MIXTURES.	100 %	≤ 50 %	12 % TO 50 %	
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES.	100 %	≤ 50 %	12 % TO 50 %	



NOMINAL DIAMETER IN. (MM)	MINIMUM COVER IN. (MM)	RECOMMENDED MINIMUM TRENCH WIDTH		MAXIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2648), FT(MM)						
		DIAMETER	TRENCH WIDTH	CLASS 1	CLASS 2	CLASS 3	CLASS 3	CLASS 3	CLASS 3	
12	14.45"	12"	31"	12	15	15	15	15	15	15
15	17.65"	15"	34"	15	18	18	18	18	18	18
18	21.10"	18"	37"	18	21	21	21	21	21	21
24	28.30"	24"	48"	24	28	28	28	28	28	28
30	36.10"	30"	60"	30	36	36	36	36	36	36
36	42.25"	36"	72"	36	42	42	42	42	42	42
42	47.00"	42"	83"	42	48	48	48	48	48	48
48	53.00"	48"	98"	48	53	53	53	53	53	53
60	66.30"	60"	102"	60	66	66	66	66	66	66

The trench width must be wide enough to accommodate compaction equipment.

NON-PERFORATED HDPE PIPE INSTALLATION DETAIL



TRENCH DRAIN

URBAN ACCESSORIES

MANUFACTURED BY: [Logo]

STANDARD SPECIFICATIONS

OPTIONS

ADDITIONAL NOTES

DRAWING INFO

1. BRICK PAVERS: USE HEAVY TRAFFIC PAVING BRICK IN ACCORDANCE WITH CLUB SPECIFICATIONS.
 - STANDARD SIZE: 4" x 8"
 - MINIMUM THICKNESS: TYPE F (SAND SETTING BED): 2 1/4 IN.
 - COMPRESSIVE STRENGTH: ≥ 10,000 PSI
 - COLD WATER ABSORPTION: ≤ 6%
2. BEDDING LAYER: SAND SETTING BED (FLEXIBLE SYSTEM)
 - 1" TO 1 1/2" THICK LAYER OF ASTM C33 BEDDING SAND
3. BASE COURSE: MINIMUM RECOMMENDATIONS (PHILADELPHIA FREEZE-THAW CLIMATE)
 - 8"-12" COMPACTED AGGREGATE BASE (AASHTO #57, #67, OR PENNDOT EQUIVALENTS)
 - PLACE IN LIFTS ≤ 6", COMPACT TO 95-98% MODIFIED PROCTOR
 - GEOTEXTILE SEPARATOR RECOMMENDED BETWEEN SUBGRADE AND BASE IN CLAYEY OR WET SOILS
4. SUBGRADE PREPARATION
 - PROOF-ROLL TO IDENTIFY SOFT ZONES
 - UNDERCUT AND REPLACE UNSUITABLE SOILS
 - ACHIEVE UNIFORM, STABLE SUBGRADE WITH FINAL COMPACTION ≥ 95% MODIFIED PROCTOR
5. JOINTING MATERIAL FOR SAND BED SYSTEM
 - ASTM C144 MASON SAND OR POLYMERIC SAND
 - SWEEP INTO JOINTS AND COMPACT THOROUGHLY

BRICK PAVERS

Date	Description	No.
Revisions		
Signature		Date

PROFESSIONAL LICENSE NO. PE061782

LANGAN

Langan Engineering and Environmental Services, LLC.

1818 Market Street, Suite 3300
Philadelphia, PA 19103

T: 215.845.8900 F: 215.845.8901 www.langan.com

Project

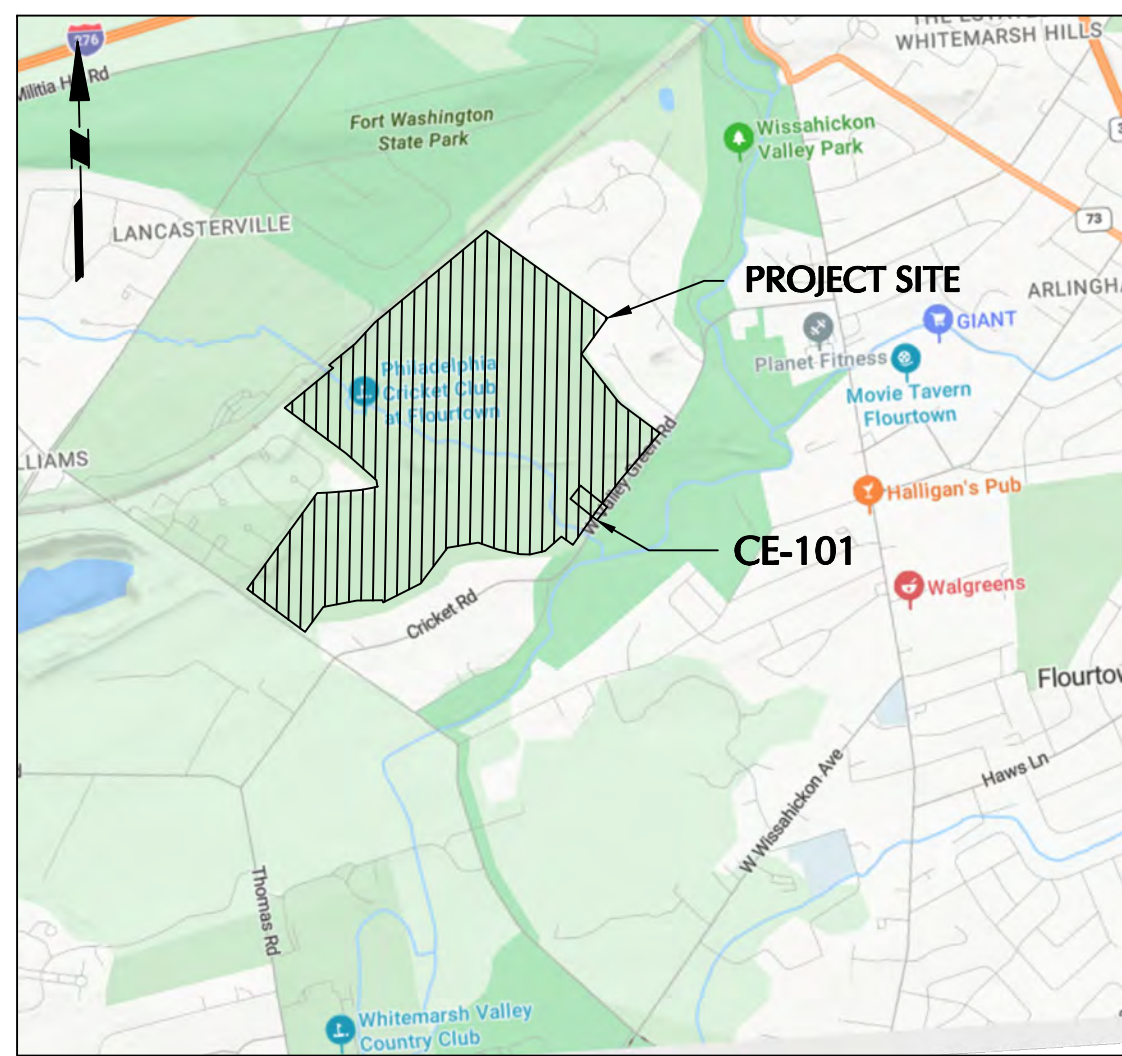
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS

FLOURTOWN
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SITE CONSTRUCTION DETAILS

Project No.	220210003	CS-501
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	
Sheet 5 of 8		



LOCATION MAP
1"=2,000'

EROSION AND SEDIMENT CONTROL PLAN MINIMIZES EXTENT AND DURATION OF EARTH DISTURBANCE.

EROSION AND SEDIMENT CONTROL PLAN MEASURES PROVIDED ARE DESIGNED TO MITIGATE ANY THERMAL INPUTS ON SITE.

EROSION AND SEDIMENT CONTROL PLAN MEASURES PROVIDED ARE DESIGNED TO MITIGATE POLLUTION ON SITE.

EROSION AND SEDIMENT CONTROL PLAN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.

EROSION AND SEDIMENT CONTROL PLAN MINIMIZES SOIL COMPACTION.

REFER TO SHEET CE-501 & CE-502 FOR SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS

NOTE TO THE CONTRACTOR: THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ONLY THE LOCATION OF VISIBLE UTILITIES ON OR ABOVE THE SURFACE OF THE EARTH THAT CAN BE REASONABLY LOCATED USING STANDARD SURVEY PROCEDURES HAVE BEEN PLOTTED. NO CERTIFICATION IS MADE BY LANGAN AS TO THE ACCURACY OR COMPLETENESS OF THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. IT IS IMPERATIVE THAT PRIOR TO ANY CONSTRUCTION IN THE AREA, A UTILITY MARK-OUT IS ORDERED BY CALLING 1 (800) 242-1776.

BOTH RUNOFF FROM AND RUNOFF PASSING THROUGH DISTURBED AREAS WILL BE ROUTED THROUGH SEDIMENT CONTROL MEASURES AND FACILITIES TO MINIMIZE SEDIMENT TRANSPORT AND GENERATION OF INCREASED STORMWATER RUNOFF.

POTENTIAL DISCHARGE TO SURFACE WATER - UNNAMED TRIBUTARY TO WISSAHICKON CREEK DESIGNATED/EXISTING USE OF WATER- TSF (TROUT STOCKING), MF (MIGRATORY FISH)

NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT, OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN 100 FEET OF ANY TREE TO BE PRESERVED.

SOIL LIMITATIONS AND RESOLUTIONS:

THE SOILS IMPACTED BY THE PROJECT CAN BE SEEN IN THE LIMITING SOIL CHARACTERISTICS TABLE. AS A RESULT OF THE LIMITING CHARACTERISTICS OF THE SOILS, MANY EROSION AND SEDIMENT CONTROLS WERE IMPLEMENTED. THE FOLLOWING IS A LIST OF PRECAUTIONS TAKEN TO PREVENT NEGATIVE EFFECTS FROM OCCURRING:

1. EROSION CONTROL MATTING IS PROPOSED FOR ALL SLOPES GREATER THAN 3H:1V.
2. ANY TRENCHING WILL FOLLOW OSHA APPROVED GUIDELINES FOR TRENCHING.
3. THE OVERALL SITE HAS BEEN DESIGNED AND GRADED TO SAFELY CONVEY STORMWATER RUNOFF FROM THE CONSTRUCTION PROJECT AREA.
4. SPECIFIC CONSTRUCTION TECHNIQUES ARE PROPOSED IN CONSIDERATION OF KARST GEOLOGY. SEE RESOLUTION FOR POTENTIAL SINKHOLE LISTED BELOW.

THE SOIL LIMITATIONS SHALL BE ADDRESSED AS FOLLOWS:

LIMITATION: CUTBANKS CAVE, LOW STRENGTH - CUTBANKS HAVE POTENTIAL TO CAVE AND MANY SOILS ARE LOW STRENGTH. CONTRACTOR SHALL BE AWARE OF POTENTIAL ISSUES AND FOLLOW OSHA GUIDELINES FOR OPEN TRENCHING

LIMITATION: CORROSIVE TO STEEL - SOILS CORROSIVE TO STEEL. RESOLUTION: IF STEEL PIPE IS USED RUST PROTECTION BY COATINGS AND/OR USE OF CATHODIC PROTECTION IS RECOMMENDED

LIMITATION: EASILY ERODIBLE
RESOLUTION: SPECIAL ATTENTION SHALL BE GIVEN TO MAINTAINING EXISTING VEGETATION IN EASILY ERODIBLE SOILS, TO THE EXTENT POSSIBLE. EASILY ERODIBLE SOILS SHOULD BE STABILIZED IMMEDIATELY WITH EROSION CONTROL BLANKETS, HYDROSEEDING, SOO ETC.

LIMITATION: HIGH WATER TABLE, POTENTIALLY HYDRIC - HIGH WATER TABLE IS TO BE EXPECTED AND MANY OF THE SOILS ARE POTENTIALLY HYDRIC. RESOLUTION: FOLLOW E&S PLAN WITH REGARD TO PUMPING AND DEWATERING. DISCHARGE OF SEDIMENT LADEN WATER IS PROHIBITED UNLESS WITHOUT FIRST PASSING THRU A "PUMPED WATER FILTER BAG".

LIMITATION: LOW STRENGTH / LANDSLIDE PRONE - SOILS WITH LOW STRENGTH HAVE A LESSER ABILITY TO RESIST SLOPE FAILURE, SUCH AS SLUMPING, FLOWING, ETC. MATERIALS WITH LOW SHEAR STRENGTH ARE MORE SUSCEPTIBLE TO LANDSLIDES AND EMBANKMENT FAILURES. RESOLUTION: PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD COMPLY WITH THE STANDARDS CONTAINED IN CHAPTER 16 OF THE "PADEP - EROSION AND SEDIMENT CONTROL PROGRAM MANUAL," UNLESS IT CAN BE SHOWN THAT PROPOSED CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR SURFACE WATERS.

LIMITATION: SLOW PERCOLATION - PERMEABILITY RATE LESS THAN OR EQUAL TO 0.2 INCHES/HR. RESOLUTION: DEWATER EXCAVATED AREAS AND TRENCHES BY PUMPING THROUGH FILTER BAG OR SEDIMENT TRAP. IF POSSIBLE DRAIN BY GRAVITY UNDER DRAIN TO STABILIZED AREAS OR SEDIMENT TRAPS.

LIMITATION: PIPING
RESOLUTION: UTILIZE WATER TIGHT PIPES AND APPROPRIATELY DESIGNED MATERIALS AND CONSTRUCTION TECHNIQUES.

LIMITATION: POOR SOURCE OF TOPSOIL
RESOLUTION: SEE LIMITED AVAILABLE TOPSOIL BELOW.

LIMITATION: LIMITED AVAILABLE TOPSOIL
RESOLUTION: ANY EXCAVATED TOPSOIL WILL BE STOCKPILED AND REUSED. IF NECESSARY, ADDITIONAL TOPSOIL WILL BE BROUGHT ON-SITE.

LIMITATION: POTENTIAL SINKHOLE
RESOLUTION: COVER EXPOSED CUT SLOPES AND EXCAVATIONS DURING WET WEATHER AND BACKFILL AS SOON AS POSSIBLE. PROVIDE TEMPORARY GRADING DURING CONSTRUCTION TO PREVENT PONDING. PUMP ALL COLLECTED WATER TO A SUITABLE DISCHARGE FACILITY. CLEAN AND SEAL EXPOSED ROCK SURFACES WITH LEAN CONCRETE TO CLOSE PATHWAYS TO POSSIBLE SOLUTION CAVITIES. SEAL DISTURBED AREAS WITH A SMOOTH DRUM ROLLER AT END OF DAY. REPAIR ALL SINKHOLES UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.

LIMITATION: WET SOILS - SOME SOILS MAY EXHIBIT A HIGH WATER TABLE OR PONDING. RESOLUTION: IF HIGH WATER TABLE IS ENCOUNTERED, DEWATERING WILL BE EMPLOYED.

CONSTRUCTION SEQUENCE:

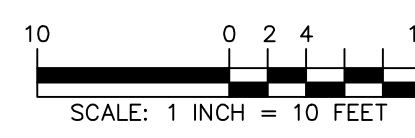
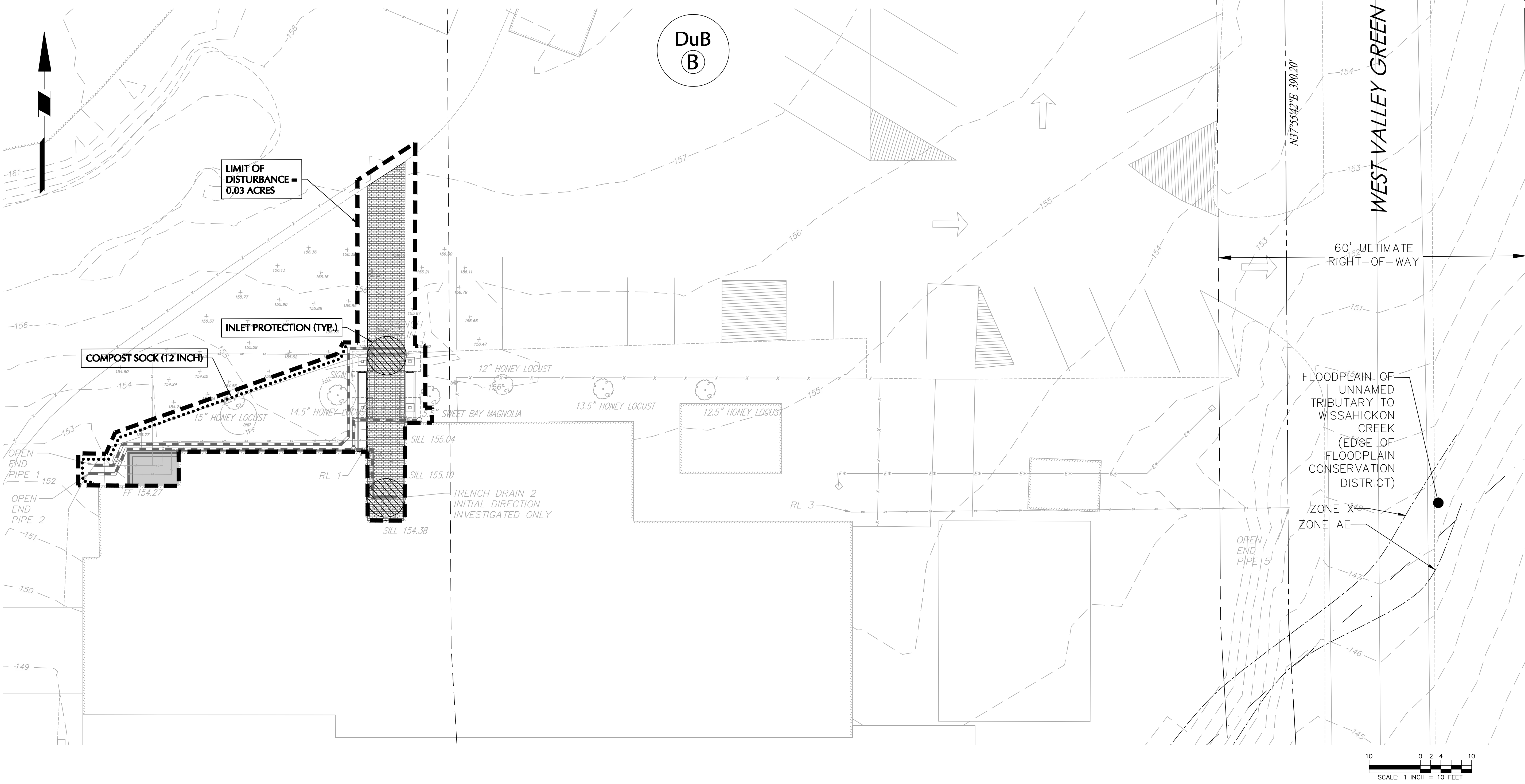
1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. THE LIMITS OF DISTURBANCE (LOD), STREAMS AND/OR WETLANDS SHALL BE MARKED OUT BY THE CONTRACTOR PRIOR TO DISTURBANCE ACTIVITIES BY THE USE OF SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.
3. IN AREAS WHERE TREES ARE TO BE PRESERVED, TREE PROTECTION FENCE SHALL BE ERRECTED BEFORE ANY CLEARING, GRUBBING, GRADING, OR ANY CONSTRUCTION TAKES PLACE. AS A MINIMUM, INSTALL TREE PROTECTION AS INDICATED. REFER TO DRAWING CE-502 FOR TREE PROTECTION DETAIL. A PRE-CONSTRUCTION CONFERENCE WITH THE SHADE TREE COMMISSION'S DESIGNER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. INSTALL COMPOST SOCK DOWNHILL FROM EARTHMOVING ACTIVITIES. PLACE INLET PROTECTION ON EXISTING INLETS AND TREE PROTECTION FENCE AS SHOWN. INLET PROTECTION MUST BE CONSTRUCTED WITH BERMS IN ACCORDANCE WITH THE DETAIL. ALL INLETS WITH CONTRIBUTING DRAINAGE AREAS OF GREATER THAN 0.5 ACRES SHALL BE PROTECTED WITH STONE AND COMPOST INLET PROTECTION IN ACCORDANCE WITH THE DETAILS. INLETS WITH CONTRIBUTING DRAINAGE AREAS OF GREATER THAN 1 ACRE SHALL BE PROTECTED WITH COMPOST SOCK SEDIMENT TRAPS. CONTRACTOR MUST FIELD VERIFY SITE CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE REQUIRED.
5. INSTALL TEMPORARY CONSTRUCTION FENCE AS SHOWN AND AS DIRECTED BY THE CONSTRUCTION MANAGER AND/OR TOWNSHIP/COUNTY OFFICIALS. FENCE LOCATION MUST PROTECT THE PUBLIC FROM LAND DISTURBANCE ACTIVITIES AND MAINTAIN SAFE VEHICULAR TRAFFIC PATTERNS. EXISTING ACCESS TO THE SHOPPING CENTER TENANTS SHALL REMAIN UNAFFECTED BEYOND THE PROPOSED WORK AREA.
6. SEDIMENT TRACKED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE RETURNED TO THE WORK AREA IMMEDIATELY AND NO LATER THAN BY THE END OF EACH WORK DAY. IN NO CASE SHALL SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
7. BEGIN CONSTRUCTION OF THE STORM DRAINAGE SYSTEM. INSTALL INLET PROTECTION ON ALL INLETS. THE STORM DRAINAGE SYSTEM MUST BE COMPLETELY FUNCTIONAL/OPERATIONAL PRIOR TO ADDITIONAL EARTH DISTURBANCE. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE COMPLETED IN ONE DAY. IF HIGH WATER TABLE IS ENCOUNTERED DEWATERING MEASURES SHOULD BE EMPLOYED. DISCHARGE OF SEDIMENT LADEN WATER IS PROHIBITED UNLESS WITHOUT FIRST PASSING THRU A "PUMPED WATER FILTER BAG".
8. ROUGH GRADE SOIL TO SUBGRADE ELEVATIONS. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL BLANKETS, HYDROSEEDING, OR SOO, ETC.
9. COVER EXPOSED CUT SLOPES AND EXCAVATIONS DURING WET WEATHER AND BACKFILL AS SOON AS POSSIBLE. PROVIDE TEMPORARY GRADING DURING CONSTRUCTION TO PREVENT PONDING. PUMP ALL COLLECTED WATER TO A SUITABLE DISCHARGE FACILITY. CLEAN AND SEAL EXPOSED ROCK SURFACES WITH LEAN CONCRETE TO CLOSE PATHWAYS TO POSSIBLE SOLUTION CAVITIES. SEAL DISTURBED AREAS WITH A SMOOTH DRUM ROLLER AT END OF DAY. REPAIR ALL SINKHOLES UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
10. INSTALL HARDSCAPES AND PLACE TOPSOIL IN LANDSCAPED AREAS IN ACCORDANCE WITH THE SITE CONSTRUCTION PLAN.
11. ONCE ALL PERMANENT MEASURES HAVE BEEN INSTALLED, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN AUTHORIZED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
12. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. THE RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 2711 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE. REFER TO WASTE AND RECYCLING NOTES ON DRAWING CE-501.
13. WHEN NO WORK IS TO BE PERFORMED ON ANY AREA FOR MORE THAN 60 DAYS, IT SHALL BE PROTECTED BY TEMPORARY SEEDING, MULCHING OR SOODING.
14. REFER TO THE SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM.

LEGEND

COMPOST SOCK
LIMIT OF DISTURBANCE/ PROJECT SITE BOUNDARY/ EXISTING CONTOUR	-----
PROPOSED CONTOUR	-----
CONSTRUCTION ENTRANCE	-----
INLET PROTECTION	-----
SOIL BOUNDARY LINE	-----
SOIL TYPE	LeB C
PROPOSED STORM PIPE	-----
PROPOSED STORM INLET	-----
PROPOSED STORM MANHOLE	-----
SEDIMENT TRAP	-----
DRAINAGE AREA	-----

SITE SPECIFIC SOIL LIMITATIONS

Map Symbol	Soil Name	Cutbanks Cave	Corrosive to Concrete/Steel	Droughty	Easily Erodes	Flooding	Depth to Saturated Zone/Seasonal High Water Table	Hydric/ Hydric Inclusions	Low Strength/Landslide Prone	Slow Percolation	Piping	Poor Source of Topsoil	Frost Action	Shrink-Swell	Potential Sinkhole	Ponding	Wetness
DuB	Duffield Sil Loam, 3 to 8 percent slopes	x	CIS		x			x	x		x	x			x		x



Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS**
 FLOURTOWN
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title:

SOIL EROSION & SEDIMENT CONTROL PLAN

Project No. **220210003**
 Date: **15 JANUARY 2026**
 Drawn By: **DSD**
 Checked By: **BMC**
CE-101
 Sheet 6 of 8

STANDARD E&S NOTES FROM PADEP APPENDIX C OF MARCH 2012 EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL

- IF ANY OF THESE NOTES CONFLICT WITH OTHER NOTES ON THIS DRAWING, THESE NOTES SHALL APPLY.
- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS AND THE PENNSYLVANIA LOCAL CONSERVATION DISTRICT OF THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PLAN AND REPRESENTATIVE OF THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY GRUBBED OR REMOVED, THE OWNER OR CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE UNTIL THE PREVIOUS PHASE OF THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAS BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN. AREAS ARE TO BE CLEARED, GRUBBED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED (THE LOCATION(S) SHOWN ON THE PLAN MAP(S)) IN THE AMOUNT NECESSARY TO MAINTAIN THE FUNCTIONAL CONDITION OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED BY EROSION CONTROL BMPs AS SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ. 2711, AND 2871 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNSUED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL RELEASED ON SITE IS CLEAN FILL. FILL MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES).
- 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 CLEANOUT, REPAIR, REPLACEMENT, RE-MULCHING AND RE-SETTING MUST BE PERFORMED IMMEDIATELY. E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE PROGRAM:

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY MEASURABLE RAIN EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
 - ONCE ACCEPTED FROM THE CONTRACTOR, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.
 - MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES. SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTURBED ON-SITE IN SUCH A WAY AS NOT TO CHANGE DRAINAGE PATTERNS AS THEY EXIST ON THAT PARTICULAR DAY.
 - ALL COMPOST FILTER SOCK AND SILT FENCES INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED PER THE CHART ON THIS SHEET (CE-502).
 - THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORKDAY. THE STRUCTURE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.
 - PRIOR TO 4:00 PM AND AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.
 - WHEN VEGETATION IS BARE OR SPARSE IN STEEP SLOPE AREAS, JUTE NETTING WILL BE USED TO HELP STABILIZE AREAS OF EROSION WHEN RESEDED. ALL JUTE MATTING INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - SEDIMENT ACCUMULATION IN THE NETTING SHALL BE INSPECTED EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
 - JUTE NETTING WILL BE CLEANED WHEN CLOGGED WITH SEDIMENTS TO KEEP THE MATTING FUNCTIONAL.
 - NETTING SHALL BE CLEANED WITH SEED AND MULCH AS NEEDED.
 - ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING JUTE MATTING DUE TO WEATHERING.
 - ALL ROCK FILTERS INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - SEDIMENT ACCUMULATION IN THE ROCK FILTERS SHALL BE INSPECTED EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
 - ROCK FILTERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETRIMENTATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEED AS NEEDED.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES AND SEDIMENT TRAPS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS ONCE THEY REACH THEIR UNDESIRABLE CATCH ELEVATION.

TEMPORARY SEEDING

- THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDED AND MULCHED:
 - THE SURFACE OF TOPSOIL STOCKPILES.
 - THE SURFACE OF EXPOSED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON.
- SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE TOPSOIL STOCKPILES OR ROUGH GRADED AREAS. THE FOLLOWING SHALL BE PLANTED:
 - RYEGRASS - BLUE TAG CERTIFIED - 100K PURE LIVE SEED - 4 TO 5 LBS. PER 1,000 SQUARE FOOT ANNUAL TYPE - TYPICAL PERENNIAL TYPE - NOT APPLICABLE
- PREPARE AREAS TO BE SEED AS FOLLOWS:
 - REMOVE ALL DEBRIS, INCLUDING LARGE STONES, TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE OF 100 LBS. PER 1,000 SQUARE FEET.
 - BEFORE AUGUST, SEPTEMBER OR OCTOBER SEEDING APPLY 20-25 LBS. OF 5-10-10 FERTILIZER PER 1,000 SQUARE FOOT. BEFORE FEBRUARY, MARCH, APRIL, MAY, JUNE, JULY OR NOVEMBER SEEDING APPLY 40 POUNDS OF 10-5-5 FERTILIZER PER 1,000 SQUARE FEET. WORK INTO TOP INCH OF SOIL.
- SO SEED AT THE INDICATED RATE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION, SOW SECOND LOT AT RIGHT ANGLE TO FIRST. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.
- PLACE CLEAN DRY STRAW OR HAY MULCH WITHIN 48 HOURS AFTER SEEDING. PLACE AT THE RATE OF 1,200 LBS. PER 1,000 SQUARE YARD
- MAY OR STRAW MULCH MUST BE APPLIED AT MINIMUM OF 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

TEMPORARY MULCHING

- MULCH PROPOSED LANDSCAPE AREAS OR TOPSOIL STOCKPILES IF EARTHWORK IS COMPLETED OUTSIDE OF THE RECOMMENDED EROSION CONTROL MEASURES OR DUE TO UNFAVORABLE WEATHER CONDITIONS.
- MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF THE TOPSOIL STOCKPILE OR ROUGH GRADING.
- MULCH WITH SUITABLE FERROUS GROUND, SHREDDED ASH HARDWOOD, PINEWOOD BARK, STRAW, OR HAY UNFORMLY AND CONTINUOUSLY TO A LOOSE DEPTH OF 3 INCHES MINIMUM. ANCHOR AS REQUIRED.
- PROPERLY MAINTAIN MULCHED AREAS UNTIL PERMANENT STABILIZATION MEASURES ARE COMPLETE. REAPPLY MULCH MATERIALS WHICH BECOME DISCLOSED AT INITIAL OR MODIFIED RATES AS NECESSARY. IF A SLOPE FAILURE OCCURS WHICH REQUIRES RESEEDING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE, REPLACE MULCH AS NECESSARY.

PERMANENT SEEDING

- PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINAL GRADING IS COMPLETED, SEED WITH PERENNIAL RYEGRASS (100% PURE LIVE SEED) PER THE APPLICATION RATES BELOW.
- REMOVE ALL DEBRIS, INCLUDING LARGE STONES, TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE OF 4.0 TONS PER ACRE. BEFORE JUNE 15, APPLY 870-1090 LBS. OF 5-10-10 FERTILIZER PER ACRE. BEFORE OCTOBER 30, APPLY 1740 LBS. OF 10-5-5 FERTILIZER PER ACRE. WORK FERTILIZER INTO TOP INCH OF SOIL.
- SEED ONLY AT THE FOLLOWING TIMES: MARCH 1 TO NOVEMBER 15.
- APPLY SEED AT A RATE OF 160 LBS. PER ACRE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION, SOW SECOND LOT AT RIGHT ANGLE TO FIRST LOT. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.
- MULCH SEEDED AREAS WITH STRAW OR HAY AT THE MINIMUM RATE OF 3.0 TONS PER ACRE. ANCHOR MULCH, COMPLY WITH THE REQUIREMENTS OF SECTION 805 - MULCHING, PENNDOT PUBLICATION 408.
- HAY OR STRAW MULCH MUST BE APPLIED AT A MINIMUM OF 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

EMERGENCY SEEDING

- DURING CONSTRUCTION, ALL DISTURBED AREAS SHOULD BE SEED AS DESCRIBED TO THE FOLLOWING INSTRUCTIONS: SEEDING RECOMMENDATIONS FOR SIX (6) TO TWELVE (12) MONTH PERIODS:
 - INSTALL NEEDED WATER-CONTROL MEASURES.
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - LIME ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY TWO (2) TONS OF GROUND LIMESTONE, PER ACRE.
 - FERTILIZE ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY 40-40-40, PER ACRE.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP (4) INCHES OF SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
 - SEED ONE (1) OF THE FOLLOWING MIXTURES (100% PURE LIVE SEED) AT THE MOST SUITABLE DATE, APPLY UNIFORMLY WITH A DRILL OR BY BROADCASTING.
 - MARCH 1 TO OCTOBER 1 - TWENTY (20) POUNDS OF ANNUAL RYE OR FIELD BROMEGRASS PER ACRE.
 - MARCH 1 TO MAY 30 - TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND SIXTY-FOUR (64) POUNDS OF SPRING GRASS PER ACRE.
 - AUGUST 1 TO NOVEMBER 30 - TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND ONE HUNDRED TWELVE (112) POUNDS OF WINTER RYE PER ACRE.
 - HAY OR STRAW MULCH MUST BE APPLIED AT MINIMUM OF 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
 - COVER GRASS AND LEGUME SEEDS ONE-QUARTER (1/4) INCH DEEP WITH CULTIPACKER OR HARROW. COVER RYE OR DATS ABOUT TWO (2) INCHES DEEP.
 - MOW RYE OR DATS JUST BEFORE THEY HEAD OUT IF SLOPE PERMITS.

UTILITY INSTALLATION AND TRENCH EXCAVATION GUIDELINES

- CONSTRUCTION REQUIREMENTS -
 - ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUS CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUS INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENT IN ACCORDANCE WITH "MARK" GUIDELINES.
 - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO ITS FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEDIMENT ACCUMULATING ON ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- BACKFILLING - AFTER THE PIPE AND ITS APPURTENANCES HAVE BEEN SATISFACTORILY INSTALLED AND COVERED, THE TRENCH SHALL BE BACKFILLED IN SIX (6) INCH LAYERS AND IN SUCH A MANNER AS NOT TO DISTURB THE PIPE. HOWEVER, 8-INCH LAYERS WILL BE PERMITTED WHEN USING VIBRATORY COMPACTION EQUIPMENT PROVIDED BACKFILL MATERIAL IS SUITABLE FOR COMPACTION TESTING. EACH LAYER OF BACKFILL SHALL BE THOROUGHLY COMPACTED WITH MECHANICAL TAMPORS OR BY OTHER ACCEPTABLE METHODS, FOR THE FULL TRENCH WIDTH. THE BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT FROM ACCELERATED EROSION AND SEDIMENTATION POLLEN CONTROL PROGRAM MANUAL.
- EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY LEAK TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
 - DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH WILL BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.
 - SIDES OF TRENCHES SHALL BE KEPT AS NEARLY VERTICAL AS POSSIBLE, AND THE TRENCHES SHALL BE ELEVATED TRUE TO THE LINE SO THAT A CLEAR SPACE EIGHT (8") INCHES IN WIDTH IS PROVIDED ON EACH SIDE OF THE BARREL OF THE PIPE TO A HEIGHT NOT LESS THAN ONE (1) FOOT ABOVE THE TOP OF THE PIPE. IF SHIELDING IS REQUIRED AT THE LEVEL OF THE TRENCH, THE DIMENSIONS IN THE FOLLOWING SENTENCE SHALL BE APPLIED TO THE INSIDE FACES OF THE SHIELDING.
 - THE TOWNSHIP SHALL HAVE THE RIGHT TO LIMIT THE AMOUNT OF TRENCH OPENING IN ADVANCE OF PIPE LAYING AND THE EACH RUNOFF EVENT. BILLED EARTHWORK IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE TRENCH BE OPENED AT ANY ONE PLACE IN ADVANCE OF THE COMPLETED PIPE. THE TRENCH SHALL NOT BE OPENED FOR A DISTANCE OF MORE THAN FIVE HUNDRED (500) FEET AT ANY ONE TIME.
 - NO TRENCH WITHIN A PUBLIC STREET SHALL BE LEFT UNCOVERED AT THE CLOSE OF THE WORK DAY. ANY OTHER TRENCH SHALL BE LEFT UNCOVERED FOR MORE THAN FIVE CONSECUTIVE WORKING DAYS. STEEL PLATES OF ADEQUATE STRENGTH MAY BE USED TO COVER OPENINGS WITH THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEER.
 - PRIOR TO PERFORMING ANY BLASTING, THE CONTRACTOR MUST OBTAIN ALL NECESSARY LICENSES AND PERMITS. PROTECTIVE MEASURES MUST BE USED TO INSURE SAFETY TO ADJACENT PROPERTY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT FROM THE USE OF EXPLOSIVES. ALL BLASTING SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED BLASTER, AND SHALL BE SUBJECT TO STATE, COUNTY AND LOCAL REGULATIONS.
- WHEN PIPE IS TO BE INSTALLED IN FILL, THE EMBANKMENT SHALL BE CONSTRUCTED TO AT LEAST ONE (1) FOOT ABOVE THE PROPOSED TOP OF THE PIPE. THE EMBANKMENT SHALL THEN BE EXCAVATED TO THE PROPER FORM AND GRADE, AND THE PIPE INSTALLED. THE EMBANKMENT SHALL THEN BE CONSTRUCTED TO NOT LESS THAN THREE AND ONE HALF (3 1/2) FEET ABOVE THE TOP OF THE PIPE.

MAINTENANCE OF PROPOSED BMP'S

- COMPOST FILTER SOCK - INSPECT COMPOST FILTER SOCKS WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCK WILL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. PHOTODEGRADABLE SOCKS SHALL BE REPLACED AFTER 1 YEAR. FOLLOW MANUFACTURER'S RECOMMENDATIONS. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- PUMPED WATER FILTER BAG - INSPECT PUMPED WATER FILTER BAGS WEEKLY AND AFTER EACH RUNOFF EVENT. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME HALF FULL OF SEDIMENT. FILTER BAGS SHALL BE INSPECTED DAILY, IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY UNTIL THE PROBLEM IS CORRECTED. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- STONE AND CONCRETE BLOCK INLET PROTECTION - INSPECT STONE AND CONCRETE BLOCK INLET PROTECTION WEEKLY AND AFTER EACH RUNOFF EVENT. BOLTED EARTHWORK BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHWORK BERM IN CHANNELS SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE, DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- STANDARD SILT FENCE - SILT FENCE SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.

MAINTENANCE PROGRAM

- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
- A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE BUCKS COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTURBED ON-SITE IN SUCH A WAY AS NOT TO CHANGE DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE. COMPOST SOCK AND/OR SILT FENCE INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - THE COMPOST SOCKS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
 - ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FUNCTIONAL DEPOSITS WILL BE REMOVED WHEN THE ACCUMULATIONS REACH ONE-HALF THE BROWN GROUND HEIGHT OF THE STOCKPILE.
 - ADDITIONAL COMPOST SOCKS CAN BE ADDED BEHIND OR ABOVE EXISTING SOCK IF CONDITIONS WARRANT.
 - ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING COMPOST SOCKS DUE TO WEATHERING.
- AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED.
- THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.
- RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT REGULATIONS IN 25 PA. CODE 2601 ET SEQ. 2711 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THE PROJECT SITE.
- PROJECT WASTES MAY INCLUDE CONCRETE, ASPHALT, TOPSOIL, DETERGENTS, PAINTS, CLEANING SOLVENTS, PESTICIDES, WOOD SCRAPS, FERTILIZERS AND PETROLEUM BASED PRODUCTS.

GENERAL NOTES:

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF THE PLAN, AND A REPRESENTATIVE OF THE BUCKS COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. SEE THE SEQUENCE OF CONSTRUCTION.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PCSM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION POLLEN CONTROL PROGRAM MANUAL.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- SOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINAL GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. DISTURBED AREAS SPECIFIED BY THE PLAN MAP(S) SHALL BE THOROUGHLY COMPACTED WITH MECHANICAL TAMPORS OR BY OTHER ACCEPTABLE METHODS, FOR THE FULL TRENCH WIDTH. THE BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT FROM ACCELERATED EROSION AND SEDIMENTATION POLLEN CONTROL PROGRAM MANUAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 4 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. FILL OUTCROPPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOIST CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR UNDER A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
- PERMANENT VEGETATION TO BE SEEDDED OR SOODED ON ALL EXPOSED AREAS WITHIN 4 DAYS AFTER FINAL GRADING. MULCH TO BE USED AT A MINIMUM RATE OF 3.0 TONS PER ACRE FOR PROTECTION UNTIL SEEDLING IS ESTABLISHED. SEEDING MIXTURE BELOW.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
- PRIOR TO ANY SITE GRADING, SOIL EROSION FACILITIES SHALL BE INSTALLED TO ALLOW THE MAJORITY OF STORM FLOW TO BE TRANSPORTED TO THE PROPOSED OUTLET WITHOUT ERODING THE SITE. SEE SEQUENCE OF CONSTRUCTION.
- ALL INLETS NOT TO BE USED AS SEDIMENT TRAPS SHALL BE TEMPORARILY PROTECTED BY FILTERS PLACED IMMEDIATELY AFTER THEIR CONSTRUCTION. FILTERS SHALL REMAIN IN PLACE UNTIL THE SITE IS PERMANENTLY STABILIZED.
- CONSTRUCTION FENCE SHALL BE INSTALLED WHERE INDICATED ON DEMOLITION PLANS. TREE PROTECTION FENCE SHALL BE INSTALLED AROUND ALL INDIVIDUAL TREES WITHIN THE LIMIT OF DISTURBANCE NOT MARKED FOR DEMOLITION.
- 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 2601 ET SEQ. 2711, AND 2871 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNSUED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
- CLEAN FILL IS DEFINED AS, UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOID 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 WASTERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MULDED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST BE FORM PP-001 TO DETERMINE THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
- ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED 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, TRANSDOM 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 SUBJECT TO 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 CLEAN FILL".

BMP	Maintenance	Frequency
Compost Filter Sock	Inspect Silt Fence Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection. Photodegradable socks shall be replaced after 1 year. Follow manufacturer's recommendations. Complete report for all inspections and/or maintenance as completed.	Weekly and after each runoff event Weekly or after each runoff event After 1 year As required
Concrete Washout Area	Inspect Concrete Washout Area All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Impermeable geomembranes should be replaced with each cleaning of the facility. Complete report for all inspections and/or maintenance as completed.	Daily As needed As needed
Rock Construction Entrance	Inspect Rock Construction Entrance Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. All sediment deposited on paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50 foot increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, culverts, culverts, or other drainage conduits is not acceptable.	As needed As needed
Filter Bag Inlet Protection	Inspect Filter Bag Inlet Protection Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Damaged or clogged bags shall be replaced. Complete report for inspections/maintenance as inspections/maintenance are completed.	Weekly and after each runoff event As needed As required

TRIBUTARIES THAT DRAIN INTO THE WISSAHICKON CREEK ARE CONSIDERED TROUT STOCKED (TSF) STREAMS. NO STREAM WORK SHALL OCCUR BETWEEN MARCH 1 TO JUNE 15

Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN

Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

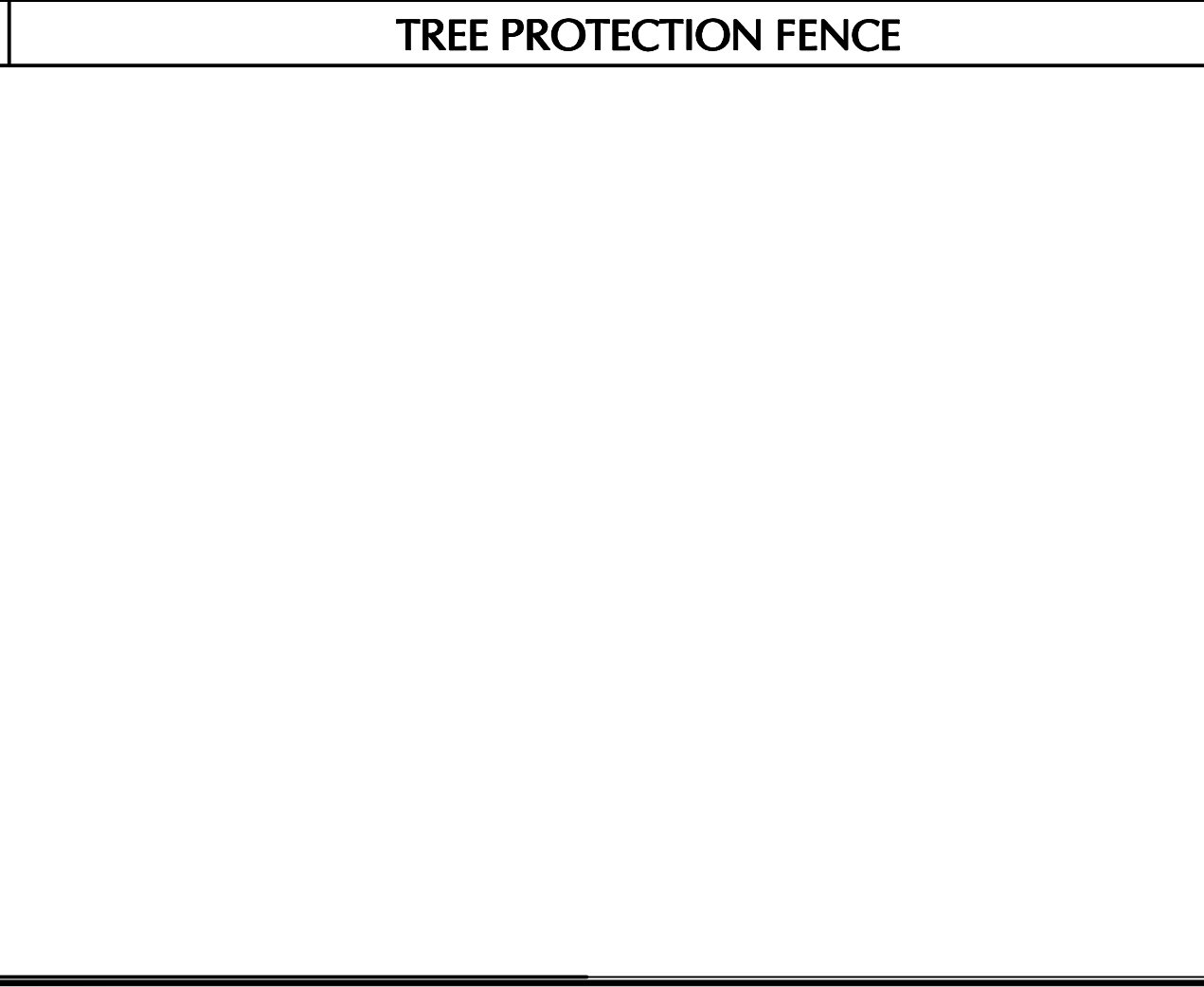
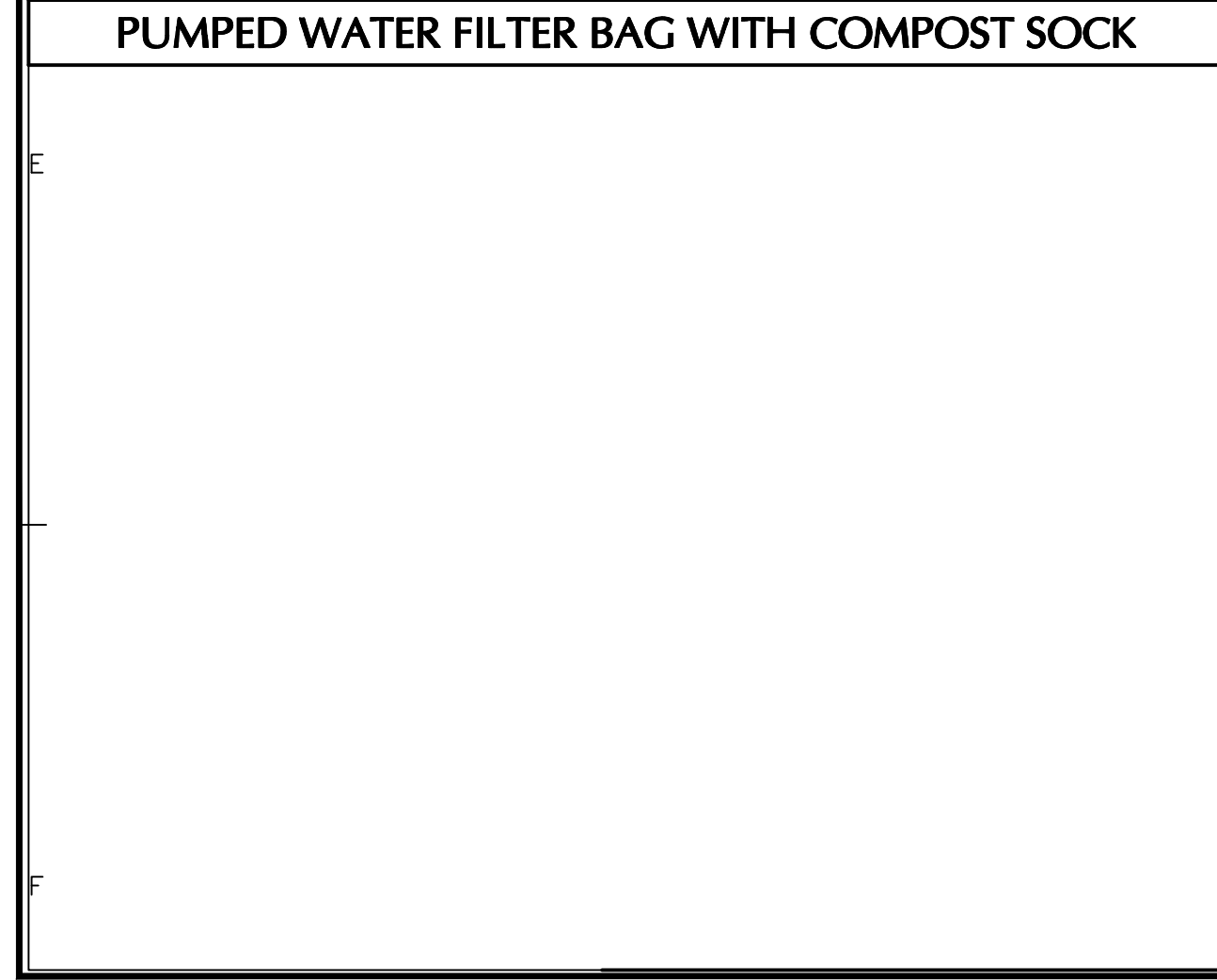
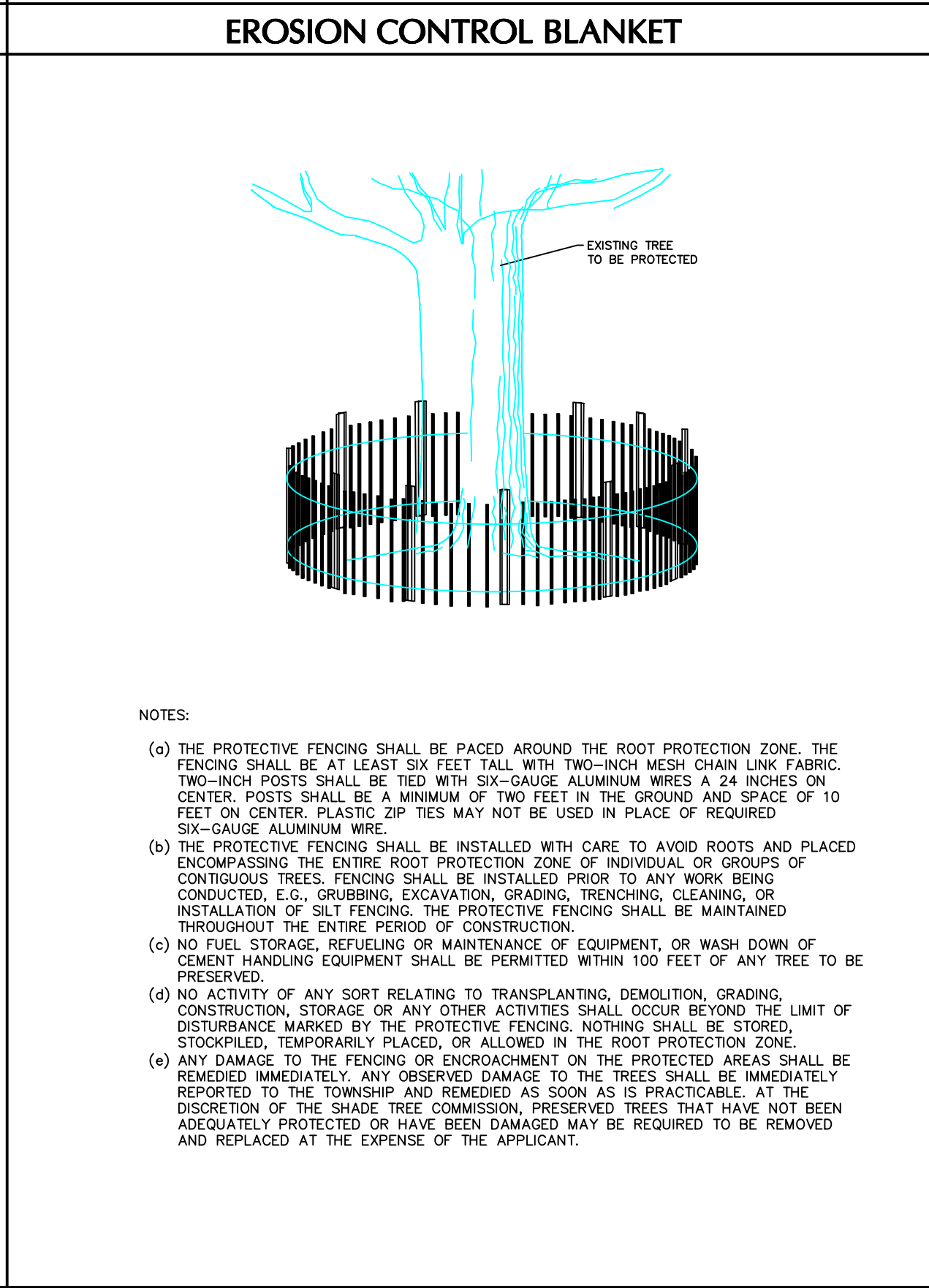
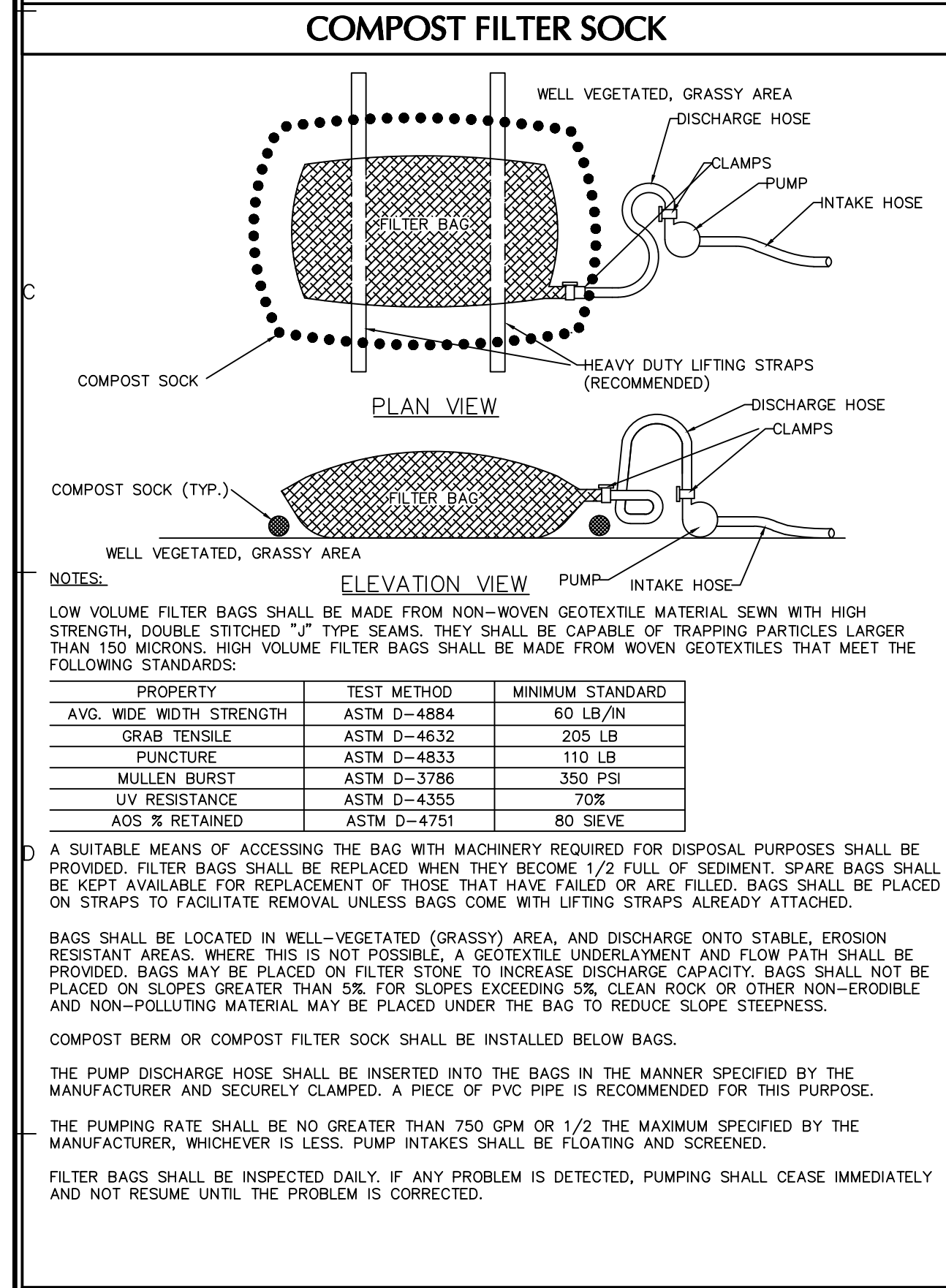
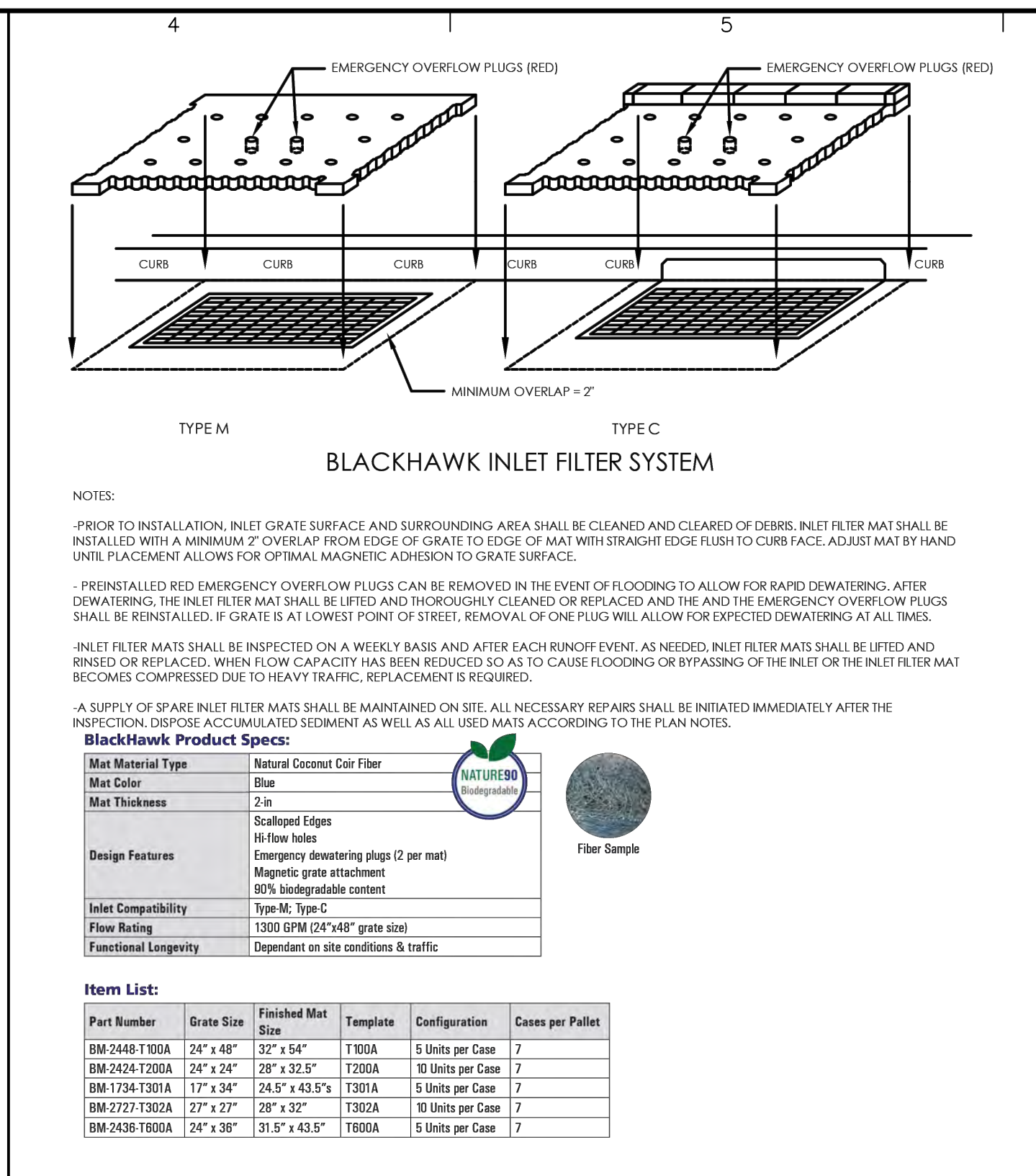
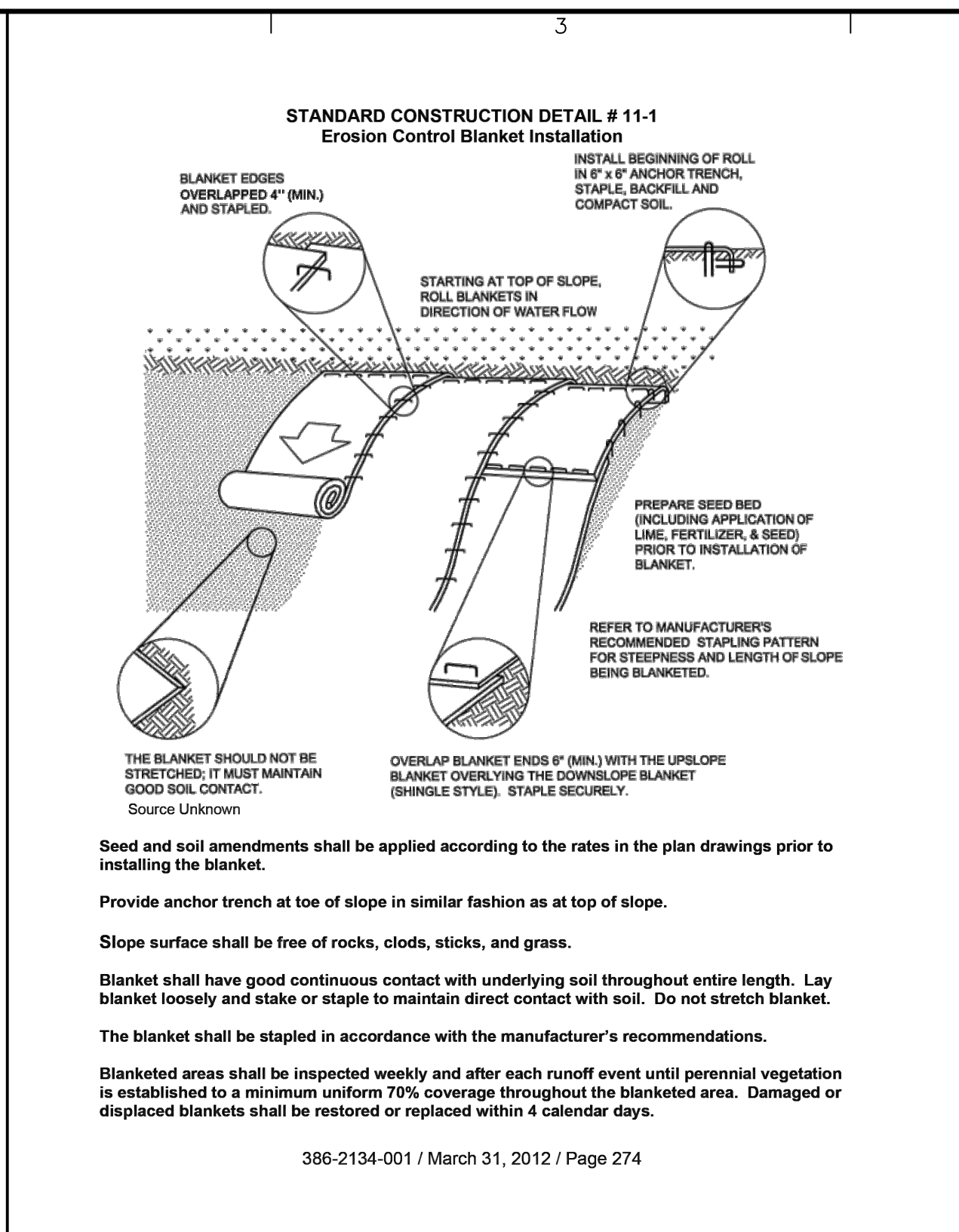
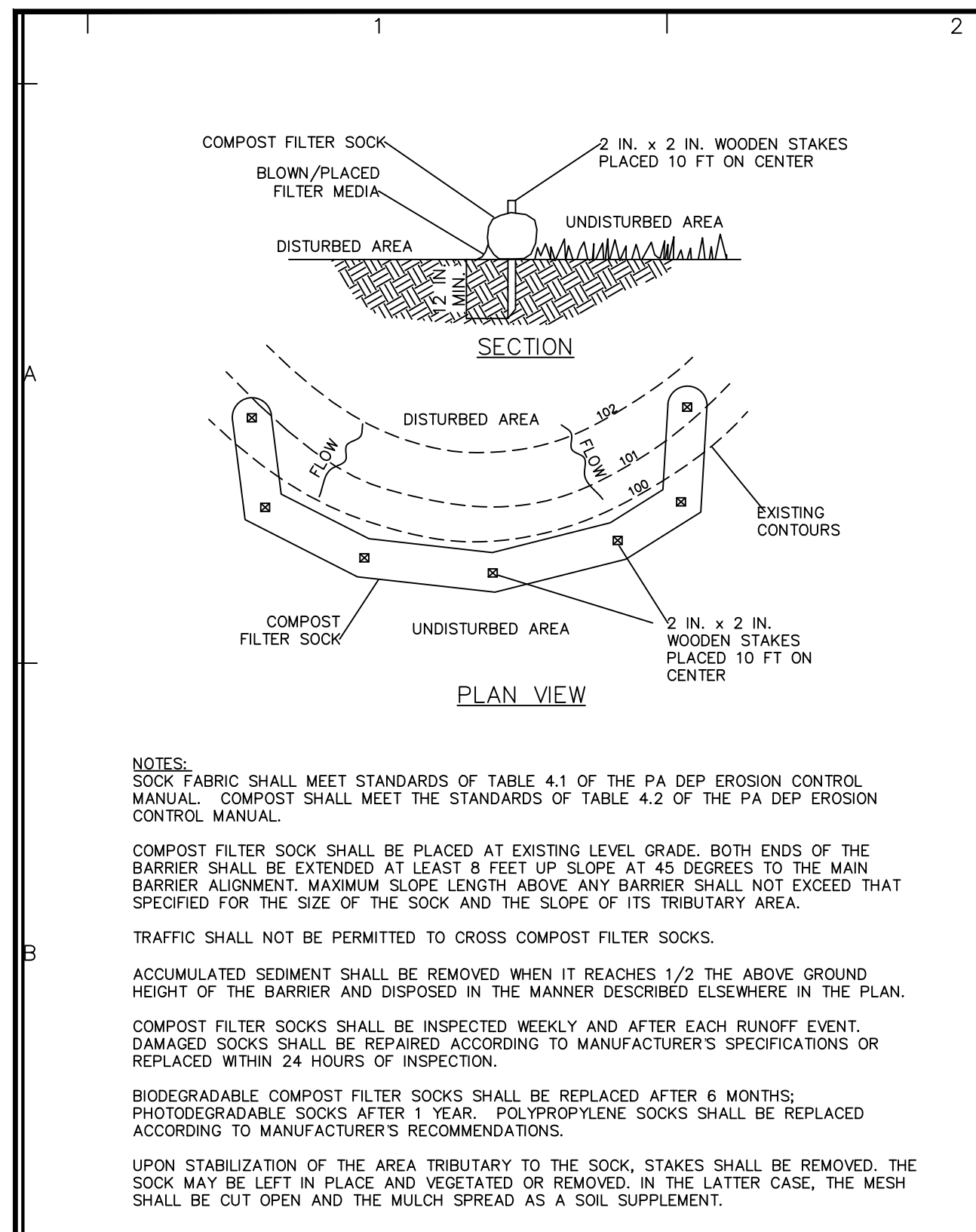
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS

WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

SOIL EROSION & SEDIMENT CONTROL NOTES

Project No. 220210002
 Date 15 JANUARY 2026
 Drawn By DSD
 Checked By BMC
 Sheet 7 of 8

CE-501



Date	Description	No.
Revisions		
Signature	Brian Michael Conlon	Date
PROFESSIONAL LICENSE NO. PE061782		
 Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS FLOURTOWN MONTGOMERY COUNTY PENNSYLVANIA Drawing Title SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS		
Project No.		CE-502
Date		
Drawn By		
Checked By		
BMC		Sheet 8 of 8



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

BOARD of SUPERVISORS

Jacy Toll – Chair
Elizabeth Moy – Vice Chair
Vincent Manuele
Patrice Turenne
Megan Griffin-Shelley

Craig T. McAnally
Township Manager

March 2, 2026

The Philadelphia Cricket Club
c/o Carrie Patel
6025 West Valley Green Road
Flourtown, PA 19031

**RE: GP#2026-03 / 6025 West Valley Green Road
Replacement of Paver Walk & Drainage at Entry with Associated Improvements
Zoning Ordinance Compliance Review Letter**

Dear Ms. Patel,

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Earth Disturbance Permit application, based on plans prepared by Langan Engineering and Environmental Services, LLC, dated January 15, 2026, with no noted revisions. During the course of our review, we have identified various potential zoning issues which are offered for your consideration.

<u>Section</u>	<u>Description</u>
1. §116-183	The plan shall be revised to note that the site is governed by the Recreational Overlay District, as well as the dimensional requirements for that district. A zoning chart shall be added to the plan set and include information showing the existing and proposed dimensions provided on the project site.
2. §116-182.B.(2)	This section of the ordinance states that, for a Country Club within the Recreational Overlay District, no building shall be closer than 100 feet to any lot line. The existing building appears to be located within 100 feet of (a) lot line(s), however the proposed work is not within the required setback. This setback should be included on the zoning chart, noting it is an existing nonconforming dimension.
3. §116-183.B.(2)	This section of the ordinance states that the minimum front yard setback is 150 feet. The existing building appears to be located within 150 feet of (a) lot line(s), however the proposed work is not within the required setback. This setback should also be included on the zoning chart, noting it is an existing nonconforming dimension.

4. §116-258 The Riparian Corridor Conservation District shall be shown as an overlay to the existing underlying districts as shown on the Zoning Map. As such, the Riparian Corridor Conservation District shall serve as a supplement to the underlying district provisions. Zone 1 must be shown with a minimum width of 25 feet from each defined edge of the watercourse at bank full flow, measured perpendicular to the edge of the watercourse. Zone 2 must be shown with a minimum width of 50 feet from the outer edge of Zone 1, measured perpendicular to Zone 1, or equal to the extent of the one-hundred-year floodplain.

5. §116-259 There shall be a setback from the boundary of the Riparian Corridor Conservation District. Said setback shall be equal to at least 1/2 of the setback applicable on that portion of any individual lot.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Andrew Thomas, Township Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Dan Meersman, Philadelphia Cricket Club
The Norwood Company, Applicant's Contractor
Brian M. Conlon, P.E., Applicant's Engineer



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 27, 2026

Brian M. Conlon, PE
Langan Engineering and Environmental Services, LLC
1818 Market Street, Suite 3300
Philadelphia, Pa 19103

**RE: Earth Disturbance Permit Review
6025 West Valley Green Road
Whitemarsh Township, Montgomery County, Pennsylvania
Permit #2026-03
Our Project Number 2026-00206**

Dear Mr. Conlon:

In reference to the above-mentioned property, we have reviewed a 9-Sheet Plan Set for the above referenced earth disturbance permit application, prepared by Langan Engineering and Environmental Services, LLC, dated January 15, 2026, with no noted revisions. The following comments must be resolved before an earth disturbance permit can be issued for this project.

CHAPTER 58 - GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

<u>Section</u>	<u>Description</u>
1. 58-17	The Drawing Index on Sheet GI-001 and individual Sheet numbers should be reviewed to ensure each sheet is numbered with relationship to the total number of sheets. All Sheets must be listed in the Drawing Index.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
2. 55-4(C)	This section of the ordinance requires that a tree survey plan and a landscape plan shall be prepared and reviewed by the Shade Tree Commission in a public meeting.
3. 55-4(C)(4)(b)	The tree protection fencing shown on Sheet LP-101 does not appear to be consistent with those shown on Sheet CD-101. Tree Protection fencing must also be shown on Sheet CE-101. All tree protection fences must be shown encompassing the dimensions of each root protection zone as established by one of the following two means, whichever is greater: [1] Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height. [2] A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.

401 Plymouth Road | Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Philadelphia Cricket Club c/o Dan Meersman – Owners/Applicants



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Via Email delivery

Chapter 55 Review

To: **Samantha Zrillo, AICP – Whitemarsh Township Planner**

Project: **Proposed Clubhouse Improvements**

Applicant: **Philadelphia Cricket Club**

Municipality: **Township of Whitemarsh**

County: **Montgomery County, Pennsylvania**

Date: **March 12, 2026**

1. CHAPTER 55 APPLICABILITY

Requirement: Determine whether the proposed project is subject to Chapter 55 Tree Protection Standards.

Status: [Requires STC Review](#)

Reviewer Comments: [The subject plan set has been completed and provided for review. The project falls under the jurisdiction of Chapter 55 Tree Protection Standards and will require review by the Township Shade Tree Commission.](#)

2. TREE SURVEY PLAN

Requirement: A Tree Survey Plan identifying all trees six inches (6") DBH or greater shall be provided.

Status: [Compliant](#)

Reviewer Comments: [A Tree Survey Plan has been prepared for the subject work area and includes all trees six inches \(6"\) DBH or greater within the limits of disturbance.](#)

3. TREE SPECIES IDENTIFICATION

Requirement: Tree species shall be identified for all inventoried trees.

Status: [Compliant](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Reviewer Comments: All inventoried trees have been identified by species.

4. TREE DIAMETER (DBH)

Requirement: Diameter at Breast Height measurements shall be provided for all trees.

Status: **Compliant**

Reviewer Comments: DBH measurements are provided for all trees included within the survey.

5. TREE LOCATIONS

Requirement: All trees included in the inventory shall be plotted on the plan.

Status: **Compliant**

Reviewer Comments: All inventoried trees are accurately plotted within the plan set.

6. TREE PRESERVATION / REMOVAL DESIGNATION

Requirement: Plans shall identify trees proposed for preservation and removal.

Status: **Compliant**

Reviewer Comments: No trees are proposed for removal as part of the subject project.

7. TREES REMOVED WITHIN FIVE YEARS


Requirement: Trees removed within five years prior to the application shall be shown on the Tree Survey Plan.


Status: **Not Applicable**



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: A review of Google Earth historical imagery for the past five years did not identify any tree removals within the subject work area.

8. HERITAGE TREES

Requirement: Heritage Trees (≥ 36 " DBH or approximately 75 years of age) shall be identified and protected.

Status: Not Applicable

Reviewer Comments: No Heritage Trees were identified within the project work area.

9. BOUNDARY TREES

Requirement: Boundary Trees shall be identified and protected where applicable.

Status: Not Applicable

Reviewer Comments: No boundary trees are associated with the subject work area.

10. TREE INVENTORY TABLE

Requirement: A tree inventory table shall be provided including species, DBH, and condition.

Status: Compliant

Reviewer Comments: Tree inventory information is provided directly on the plan identifying each tree and associated data.

11. LANDSCAPE PLAN

Requirement: A Landscape Plan shall accompany the Tree Survey Plan showing existing and proposed site conditions.



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

☎ 610-731-7969

✉ john@rockwellurbanforestry.com

Status: **Not Applicable**

Reviewer Comments: **No tree removal or tree replacement is proposed; therefore a landscape replacement plan is not required.**

12. LIMIT OF DISTURBANCE

Requirement: The Limit of Disturbance shall be clearly shown on the plan.

Status: **Compliant**

Reviewer Comments: **The Limit of Disturbance is clearly depicted within the plan set.**

13. TREE PROTECTION FENCING

Requirement: Tree protection fencing shall be installed around preserved trees and root protection zones.

Status: **Partially Compliant**

Reviewer Comments: **Two trees display the correct Tree Protection Delineation (TPD). However, three trees within the work area will not be able to meet the required protection guidelines due to existing infrastructure constraints.**

A waiver will therefore be required for these trees. For the purposes of this project only, it is recommended that orange snow fence be installed to provide visual protection during construction activities.

Additionally, the Tree Protection Fence (TPF) detail currently shown on the plan appears to depict snow fencing, although the written description references standard protection fencing. The detail should be revised to accurately reflect the proposed fencing type.



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

☎ 610-731-7969

✉ john@rockwellurbanforestry.com

14. CONSTRUCTION ACTIVITY RESTRICTIONS

Requirement: Plans shall restrict grading, storage, and equipment operation within protected root zones.

Status: **Partially Compliant**

Reviewer Comments: Same comments as Section 13. Due to infrastructure limitations affecting three trees, full protection cannot be achieved under standard guidelines. A waiver will be required and protective snow fencing should be utilized for visual protection.

16. TREE REMOVAL LIMIT

Requirement: Removal of more than 33% of trees $\geq 6"$ DBH shall not occur without approval.

Status: **Compliant**

Reviewer Comments: No trees are proposed for removal as part of the project.

17. TREE REPLACEMENT REQUIREMENT

Requirement

Replacement trees shall be provided for removed trees in accordance with Chapter 55.

Status: **Not Applicable**

Reviewer Comments: No tree removal is proposed; therefore replacement trees are not required.

18. REPLACEMENT TREE SCHEDULE

Requirement: A replacement tree schedule shall be provided including species and quantities.

Status: **Not Applicable**



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Reviewer Comments: Not applicable as no tree replacement is required.

19. NATIVE SPECIES REQUIREMENT

Requirement: Replacement trees shall comply with native species requirements.

Status: **Not Applicable**

Reviewer Comments: **Not applicable as no replacement planting is required.**

20. CONCRETE WASHOUT AREA

Requirement: A designated concrete washout area shall be shown on the plan and located outside of tree protection areas and root protection zones.

Status: **To Be Determined**

Reviewer Comments **A concrete washout area was not observed on the plan and may be obscured by other plan details. Confirmation of the washout location should be provided to ensure compliance with tree protection requirements.**

21. MITIGATION PLAN

Requirement: A mitigation plan shall be provided where tree removal or deviations from Chapter 55 occur.

Status: **Not Applicable**

Reviewer Comments: **No tree removal is proposed.**

22. POST-CONSTRUCTION TREE GUARANTEE

Requirement: Replacement trees shall be guaranteed for eighteen (18) months following installation.



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Status: **Not Applicable**

Reviewer Comments: **No replacement trees are proposed.**

FINAL REVIEW SUMMARY

Overall Determination

The proposed Philadelphia Cricket Club, Clubhouse Improvements project generally complies with the requirements of Chapter 55 Tree Protection Standards, with the exception of the following items:

- Tree protection fencing requirements cannot be fully met for three trees due to existing infrastructure constraints and will require a waiver.
- The tree protection fencing detail should be revised for clarity.
- The concrete washout location should be confirmed on the plan.

Subject to resolution of these items and review by the Shade Tree Commission, the project may proceed in accordance with Chapter 55.
Respectfully Submitted,



John Rockwell Hosbach Jr.

John Rockwell Hosbach Jr., RCA, Urban Forester | Principal

27 March 2026

Charles L. Guttenplan
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

**RE: GP#2026-03/6025 West Valley Green Road
Philadelphia Cricket Club Clubhouse Improvements
Whitemarsh Township, Montgomery County, Pennsylvania
Langan Project No.: 220210003**

Dear Mr. Guttenplan:

We have received your comments regarding the Earth Disturbance application for the proposed clubhouse improvements at the Philadelphia Cricket Club dated 3/2/26 and offer the enclosed revised submission package on behalf of the applicant, the Philadelphia Cricket Club. We have also received the review letter from Gilmore & Associates dated 2/27/2026 and the review letter from Rockwell Associates dated 3/12/2026 which are also addressed by this revised submission. This submission includes three (3) copies of each of the following items for your review and consideration:

- Three (3) copies of the civil drawings entitled "Grading Permit Plans for Philadelphia Cricket Club Clubhouse Improvements", as prepared by Langan, last revised 3/27/26.

The following is a summary of the revisions made regarding the Whitemarsh Township review letter.

1. Section 116-183. The plan shall be revised to note that the site is governed by the Recreational Overlay District, as well as the dimensional requirements for that district. A zoning chart shall be added to the plan set and include information showing the existing and proposed dimensions provided on the project site.

Langan Response: The plans have been revised accordingly.

2. Section 116-182.B.(2). This section of the ordinance states that, for a County Club within the Recreation Overlay District, no building shall be closer than 100 feet to any lot line. The existing building appears to be located within 100 feet of (a) lot line(s), however the proposed work is not within the required setback. This setback should be included on the zoning chart, noting it is an existing nonconforming dimension.

Langan Response: The plans have been revised accordingly.

3. Section 116-183.B.(2). This section of the ordinance states that the minimum front yard setback is 150 feet. The existing building appears to be located within 150 feet of (a) lot line(s), however the proposed work is not within the required setback. This setback should also be included on the zoning chart, noting it is an existing nonconforming dimension.

Langan Response: The plans have been revised accordingly.

4. Section 116-258. The Riparian Corridor Conservation District shall be shown as an overlay to the existing underlying districts as shown on the Zoning Map. As such, the Riparian Corridor Conservation District shall serve as a supplement to the underlying district provisions. Zone 1 must be shown with a minimum width of 15 feet from each defined edge of the watercourse at bank full flow, measured perpendicular to the edge of the watercourse. Zone 2 must be shown with a minimum width of 50 feet from the outer edge of Zone 1, measured perpendicular to Zone 1, or equal to the extent of the one-hundred-year floodplain.

Langan Response: The plans have been revised accordingly.

5. Section 116-259. There shall be a setback from the boundary of the Riparian Corridor Conservation District. Said setback shall be equal to at least $\frac{1}{2}$ of the setback applicable on that portion of any individual lot.

Langan Response: The plans have been revised accordingly.

The following is a summary of the revisions made regarding the Gilmore & Associates review letter.

1. Section 58-17. The Drawing Index on Sheet GI-001 and individual sheet numbers should be reviewed to ensure each sheet is numbered with relationship to the total number of sheets. All sheets must be in the Drawing Index.

Langan Response: The plans have been revised accordingly.

2. Section 55-4(C). This section of the ordinance requires that a tree survey plan and a landscape plan shall be prepared and reviewed by the Shade Tree Commission in a public meeting.

Langan Response: Noted.

3. Section 55-4(C)(4)(b). The tree protection fencing shown on LP-101 does not appear to be consistent with those shown on Sheet CD-101. Tree Protection fencing must also be shown on Sheet CE-101. All tree protection fences must be shown encompassing the dimension of each root protection zone as established by one of the following two means, whichever is greater:
 - i. Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height.
 - ii. A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.

Langan Response: The plans have been revised according to the Rockwell Associates review.

The following is a summary of the revisions made regarding the Rockwell Associates review letter.

1. Chapter 55 Applicability. The subject plan set has been completed and provided for review. The project falls under the jurisdiction of Chapter 55 Tree Protection Standards and will require review by the Township Shade Tree Commission.

Langan Response: Noted.

13. Tree Protection Fencing. Two trees display the correct Tree Protection Delineation (TPD). However, three trees within the work area will not be able to meet the required protection guidelines due to existing infrastructure constraints.

A waiver will therefore be required for these trees. For the purposes of this project only, it is recommended that orange snow fence be installed to provide visual protection during construction activities.

Additionally, the Tree Protection Fence (TPF) detail currently shown on the plan appears to depict snow fencing, although the written description references standard protection fencing. The detail should be revised to accurately reflect the proposed fencing type.

Langan Response: The tree protection design and detail have been revised accordingly.

14. Construction Activity Restrictions. Same comments as Section 13. Due to infrastructure limitations affecting three trees, full protection cannot be achieved under standard guidelines. A waiver will be required, and protective snow fencing should be utilized for visual protection.

Langan Response: The tree protection design and detail have been revised accordingly.

20. Concrete Washout Area. A concrete washout area was not observed on the plan and may be obscured by other plan details. Confirmation of the washout location should be provided to ensure compliance with tree protection requirements.

Langan Response: The location of the concrete washout area has been added to the plans.

Digital copies of the entire submission package have also been provided. We respectfully request that you review the enclosed information. If you or any of your professionals should have any questions or require additional information, please do not hesitate to contact me at (215) 845-8900.

Sincerely,

Langan Engineering and Environmental Services, Inc.



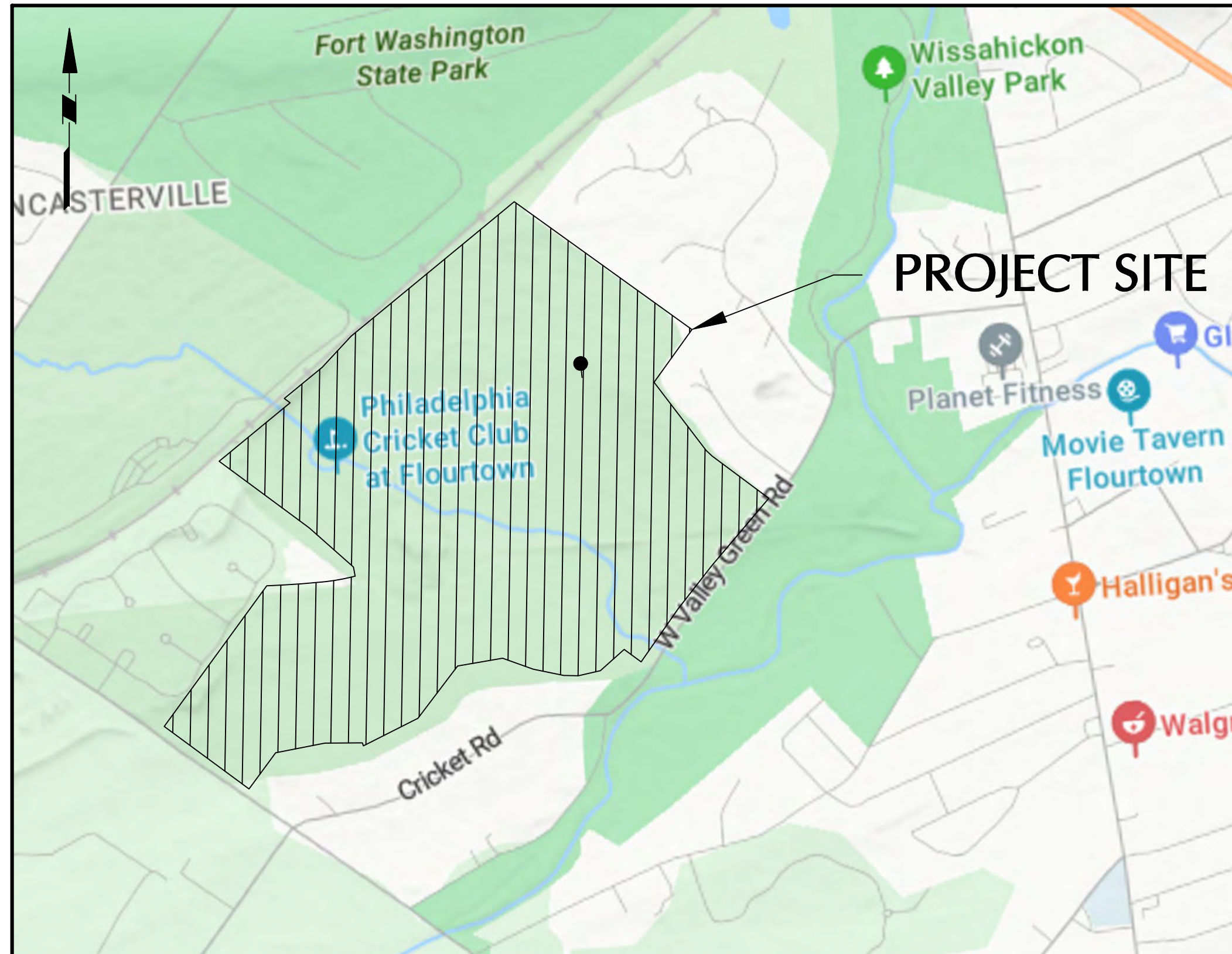
Brian M. Conlon, PE, LEED AP
Associate Principal

cc: Krista Heinrich, Gilmore & Associates
Philadelphia Cricket Club Team

\\langan.com\data\PHL\data\220210003\Project Data\Correspondence\2026.03.27 - C.Guttenplan Earth Disturbance Submission.docx

GRADING PERMIT PLANS FOR PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS

SITUATED IN: WHITEMARSH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

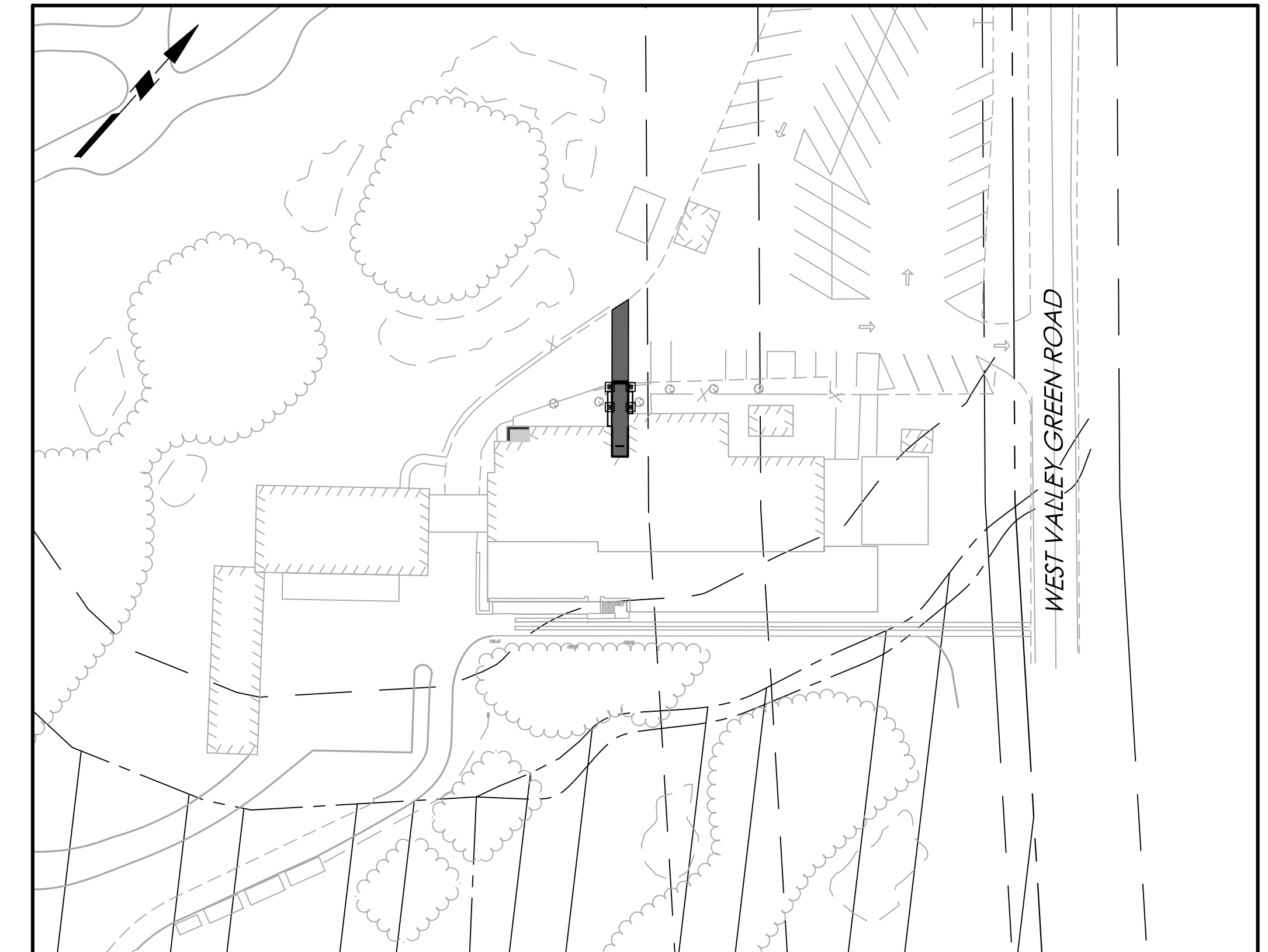


LOCATION MAP

1"=800'

DRAWING INDEX				
DRAWING SEQUENCE	DRAWING NUMBER	DRAWING TITLE	ORIGINAL DATE	DRAWING REVISION
1	GI-001	COVER SHEET	15 JANUARY 2026	27 MARCH 2026
2	VT-101	EXISTING CONDITIONS PLAN	15 JANUARY 2026	27 MARCH 2026
3	LP-101	TREE SURVEY, PROTECTION AND LANDSCAPE PLAN	15 JANUARY 2026	27 MARCH 2026
4	CD-101	DEMOLITION PLAN	15 JANUARY 2026	27 MARCH 2026
5	CS-101	SITE CONSTRUCTION PLAN	15 JANUARY 2026	27 MARCH 2026
6	CS-501	SITE CONSTRUCTION DETAILS	15 JANUARY 2026	—
7	CE-101	SOIL EROSION & SEDIMENT CONTROL PLAN	15 JANUARY 2026	27 MARCH 2026
8	CE-501	SOIL EROSION & SEDIMENT CONTROL DETAILS	15 JANUARY 2026	27 MARCH 2026
9	CE-502	SOIL EROSION & SEDIMENT CONTROL NOTES	15 JANUARY 2026	—

PROJECT SITE:
 WHITEMARSH TOWNSHIP TAX MAP PARCEL #65-00-12145-00-3
 TAX MAP ID #650338002
 WHITEMARSH ZONING DISTRICT: AA- RESIDENTIAL DISTRICT, RECREATIONAL OVERLAY DISTRICT, FLOODPLAIN CONSERVATION OVERLAY DISTRICT
 LOT AREA: 211.15 ACRES



SITE MAP

1"=200'

PLANS FOR THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.

THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR: INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/ SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL, BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.



**CALL BEFORE YOU DIG
IN PA, TOLL FREE
1-800-242-1776**
FOR FREE MARKOUTS TO LOCATE
UNDERGROUND UTILITIES
IT'S THE LAW
SERIAL NO. 20190892944-000

ACT 287 AS AMENDED	
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.	
PENNSYLVANIA ONE CALL 1-800-242-1776	
AQUA PENNSYLVANIA, INC. DEANNA L. GIOTTI 700 WEST SPOUL ROAD SPRINGFIELD, PA. 19064 (610) 541-4160	VERIZON, INC. SAM CARIZZI 1350 WELSO ROAD NORTH WALES, PA. 19454 (215) 789-7746
PECO ENERGY COMPANY 400 PARK AVE. WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS, INC. 190 SHOEMAKER ROAD POTTSTOWN, PA. 19464 (800) 266-2278
WHITEMARSH TOWNSHIP 616 GERMANTOWN PIKE LAFAYETTE HILL, PA 19444 (610) 825-5535	WHITEMARSH TOWNSHIP AUTHORITY P.O. BOX 447 462 GERMANTOWN PIKE, SUITE 1 LAFAYETTE HILL, PA 19444 (484) 344-5230

APPLICANT/OWNER:

**PHILADELPHIA CRICKET CLUB
 DANIEL L. MEERSMAN
 6025 WEST VALLEY GREEN ROAD
 FLOURTOWN, PA 19031
 PHONE: 215-247-6001 EXT. 605
 FAX: 610-297-3409
 EMAIL: DMEERSMAN@PHILACRICKET.COM**

CIVIL ENGINEER:

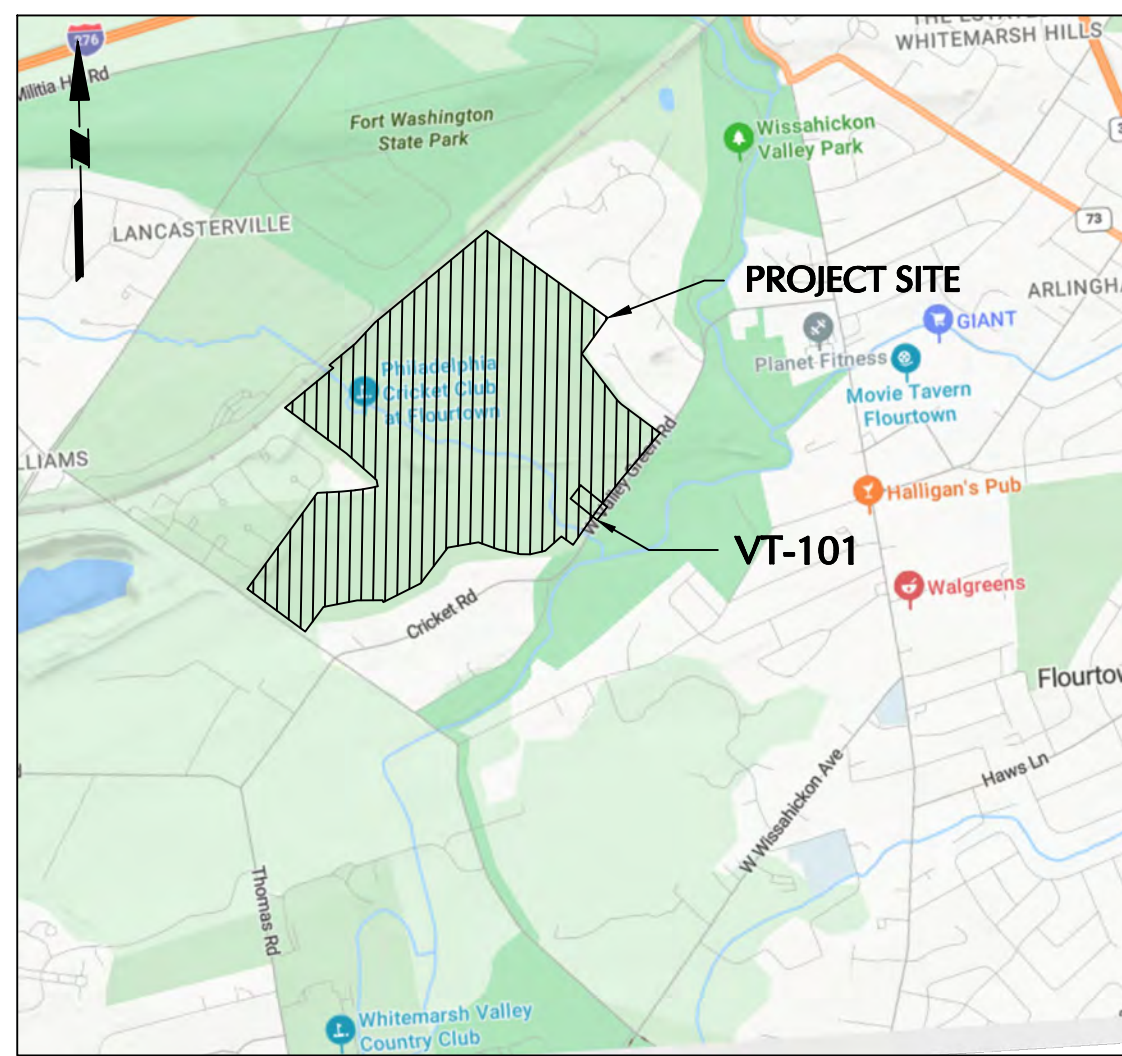
LANGAN

1818 Market Street, Suite 3300, Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

_____ (DESIGN ENGINEER), ON THIS
 DATE _____ (SIGNATURE, DATE), HAS
 REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT
 SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58,
 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT BEST
 MANAGEMENT PRACTICES".

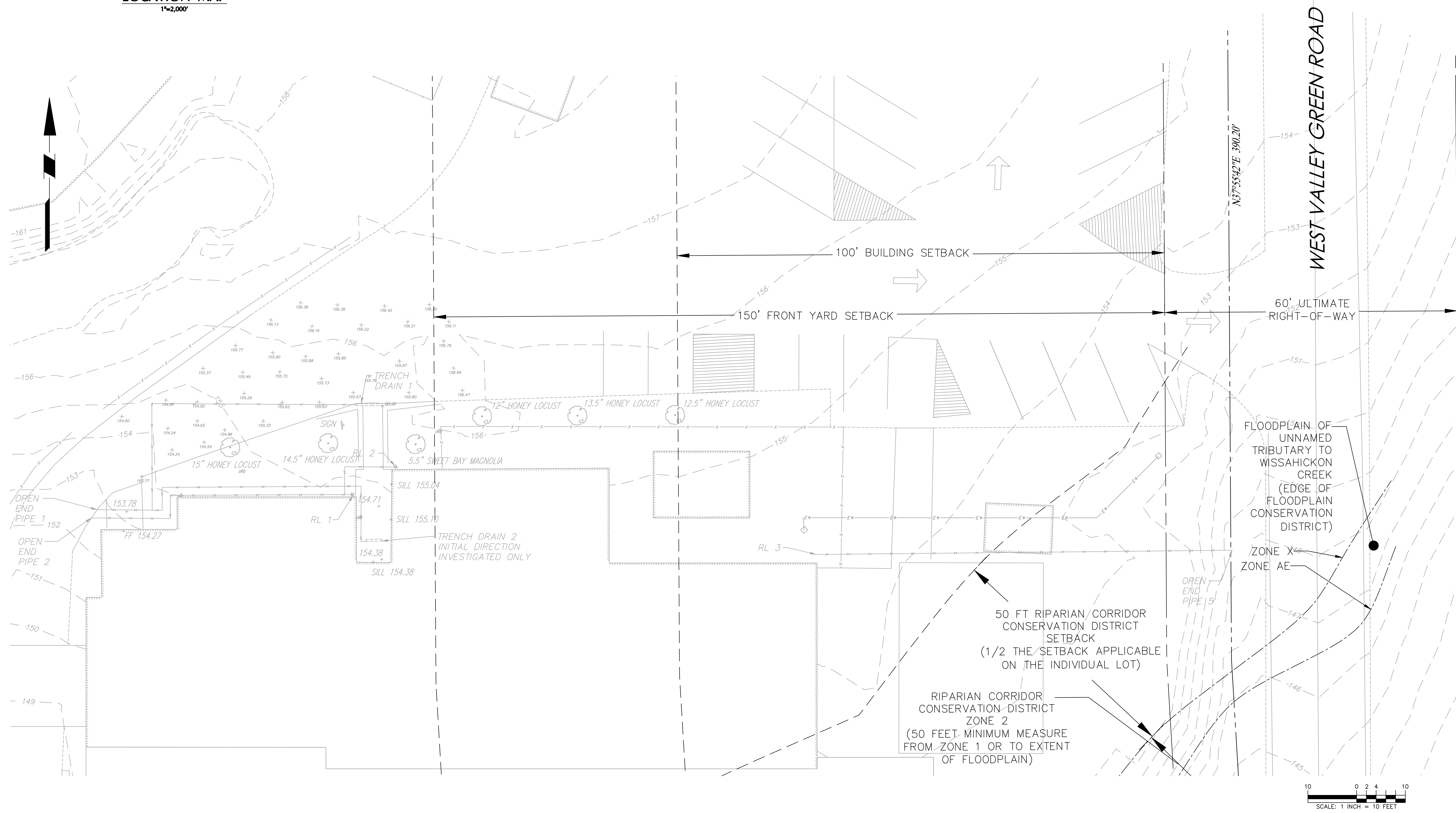
BRIAN M. CONLON
 PROFESSIONAL ENGINEER
 PA Lic. No. PE061782

Date Revised: 27 MARCH 2026
 Date Submitted: 15 JANUARY 2026
 Drawing No.
GI-001
 SHEET 1 OF 9



LOCATION MAP
1"=2,000'

ABBREVIATIONS:		LEGEND:	
ACC	= AGGREGATE	---	PROPERTY BOUNDARY
BC	= BOTTOM OF CURB	---	ADJACENT PROPERTY LINE
BW	= BOTTOM OF WALL	---	FLOOD PLAIN LINE
CD	= CLEAN OUT	---	EDGE OF PAVING
C/W	= CARTWAY	---	EDGE OF GRAVEL
DD	= DEED DESCRIBED	---	EDGE OF SAND
DCP	= DEPRESSED CURB	---	CONTINUING
DY	= DOUBLE YELLOW LINE	---	BUILDING LINE
EL	= ELEVATION	---	MUNICIPAL BOUNDARY LINE
ELBX	= ELECTRIC BOX	---	SOIL TYPE DESIGNATION
EM	= ELECTRIC METER	---	EASEMENT LINE
ESP	= EDGE OF PAVING	---	WINDY/STREAM/POND
FF	= FIRST FLOOR ELEVATION	---	STORM PIPE
GM	= GAS METER	---	SANITARY SEWER
GW	= GUY WIRE	---	SANITARY LATERAL
GV	= GAS VALVE	---	BUILDING SETBACK LINE
HCP	= HANDICAP PARKING SIGN/SPOT	---	GAS LINE
ICV	= IRRIGATION CONTROL VALVE	---	OVERHEAD WIRES
INV	= INVERT ELEVATION	---	OTC
LA	= LANDSCAPED AREA	---	OVERHEAD ELECTRIC LINE
OH	= OVERHEAD WIRES	---	UNDERGROUND ELECTRIC LINE
RD	= ROOF DRAIN	---	OVERHEAD TELECOMMUNICATION LINE
ROW	= RIGHT-OF-WAY	---	UNDERGROUND TELECOMMUNICATION LINE
RYW	= SURVEY	---	WATER SERVICE LINE
SWL	= SINGLE WHITE LINE	---	TENAC LINE
SYL	= SINGLE YELLOW LINE	---	GUARD RAIL
TC	= TOP OF CURB	---	CONCRETE CURB LINE
TCG	= TOP OF GRATE	---	LOCAL RIGHT-OF-WAY
TZBX	= TELEPHONE/COMM. BOX	---	TREE LINE
TW	= TOP OF WALL	---	BRUSH LINE
UP	= UTILITY POLE	---	MOW LINE
URD	= UNDERGROUND ROOF DRAIN	---	WETLANDS
W	= WETLAND	---	GUY WIRE
WM	= WATER METER	---	
WV	= WATER VALVE	---	
		---	UTILITY POLE
		---	AIR CONDITIONING UNIT
		---	WELL
		---	STREET SIGN
		---	GAS MANHOLE
		---	SANITARY MANHOLE
		---	STORM MANHOLE
		---	ELECTRIC MANHOLE
		---	COMMUNICATIONS MANHOLE
		---	WATER MANHOLE
		---	GENERAL UTILITY MANHOLE
		---	STORM INLET TYPE "C"
		---	STORM INLET TYPE "M"
		---	STORM INLET TYPE "S"
		---	CITY STORM INLET
		---	LIGHT POST
		---	FIRE HYDRANT
		---	SANITARY CLEAN OUT
		---	WATER VALVE
		---	GAS VALVE
		---	WETLAND FLAG
		---	ROOF DRAIN
		---	MONUMENT FOUND
		---	MONUMENT SET
		---	PIPE/REBAR FOUND
		---	5/8" REBAR SET
		---	STAKE FOUND
		---	STAKE SET
		---	SITE BENCHMARK
		---	DECIDUOUS TREE
		---	CONIFER TREE
		---	SLANTED TEXT-EXISTING INFORMATION
		---	UPRIGHT TEXT-PROPOSED INFORMATION
		---	TITLE REPORT NOTE



Date	Description	No.
5/27/2026	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

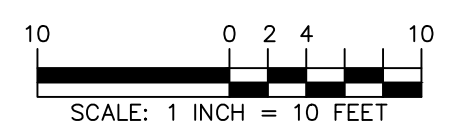
LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

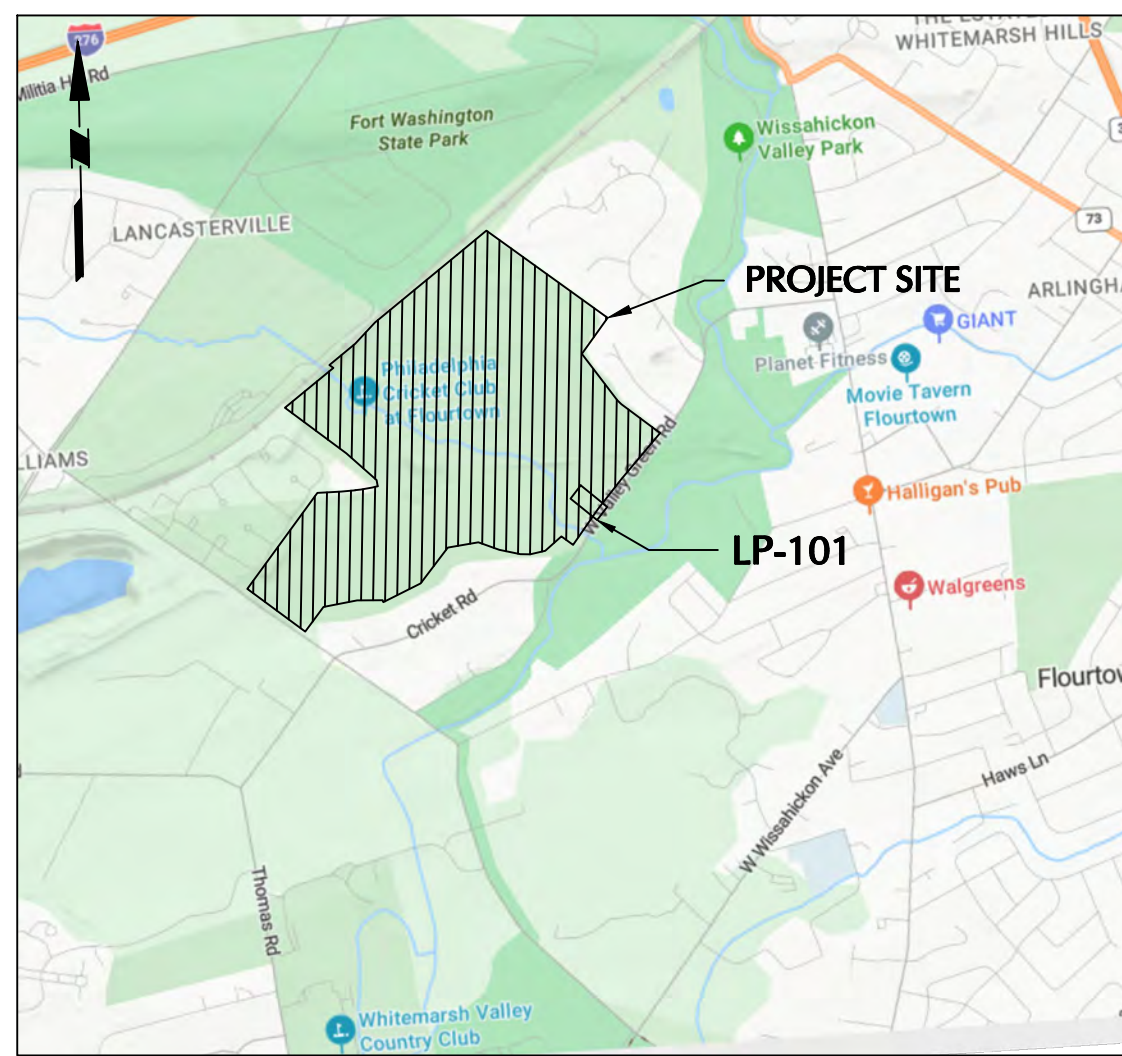
Project
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS
 FLOURTOWN
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

EXISTING CONDITIONS PLAN

Project No.	220210003	VT-101
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	

Sheet 2 of 9





LOCATION MAP
1"=2,000'

TREE PROTECTION NOTES

- (a) THE PROTECTIVE FENCING SHALL BE PLACED AROUND THE ROOT PROTECTION ZONE. THE FENCING SHALL BE AT LEAST SIX FEET TALL WITH TWO-INCH MESH CHAIN LINK FABRIC. TWO-INCH POSTS SHALL BE TIED WITH SIX-GAUGE ALUMINUM WIRES A 24 INCHES ON CENTER. POSTS SHALL BE A MINIMUM OF TWO FEET IN THE GROUND AND SPACE OF 10 FEET ON CENTER. PLASTIC ZIP TIES MAY NOT BE USED IN PLACE OF REQUIRED SIX-GAUGE ALUMINUM WIRE.
- (b) THE PROTECTIVE FENCING SHALL BE INSTALLED WITH CARE TO AVOID ROOTS AND PLACED ENCOMPASSING THE ENTIRE ROOT PROTECTION ZONE OF INDIVIDUAL OR GROUPS OF CONTIGUOUS TREES. FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED, E.G., GRUBBING, EXCAVATION, GRADING, TRENCING, CLEANING, OR INSTALLATION OF SILT FENCING. THE PROTECTIVE FENCING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- (c) NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT, OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN 100 FEET OF ANY TREE TO BE PRESERVED.
- (d) NO ACTIVITY OF ANY SORT RELATING TO TRANSPORTING, DEMOLITION, GRADING, CONSTRUCTION, STORAGE OR ANY OTHER ACTIVITIES SHALL OCCUR BEYOND THE LIMIT OF DISTURBANCE MARKED BY THE PROTECTIVE FENCING. NOTHING SHALL BE STORED, STOCKPILED, TEMPORARILY PLACED, OR ALLOWED IN THE ROOT PROTECTION ZONE.
- (e) ANY DAMAGE TO THE FENCING OR ENCROACHMENT ON THE PROTECTED AREAS SHALL BE REMOVED IMMEDIATELY. ANY OBSERVED DAMAGE TO THE TREES SHALL BE IMMEDIATELY REPORTED TO THE TOWNSHIP AND REMEDIATED AS SOON AS IS PRACTICABLE. AT THE DISCRETION OF THE SHADE TREE COMMISSION, PRESERVED TREES THAT HAVE NOT BEEN ADEQUATELY PROTECTED OR HAVE BEEN DAMAGED MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE EXPENSE OF THE APPLICANT.

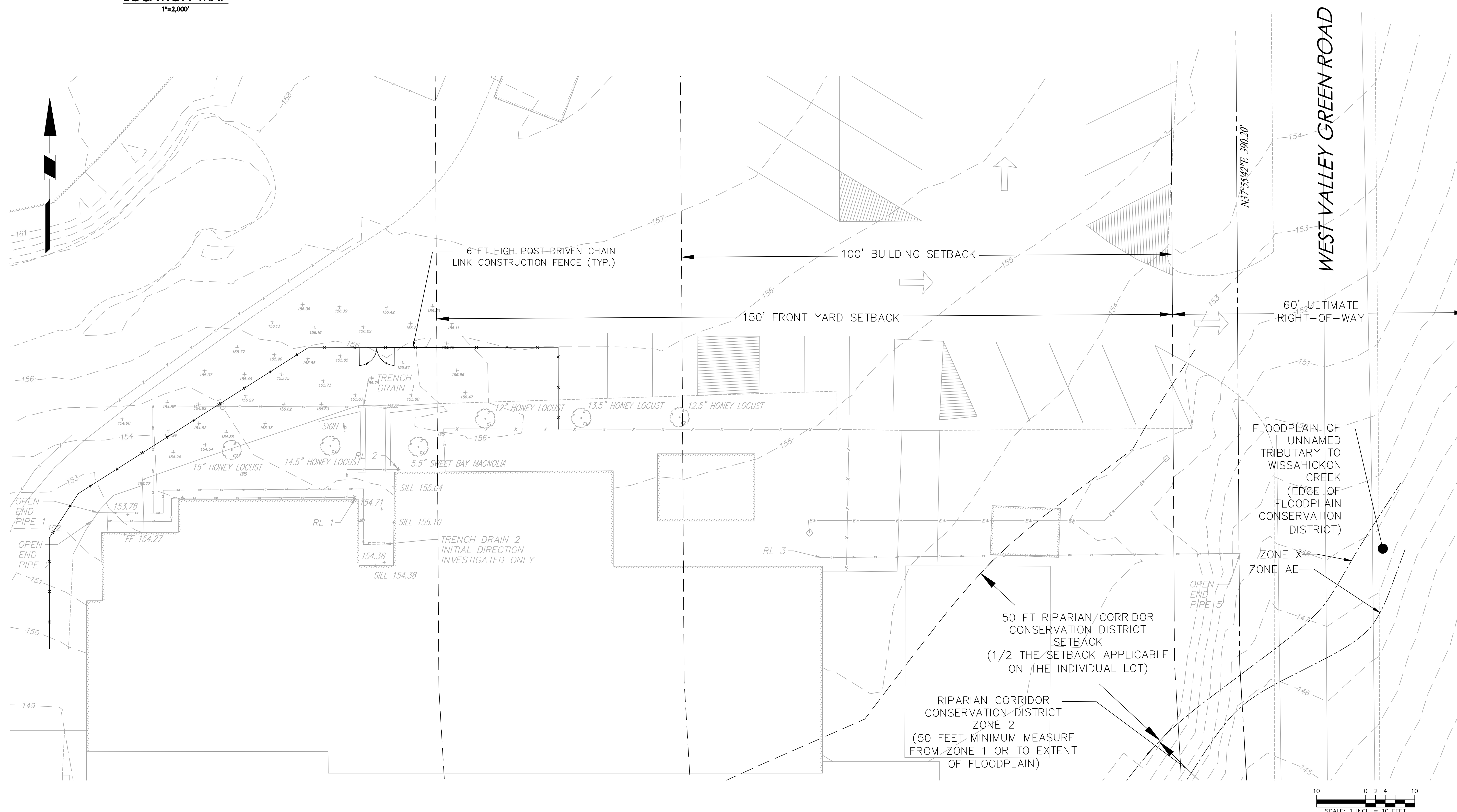
LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	FLOOD PLAIN LINE
	LIMIT OF DISTURBANCE
	TREE WITHIN 100 YARDS
	TREE PROTECTION FENCE

ALL TREES TO REMAIN SHALL BE PROTECTED AS SHOWN ON THE TREE PROTECTION FENCE DETAIL

PER CHAPTER 55-5.B CONTRACTOR IS REQUESTING A WAIVER OF THE MANDATORY PROVISIONS FOR PLACEMENT OF TREE PROTECTION FENCING FOUND IN CHAPTER 55-4.C(4)(b).

DUE TO LIMITATIONS IMPOSED BY EXISTING SITE CONDITIONS FULL PROTECTION CANNOT BE ACHIEVED UNDER STANDARD GUIDELINES.

CONTRACTOR SHALL INSTALL THE PROTECTION MEASURES SEEN ON THIS PAGE.



Date	Description	No.
5/27/2026	REVISED PER TOWNSHIP COMMENTS	1.

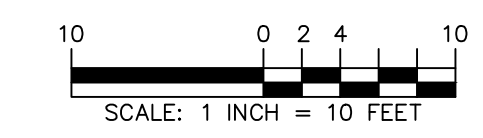
Revisions

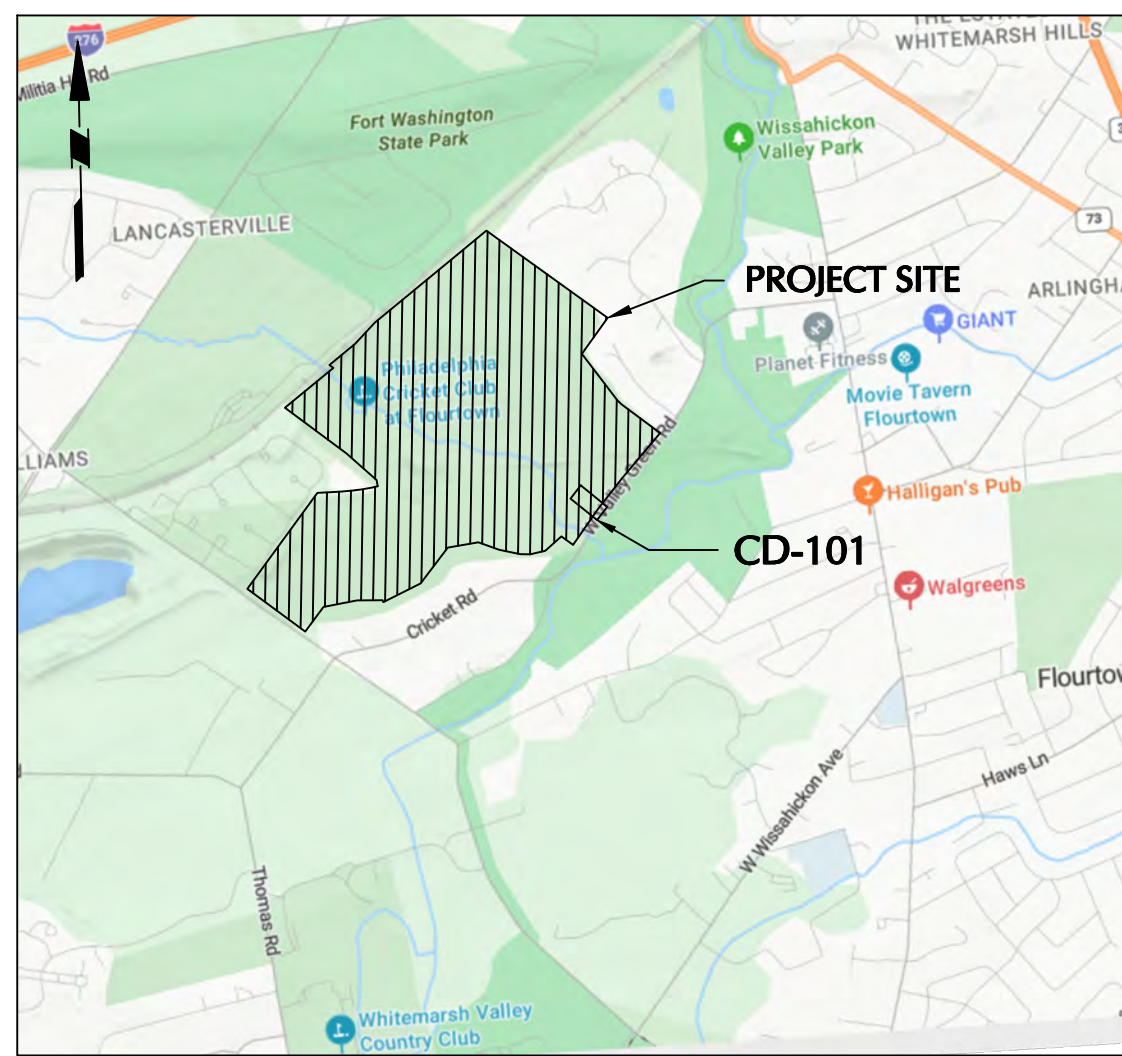
Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS
 FLOURTOWN
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title
TREE SURVEY, PROTECTION AND LANDSCAPE PLAN

Project No.	220210003	LP-101
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	





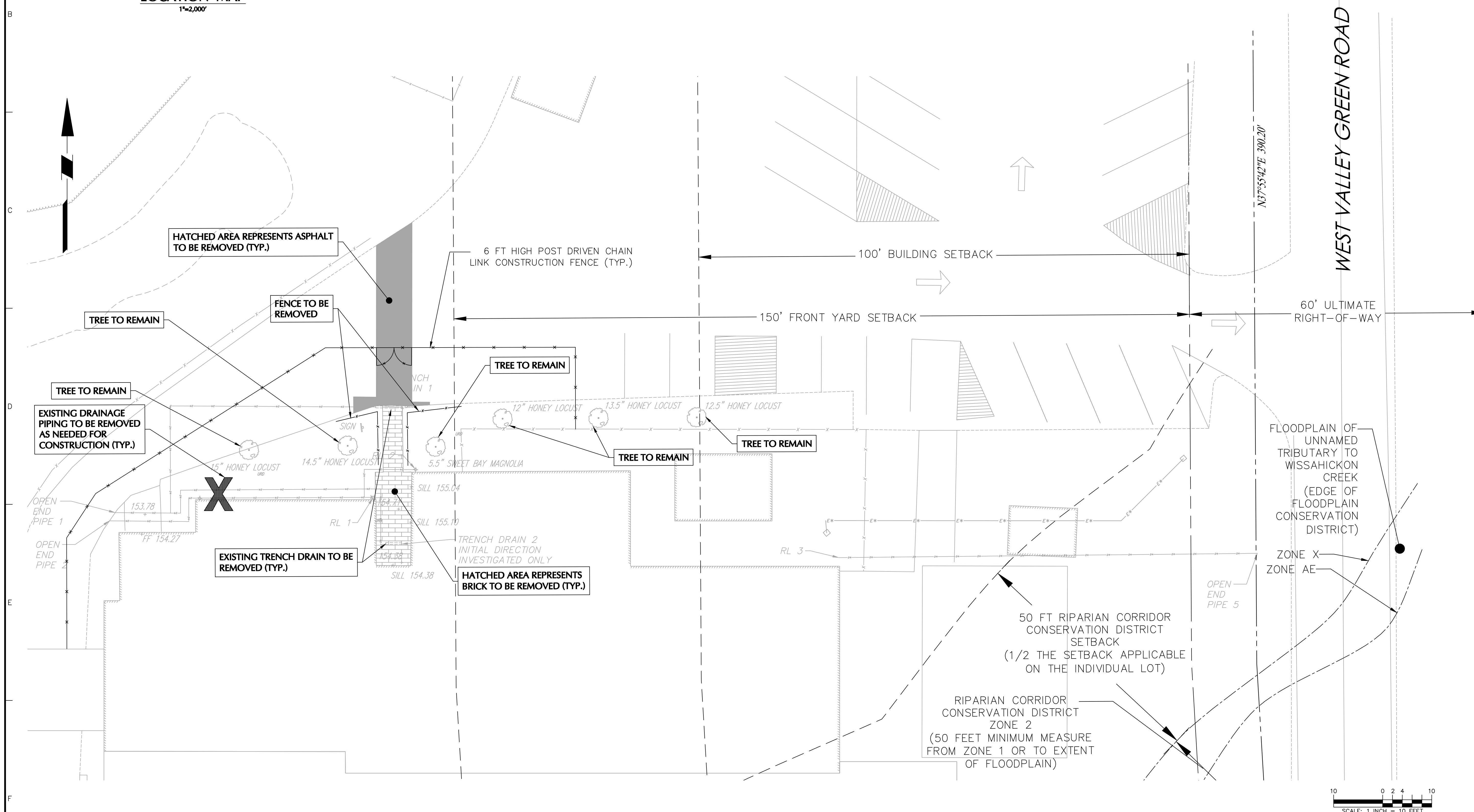
LOCATION MAP
1"=2,000'

GENERAL SITE NOTES:

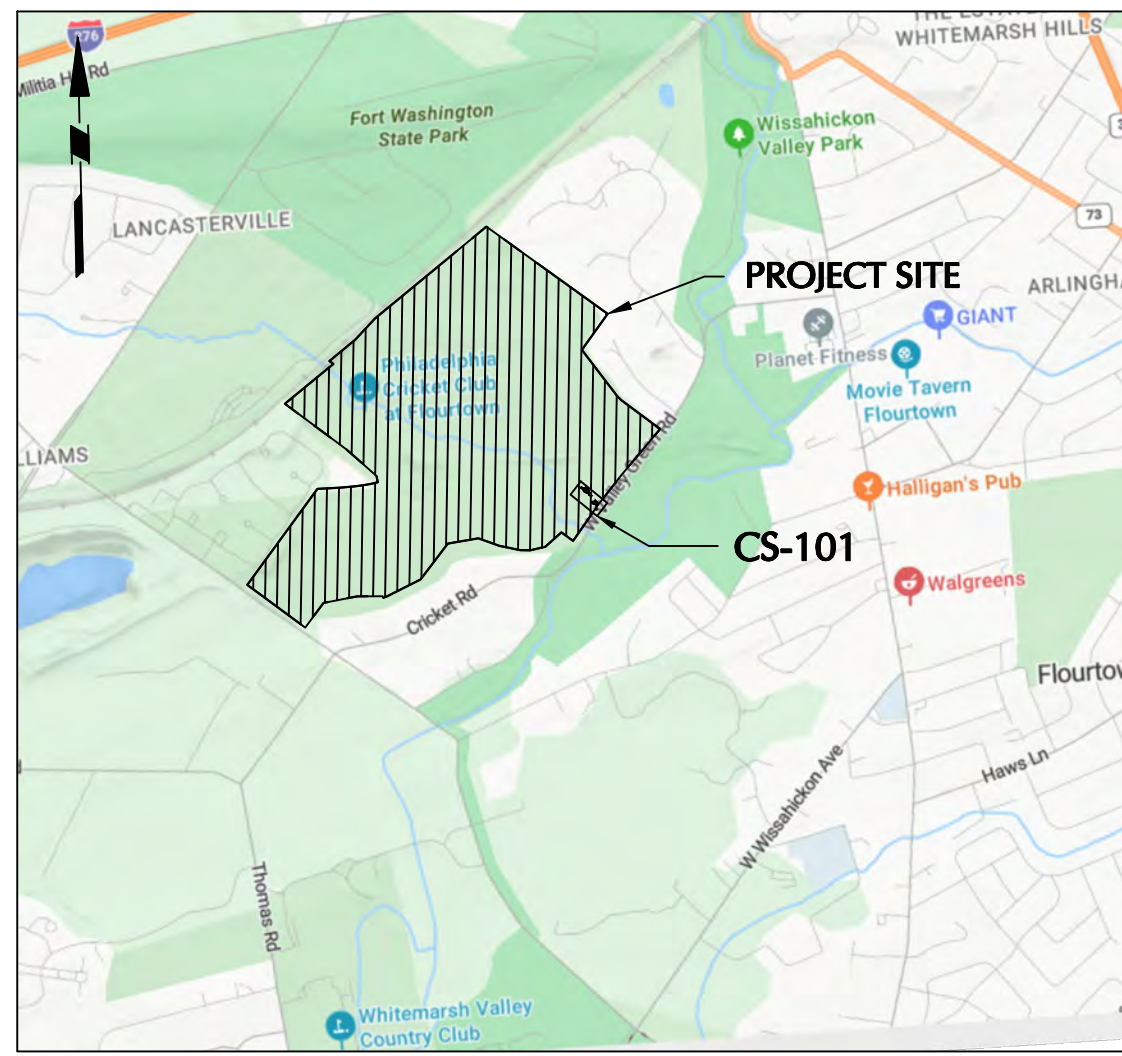
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMITTENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE. SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	FLOOD PLAN LINE
	LIMIT OF DISTURBANCE
	FENCE TO BE REMOVED
	FEATURE TO BE REMOVED
	PAVEMENT REMOVAL
	BRICK REMOVAL
	TREE PROTECTION FENCE

ALL TREES TO REMAIN SHALL BE PROTECTED AS SHOWN ON THE TREE PROTECTION FENCE DETAIL



5/27/2026	REVISED PER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		
Signature		Date
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS FLOURTOWN MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
DEMOLITION PLAN		
Project No.	220210003	
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	
		CD-101
		Sheet 4 of 9



LOCATION MAP
1"=2,000'

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL CONSTRUCTION DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED; THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT HAS OBTAINED DURING INVESTIGATION. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS, IF/WHEN NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN RFI. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

SITE CONSTRUCTION NOTES:

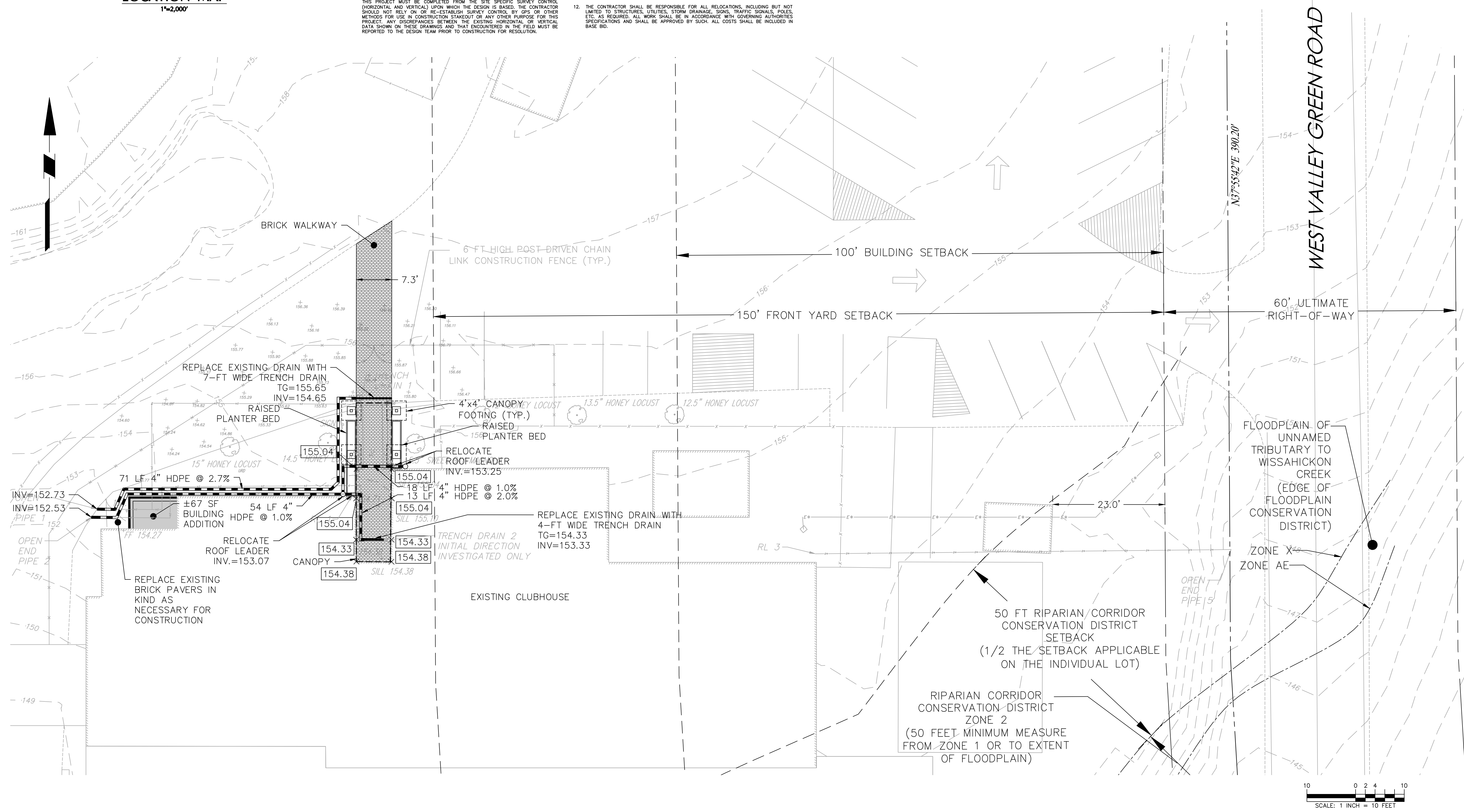
- APPLICANT/OWNER:**
THE PHILADELPHIA CRICKET CLUB
DANIEL L. WEDERSMAN
6025 WEST VALLEY GREEN ROAD
FLOURTOWN, PA 19031
PHONE: 215-247-6001 EXT. 605
FAX: 610-297-3409
EMAIL: DMERSMAN@PHILCRICKET.COM
- SITE ADDRESS:**
6025 W VALLEY GREEN RD
FLOURTOWN, PA 19031
- THE OVERALL PROPERTY CONSISTS OF APPROXIMATELY 211.15 ACRES LOCATED IN MONTGOMERY COUNTY, OVER TAX PARCEL # 65-00-12145-00-3, TAX MAP ID # 650038002.
- SOURCE OF TITLE: RECORD BOOK 5859, PAGE 1421
- ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
- THIS APPLICATION PROPOSES THE ADDITIONS TO THE EXISTING CLUBHOUSE AND ASSOCIATED DRAINAGE IMPROVEMENTS.
- THIS SITE PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS AT THE SUBJECT SITE DURING A FIELD SURVEY BY HOWELL SURVEYING ENTITLED:
- A. "TOPOGRAPHIC & PHYSICAL IMPROVEMENT SURVEY", LAST REVISED 09/16/25, PREPARED BY HOWELL SURVEYING.
- AND A FIELD SURVEY PERFORMED BY SOFT DIG DATED 10/28/25.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
- ALL TOWNSHIP, COUNTY AND STATE OCCUPANCY PERMITS SHALL BE OBTAINED FOR CONSTRUCTION AND IMPROVEMENTS WITHIN TOWNSHIP, COUNTY AND STATE ROADS.
- THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL APPLICABLE PROVISIONS, STANDARDS AND SPECIFICATIONS, CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND OSMA WHERE APPLICABLE.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, PAVEMENT, STIRRING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, EXIT DOORS, RAMPS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED. TOPSOIL IS TO BE RE-SPREAD OVER ALL LANDSCAPED AND LAWN AREAS TO A UNIFORM MINIMUM DEPTH OF 6 INCHES.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN FLOOD HAZARD ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THIS PROPERTY IS ALSO PARTIALLY LOCATED WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THIS PROPERTY IS ALSO LOCATED IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD PER NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NO. 42090033 PANEL 376 OF 451, DATED MARCH 2, 2016.
- THE CONTRACTOR IS TO NOTIFY THE TOWNSHIP AND TOWNSHIP ENGINEER 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- MAINTENANCE AND OWNERSHIP OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER. A BLANKET EASEMENT SHALL BE PROVIDED OVER THE SITE FOR INSPECTION BY THE TOWNSHIP.
- RECYCLING AND DISPOSAL OF WASTES SHALL BE DONE IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT REGULATIONS IN 25 PA CODE 2601 ET SEQ., 2711 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY WASTES AT THIS SITE.
- PROJECT WASTES MAY INCLUDE CONCRETE, ASPHALT, TOPSOIL, DETERGENTS, PAINTS, CLEANING SOLVENTS, PESTICIDES, WOOD SCRAPS, FERTILIZERS AND PETROLEUM BASED PRODUCTS.

CONTRACTOR TO RESTORE GROUND TO EXISTING CONDITIONS UPON COMPLETION OF PIPE INSTALLATION

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ZONING AND LAND DEVELOPMENT REGULATIONS			
ZONING SUMMARY - TAX MAP PARCEL #65-00-12145-00-3			
ZONING DISTRICT DESIGNATION: RESIDENTIAL (AA), RECREATIONAL OVERLAY DISTRICT, FLOODPLAIN OVERLAY DISTRICT (A)			
APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED
PERMITTED USES:	CLUBHOUSE/GOLF COURSE	CLUBHOUSE/GOLF COURSE	CLUBHOUSE/GOLF COURSE
DIMENSIONAL REQUIREMENTS - AA DISTRICT			
MINIMUM LOT AREA:	30,000 SQUARE FEET	210.56 ACRES (TO ULT. ROW)	210.56 ACRES (TO ULT. ROW)
MINIMUM WIDTH AT BUILDING SETBACK LINE:	135 FEET	1,704 FEET	1,704 FEET
MINIMUM FRONT YARD:	> 25 FEET (EACH)	> 50 FEET	> 50 FEET
MINIMUM SIDE YARD:	25 FEET (EACH)	> 25 FEET (EACH)	> 25 FEET (EACH)
MINIMUM REAR YARD:	50 FEET	> 50 FEET	> 50 FEET
MAXIMUM HEIGHT (PRINCIPAL BUILDING):	35 FEET	< 35 FEET	< 35 FEET
MAXIMUM HEIGHT (ACCESSORY BUILDING):	20 FEET	< 20 FEET	< 20 FEET
MAXIMUM BUILDING COVERAGE:	15%	< 15%	< 15%
DIMENSIONAL REQUIREMENTS - RECREATIONAL OVERLAY DISTRICT			
MINIMUM LOT AREA FOR A COUNTRY CLUB:	60 ACRES	210.56 ACRES (TO ULT. ROW)	210.56 ACRES (TO ULT. ROW)
MINIMUM LOT WIDTH:	500 FEET	749.01 FEET	749.01 FEET
MINIMUM FRONT YARD:	150 FEET	< 150 FEET	< 150 FEET (B)
MINIMUM SIDE YARD:	100 FEET	> 100 FEET	> 100 FEET
MINIMUM REAR YARD:	100 FEET	> 100 FEET	> 100 FEET
MINIMUM BUILDING SETBACK:	100 FEET	23.0 FEET	23.0 FEET (C)
MAXIMUM BUILDING HEIGHT:	40 FEET	< 40 FEET	< 40 FEET

- NOTES
(A) THIS RECREATIONAL OVERLAY DISTRICT GOVERNS THE DEVELOPMENT PROPOSED
(B) THIS IS AN EXISTING NON-COMFORMITY THAT WILL NOT BE AFFECTED BY THIS APPLICATION
(C) THIS IS AN EXISTING NON-COMFORMITY THAT WILL NOT BE AFFECTED BY THIS APPLICATION

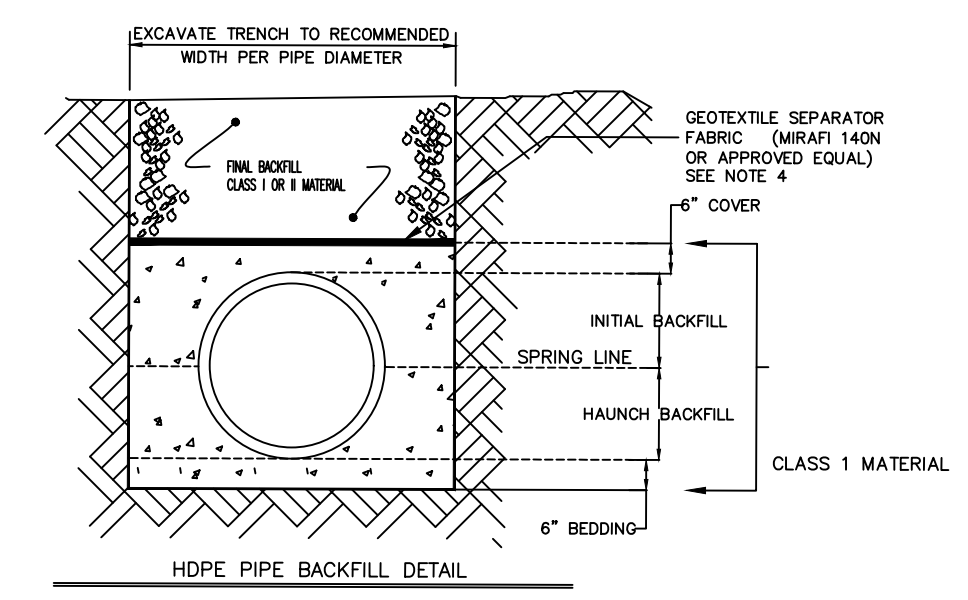
LEGEND	
---	PROPERTY LINE
---	FLOOD PLAN LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	BUILDING LINE
▭	BUILDING FOOTPRINT
▭	BRICK WALKWAY
▭	CANOPY
▭	RAISED PLANTER BED
▭	PROPOSED CONTOUR
▭	PROPOSED STORM PIPE
▭	PROPOSED TRENCH DRAIN
▭	PROPOSED ROOF LEADER
▭	PROPOSED CANOPY FOOTING
---	FENCE LINE
---	GUARD RAIL
---	CONCRETE CURB LINE
---	TREE LINE
---	BRUSH LINE
---	NOV LINE
---	WETLANDS
---	EDGE OF PAVING
---	EDGE OF GRAVEL
---	BUILDING LINE
---	EXISTING CONTOUR
---	EXISTING STORM PIPE
---	EXISTING STORM INLET
---	EXISTING STORM MANHOLE
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	EXISTING GAS
---	EXISTING TELEPHONE/ELECTRIC
---	EXISTING SPOT ELEVATION



5/27/2026	REVISED PER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		
Signature	Brian Michael Conlon	Date
Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS		
FLOURTOWN PENNSYLVANIA MONTGOMERY COUNTY		
Drawing Title		
SITE CONSTRUCTION PLAN		
Project No.	220210003	CS-101 Sheet 5 of 9
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	

- NOTES:**
1. BEDDING, HAUNCH, INITIAL BACKFILL AND COVER SHALL BE CLASS 1 MATERIAL. CLASS 1 MATERIAL MUST BE EVENLY SPREAD INTO THE HAUNCH AND BETWEEN CORRUGATIONS. IF CLASS 1A MATERIAL IS USED, THE CLASS 1A MATERIAL SHOULD BE SPREAD IN 6-INCH THICK LIFTS AND NORMALLY COMPACTED USING A HAND-OPERATED COMPACTOR EQUIPMENT. IF CLASS 1B MATERIAL IS USED, THE CLASS 1B MATERIAL SHOULD BE SPREAD IN 6-INCH THICK LIFTS AND COMPACTED TO AT LEAST 95% OF THE MATERIALS MAX DRY DENSITY.
 2. FINAL BACKFILL MATERIAL SHALL BE EITHER CLASS 1 (A OR B) OR CLASS 3 MATERIAL. THESE MATERIALS CAN EITHER BE IMPORTED OR PROCESSED FROM ONSITE MATERIAL GENERATED DURING ROCK EXCAVATION.
 3. FINAL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
 4. THE SEPARATOR FABRIC IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE NEED FOR A SEPARATOR FABRIC TO PREVENT SOIL PARTICLE MIGRATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER ONCE GRADATION DATA IS PROVIDED FOR ALL PROPOSED BACKFILL MATERIALS.
- GENERAL NOTES:**
1. MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294, LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.
 2. RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE VIRGIN COMPOUNDS, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3350 FOR THE CELL CLASSIFICATION 335400C.
 3. COUPLING BANDS: EXCEPT AS OTHERWISE REQUIRED HEREIN, COUPLING BANDS AND OTHER HARDWARE FOR CORRUGATED POLYETHYLENE PIPE SHALL DEMONSTRATE THAT THEY MEET THE SOIL TIGHTNESS REQUIREMENTS OF AASHTO SECTION 28 "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES."
- COUPLING BANDS SHALL LAP EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION.
- THE CORRUGATIONS IN THE BAND SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE AT LEAST TWO FULL CORRUGATIONS FROM THE END OF EACH PIPE.
- WHEN INFILTRATION OR EXFILTRATION IS A CONCERN, THE COUPLING BANDS MAY BE REQUIRED TO HAVE GASKETS. THE GASKET MATERIAL SHALL BE CLOSED-CELL EXPANDED RUBBER OR NEOPRENE.
- OTHER COUPLINGS MAY BE BELL & SPIGOT AND CONFORM TO THE REQUIREMENTS OF AASHTO M294.
4. DESIGNATION OF TYPE: THE PIPE MAY BE ONE OR BOTH OF THE FOLLOWING TYPE:
- TYPE S: THIS PIPE WILL HAVE A FULL CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINER.
- TYPE D: THIS PIPE SHALL CONSIST OF AN ESSENTIALLY SMOOTH WATERWAY BRACED CIRCUMFERENTIALLY WITH CIRCULAR RISERS WHICH ARE FORMED SIMULTANEOUSLY WITH A SMOOTH OUTER WALL.
5. INSTALLATION: CORRUGATED POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 1 AND ASTM D-2321, LATEST EDITION, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."

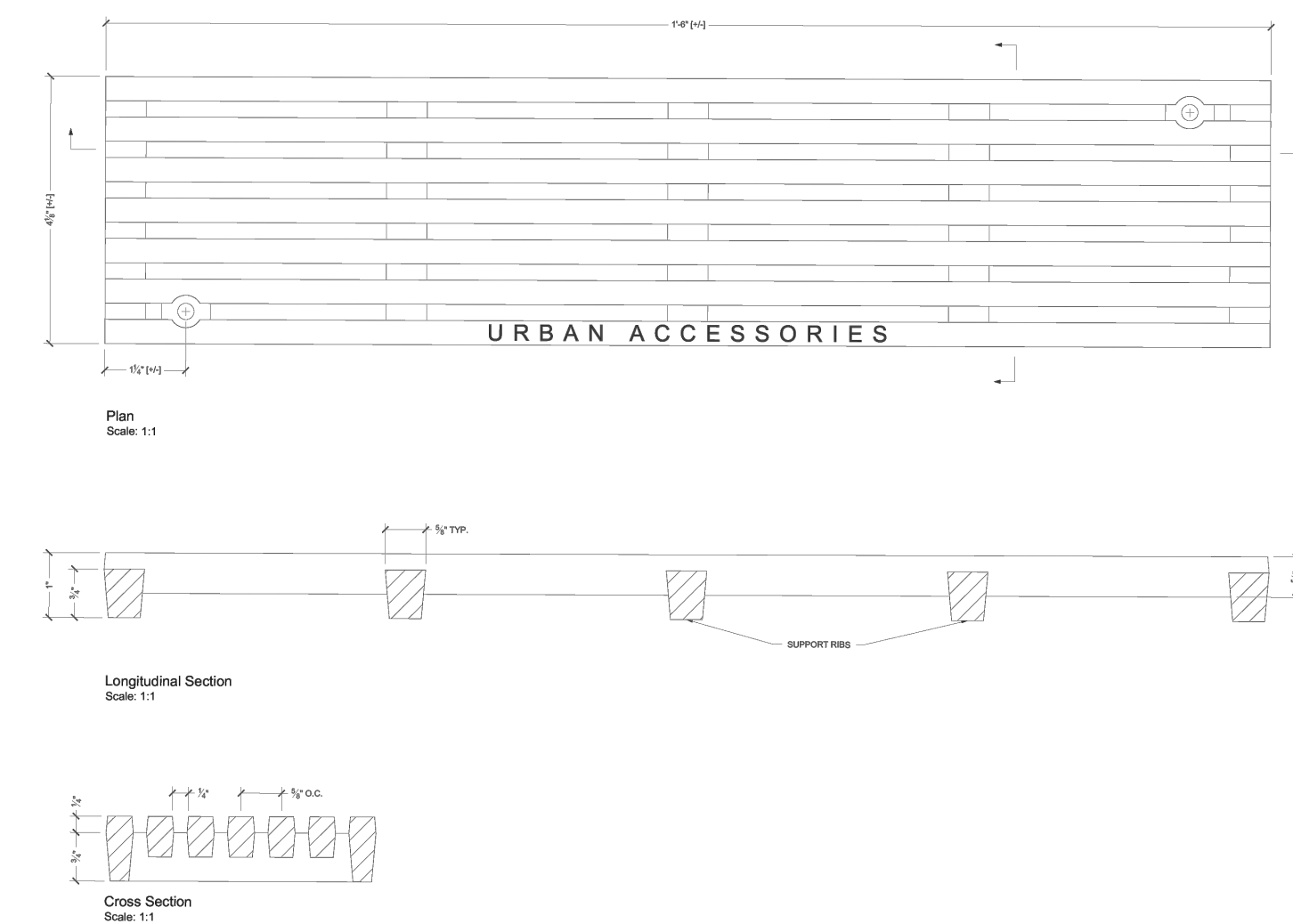
CLASS	TYPE	SOIL GROUP SYMBOL D 2487	DESCRIPTION	PERCENTAGE PASSING SIEVE SIZES		
				1 1/2 IN (40 MM)	NO. 4 (4.75 MM)	NO. 200 (0.075 MM)
IA	MANUFACTURED AGGREGATES OPEN-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CHIPPERS OR SHELLS; LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES.	100 %	≤ 10 %	≤ 5 %
IB	MANUFACTURED, PROCESSED AGGREGATES DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS B MATERIAL) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES (SEE X1.8.).	100 %	≤ 50 %	≤ 5 %
II	COARSE-GRADED SOILS, CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	≤ 50 %	≤ 5 %
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	≤ 50 %	≤ 5 %
	SW	WELL-GRADED SANDS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	VARIES	5 % TO 12 %	
	SP	POORLY-GRADED SANDS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	VARIES	5 % TO 12 %	
III	COARSE-GRADED SOILS, BORDERLINE CLEAN TO WY FINES	GW	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES.	100 %	≤ 50 %	≤ 5 %
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES.	100 %	≤ 50 %	≤ 5 %
	SM	SILTY SANDS, SAND-SILT MIXTURES.	100 %	≤ 50 %	≤ 5 %	
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES.	100 %	≤ 50 %	≤ 5 %	



NOMINAL DIAMETER IN. (MM)	MINIMUM COVER IN. (MM)	RECOMMENDED MINIMUM TRENCH WIDTH		MAXIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2648), FT(MM)						
		DIAMETER	TRENCH WIDTH	CLASS 1	CLASS 2	CLASS 3	CLASS 3	CLASS 3	CLASS 3	
12	14.45"	15"	31"	12	15	18	21	24	27	30
15	17.65"	18"	38"	15	18	21	24	27	30	33
18	21.10"	21"	46"	18	21	24	27	30	33	36
24	28.30"	28"	61"	24	27	30	33	36	39	42
30	36.10"	36"	78"	30	33	36	39	42	45	48
36	42.25"	42"	94"	36	39	42	45	48	51	54
42	47.00"	48"	107"	42	45	48	51	54	57	60
48	53.00"	54"	121"	48	51	54	57	60	63	66
60	66.30"	60"	132"	60	63	66	69	72	75	78

The trench width must be wide enough to accommodate compaction equipment.

NON-PERFORATED HDPE PIPE INSTALLATION DETAIL



URBAN ACCESSORIES	
1. BRICK PAVERS: USE HEAVY TRAFFIC PAVING BRICK IN ACCORDANCE WITH CLUB SPECIFICATIONS.	STANDARD SIZE: 4" x 8"
2. BEDDING LAYER: SAND SETTING BED (FLEXIBLE SYSTEM)	1" TO 1 1/2" THICK LAYER OF ASTM C33 BEDDING SAND
3. BASE COURSE: MINIMUM RECOMMENDATIONS (PHILADELPHIA FREEZE-THAW CLIMATE)	8"-12" COMPACTED AGGREGATE BASE (AASHTO #57, #67, OR PENNDOT EQUIVALENTS)
4. SUBGRADE PREPARATION	PROOF-ROLL TO IDENTIFY SOFT ZONES UNDERCUT AND REPLACE UNSUITABLE SOILS ACHIEVE UNIFORM, STABLE SUBGRADE WITH FINAL COMPACTION ≥ 95% MODIFIED PROCTOR
5. JOINTING MATERIAL FOR SAND BED SYSTEM	ASTM C144 MASON SAND OR POLYMERIC SAND SWEEP INTO JOINTS AND COMPACT THOROUGHLY

1. BRICK PAVERS: USE HEAVY TRAFFIC PAVING BRICK IN ACCORDANCE WITH CLUB SPECIFICATIONS.
 - STANDARD SIZE: 4" x 8"
 - MINIMUM THICKNESS: TYPE F (SAND SETTING BED): 2 1/4 IN.
 - COMPRESSIVE STRENGTH: ≥ 10,000 PSI
 - COLD WATER ABSORPTION: ≤ 6%
2. BEDDING LAYER: SAND SETTING BED (FLEXIBLE SYSTEM)
 - 1" TO 1 1/2" THICK LAYER OF ASTM C33 BEDDING SAND
3. BASE COURSE: MINIMUM RECOMMENDATIONS (PHILADELPHIA FREEZE-THAW CLIMATE)
 - 8"-12" COMPACTED AGGREGATE BASE (AASHTO #57, #67, OR PENNDOT EQUIVALENTS)
 - PLACE IN LIFTS ≤ 6", COMPACT TO 95-98% MODIFIED PROCTOR
 - GEOTEXTILE SEPARATOR RECOMMENDED BETWEEN SUBGRADE AND BASE IN CLAYEY OR WET SOILS
4. SUBGRADE PREPARATION
 - PROOF-ROLL TO IDENTIFY SOFT ZONES
 - UNDERCUT AND REPLACE UNSUITABLE SOILS
 - ACHIEVE UNIFORM, STABLE SUBGRADE WITH FINAL COMPACTION ≥ 95% MODIFIED PROCTOR
5. JOINTING MATERIAL FOR SAND BED SYSTEM
 - ASTM C144 MASON SAND OR POLYMERIC SAND
 - SWEEP INTO JOINTS AND COMPACT THOROUGHLY

TRENCH DRAIN

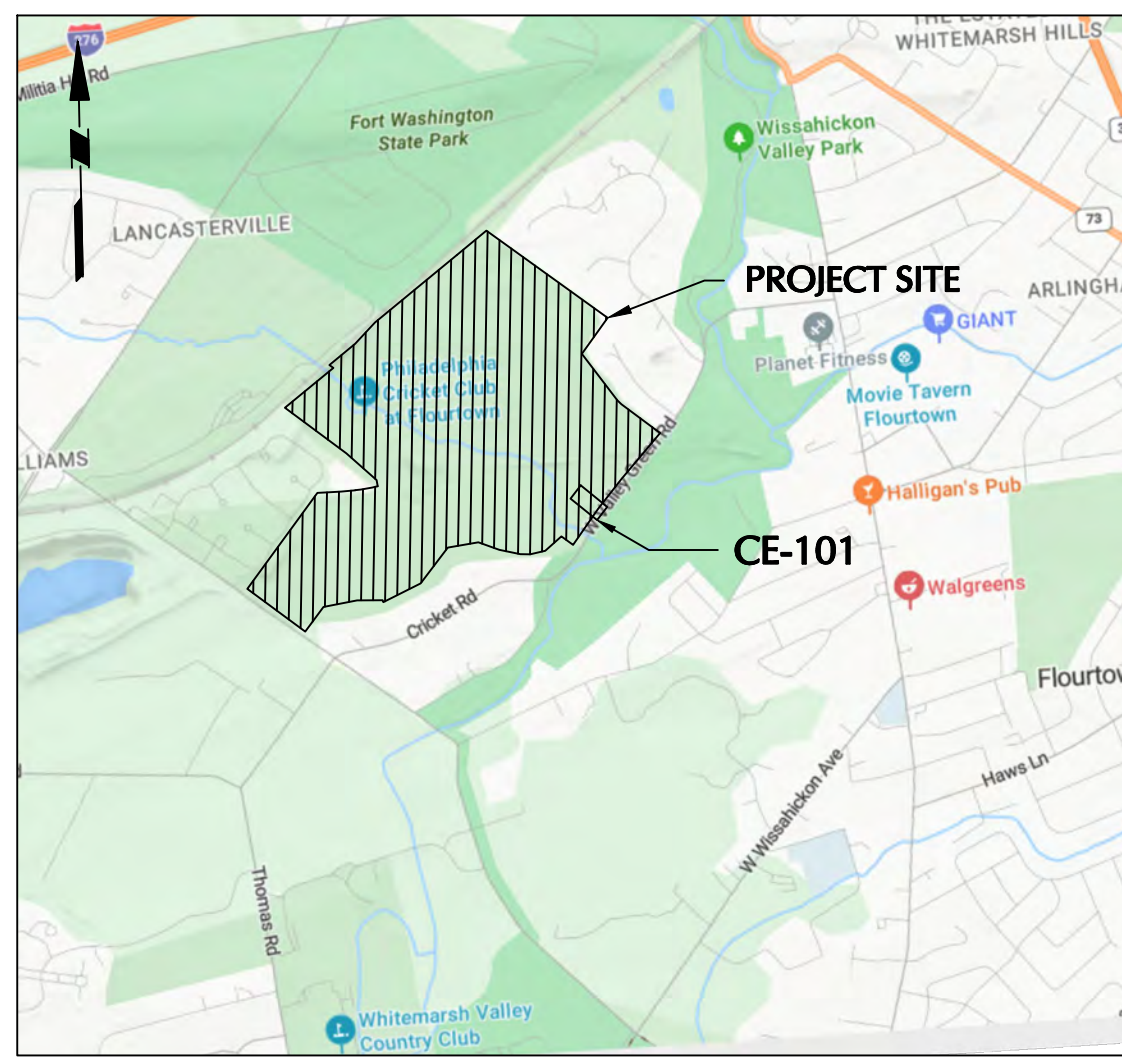
BRICK PAVERS

Date	Description	No.
Revisions		
Signature		Date
PROFESSIONAL LICENSE NO. PE061782		

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS
FLOURTOWN
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title
SITE CONSTRUCTION DETAILS

Project No.	220210003	CS-501
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	
Sheet 6 of 9		



LOCATION MAP
1"=2,000'

EROSION AND SEDIMENT CONTROL PLAN MINIMIZES EXTENT AND DURATION OF EARTH DISTURBANCE.

EROSION AND SEDIMENT CONTROL PLAN MEASURES PROVIDED ARE DESIGNED TO MITIGATE ANY THERMAL INPUTS ON SITE.

EROSION AND SEDIMENT CONTROL PLAN MEASURES PROVIDED ARE DESIGNED TO MITIGATE POLLUTION ON SITE.

EROSION AND SEDIMENT CONTROL PLAN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.

EROSION AND SEDIMENT CONTROL PLAN MINIMIZES SOIL COMPACTION.

REFER TO SHEET CE-501 & CE-502 FOR SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS

NOTE TO THE CONTRACTOR: THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ONLY THE LOCATION OF VISIBLE UTILITIES ON OR ABOVE THE SURFACE OF THE EARTH THAT CAN BE REASONABLY LOCATED USING STANDARD SURVEY PROCEDURES HAVE BEEN PLOTTED. NO CERTIFICATION IS MADE BY LANGAN AS TO THE ACCURACY OR COMPLETENESS OF THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. IT IS IMPERATIVE THAT PRIOR TO ANY CONSTRUCTION IN THE AREA, A UTILITY MARK-OUT IS ORDERED BY CALLING 1 (800) 242-1776.

BOTH RUNOFF FROM AND RUNOFF PASSING THROUGH DISTURBED AREAS WILL BE ROUTED THROUGH SEDIMENT CONTROL MEASURES AND FACILITIES TO MINIMIZE SEDIMENT TRANSPORT AND GENERATION OF INCREASED STORMWATER RUNOFF.

POTENTIAL DISCHARGE TO SURFACE WATER -UNNAMED TRIBUTARY TO WISSAHICKON CREEK DESIGNATED/EXISTING USE OF WATER-TSF (TROUT STOCKING), MF (MIGRATORY FISH)

NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN 100 FEET OF ANY TREE TO BE PRESERVED.

SOIL LIMITATIONS AND RESOLUTIONS:

THE SOILS IMPACTED BY THE PROJECT CAN BE SEEN IN THE LIMITING SOIL CHARACTERISTICS TABLE. AS A RESULT OF THE LIMITING CHARACTERISTICS OF THE SOILS, MANY EROSION AND SEDIMENT CONTROLS WERE IMPLEMENTED. THE FOLLOWING IS A LIST OF PRECAUTIONS TAKEN TO PREVENT NEGATIVE EFFECTS FROM OCCURRING:

1. EROSION CONTROL MATTING IS PROPOSED FOR ALL SLOPES GREATER THAN 3H:1V.
2. ANY TRENCHING WILL FOLLOW OSHA APPROVED GUIDELINES FOR TRENCHING.
3. THE OVERALL SITE HAS BEEN DESIGNED AND GRADED TO SAFELY CONVEY STORMWATER RUNOFF FROM THE CONSTRUCTION PROJECT AREA.
4. SPECIFIC CONSTRUCTION TECHNIQUES ARE PROPOSED IN CONSIDERATION OF KARST GEOLOGY. SEE RESOLUTION FOR POTENTIAL SINKHOLE LISTED BELOW.

THE SOIL LIMITATIONS SHALL BE ADDRESSED AS FOLLOWS:

LIMITATION: CUTBANKS CAVE, LOW STRENGTH - CUTBANKS HAVE POTENTIAL TO CAVE AND MANY SOILS ARE LOW STRENGTH. RESOLUTION: CONTRACTOR SHALL BE AWARE OF POTENTIAL ISSUES AND FOLLOW OSHA GUIDELINES FOR OPEN TRENCHING

LIMITATION: CORROSIVE TO STEEL - SOILS CORROSIVE TO STEEL. RESOLUTION: IF STEEL PIPE IS USED RUST PROTECTION BY COATINGS AND/OR USE OF CATHODIC PROTECTION IS RECOMMENDED

LIMITATION: EASILY ERODIBLE RESOLUTION: SPECIAL ATTENTION SHALL BE GIVEN TO MAINTAINING EXISTING VEGETATION IN EASILY ERODIBLE SOILS, TO THE EXTENT POSSIBLE. EASILY ERODIBLE SOILS SHOULD BE STABILIZED IMMEDIATELY WITH EROSION CONTROL BLANKETS, HYDROSEEDING, SOE ETC.

LIMITATION: HIGH WATER TABLE, POTENTIALLY HYDRIC - HIGH WATER TABLE IS TO BE EXPECTED AND MANY OF THE SOILS ARE POTENTIALLY HYDRIC. RESOLUTION: FOLLOW EAS PLAN WITH REGARD TO PUMPING AND DEWATERING. DISCHARGE OF SEDIMENT LADEN WATER IS PROHIBITED UNLESS WITHOUT FIRST PASSING THRU A "PUMPED WATER FILTER BAG".

LIMITATION: LOW STRENGTH / LANDSLIDE PRONE - SOILS WITH LOW STRENGTH HAVE A LESSER ABILITY TO RESIST SLOPE FAILURE, SUCH AS SLUMPING, FLOWING, ETC. MATERIALS WITH LOW SHEAR STRENGTH ARE MORE SUSCEPTIBLE TO LANDSLIDES AND EMBANKMENT FAILURES. RESOLUTION: PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD COMPLY WITH THE STANDARDS CONTAINED IN CHAPTER 16 OF THE "PADEP - EROSION AND SEDIMENT CONTROL PROGRAM MANUAL," UNLESS IT CAN BE SHOWN THAT PROPOSED CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR SURFACE WATERS.

LIMITATION: SLOW PERCOLATION - PERMEABILITY RATE LESS THAN OR EQUAL TO 0.2 INCHES/HR. RESOLUTION: DEWATER EXCAVATED AREAS AND TRENCHES BY PUMPING THROUGH FILTER BAG OR SEDIMENT TRAP. IF POSSIBLE DRAIN BY GRAVITY UNDER DRAIN TO STABILIZED AREAS OR SEDIMENT TRAPS.

LIMITATION: PIPING RESOLUTION: UTILIZE WATER TIGHT PIPES AND APPROPRIATELY DESIGNED MATERIALS AND CONSTRUCTION TECHNIQUES.

LIMITATION: POOR SOURCE OF TOPSOIL. RESOLUTION: SEE LIMITED AVAILABLE TOPSOIL BELOW.

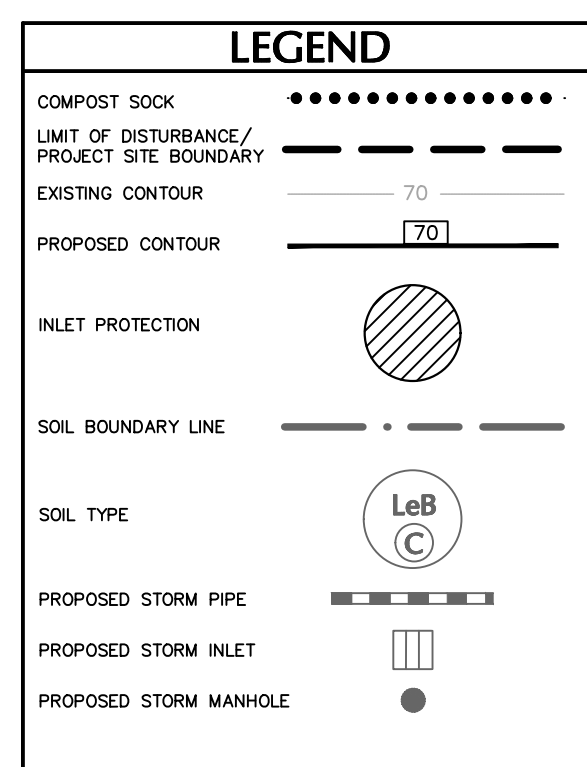
LIMITATION: LIMITED AVAILABLE TOPSOIL. RESOLUTION: ANY EXCAVATED TOPSOIL WILL BE STOCKPILED AND REUSED. IF NECESSARY, ADDITIONAL TOPSOIL WILL BE BROUGHT ON-SITE.

LIMITATION: POTENTIAL SINKHOLE RESOLUTION: COVER EXPOSED CUT SLOPES AND EXCAVATIONS DURING WET WEATHER AND BACKFILL AS SOON AS POSSIBLE. PROVIDE TEMPORARY GRADING DURING CONSTRUCTION TO PREVENT PONDING. PUMP ALL COLLECTED WATER TO A SUITABLE DISCHARGE FACILITY. CLEAN AND SEAL EXPOSED ROCK SURFACES WITH LEAN CONCRETE TO CLOSE PATHWAYS TO POSSIBLE SOLUTION CAVITIES. SEAL DISTURBED AREAS WITH A SMOOTH DRUM ROLLER AT END OF DAY. REPAIR ALL SINKHOLES UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.

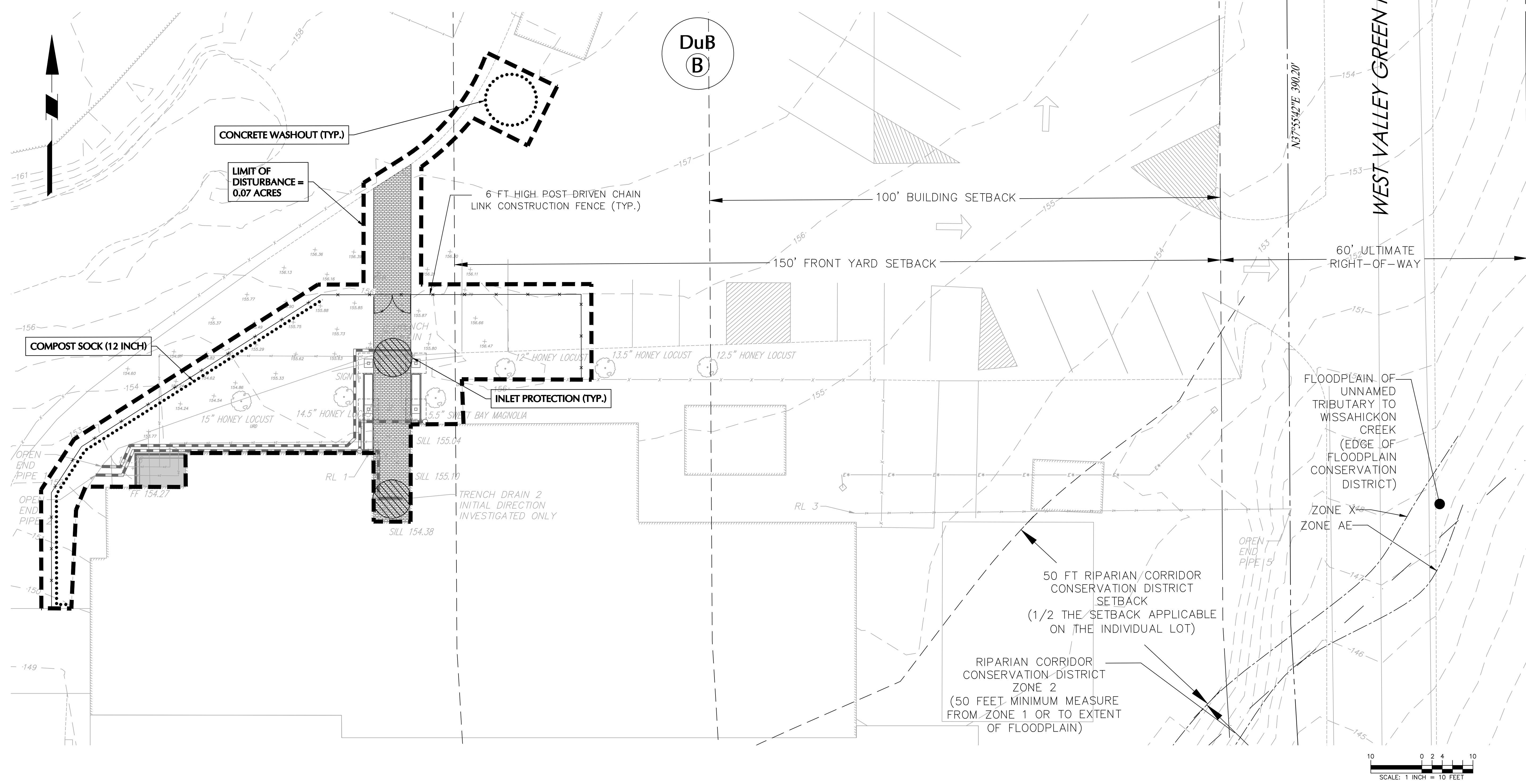
LIMITATION: WET SOILS - SOME SOILS MAY EXHIBIT A HIGH WATER TABLE OR PONDING. RESOLUTION: IF HIGH WATER TABLE IS ENCOUNTERED, DEWATERING WILL BE EMPLOYED.

CONSTRUCTION SEQUENCE:

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL WRITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EAS PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. THE LIMITS OF DISTURBANCE (LOD), STREAMS AND/OR WETLANDS SHALL BE MARKED OUT BY THE CONTRACTOR PRIOR TO DISTURBANCE ACTIVITIES BY THE USE OF SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.
3. IN AREAS WHERE TREES ARE TO BE PRESERVED, TREE PROTECTION FENCE SHALL BE ERRECTED BEFORE ANY CLEARING, GRUBBING, GRADING, OR ANY CONSTRUCTION TAKES PLACE. AS A MINIMUM, INSTALL TREE PROTECTION AS INDICATED. REFER TO DRAWING NO. CE-502 FOR TREE PROTECTION DETAIL. A PRE-CONSTRUCTION CONFERENCE WITH THE SHADE TREE COMMISSION'S DESIGNER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. INSTALL COMPOST SOCK DOWNHILL FROM EARTHMOVING ACTIVITIES. PLACE INLET PROTECTION ON EXISTING INLETS AND TREE PROTECTION FENCE AS SHOWN. INLET PROTECTION MUST BE CONSTRUCTED WITH BERMS IN ACCORDANCE WITH THE DETAIL. INLETS WITH CONTRIBUTING DRAINAGE AREAS OF GREATER THAN 0.5 ACRES SHALL BE PROTECTED WITH STONE AND COMPOST INLET PROTECTION IN ACCORDANCE WITH THE DETAILS. INLETS WITH CONTRIBUTING DRAINAGE AREAS OF GREATER THAN 1 ACRE SHALL BE PROTECTED WITH COMPOST SOCK SEDIMENT TRAPS. CONTRACTOR MUST FIELD VERIFY SITE CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE REQUIRED.
5. INSTALL TEMPORARY CONSTRUCTION FENCE AS SHOWN AND AS DIRECTED BY THE CONSTRUCTION MANAGER AND/OR TOWNSHIP/COUNTY OFFICIALS. FENCE LOCATION MUST PROTECT THE PUBLIC FROM LAND DISTURBANCE ACTIVITIES AND MAINTAIN SAFE VEHICULAR TRAFFIC PATTERNS. EXISTING ACCESS TO THE SHOPPING CENTER TENANTS SHALL REMAIN UNAFFECTED BEYOND THE PROPOSED WORK AREA.
6. SEDIMENT TRACKED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE RETURNED TO THE WORK AREA IMMEDIATELY AND NO LATER THAN BY THE END OF EACH WORK DAY. IN NO CASE SHALL SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
7. BEGIN CONSTRUCTION OF THE STORM DRAINAGE SYSTEM. INSTALL INLET PROTECTION ON ALL INLETS. THE STORM DRAINAGE SYSTEM MUST BE COMPLETELY FUNCTIONAL/OPERATIONAL PRIOR TO ADDITIONAL EARTH DISTURBANCE. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE COMPLETED IN ONE DAY. IF HIGH WATER TABLE IS ENCOUNTERED DEWATERING MEASURES SHOULD BE EMPLOYED. DISCHARGE OF SEDIMENT LADEN WATER IS PROHIBITED UNLESS WITHOUT FIRST PASSING THRU A "PUMPED WATER FILTER BAG".
8. ROUGH GRADE SOIL TO SUBGRADE ELEVATIONS. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL BLANKETS, HYDROSEEDING, OR SOE, ETC.
9. COVER EXPOSED CUT SLOPES AND EXCAVATIONS DURING WET WEATHER AND BACKFILL AS SOON AS POSSIBLE. PROVIDE TEMPORARY GRADING DURING CONSTRUCTION TO PREVENT PONDING. PUMP ALL COLLECTED WATER TO A SUITABLE DISCHARGE FACILITY. CLEAN AND SEAL EXPOSED ROCK SURFACES WITH LEAN CONCRETE TO CLOSE PATHWAYS TO POSSIBLE SOLUTION CAVITIES. SEAL DISTURBED AREAS WITH A SMOOTH DRUM ROLLER AT END OF DAY. REPAIR ALL SINKHOLES UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
10. INSTALL HARDSCAPES AND PLACE TOPSOIL IN LANDSCAPED AREAS IN ACCORDANCE WITH THE SITE CONSTRUCTION PLAN.
11. ONCE ALL PERMANENT MEASURES HAVE BEEN INSTALLED, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN AUTHORIZED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
12. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. THE RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ. 2711 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE. REFER TO WASTE AND RECYCLING NOTES ON DRAWING CE-501.
13. WHEN NO WORK IS TO BE PERFORMED ON ANY AREA FOR MORE THAN 60 DAYS, IT SHALL BE PROTECTED BY TEMPORARY SEEDING, MULCHING OR SOODING.
14. REFER TO THE SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM.



SITE SPECIFIC SOIL LIMITATIONS																	
Map Symbol	Soil Name	Cutbanks Cave	Corrosive to Concrete/Steel	Droughty	Easily Erodes	Flooding	Depth to Saturated Zone/Seasonal High Water Table	Hydric/Hydric Inclusions	Low Strength/Landslide Prone	Slow Percolation	Piping	Poor Source of Topsoil	Frost Action	Shrink-Swell	Potential Sinkhole	Ponding	Wetness
DuB	Duffield Sil Loam, 3 to 8 percent slopes	x	CS		x			x		x	x				x	x	



WEST VALLEY GREEN ROAD

5/27/2026	REVISED PER TOWNSHIP COMMENTS	1.
Date	Description	No.

Revisions

Signature: *Brian Michael Conlon* Date: _____
BRIAN MICHAEL CONLON
PROFESSIONAL LICENSE NO. PE061782

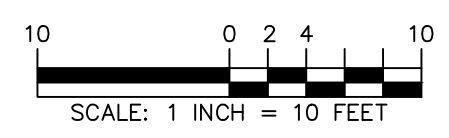
LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS**
FLOURTOWN PENNSYLVANIA
MONTGOMERY COUNTY
Drawing Title: **SOIL EROSION & SEDIMENT CONTROL PLAN**

Project No. **220210003**
Date: **15 JANUARY 2026**
Drawn By: **DSD**
Checked By: **BMC**

CE-101

Sheet **7** of **9**



STANDARD E&S NOTES FROM PADEP APPENDIX C OF MARCH 2012 EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE ACCORDANCE WITH THE APPROVED E&S PLAN...
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES...
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS...
4. EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS...
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTABLE MATERIAL...

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE PROGRAM:

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK...
1. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES...
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES...
3. ONCE ACCEPTED FROM THE CONTRACTOR, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES...

TEMPORARY SEEDING

- A. THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDED AND MULCHED:
1. THE SURFACE OF TOPSOIL STOCKPILES.
2. THE SURFACE OF EXPOSED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON.
B. SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE TOPSOIL STOCKPILES OR ROUGH GRADED AREAS...
C. PREPARE AREAS TO BE SEEDDED AS FOLLOWS:
1. REMOVE ALL DEBRIS, INCLUDING LARGE STONES, TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES...
2. BEFORE AUGUST, SEPTEMBER OR OCTOBER SEEDING APPLY 20-25 LBS. OF 5-10-10 FERTILIZER PER 1,000 SQUARE FOOT...

TEMPORARY MULCHING

- A. MULCH PROPOSED LANDSCAPE AREAS OR TOPSOIL STOCKPILES IF EARTHWORK IS COMPLETED OUTSIDE OF THE RECOMMENDED MULCHING SEASONS FOR TEMPORARY SEEDING OR DUE TO UNFAVORABLE WEATHER CONDITIONS.
B. MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF THE TOPSOIL STOCKPILE OR ROUGH GRADING.
C. MULCH WITH SUITABLE FERROUS GROUND, SHREDDED ASH HARDWOOD, PINEWOOD BARK, STRAW, OR HAY UNFORMLY AND CONTINUOUSLY TO A LOOSE DEPTH OF 3 INCHES MINIMUM...
D. PROPERLY MAINTAIN MULCHED AREAS UNTIL PERMANENT STABILIZATION MEASURES ARE COMPLETE...
E. PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINAL GRADING IS COMPLETED...
F. REMOVE ALL DEBRIS, INCLUDING LARGE STONES, TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES...
G. APPLY LIME AT A RATE OF 4.0 TONS PER ACRE...
H. MULCH SEEDING AREAS WITH STRAW OR HAY AT THE MINIMUM RATE OF 3.0 TONS PER ACRE...
I. HAY OR STRAW MULCH MUST BE APPLIED AT A MINIMUM OF 3.0 TONS PER ACRE...
J. MOW RYE OR OATS JUST BEFORE THEY HEAD OUT IF SLOPE PERMITS.

EMERGENCY SEEDING

- DURING CONSTRUCTION, ALL DISTURBED AREAS SHOULD BE SEEDDED ACCORDING TO THE FOLLOWING INSTRUCTIONS: SEEDING RECOMMENDATIONS FOR SIX (6) TO TEN (10) MONTH PERIODS:
A. INSTALL NEEDED WATER-CONTROL MEASURES.
B. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
C. LIME ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY TWO (2) TONS OF GROUND LIMESTONE, PER ACRE.
D. FERTILIZE ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY 40-40-40, PER ACRE.
E. INCORPORATE LIME AND FERTILIZER INTO THE TOP (4) INCHES OF SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
F. SEED ONE (1) OF THE FOLLOWING MIXTURES (100% PURE LIVE SEED) AT THE MOST SUITABLE DATE, APPLY UNIFORMLY WITH A DRILL OR BY BROADCASTING.
1. MARCH 1 TO OCTOBER 1 - TWENTY (20) POUNDS OF ANNUAL RYE OR FIELD BROMEGRASS PER ACRE.
2. MARCH 1 TO MAY 30 - TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND SIXTY-FOUR (64) POUNDS OF SPRING GRASS PER ACRE.
3. AUGUST 1 TO NOVEMBER 30 - TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND ONE HUNDRED TWENTY (120) POUNDS OF WINTER RYE PER ACRE.
G. HAY OR STRAW MULCH MUST BE APPLIED AT MINIMUM OF 3.0 TONS PER ACRE...
H. COVER GRASS AND LEGUME SEEDS ONE-QUARTER (1/4) INCH DEEP WITH CULTIPACKER OR HARROW...
I. MOW RYE OR OATS JUST BEFORE THEY HEAD OUT IF SLOPE PERMITS.

UTILITY INSTALLATION AND TRENCH EXCAVATION GUIDELINES

- 1. CONSTRUCTION REQUIREMENTS -
A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
B. 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 RESTORATION AND STABILIZATION OPERATIONS.
C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
D. WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENT IN ACCORDANCE WITH "PADEP" GUIDELINES.
E. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO ITS FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED...
F. BACKFILLING - AFTER THE PIPE AND ITS APPURTENANCES HAVE BEEN SATISFACTORILY INSTALLED AND COVERED, THE TRENCH SHALL BE BACKFILLED IN SIX (6) INCH VERTICES AND IN SUCH A MANNER AS NOT TO DISTURB THE PIPE...
G. EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY LEAK TESTED...
H. WHEN PIPE IS TO BE INSTALLED IN FILL, THE EMBANKMENT SHALL BE CONSTRUCTED TO AT LEAST ONE (1) FOOT ABOVE THE PROPOSED TOP OF THE TRENCH...
I. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT FROM THE USE OF EXPLOSIVES...
J. WHEN PIPE IS TO BE INSTALLED IN FILL, THE EMBANKMENT SHALL BE CONSTRUCTED TO AT LEAST ONE (1) FOOT ABOVE THE PROPOSED TOP OF THE TRENCH...
K. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT FROM THE USE OF EXPLOSIVES...
L. ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION MUST BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
M. A LOG SHOWING THE 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.
N. 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...
O. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS SHOWN ON THE PLAN MAPS AND/OR DETAIL SHEETS HAVE BEEN RESTORED TO THEIR ORIGINAL UNDISTURBED CONDITION...
P. ANY SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

GENERAL NOTES:

- 1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND OPERATOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMPs.
5. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PCSM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.
6. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PERIODS.
7. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO PROTECT THE TOPSOIL OR SUBSOIL IS TO BE EXPOSED TO THE WEATHER...
9. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES...
10. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOIST CONDITION...
11. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS DURING NON-GERMINATING PERIODS...
12. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER...
13. PERMANENT VEGETATION TO BE SEEDDED OR SOODED ON ALL EXPOSED AREAS WITHIN 4 DAYS AFTER FINAL GRADING...
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
15. PRIOR TO ANY SITE GRADING, SOIL EROSION FACILITIES SHALL BE INSTALLED TO ALLOW THE MAJORITY OF STORM FLOW TO BE TRANSPORTED TO THE PROPOSED OUTLET WITHOUT ERODING THE SITE...
16. ALL INLETS NOT TO BE USED AS SEDIMENT TRAPS SHALL BE TEMPORARILY PROTECTED BY FILTERS PLACED IMMEDIATELY AFTER THEIR CONSTRUCTION...
17. CONSTRUCTION FENCE SHALL BE INSTALLED WHERE INDICATED ON DEMOLITION PLANS...
18. 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...
19. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT...
20. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBSTRUCTIVE MATERIALS...
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, SOIL, OR OTHER FOREIGN OR OBSTRUCTIVE MATERIALS...
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. SPECS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR THE PROCEDURE DESCRIBED IN THIS PLAN...
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE...
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING NON-GERMINATING PERIODS...
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
29. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
30. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
31. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
32. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
33. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
35. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
36. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
37. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
38. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
39. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
40. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
41. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
42. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
43. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
44. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
45. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
46. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
47. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
48. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
49. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
50. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
51. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
52. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
53. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
54. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
55. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
56. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
57. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
58. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
59. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
60. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
61. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
62. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
63. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
64. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
65. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
66. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
67. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
68. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
69. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
70. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
71. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
72. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
73. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
74. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
75. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
76. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
77. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
78. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
79. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
80. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
81. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
82. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
83. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
84. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
85. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
86. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
87. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
88. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
89. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
90. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
91. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
92. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
93. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
94. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
95. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
96. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
97. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
98. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
99. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
100. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
101. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
102. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
103. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
104. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
105. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
106. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
107. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
108. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
109. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
110. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
111. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
112. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
113. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
114. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
115. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
116. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
117. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
118. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
119. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
120. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
121. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
122. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
123. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
124. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
125. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
126. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
127. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
128. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
129. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
130. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
131. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
132. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
133. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
134. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
135. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
136. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
137. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
138. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
139. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
140. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
141. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
142. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
143. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
144. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
145. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
146. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
147. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
148. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
149. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
150. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
151. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
152. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
153. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
154. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
155. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
156. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
157. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
158. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
159. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
160. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
161. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
162. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
163. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
164. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
165. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
166. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
167. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
168. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
169. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
170. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
171. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
172. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
173. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
174. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
175. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
176. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
177. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
178. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
179. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
180. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
181. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
182. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
183. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
184. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
185. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
186. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
187. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
188. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
189. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
190. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
191. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
192. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
193. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
194. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
195. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
196. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
197. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
198. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
199. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
200. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
201. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
202. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
203. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
204. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
205. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
206. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
207. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
208. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
209. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
210. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
211. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...
212. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs...
213. TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE...
214. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS...
215. ALL CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LINTERS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
216. SEDIMENT TRAPS AND/OR TRAPS SHALL BE KEPT FREE OF ALL DISTURBANCES...
217. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
218. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP REMOVAL/CONVERSION SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER...
219. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAPS TO THE MUNICIPAL INSPECTOR...
220. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFICALLY IDENTIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
221. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIAL...

COMPOST FILTER SOCK

SECTION

PLAN VIEW

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 OF THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST 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.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL # 11-1 Erosion Control Blanket Installation

NOTES:

THE BLANKET SHOULD NOT BE STRETCHED. IT MUST MAINTAIN GOOD SOIL CONTACT. Source Unknown

OVERLAP BLANKET ENDS 6" (MIN) WITH THE UPSLOPE BLANKET OVERLYING THE DOWNSLOPE BLANKET (SHINGLE STYLE). STAPLE SECURELY.

Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.

Provide anchor trench at toe of slope in similar fashion as at top of slope.

Slope surface shall be free of rocks, clods, sticks, and grass.

Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.

The blanket shall be stapled in accordance with the manufacturer's recommendations.

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

386-2134-001 / March 31, 2012 / Page 274

BLACKHAWK INLET FILTER SYSTEM

TYPE M **TYPE C**

NOTES:

PRIOR TO INSTALLATION, INLET GRATE SURFACE AND SURROUNDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT SHALL BE INSTALLED WITH A MINIMUM 2" OVERLAP FROM EDGE OF GRATE TO EDGE OF MAT WITH STRAIGHT EDGE FLUSH TO CURB FACE. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.

PRE-INSTALLED RED EMERGENCY OVERFLOW PLUGS CAN BE REMOVED IN THE EVENT OF FLOODING TO ALLOW FOR RAPID DEWATERING. AFTER DEWATERING, THE INLET FILTER MAT SHALL BE LIFTED AND THOROUGHLY CLEANED OR REPLACED AND THE AND THE EMERGENCY OVERFLOW PLUGS SHALL BE REINSTALLED, IF GRATE IS AT LOWEST POINT OF STREET. REMOVAL OF ONE PLUG WILL ALLOW FOR EXPECTED DEWATERING AT ALL TIMES.

INLET FILTER MATS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. AS NEEDED, INLET FILTER MATS SHALL BE LIFTED AND RINSED OR REPLACED. WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR THE INLET FILTER MAT BECOMES COMPRESSED DUE TO HEAVY TRAFFIC, REPLACEMENT IS REQUIRED.

A SUPPLY OF SPARE INLET FILTER MATS SHALL BE MAINTAINED ON SITE. ALL NECESSARY REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION, DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED MATS ACCORDING TO THE PLAN NOTES.

Blackhawk Product Specs:

Mat Material Type	Natural Coconut Coir Fiber
Mat Color	Blue
Mat Thickness	2 in
Design Features	Scalloped Edges 16 flow holes Emergency dewatering plugs (2 per mat) Magnetic grate attachment 90% biodegradable content
Inlet Compatibility	Type M, Type C
Flow Rating	1300 GPM (24" x 48" grate size)
Functional Longevity	Dependent on site conditions & traffic

Item List:

Part Number	Grate Size	Finished Mat Size	Template	Configuration	Cases per Pallet
BM-2448-T300A	24" x 48"	32" x 54"	T300A	5 Units per Case	7
BM-2424-T200A	24" x 24"	28" x 32.5"	T200A	10 Units per Case	7
BM-1724-T301A	17" x 34"	24.5" x 43.5"	T301A	5 Units per Case	7
BM-2217-T301A	22" x 22"	28" x 32"	T301A	10 Units per Case	7
BM-2436-T300A	24" x 36"	31.5" x 43.5"	T300A	5 Units per Case	7

PUMPED WATER FILTER BAG WITH COMPOST SOCK

PLAN VIEW

ELEVATION VIEW

NOTES:

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

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

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

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

COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS.

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

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

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

TREE PROTECTION FENCE

NOTES:

(a) THE PROTECTIVE FENCING SHALL BE PAVED AROUND THE ROOT PROTECTION ZONE. THE FENCING SHALL BE AT LEAST SIX FEET TALL WITH TWO-INCH MESH CHAIN LINK FABRIC. TWO-INCH POSTS SHALL BE TIED WITH SIX-GAUGE ALUMINUM WIRES A 24 INCHES ON CENTER. POSTS SHALL BE A MINIMUM OF TWO FEET IN THE GROUND AND SPACE OF 10 FEET ON CENTER. PLASTIC ZIP TIES MAY NOT BE USED IN PLACE OF REQUIRED SIX-GAUGE ALUMINUM WIRE.

(b) THE PROTECTIVE FENCING SHALL BE INSTALLED WITH CARE TO AVOID ROOTS AND PLACED ENCOMPASSING THE ENTIRE ROOT PROTECTION ZONE OF INDIVIDUAL OR GROUPS OF CONTIGUOUS TREES. FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED, E.G., GRUBBING, EXCAVATION, GRADING, TRENCHING, CLEANING, OR INSTALLATION OF "SILT" FENCING. THE PROTECTIVE FENCING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

(c) NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT, OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN 100 FEET OF ANY TREE TO BE PRESERVED.

(d) NO ACTIVITY OF ANY SORT RELATING TO TRANSPLANTING, DEMOLITION, GRADING, CONSTRUCTION, STORAGE OR ANY OTHER ACTIVITIES SHALL OCCUR BEYOND THE LIMIT OF DISTURBANCE MARKED BY THE PROTECTIVE FENCING. NOTHING SHALL BE STORED, STOCKPILED, TEMPORARILY PLACED, OR ALLOWED IN THE ROOT PROTECTION ZONE.

(e) ANY DAMAGE TO THE FENCING OR ENCROACHMENT ON THE PROTECTED AREAS SHALL BE REMEDIATED IMMEDIATELY. ANY OBSERVED DAMAGE TO THE TREES SHALL BE IMMEDIATELY REPORTED TO THE TOWNSHIP AND REMEDIATED AS SOON AS IS PRACTICABLE. AT THE DISCRETION OF THE SHADE TREE COMMISSION, PRESERVED TREES THAT HAVE NOT BEEN ADEQUATELY PROTECTED OR HAVE BEEN DAMAGED MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE EXPENSE OF THE APPLICANT.

CONCRETE WASHOUT

**FIGURE 3.18
Typical Compost Sock Washout Installation**

NOTES:

A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the sock.

Adapted from Fibrex

383-2134-008 / March 31, 2012 / Page 58

NOTES:

COMPOST SOCKS SHALL BE STAKED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AROUND PERIMETER OF THE GEOMEMBRANE TO FORM A RING. THE ENDS OF THE SOCK SHALL BE LOCATED AT THE UPSLOPE CORNER.

CONTRACTOR SHALL ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS.

WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.

CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS

FLOURTOWN
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS

Project No. 220210003
Date 15 JANUARY 2026
Drawn By DSD
Checked By BMC

Project No. 220210003
Date 15 JANUARY 2026
Drawn By DSD
Checked By BMC

Project No. 220210003
Date 15 JANUARY 2026
Drawn By DSD
Checked By BMC

5/27/2026 REVISED PER TOWNSHIP COMMENTS 1.

Date	Description	No.

Revisions

Signature: *Brian Michael Conlon* Date: _____
BRIAN MICHAEL CONLON
PROFESSIONAL LICENSE NO. PE061782

LANGAN

Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
PHILADELPHIA CRICKET CLUB CLUBHOUSE IMPROVEMENTS
FLOURTOWN
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS

Project No.	220210003	CE-502
Date	15 JANUARY 2026	
Drawn By	DSD	
Checked By	BMC	
Sheet 9 of 9		



WHITEMARSH TOWNSHIP
APPLICATION FOR MINOR EARTH DISTURBANCE PERMIT and/or
REGULATED EARTH DISTURBANCE ACTIVITY

RECEIVED
FEB 12 2026

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Date Filed: _____ Date of Completed Application Accepted: _____

Property Owner: Sara McMchamin

Address: 4034 Kottler Drive, Lafayette Hill

Phone # [redacted] x #: _____ Email [redacted]

Location of Property: Block: _____ Unit(s): _____

Billing Address: 4034 Kottler Drive, Lafayette Hill

Phone # [redacted] Fax #: _____ Email [redacted]

Scope of Work: Demo existing home - Build new home + relocate Driveway

Does the proposed work affect any other property in any way?

No Yes, please describe: _____

Application must be accompanied by two (2) copies of the plan, prepared in accordance with the requirements of Chapter 58 of the Township Code: Grading Erosion Control, Stormwater Management and Best Management Practices. Five (5) copies of the final plan must be submitted to the Township for final approval.

Details of the Proposed Work: Cubic Yards of fill/excavated materials: 462.96 Cubic Yards

Existing Coverage 7,018 Square Feet of new impervious coverage: Reduce existing coverage by 190 Sqft

Square Feet of earth disturbance: 12,500 Sqft

Date of Work to begin: 3/16/26 Date of Work to be completed: 7/16/26

Work being performed by: BH Design Build
(if other than owner)

Phone #: 610-628-0441 Fax #: NA Email: bgarber@bhdesignbuild.com

All work to be in conformance with all applicable Whitemarsh Township Codes & Ordinances including any amendments thereto.

Emily [Signature]
Signature of Applicant

0
Date



Applicant Name: Sara McMenamin

Development Name: NA

Location of Property: 4034 Kottler Drive, Lafayette Hill PA 19444

Date: 2-10-26

PROJECT COVER SHEET – Approved at June 6, 2023 Shade Tree Commission Meeting

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6" or greater, per 55-4C(3)(a).	20
B.	33% of line (A) = maximum existing Trees which may be Removed.	6.6
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	2
COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant's proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.		

RECEIVED
MAR 17 2026



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater that are proposed to be Removed, per 55-4C(3)(a).	16"
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater, removed within five years prior to the submission of application, per 55-4C(3)(b).	0
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	16"
G.	Total Caliper inches of <u>Canopy</u> Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	18"
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement, per 55-4D(6)(a).	
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees, per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees, per 55-4C(4)(c).	6
----	--	---



R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	5
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	6
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the number of proposed Native Species Understory Trees.	NA
	COMPLIANCE TEST: If Line (T) is less than line (K), he Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)

***NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).**

****NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)



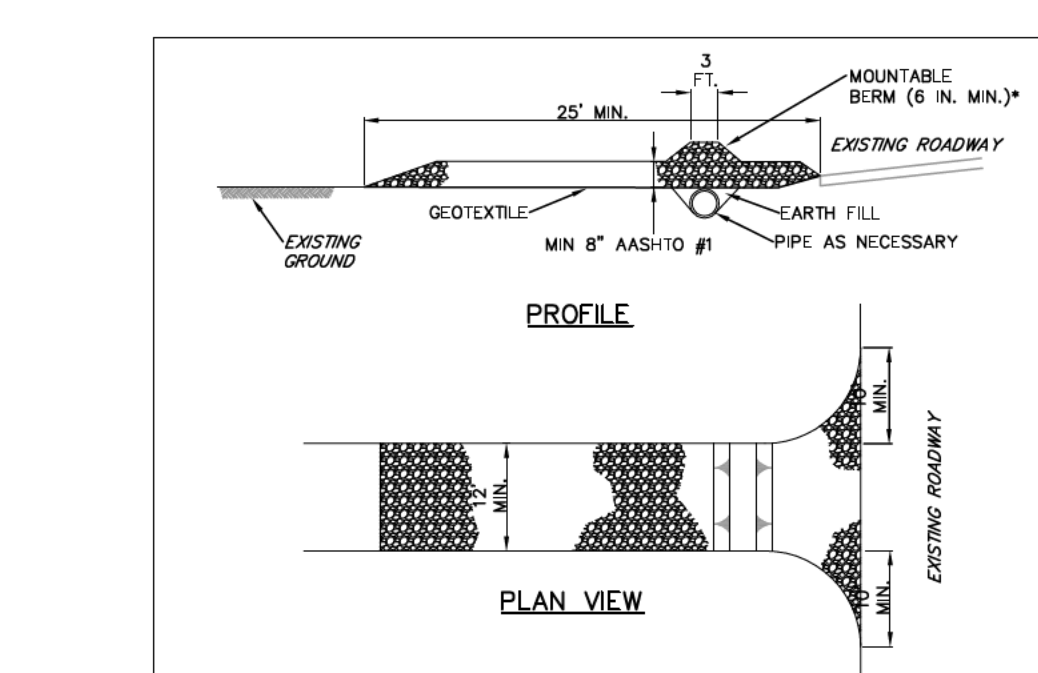
--	--	--	--	--

***NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

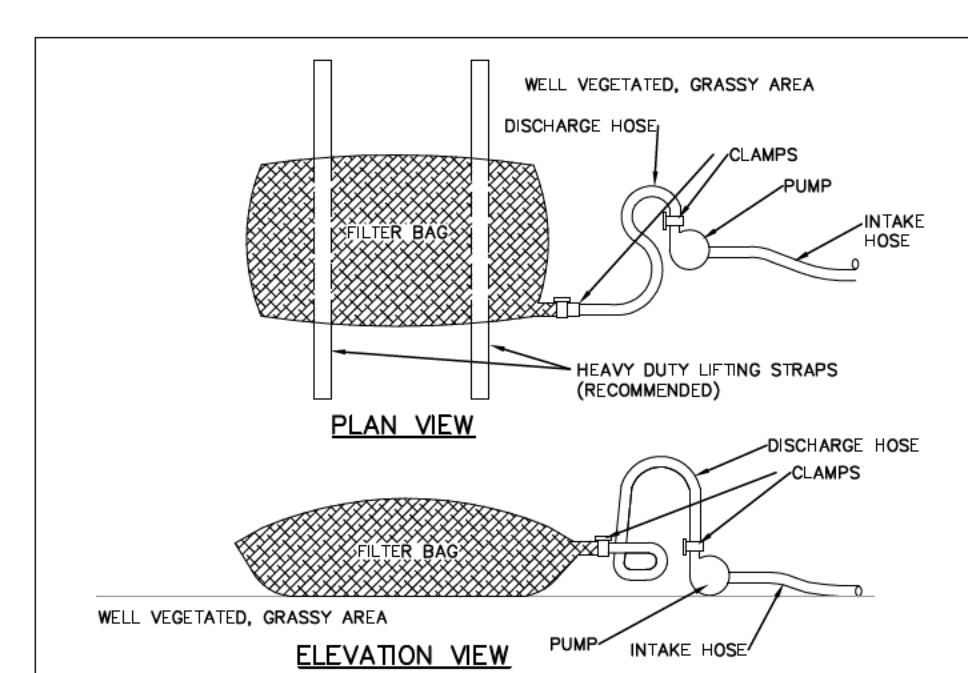
GENERAL EROSION AND SEDIMENT CONTROL NOTES:
DISTURBANCE AREA IS 0.26 ACRES (11,276 SF)

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED ERS PLAN. A COPY OF THE APPROVED DRAWINGS, SIGNED AND DATED BY THE REVIEWING AGENCY MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY DEVELOPMENT OF THE PROJECT THAT MAY REQUIRE CHANGES TO THESE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL AGENCIES, THE ERS PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF THE ERS PLAN, AND THE LOCAL CONSERVATION DISTRICT FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE OWNER AND/OR OPERATOR SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE ERS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS ERS PLAN.
- 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 CLEARLY IDENTIFIED FROM THAT SEQUENCE AND PHASE OF THE PROJECT UNTIL THE ERS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS ERS PLAN.
- STOCKPILES SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNEXPECTED CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED IN ACCORDANCE WITH THE OPERATOR'S BEST MANAGEMENT PRACTICES. REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN ERS PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FF-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 TESTS.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND DETAIL SHEETS.
- 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 RAINFALL EVENT AND ON A WEEKLY BASIS. ALL EROSION AND SEDIMENT MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REINFORCING AND RESETTING MUST BE COMPLETED IMMEDIATELY. IF THE ERS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT ERS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SKIMMED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER CONSISTENT WITH GOOD PRACTICES.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 8 TO 12 INCHES ON COMPACTED OR TIGHTLY COMPACTED AREAS. TOPSOIL AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 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.
- FROZEN MATERIALS OR SOFT, MOIST, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. OUT SLOPES IN COMPLETE BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING NON-CONSTRUCTION MONTHS. MULCH OR PROTECTIVE BLANKETS 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.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM ANNUAL, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- ERS 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.
- 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 ERS BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REGENERATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GROWING SEASON.
- 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 TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL ERS BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF ERS BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS SET FORTH IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- BASED ON SITE INSPECTION, NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS HAVING POTENTIAL TO CAUSE POLLUTION TO SURFACE WATERS EXIST ON THE SITE. THE SITE IS VERY LIMITED IN SIZE. SURFACE WATERS ARE NOT ADJACENT.
- THE PROPOSED SEEPAGE BED WILL MITIGATE ANY POTENTIAL THERMAL IMPACTS FROM THE SITE, AS NOTED SITE SIZE IS VERY SMALL ELIMINATING SIGNIFICANT IMPACT.

SEEDING AND MULCHING INFORMATION:
1. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY PHASE/STAGE OF AN ACTIVITY, THE SITE SHALL IMMEDIATELY BE SEEDDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDDED AND MULCHED WITH A QUICK GERMINATING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
2. CHANNELS AND STOCKPILES MUST BE SEEDDED AND MULCHED IMMEDIATELY.
3. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. 4. TEMPORARY SEEDING AND MULCHING
A. SITE PREPARATION: APPLY 1 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 150 LB./ACRE OF 10-10-10 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
B. SEEDING AND MULCHING: APPLY 1 LB./1000 SF OF ANNUAL RYE GRASS AND 3 TON/ACRE OF HAY OR STRAW MULCH, AND/OR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION OR OUTBACK ASPHALT AT 150 GALLONS/ACRE.
6. PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:
A. AFTER INSTALLATION OF SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
B. APPLY 3 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 930 LB./ACRE OF 10-20-20 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
C. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
D. APPLY SEED UNIFORMLY AT THE RATE OF 5 LB./1,000 SF: 60% FINE LEAF FESCUE/30% PERENNIAL RYE/ANNUAL RYE.
E. COVER GRASS SEED WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
F. APPLY STRAW MULCH AT A RATE OF 3.0 TON/ACRE. AND/OR MECHANICALLY BY DISKING LIGHTLY, COVERING WITH LIGHT COVER OF TOPSOIL OR WITH ASPHALTIC OR HYDRAULIC BASED TACK.
G. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT EROSION. USE SOD AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE.
H. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB 408 SECTIONS 804 AND 805 AND APPROVED BY THE ENGINEER.
7. EROSION CONTROL BLANKET:
TEMPORARY BLANKET - NORTH AMERICAN GREEN 5758N OR APPROVED EQUIVALENT.
PERMANENT BLANKET - NORTH AMERICAN GREEN 5758N OR APPROVED EQUIVALENT.
ALL EROSION CONTROL BLANKET TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE



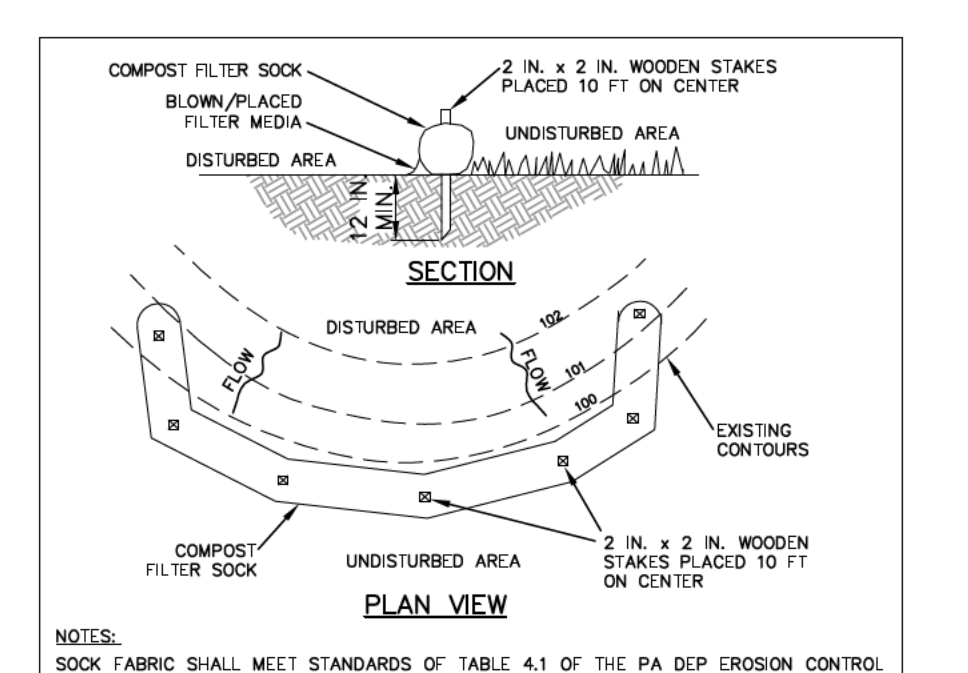
WELL VEGETATED, GRASSY AREA

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4832	200 LB
PUNCTURE	ASTM D-4833	110 LB
MULLIN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AGE & RETAINED	ASTM D-4751	80 SEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN SIX FOR SLOPES EXCEEDING SIX. CLEAN ROCK OR OTHER NON-POSSIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLIPPERINESS.
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HD OR LV WATERSHEDS. WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE, THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SORRENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

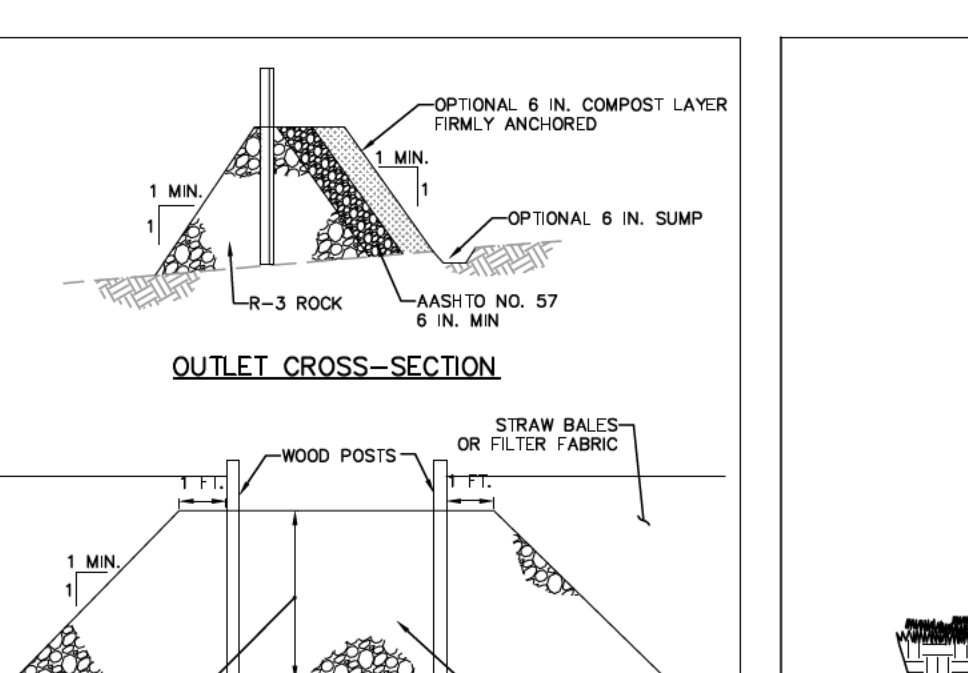
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG



COMPOST FILTER SOCK

NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AND BEGINS TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE-GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
COMPOST 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.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRAPHIC SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

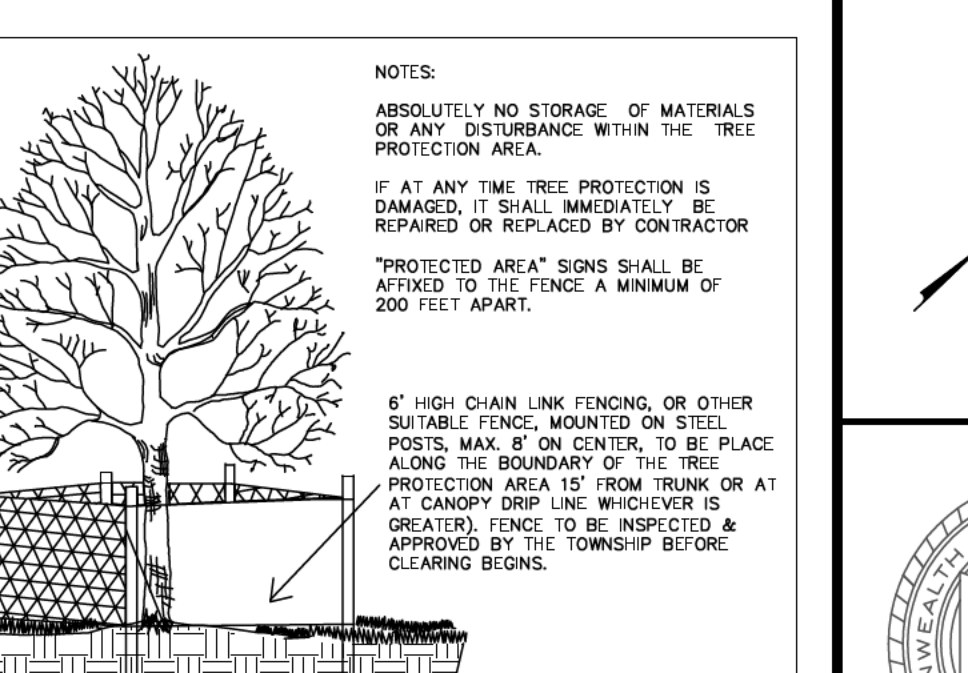
STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK



STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET

NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FLOW OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE INSTALLED ON UP-SLOPE FACE IN HD AND LV WATERSHEDS.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRAPHIC SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK



TREE PROTECTION FENCE (TPF) DETAIL

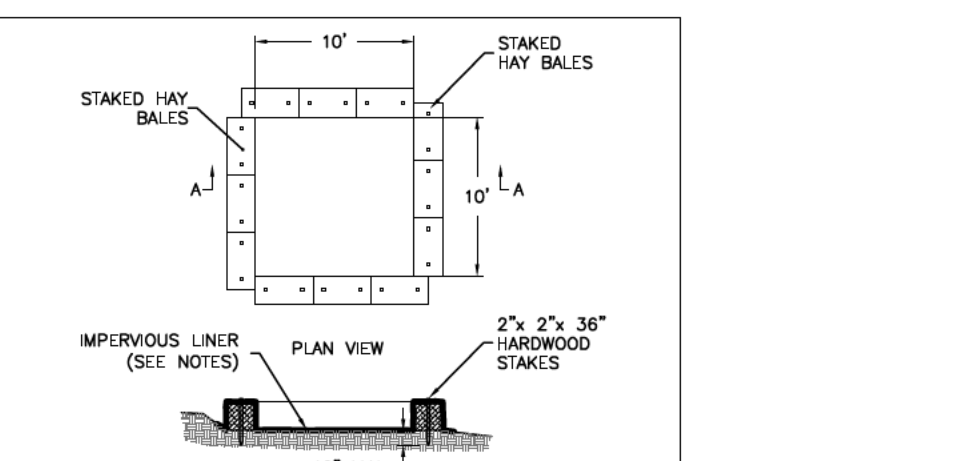
NOTES:
ABSOLUTELY NO STORAGE OF MATERIALS OR ANY DISTURBANCE WITHIN THE TREE PROTECTION AREA.
IF AT ANY TIME TREE PROTECTION IS DAMAGED, IT SHALL IMMEDIATELY BE REPAIRED OR REPLACED BY CONTRACTOR.
"PROTECTED AREA" SIGNS SHALL BE APPLIED TO THE FENCE A MINIMUM OF 200 FEET AWAY.
6' HIGH CHAIN LINK FENCING, OR OTHER SUITABLE FENCE, MOUNTED ON STEEL POSTS, MAX. 8' ON CENTER, TO BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION AREA 12' FROM TRUNK OR AT AT CANOPY DRP LINE, WHICHEVER IS GREATER. FENCE TO BE INSPECTED & APPROVED BY THE TOWNSHIP BEFORE CLEANING BEGINS.

TEMPORARY STOCKPILE DETAIL

NOTES:
1. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE STOCKPILE.
2. THE STOCKPILE SHALL BE SEEDDED IF THE STOCKPILE WILL REMAIN UNOCCUPIED FOR 20 DAYS OR MORE.

EXISTING TREES TABLE

TREE TYPE	CALIPER (IN)	DESCRIPTION
OAK TREE	10"	PRESERVED
MAPLE TREE	10"	PRESERVED
OAK TREE	8"	PRESERVED
MAPLE TREE	24"	PRESERVED
MAPLE TREE	7"	PRESERVED
MAPLE TREE	26"	PRESERVED
MAPLE TREE	14"	PRESERVED
SYCAMORE TREE	35"	PRESERVED
CHERRY TREE	31"	PRESERVED
MAPLE TREE	30"	PRESERVED
MAPLE TREE	8"	PRESERVED
MAPLE TREE	8"	TO BE REMOVED
MAPLE TREE	8"	TO BE REMOVED
MAPLE TREE	6"	PRESERVED
OAK TREE	9"	PRESERVED
MAPLE TREE	24"	PRESERVED
MAPLE TREE	8"	PRESERVED
MAPLE TREE	24"	PRESERVED
MAPLE TREE	20"	PRESERVED



CONCRETE WASHOUT DETAIL

NOTES:
1. GRADE THE WASHOUT SITE TO PROVIDE A LEVEL BASE.
2. WASHOUT LINER TO BE A SUITABLE IMPERVIOUS GEOMEMBRANE OR DOUBLED 15 MIL PLASTIC SHEETING.
3. MAINTENANCE:
a. ALL WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
b. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 10% CAPACITY.
c. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING

REQUEST WAIVER FROM ORDINANCE SECTION 55-4(C)(4)(b) FROM ORDINANCE REQUIREMENTS FOR PROTECTION OF 35" SYCAMORE TREE, 30" MAPLE TREE, 31" CHERRY TREE, AND 26" MAPLE TREE DUE TO LACK OF SPACE.

PLANT MATERIALS LIST

PLANTING AREA	QTY	BOTANICAL NAME	COMMON NAME	KEY	MIN. SIZE
REPLACEMENT TREES	3	<i>Acer rubrum</i>	RED MAPLE	RM	3" CAL.*
	2	<i>Quercus alba</i>	WHITE OAK	WO	3" CAL.*
	1	<i>Celtis occidentalis</i>	HACKBERRY	HB	3" CAL.*

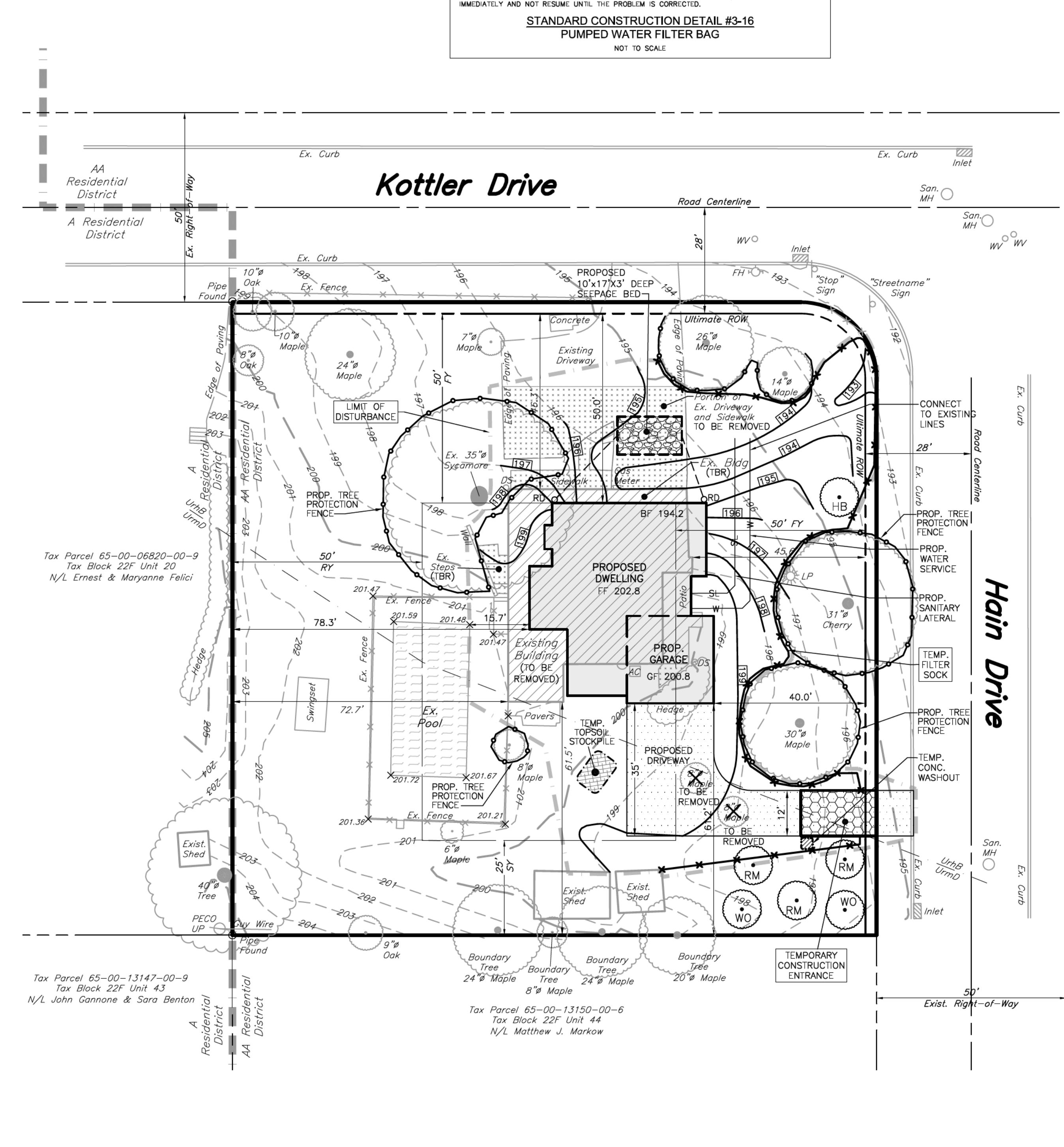
* measured 6" above grade

CONSTRUCTION SEQUENCE:

- THE PLANS FOR THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROCESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.
- THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR: INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMPs, SPECIAL STRUCTURES AND FINAL INSPECTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE SHADE TREE COMMISSION'S DESIGNER IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- PRE-CONSTRUCTION FENCING MUST BE INSTALLED AS THE FIRST ITEM PRIOR TO CONSTRUCTION.
- INSTALL STONE CONSTRUCTION ENTRANCE FOR TREE CLEANING AT THE ACCESS-EXIT POINT FROM THE EARTH DISTURBANCE AREA AS SHOWN ON THE EROSION CONTROL PLAN.
- INSTALL FILTER SOCK AS SHOWN ON PLAN. MARK LIMITS OF DISTURBANCE WITH STAKES.
- CLEAR AND GRUB ONLY THOSE AREAS NECESSARY FOR SITE CONSTRUCTION. CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
- INSTALL ALL NECESSARY UNDERGROUND UTILITIES AS FOLLOWS:
A. ADVANCE CLEARING AND GRUBBING OPERATIONS MUST BE LIMITED TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
B. WORK CRIBS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
D. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACK FILL BEGINS. IF THE PUMPED WATER IS AT AN ELEVATION HIGHER THAN THE SEDIMENT BASIN, THE WATER SHALL BE INTERCEPTED BY THE BASIN. IF THE WATER IS AT AN ELEVATION LOWER THAN THE BASIN, THE PUMPED WATER SHALL BE FILTERED THROUGH A SEDIMENT BASIN.
E. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONDITIONS. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
F. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
G. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACK FILL BEGINS. IF THE PUMPED WATER IS AT AN ELEVATION HIGHER THAN THE SEDIMENT BASIN, THE WATER SHALL BE INTERCEPTED BY THE BASIN. IF THE WATER IS AT AN ELEVATION LOWER THAN THE BASIN, THE PUMPED WATER SHALL BE FILTERED THROUGH A SEDIMENT BASIN.
- STRIP TOPSOIL AND ROUGH GRADE POOL AREA TO THE PROPOSED SUBGRADE ELEVATION. STOCKPILE SOIL AS SHOWN ON EROSION CONTROL PLAN. LIMITS OF DISTURBANCE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 THROUGH A SEDIMENT BASIN.
- CONSTRUCT BUILDING AND ASSOCIATED STRUCTURES.
- FINISH GRADE AND ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE.
- AFTER FINAL SITE STABILIZATION (60 PERCENT VEGETATIVE COVER) HAS BEEN ACHIEVED, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
- EROSION CONTROL MEASURES, IN ADDITION TO THOSE SHOWN ON THE PLANS, SHALL BE PROVIDED BY THE CONTRACTOR IF THERE IS EVIDENCE OF SILT, SEDIMENT AND/OR MUD LEAVING THE SITE.
- EROSION CONTROL MEASURES, IN ADDITION TO THOSE SHOWN ON THE PLANS, SHALL BE PROVIDED BY THE CONTRACTOR IF THERE IS EVIDENCE OF SILT, SEDIMENT AND/OR MUD LEAVING THE SITE.
- ALL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS METHODS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SOIL AND WATER CONSERVATION, DATED APRIL 1990.

LEGEND

---	EX. BOUNDARY
---	EX. RIGHT-OF-WAY
---	UL. RIGHT-OF-WAY
---	EX. ADJACENT OWNER
---	EX. CONTOUR 1-FOOT INTERVAL
---	EX. CONTOUR 5-FOOT INTERVAL
---	BUILDING SETBACK LINES
---	EX. BUILDING
---	EX. EDGE OF PAVING/DRIVE
---	EX. CURB
---	PROP. BUILDING
---	PROP. DRIVE
---	PROP. CONTOURS
---	TEMP. FILTER SOCK
---	LIMIT OF DISTURBANCE



NORTH ARROW

LANDSCAPING AND EROSION & SEDIMENT CONTROL PLAN
PREPARED FOR
4034 KOTTLER DRIVE

ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 88
Harrisburg, Pennsylvania 17040
Phone (215)442-9280
Fax (215)442-9288

PROJECT NUMBER: H2597
DATE: 2-23-26
SHEET NUMBER: 2 OF 2

SCALE: 1"=20'

PROJECT: 4034 KOTTLER DRIVE

DESIGNED BY: NICHOLAS T. ROSE
CHECKED BY: NICHOLAS T. ROSE
DATE: 2-23-26

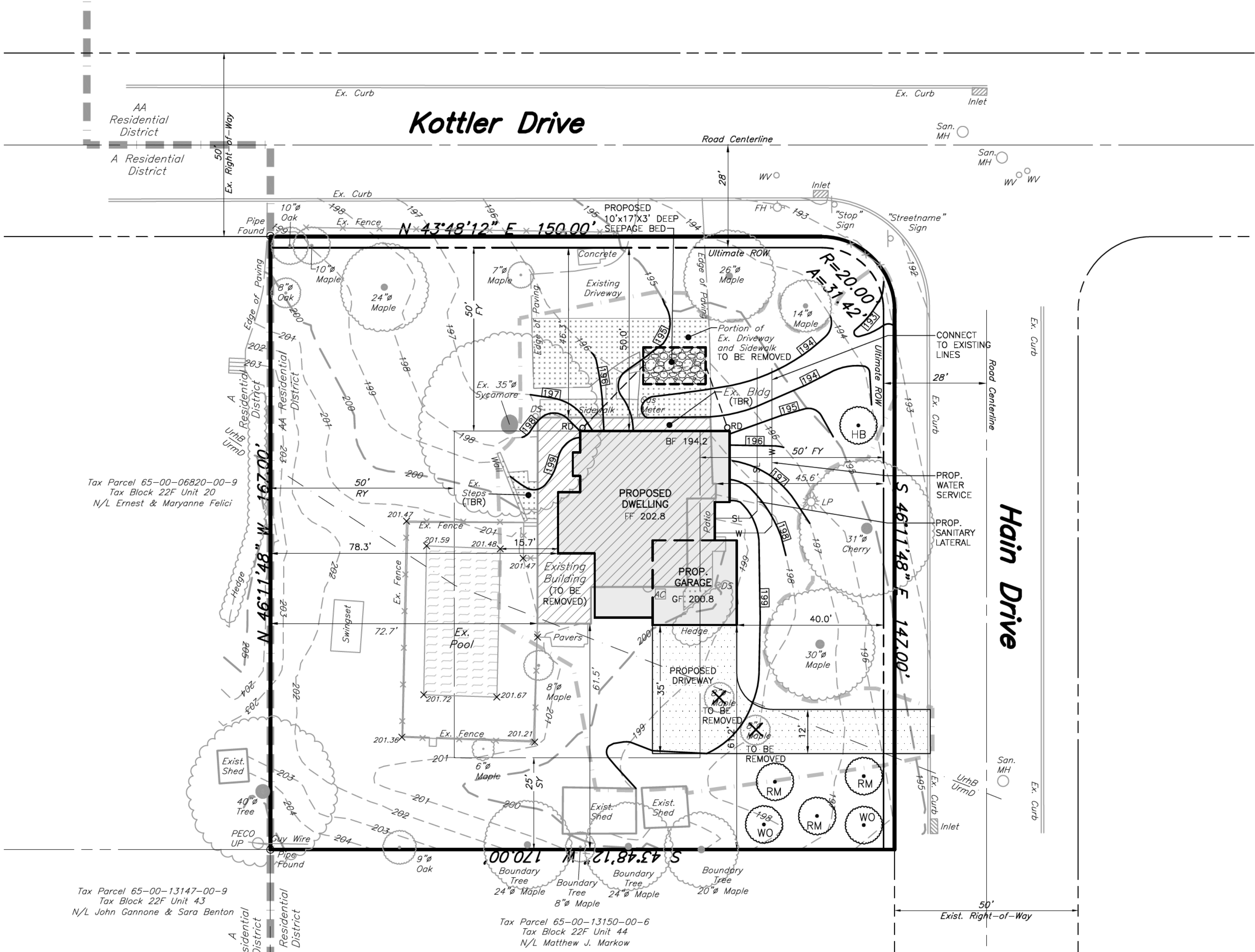
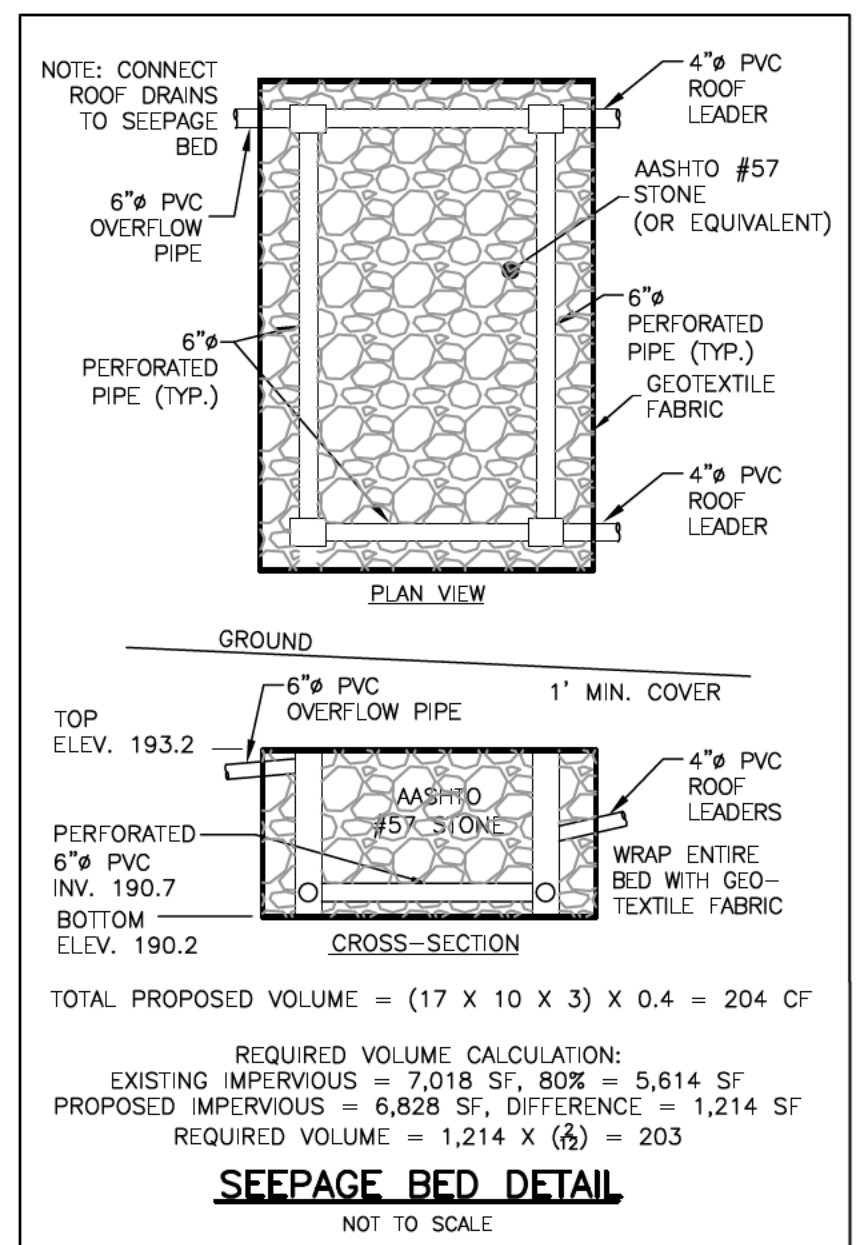
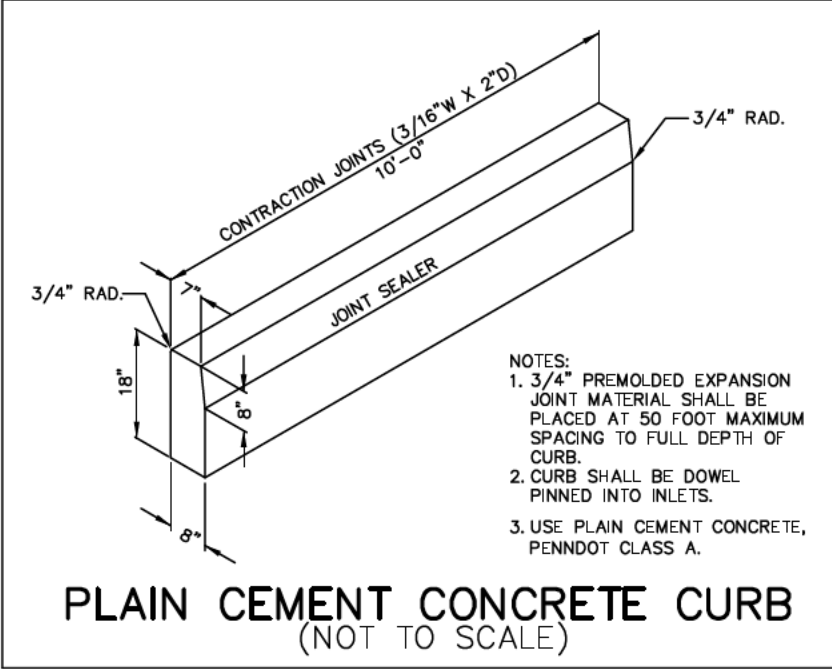
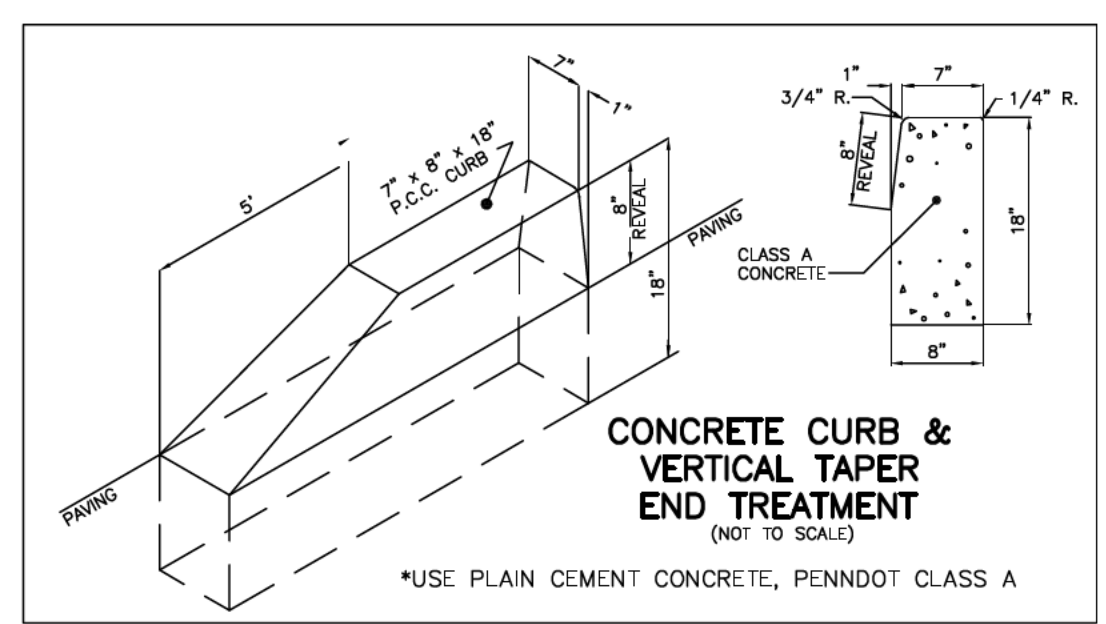
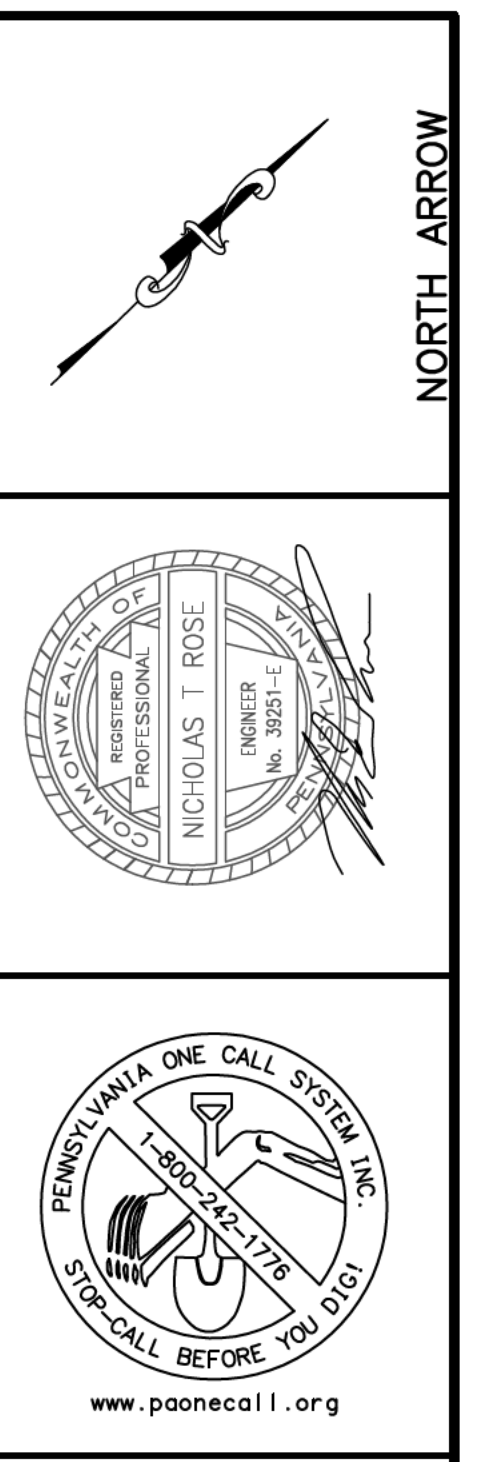
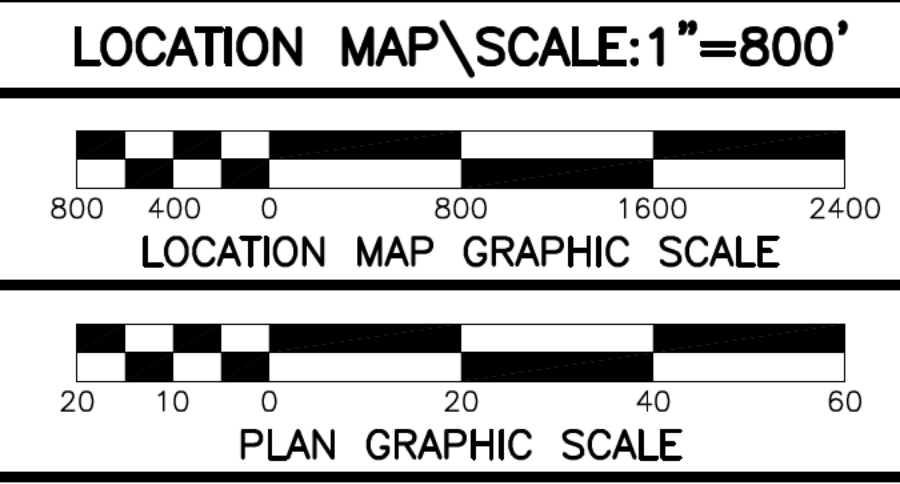
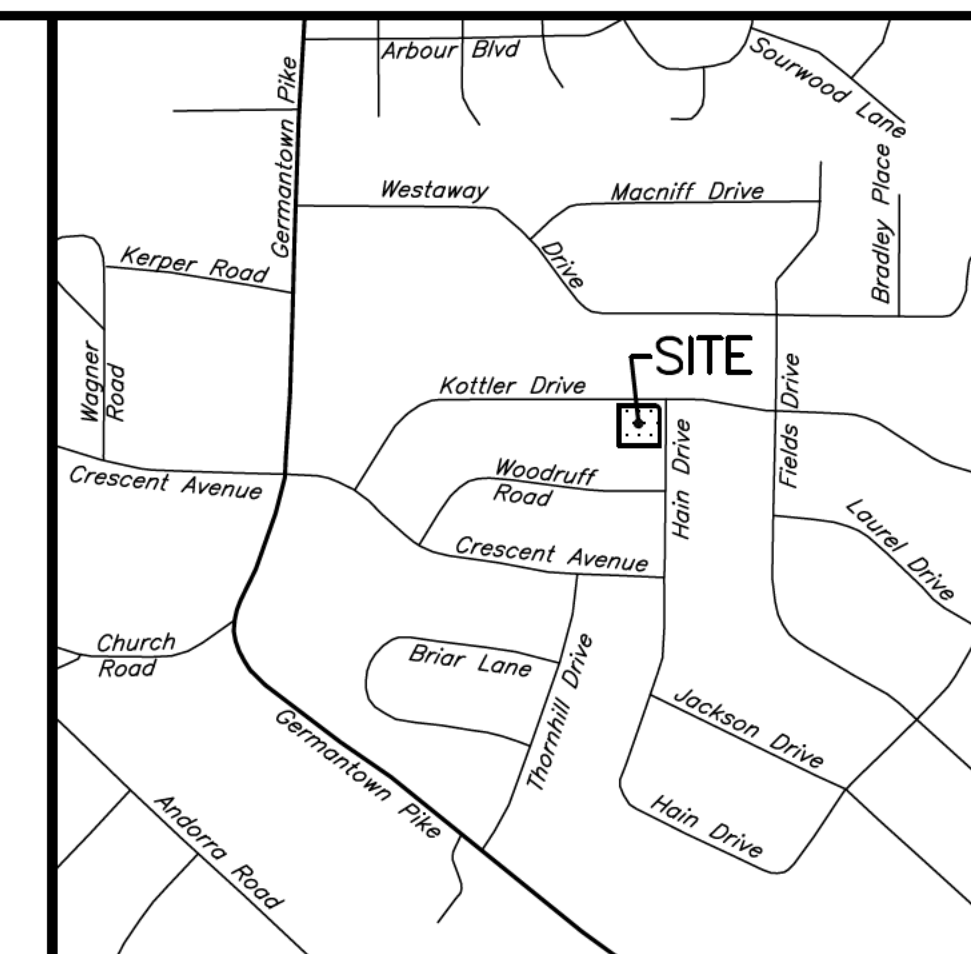
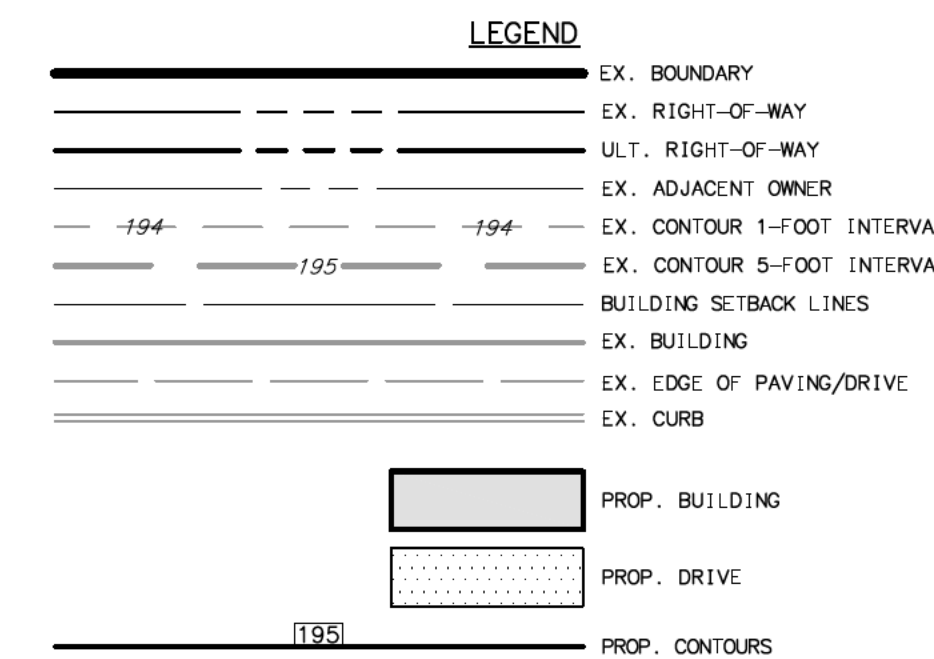
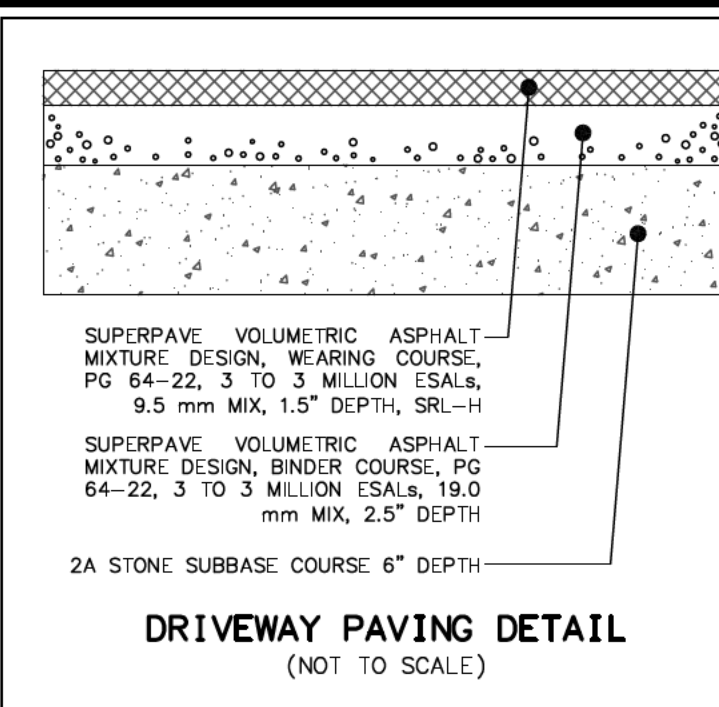
PROJECT NUMBER: H2597
DATE: 2-23-26
SHEET NUMBER: 2 OF 2

DESIGN ENGINEER SIGNATURE:

ON THIS DATE _____, I, _____, AS THE DESIGN ENGINEER, HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58, "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES."

(Signature)

(SEAL)



BLANKET STORMWATER EASEMENT NOTE:

STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY. THE PROPERTY OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STORMWATER FACILITIES. IF, IN THE JUDGMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE STORMWATER FACILITIES TO ENSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS.

- GENERAL NOTES:**
- OWNER/APPLICANT:
SARAH MCENAMIN
6 SUMMIT CT
PLYMOUTH MEETING, PA 19462
 - PROPERTY INFORMATION:
TAX BLOCK 22F UNIT 19
TAX PARCEL # 65-00-06823-00-6
DEED BOOK 6417 PAGE 00360
SITE ADDRESS:
4034 KOTTLER DRIVE
LAFAYETTE HILL, PA 19444
 - TRACT AREA TO EXISTING R.O.W. = 28,304 SF (0.6498 ACRES)
TRACT AREA TO ULTIMATE R.O.W. = 27,326 SF (0.6273 ACRES)
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN SEPTEMBER 2025.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - ZONING DATA: AA - RESIDENTIAL DISTRICT EXISTING USE: SINGLE-FAMILY DETACHED DWELLING
- | REGULATIONS | REQUIRED | EXISTING | PROPOSED |
|-------------------------|-----------|------------|------------|
| MIN LOT AREA | 30,000 SF | 27,326 SF* | 27,326 SF* |
| MIN LOT WIDTH @ BLDG | 135 FT | 164 FT | 164 FT |
| MIN FRONT YARD | 50 FT | 45.6 FT* | 40.0 FT** |
| MIN SIDE YARD (EACH) | 25 FT | 61.5 FT | 61.2 FT |
| MIN REAR YARD | 50 FT | 72.7 FT | 78.3 FT |
| MAX BUILDING HEIGHT | 35 FT | < 35 FT | < 35 FT |
| MAX BUILDING COVERAGE | 15 % | 9.4 % | 9.3 % |
| MAX IMPERVIOUS COVERAGE | 12 % | 25.7 %* | 25.0 %** |
- * EXISTING, NON-CONFORMING CONDITION
** ZONING VARIANCE GRANTED
- LOT COVERAGE BREAKDOWN:
- | EXISTING COVERAGE | EXIST. TO BE REMOVED |
|--|---|
| EXIST. DWELLING (2,175 SF) | EXIST. DWELLING TBR (2,175 SF) |
| EXIST. SHEDS (383 SF) | EXIST. DRIVE TBR (PORTION) (1,000 SF) |
| EXIST. DRIVE (1,774 SF) | EXIST. PATIO TBR (188 SF) |
| EXIST. PATIO (188 SF) | EXIST. POOL (810 SF) |
| EXIST. POOL (810 SF) | EXIST. POOL DECKING (1,293 SF) |
| EXIST. POOL DECKING (1,293 SF) | EXIST. CONC./WALKWAY TBR (288 SF) |
| EXIST. CONC./WALKWAY (393 SF) | TOTAL EXIST. IMPERVIOUS (3,651 SF) = (13.4 %) |
| TOTAL EXIST. IMPERVIOUS (7,018 SF) = 25.7 % | |
| PROPOSED NEW COVERAGE | |
| PROP. DWELLING (2,157 SF) | |
| PROP. DRIVE (1,304 SF) | |
| TOTAL PROP. NEW IMPERVIOUS (3,461 SF) = 12.7 % | |
| NET DECREASE IN IMPERVIOUS (190 SF) | |
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY, PA, VERSION 20, SEPTEMBER 4, 2025. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
UrHb - URBAN LAND - DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
UrM - URBAN LAND - GLENEIG COMPLEX, 8 TO 25 PERCENT SLOPES
 - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL NO. 42091C03786, PREPARED FOR MONTGOMERY COUNTY PA, DATE EFFECTIVE MARCH 2, 2016.
 - THE FENCE HAS BEEN/WILL BE CONSTRUCTED IN ACCORDANCE BUILDING CODES.
 - THE PERMANENT REMOVAL OF TOPSOIL FROM THE LAND WITHIN THE TOWNSHIP IS PROHIBITED.
 - BY A DECISION AND ORDER OF THE WHITEMARSH TOWNSHIP ZONING HEARING BOARD ON JANUARY 7, 2026, APPROVAL WAS GRANTED, SUBJECT TO CONDITIONS:
 - A VARIANCE FROM SECTION 116-49.C. SO AS TO PERMIT A FRONT YARD SETBACK ON HAIN DRIVE OF 40 FEET, RATHER THAN THE 50 FEET REQUIRED.
 - A VARIANCE FROM SECTION 116-169.A OF THE ZONING ORDINANCE SO AS TO PERMIT AN IMPERVIOUS GROUND COVERAGE OF 25%, RATHER THAN THE 22% PERMITTED.
- THE DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:
- ALL USE AND DEVELOPMENT PERMITTED BY THIS DECISION SHALL SUBSTANTIALLY CONFORM TO THE EXHIBITS AND TESTIMONY PRESENTED BY THE APPLICANT, UNLESS INCONSISTENT WITH ANY SPECIFIC CONDITIONS IMPOSED BY THIS BOARD, IN WHICH CASE THESE SPECIFIC CONDITIONS SHALL TAKE PRECEDENCE.
 - THE APPLICANT SHALL APPLY FOR AND OBTAIN ALL PERMITS REQUIRED BY THE TOWNSHIP CODES IN A TIMELY MANNER.
 - THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWNSHIP ENGINEER IN RELATION TO THE INSTALLATION FOR AN EARTH DISTURBANCE PERMIT, AND THE INSTALLATION AND MAINTENANCE OF STORM WATER CONTROLS.

NO.	DATE	DESCRIPTION	BY
1	3-13-26	PER REVIEW COMMENTS	DR/ER/NG

Project Number: H2957
Base DWG: H2957

1 of 2

1"=20'

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
DATE: 2-25-26
SHEET: 1

PROTRACT ENGINEERING, INC.
64 East Morland Avenue, P.O. Box 88
Hatboro, Pennsylvania 19040
Phone: (215)442-9280
Fax: (215)442-9288

4034 KOTTLER DRIVE

SITE PLAN



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Via Email delivery

Chapter 55 Review

To: **Samantha Zrillo, AICP – Whitemarsh Township Planner**
Project: **GP#2026-05: 4034 Kottler Drive**
Municipality: **Township of Whitemarsh**
County: **Montgomery County, Pennsylvania**
Date: **March 23, 2026**

1. CHAPTER 55 APPLICABILITY

Requirement: Determine whether the proposed project is subject to Chapter 55 Tree Protection Standards.

Status: [Requires STC Review](#)

Reviewer Comments: [The subject plan set has been completed and provided for review. The project falls under the jurisdiction of Chapter 55 Tree Protection Standards and will require review by the Township Shade Tree Commission.](#)

2. TREE SURVEY PLAN

Requirement: A Tree Survey Plan identifying all trees six inches (6") DBH or greater shall be provided.

Status: [Compliant](#)

Reviewer Comments: [A Tree Survey Plan has been prepared for the property to include all trees six inches \(6"\) DBH or greater with species.](#)

3. TREE SPECIES IDENTIFICATION


Requirement: Tree species shall be identified for all inventoried trees.


Status: [Compliant](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: [Species are shown.](#)

4. TREE DIAMETER (DBH)

Requirement: Diameter at Breast Height measurements shall be provided for all trees.

Status: [Compliant](#)

Reviewer Comments: [DBH measurements are provided for all trees included within the survey.](#)

5. TREE LOCATIONS

Requirement: All trees included in the inventory shall be plotted on the plan.

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

6. TREE PRESERVATION / REMOVAL DESIGNATION

Requirement: Plans shall identify trees proposed for preservation and removal.

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

7. TREES REMOVED WITHIN FIVE YEARS


Requirement: Trees removed within five years prior to the application shall be shown on the Tree Survey Plan.


Status: [Not Applicable](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: A review of Google Earth historical imagery for the past five years did not identify any tree removals within the subject work area.

8. HERITAGE TREES

Requirement: Heritage Trees (≥ 36 " DBH or approximately 75 years of age) shall be identified and protected.

Status: No heritage trees located on site.

Reviewer Comments: compliant

9. BOUNDARY TREES

Requirement: Boundary Trees shall be identified and protected where applicable.

Status: Compliant

Reviewer Comments: Compliant

10. TREE INVENTORY TABLE

Requirement: A tree inventory table shall be provided including species, DBH, and condition.

Status: Compliant

Reviewer Comments: Tree inventory information is provided.

11. LANDSCAPE PLAN

Requirement: A Landscape Plan shall accompany the Tree Survey Plan showing existing and proposed site conditions.



ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Status: [Compliant](#)

Reviewer Comments: [Planting plan provided](#)

12. LIMIT OF DISTURBANCE

Requirement: The Limit of Disturbance shall be clearly shown on the plan.

Status: [Compliant](#)

Reviewer Comments: [The Limit of Disturbance is clearly depicted within the plan set.](#)

13. TREE PROTECTION FENCING

Requirement: Tree protection fencing shall be installed around preserved trees and root protection zones.

Status: [Tree protection is shown, but not compliant on the subject 4 trees due to restrictions. A waiver will be required.](#)

Reviewer Comments: [Required Waiver, but after review, these trees are not in jeopardy of root intrusion.](#)

14. CONSTRUCTION ACTIVITY RESTRICTIONS

Requirement: Plans shall restrict grading, storage, and equipment operation within protected root zones.

Status: [Compliant](#)

Reviewer Comments: [N/A](#)

16. TREE REMOVAL LIMIT


Requirement: Removal of more than 33% of trees ≥ 6 " DBH shall not occur without approval.


Status: [Compliant](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: [compliant](#)

17. TREE REPLACEMENT REQUIREMENT

Requirement: Replacement trees shall be provided for removed trees in accordance with Chapter 55.

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

18. REPLACEMENT TREE SCHEDULE

Requirement: A replacement tree schedule shall be provided including species and quantities.

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

19. NATIVE SPECIES REQUIREMENT

Requirement: Replacement trees shall comply with native species requirements.

Status: [Compliant](#)

Reviewer Comments: [100 % native species](#)

20. CONCRETE WASHOUT AREA

Requirement: A designated concrete washout area shall be shown on the plan and located outside of tree protection areas and root protection zones.

Status: [Compliant](#)



ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Reviewer Comments **Compliant and away from existing trees.**

21. MITIGATION PLAN

Requirement: A mitigation plan shall be provided where tree removal or deviations from Chapter 55 occur.

Status: **completed**

Reviewer Comments: **N/A**

22. POST-CONSTRUCTION TREE GUARANTEE

Requirement: Replacement trees shall be guaranteed for eighteen (18) months following installation.

Status: **Compliant**

Reviewer Comments: **N/A**

FINAL REVIEW SUMMARY

Overall Determination - compliant.

Respectfully Submitted,



John Rockwell Hosbach Jr., FCA, Urban Forester | Principal



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 1, 2026
(via email)

Nicholas T. Rose, PE
ProTract Engineering, Inc.
64 East Moreland Avenue
PO Box 58
Hatboro, PA 19040

RE: Earth Disturbance Permit Review
4034 Kottler Drive
Whitemarsh Township, Montgomery County, Pennsylvania
Permit #2026-05
Our Project Number 2026-00240

Dear Mr. Rose:

In reference to the above-mentioned property, we have reviewed plans prepared by ProTract Engineering, Inc., dated February 3, 2026, and last revised March 13, 2026. The following comments must be resolved before an earth disturbance permit can be issued for this project.

CHAPTER 58 - GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

<u>Section</u>	<u>Description</u>
1. 58-17(A)(2)(P)	The plan view must be revised to show the location of the 6" PVC overflow pipe for the seepage bed. The square structures at the corners of the perforated pipe must be labeled in the detail to indicate structure type.
2. 58-17(A)(2)(I)	The plans must be revised to include a statement, in square feet, of the total disturbed area.
3. 58-17(A)(2)(I)	The applicant must furnish a letter from the Whitemarsh Authority with regard to the new lateral.
4. 58-35(A)	A BMP operations and maintenance plan may be required to describe how any permanent stormwater BMPs will be properly operated and maintained.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
5. 55-4(C)	This section of the ordinance requires that the tree survey plan and the landscape plan shall be reviewed by the Shade Tree Commission in a public meeting, since the Limit of Disturbance appears to exceed 5,000 square feet.
6. 55-4(C)(4)(b)	The plans must be revised, or relief must be obtained, to show the location of tree protection fences, encompassing the dimensions of each root protection zone as established by one of the following two means, whichever is greater: [1] Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height. [2] A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.
7. 55-4(D)(1)(a)	The Tree Protection fencing detail must be revised to indicate the following: The fencing shall utilize two-inch mesh chain link fabric. Two-inch posts shall be tied with six-gauge aluminum wires at 24 inches on center. Posts shall be a minimum of two feet in the ground and space of 10 feet on center. Plastic zip ties may not be used in place of required six-gauge aluminum wire.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Charles L. Guttenplan, AICP – Director of Planning and Zoning (*via email*)
Samantha Zrillo – Township Planner (*via email*)
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Sara McMenemy – Owner/Applicant (*via email: sjm8313@aol.com*)
BH Design Build – Applicant's Contractor (*via email: bgarber@bhdesignbuild.com*)



WHITEMARSH TOWNSHIP
APPLICATION FOR MINOR EARTH DISTURBANCE PERMIT and/or
REGULATED EARTH DISTURBANCE ACTIVITY

Date Filed: _____ Date of Completed Application Accepted: _____

Property Owner: _____

Address: _____

Phone #: [REDACTED] Fax #: _____ Email: [REDACTED]

Location of Property: Block: _____ Unit(s): _____

Billing Address: _____

Phone #: [REDACTED] Fax #: _____ Email: [REDACTED]

Scope of Work: _____

Does the proposed work affect any other property in any way?

No Yes, please describe: _____

Application must be accompanied by **two (2) copies** of the plan, prepared in accordance with the requirements of Chapter 58 of the Township Code: Grading Erosion Control, Stormwater Management and Best Management Practices. **Five (5) copies of the final plan** must be submitted to the Township for final approval.

Details of the Proposed Work: Cubic Yards of fill/excavated materials: _____

Square Feet of new impervious coverage: _____

Square Feet of earth disturbance: _____

Date of Work to begin: _____ Date of Work to be completed: _____

Work being performed by: _____

(if other than owner)

Phone #: _____ Fax #: _____ Email: _____

All work to be in conformance with all applicable Whitemarsh Township Codes & Ordinances including any amendments thereto.

Signature of Applicant

Date



Applicant Name: _____

Development Name: _____

Location of Property: _____

Date: _____

PROJECT COVER SHEET – *Approved at June 6, 2023 Shade Tree Commission Meeting*

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6” or greater, per 55-4C(3)(a).	
B.	33% of line (A) = maximum existing Trees which may be Removed.	
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	
	COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant’s proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.	



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater that are proposed to be Removed , per 55-4C(3)(a).	
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant’s proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees , per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees , per 55-4C(4)(c).	
----	---	--



R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the number of proposed Native Species Understory Trees.	
	COMPLIANCE TEST: If Line (T) is less than line (K), he Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)

***NOTE:** Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).

****NOTE:** When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

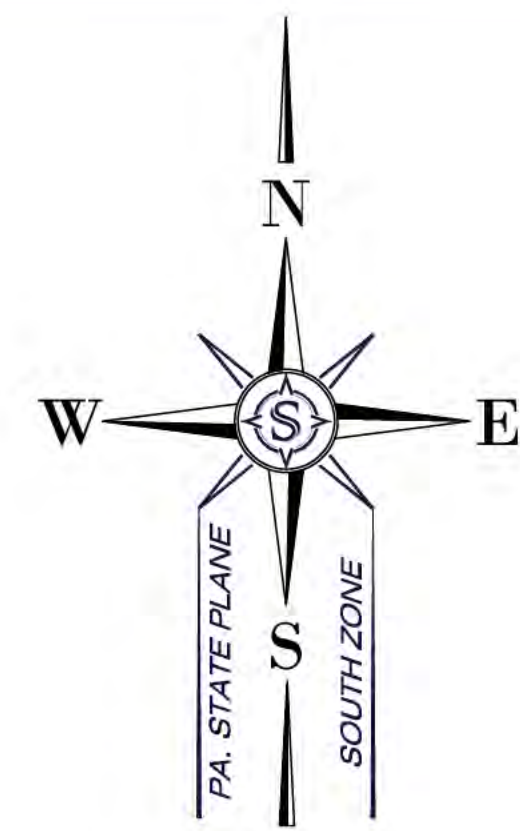
REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)



--	--	--	--	--

****NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.***



ZONING DATA - AA RESIDENTIAL DISTRICT:

ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN LOT AREA	30,000 S.F.	43,305 S.F.	43,305 S.F.
MIN LOT FRONTAGE AT BUILDING SETBACK	136 FEET	121.23 FEET*	121.23 FEET*
MAX BUILDING COVERAGE	15%	5.50%	5.50%
MAX PRINCIPAL BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET
MAX ACCESSORY BUILDING HEIGHT	20 FEET / 1 STORIES	NONE	< 20 FEET
PRINCIPLE BUILDING SETBACK:			
FRONT YARD	50 FEET	61.55 FEET	61.55 FEET
SIDE YARD	25 FEET	41.35 FEET	41.35 FEET
REAR YARD	50 FEET	101.36 FEET	101.36 FEET
ACCESSORY BUILDING SETBACK:			
SIDE YARD	4 FEET	NONE	4.00 FEET
REAR YARD	4 FEET	NONE	50.3 FEET

4 MIMOSA CIRCLE

WHITEMARSH TOWNSHIP | MONTGOMERY COUNTY | PENNSYLVANIA

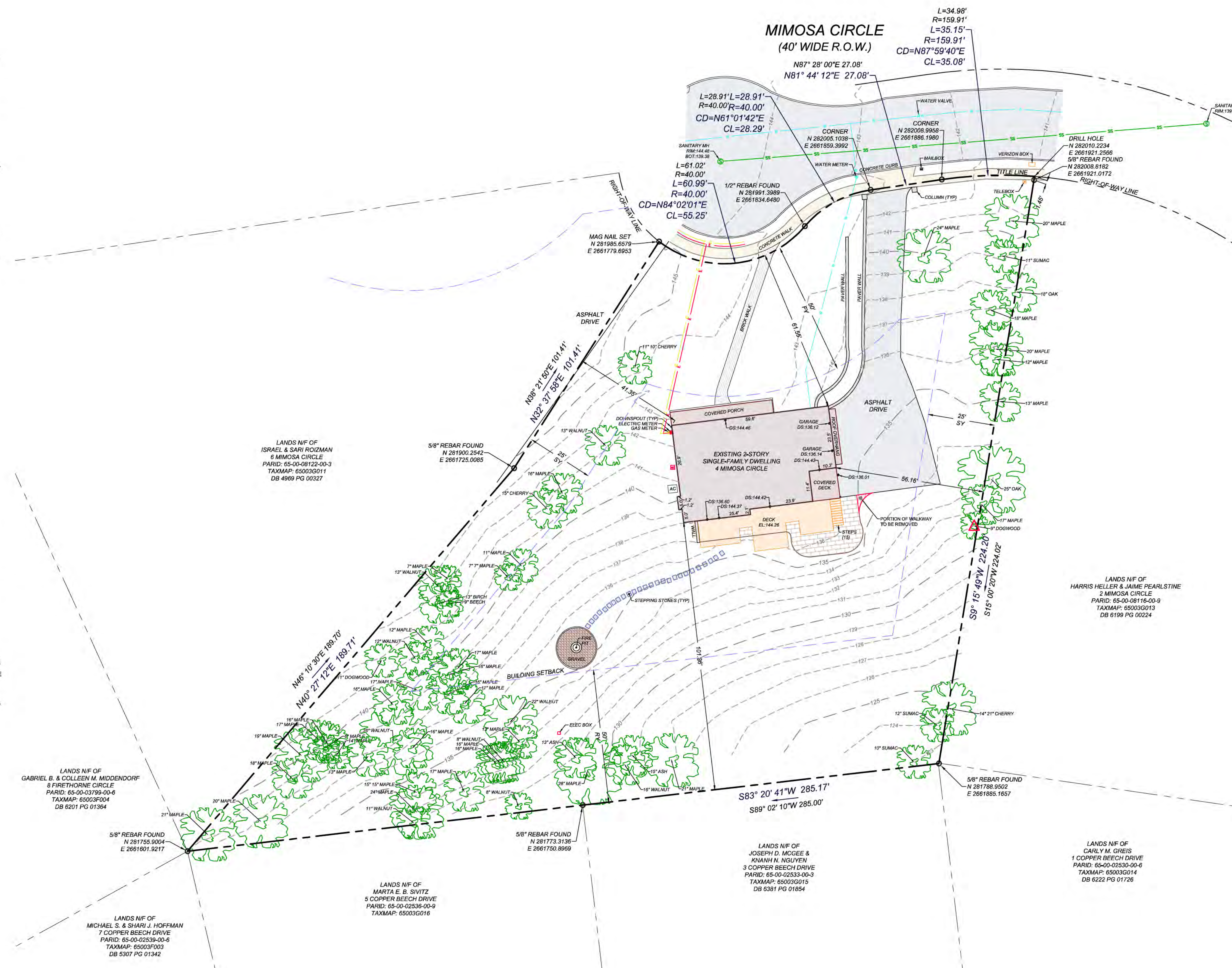


SYMBOL LEGEND

- TG TOP OF GRADE ELEVATION
- INV INVERT ELEVATION
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- TBC TOP BACK CURB ELEVATION
- BC BOTTOM CURB ELEVATION
- DS DOORSILL ELEVATION
- (TYP) TYPICAL SYMBOL OR FEATURE
- IRON PIN
- CONCRETE MONUMENT
- SANITARY MANHOLE
- WATER VALVE
- CLEANOUT (COLOR PER UTILITY)
- STORM MANHOLE
- ELECTRIC BOX
- FIRE HYDRANT
- WATER SHUTOFF
- GAS VALVE
- EVERGREEN TREE
- STORM INLET
- TELEPHONE BOX
- GAS METER
- ELECTRIC MANHOLE
- POSTED SIGN
- PARKING SPACE COUNT
- HANDICAP PARKING
- LIGHT POLE
- AC LIMIT
- UTILITY POLE

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- CONCRETE EDGE
- ASPHALT EDGE
- BUILDING WALL
- POOL COPING
- CURB
- BUILDING
- FLAGSTONE
- ASPHALT
- ROOF OVERHANG
- GRAVEL
- DECK
- BRICK
- CONCRETE
- WALL
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- PLANTINGS LINE
- EVERGREEN TREE
- DECIDUOUS TREE
- PLAN BEARING & DISTANCE
- DEED BEARING & DISTANCE
- FEATURE TO BE DEMOLISHED OR REMOVED
- IMPACTED TREE



OWNER OF RECORD PER MONTGOMERY COUNTY
 MARK A. BARRETT & ELIANA BARON
 4 MIMOSA CIRCLE
 LAFAYETTE HILL, PA 19444
 PARCEL ID # 65-00-08119-00-6
 DEED BOOK 6231, PAGE 00462

TOWNSHIP ZONING DISTRICT: AA RESIDENTIAL DISTRICT
 MIN LOT AREA 30,000 S.F.
 MIN LOT WIDTH AT BUILDING SETBACK LINE 135 FEET
 MAX BUILDING COVERAGE 15%
 MAX PRINCIPLE BUILDING HEIGHT 35 FEET
 MAX ACCESSORY BUILDING HEIGHT 20 FEET / 1 STORIES
 MIN PRINCIPLE BUILDING SETBACKS:
 FRONT YARD 50 FEET
 SIDE YARD 25 FEET
 REAR YARD 50 FEET
 MIN ACCESSORY BUILDING SETBACKS:
 SIDE YARD 4 FEET
 REAR YARD 4 FEET

** ZONING INFORMATION OBTAINED FROM WHITEMARSH TOWNSHIP CODE §116. LATEST EDITION ONLINE ECOD360.

LOT SIZE
 LOT AREA: 43,305 S.F. OR 0.9941 ACRES

EXISTING IMPERVIOUS COVERAGE

DWELLING & ROOF OVERHANG	2,381 S.F. **
WALKS & STEPS	327 S.F.
PUBLIC WALK	101 S.F.
WOOD DECK	607 S.F.
REAR PATIO	356 S.F.
GRAVEL	166 S.F.
ASPHALT DRIVEWAY	2,390 S.F.
CURB	17 S.F.
ENCROACHING DRIVEWAY	93 S.F.
WALLS	167 S.F.
TOTAL	6,604 S.F. (15.2% OF LOT AREA)

** EXISTING BUILDING COVERAGE IS 2,381 S.F. (5.50% OF LOT AREA)
 ** MAX BUILDING COVERAGE IS 6,496 S.F. (15% OF LOT AREA).

REMOVED IMPERVIOUS COVERAGE

REAR PATIO	12 S.F.
TOTAL	12 S.F.

SURVEY REFERENCE PLAN
 1. A BOUNDARY AND TOPOGRAPHY TAKEN FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY - 4 MIMOSA CIRCLE" PREPARED BY SCHOCK GROUP, LLC, DATED JANUARY 15, 2020, FILE NO. 2224.

- SURVEY PLAN NOTES**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JANUARY 8, 2026 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARK.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
 - THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42091C0359G, EFFECTIVE DATE 03/02/2016.
 - SITE SOIL TYPE IS "uugD" PER USDA WEB SOIL SURVEY.

REFERENCE PLANS
 1. A PLAN TITLED "SHOWING REVISED PROPERTY LINE LOTS #71 & #72" PREPARED BY YERKES ENGINEERING CO., DATED SEPTEMBER 25, 1970.

WHITEMARSH TOWNSHIP TREE PRESERVATION & REPLACEMENT ORDINANCE
 THE PROPERTY CONTAINS FIFTY-FOUR (54) EXISTING TREES HAVING A DBH OF SIX (6) INCHES OR GREATER ON THE LOT.

54 X 0.33 = 17 TREES PERMITTED TO BE REMOVED (MAXIMUM ALLOWABLE)
 0 TREES TO BE REMOVED AS PART OF THIS PLAN
 1 TREE (0" DBH) TO BE IMPACTED AS PART OF THIS PLAN

REPLACEMENT TREES ARE REQUIRED FOR ALL LIVING AND HEALTHY TREES HAVING A DBH OF SIX (6) INCHES OR GREATER WHICH ARE DESIGNATED TO BE REMOVED OR DESTROYED IN ACCORDANCE WITH §55-4D(6)(A).

REPLACEMENT TREES SHALL BE CANOPY TREES OF A TYPE AND SPECIES APPROVED BY THE SHADE TREE COMMISSION. NO LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE CANOPY REPLACEMENT TREES SHALL BE NATIVE SPECIES IN ACCORDANCE WITH §55-4E.

ALL REPLACEMENT TREES SHALL BE GUARANTEED AND MAINTAINED IN A HEALTHY AND/OR SOUND CONDITION FOR A MINIMUM OF EIGHTEEN (18) MONTHS IN ACCORDANCE WITH §55-4H. DEER PROTECTION SHALL BE PROVIDED ON ALL REPLACEMENT TREES FOR A MINIMUM OF 18 MONTHS POST-CONSTRUCTION.

SHOULD ANY ADDITIONAL LIVING AND HEALTHY TREES HAVING A DBH OF SIX (6) INCHES OR GREATER BE REMOVED OR DESTROYED DURING CONSTRUCTION, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH §55-4D(6).

ANY PRESERVED TREE THAT IS DAMAGED OR DESTROYED DURING CONSTRUCTION MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE DIRECTION OF THE SHADE TREE COMMISSION.

TREE REPLACEMENT CALCULATION SUMMARY:

EXISTING TREES (≥6" DBH)	=	54
MAXIMUM PERMITTED REMOVAL (33%)	=	17
TREES IMPACTED	=	1 (0" DBH)

REQUIRED TREE REPLACEMENT IF 1 IMPACTED TREE DIES:
 TOTAL DBH TO BE REPLACED = 9 CALIPER INCHES
 TOTAL REPLACEMENT TREES REQUIRED = 3 CANOPY TREES (3" CALIPER MIN.)

REPLACEMENT TREE LIST

NO. OF TREES	SIZE (IN)	SPECIES	TREE NAME (SCIENTIFIC)
2	3"	RED MAPLE	ACER RUBRUM
1	3"	WILLOW OAK	QUERCUS PHELLOS

EXISTING TREES LOCATED WITHIN OR ADJACENT TO THE LIMITS OF DISTURBANCE SHALL BE PROTECTED DURING CONSTRUCTION TO THE GREATEST EXTENT PRACTICABLE. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE ESTABLISHED TREE PROTECTION LIMITS PRIOR TO THE START OF EARTH DISTURBANCE AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION. NO GRADING, EQUIPMENT OPERATION, MATERIAL STORAGE, OR OTHER CONSTRUCTION-RELATED ACTIVITIES SHALL OCCUR WITHIN THESE PROTECTED AREAS.



CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY. CONTRACTORS SHALL VERIFY ALL LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

EXISTING CONDITIONS PLAN
 EARTH DISTURBANCE PERMIT
4 MIMOSA CIRCLE
 WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DATE: 03/16/2026
 REVISION: 03/23/2026
 REVISION PER ARBORIST COMMENTS: 1
 REVISION PER ARBORIST COMMENTS: 2
 DRAWN BY: CCE
 CHECKED BY: TED
 SCALE: 20253461415
 DATE: FEBRUARY 16, 2026
 SHEET NO: 1 OF 4

ZONING DATA - AA RESIDENTIAL DISTRICT

Table with 4 columns: ITEM, REQUIREMENT, EXISTING, PROPOSED. Lists zoning requirements for various items like lot area, building coverage, height, setbacks, etc.

CONSTRUCTION NOTES

- List of 38 construction notes detailing requirements for geotextile fabric, stone used for infiltration, OSHA requirements, rain water conductors, cleanouts, seepage beds, riser connections, and other site-specific details.



OWNER OF RECORD PER MONTGOMERY COUNTY and TOWNSHIP ZONING DISTRICT: AA RESIDENTIAL DISTRICT. Lists owner information and zoning requirements.

EXISTING IMPERVIOUS COVERAGE table. Lists categories like Dwelling & Roof Overhang, Public Walk, Wood Deck, etc., with their respective square footages.

REMOVED IMPERVIOUS COVERAGE table. Lists categories like Rear Patio, Asphalt Driveway, etc., with their respective square footages.

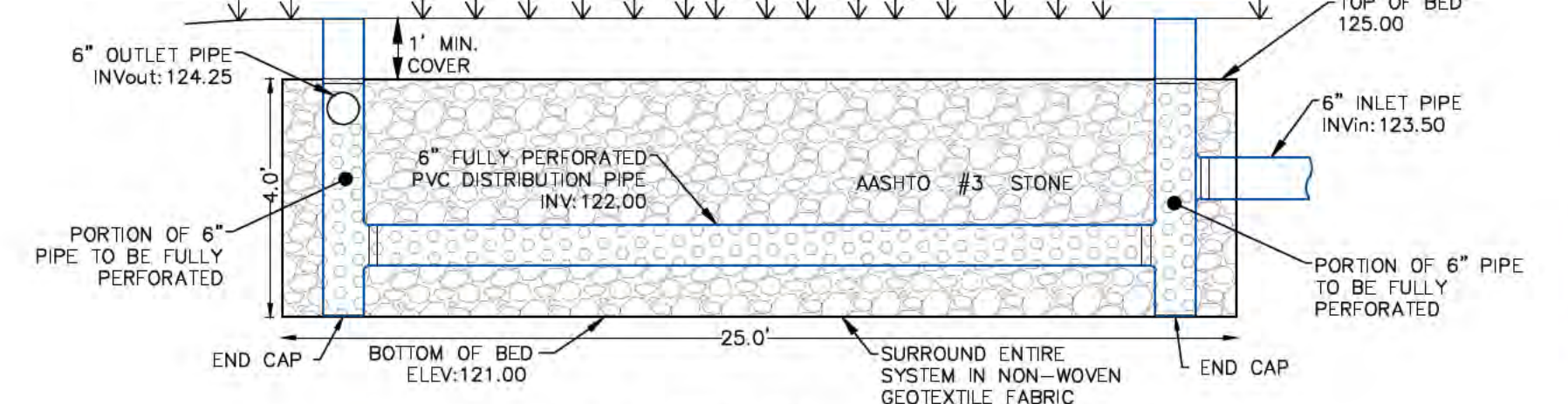
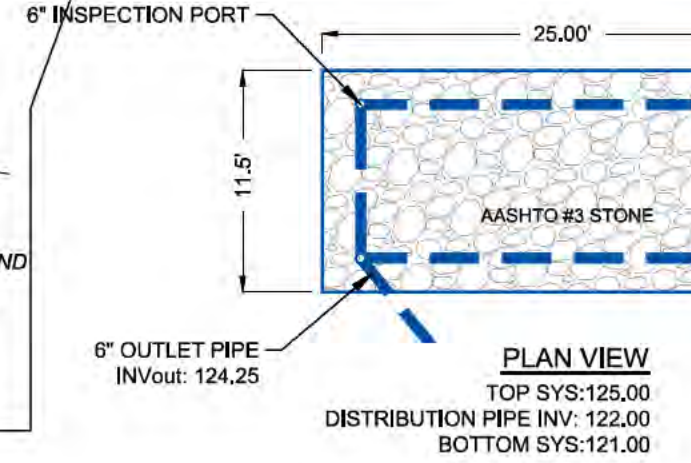
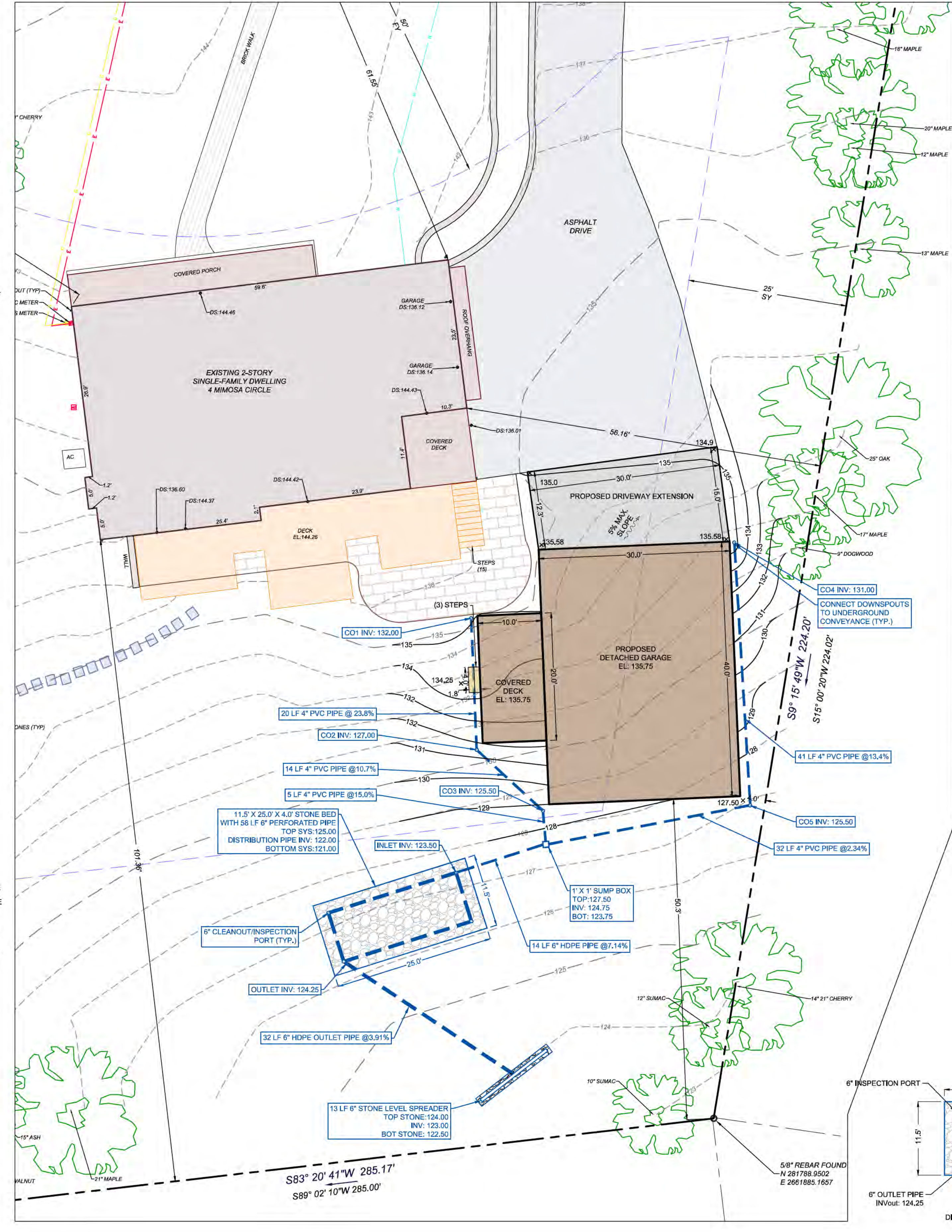
ADDED IMPERVIOUS COVERAGE table. Lists categories like Garage & Roof Overhang, Public Walk, Wood Deck, etc., with their respective square footages.

* PROPOSED BUILDING COVERAGE IS 3,781 S.F. (8.73% OF LOT AREA). * MAX BUILDING COVERAGE IS 6,496 S.F. (15% OF LOT AREA).

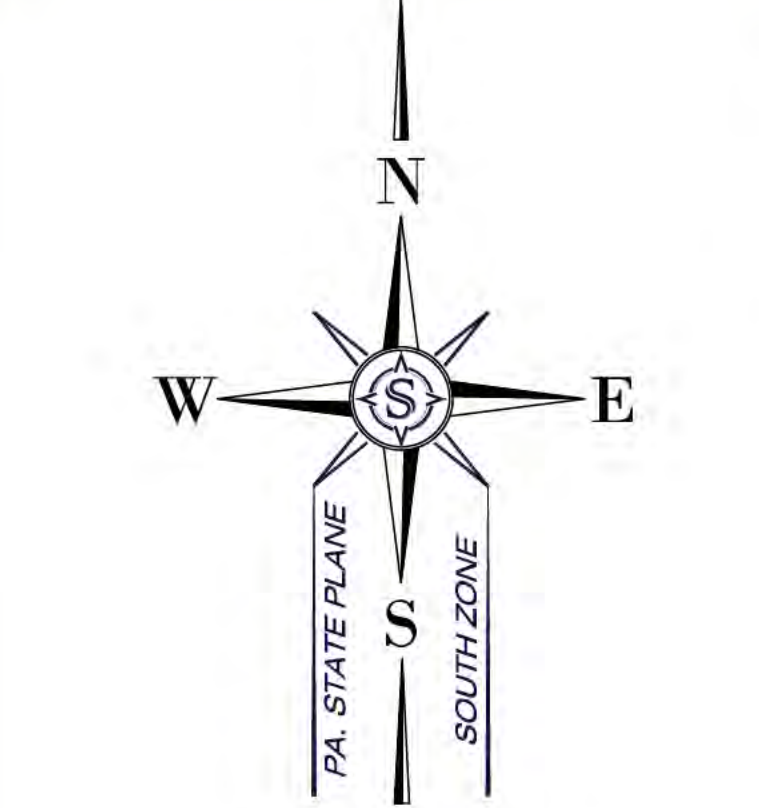
SURVEY REFERENCE PLAN. 1. A BOUNDARY AND TOPOGRAPHY TAKEN FROM A PLAN TITLED 'BOUNDARY & TOPOGRAPHIC SURVEY - 4 MIMOSA CIRCLE' PREPARED BY SCHOCK GROUP, LLC, DATED JANUARY 15, 2026, FILE NO. 2224.

SURVEY PLAN NOTES. 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JANUARY 8, 2026 AND DEPICTS CONDITIONS ON THAT DATE. 2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION. 3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN. 4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK. 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY. 6. THIS PROPERTY IS LOCATED IN ZONE X 'AREA OF MINIMAL FLOOD HAZARD' IN ACCORDANCE TO FEMA MAP PANEL 420910399C, EFFECTIVE DATE 03/02/2016. 7. SITE SOIL TYPE IS 'UgD' PER USDA WEB SOIL SURVEY.

REFERENCE PLANS. 1. A PLAN TITLED 'SHOWING REVISED PROPERTY LINE LOTS #71 & #72' PREPARED BY YERKES ENGINEERING CO., DATED SEPTEMBER 25, 1970.



STONE BED DISTRIBUTION PIPE SECTION



SYMBOL LEGEND

- List of symbols for various features: Top of Grate Elevation, Invert Elevation, Top of Wall Elevation, Bottom of Wall Elevation, Top Back Curb Elevation, Bottom Curb Elevation, Doorsill Elevation, Typical Symbol or Feature, Electric Box, Fire Hydrant, Water Shutoff, Gas Valve, Evergreen Tree, Storm Inlet, Telephone Box, Gas Meter, Electric Manhole, Posted Sign, Sanitary Manhole, Handicap Parking, Light Pole, AC Unit, Utility Pole.

LINETYPE LEGEND

- List of line types for various features: Property Line, Adjoiner Property Line, Easement Line, Right-of-Way Line, Building Setback, Concrete Edge, Asphalt Edge, Building Wall, Pool Coping, Curb, Building, Flagstone, Asphalt, Roof Overhang, Gravel, Deck, Brick, Concrete, Wall, Fence Line, Overhead Electric, Electric Line, Gas Line, Telecom Line, Water Line, Sanitary Line, Existing Storm Pipes, Existing 1' Contour, Existing 5' Contour, Plantings Line, Evergreen Tree, Deciduous Tree, Plan Bearing & Distance, Deed Bearing & Distance.

PROPOSED LINETYPE LEGEND

- List of proposed line types: Proposed Contour Line, Proposed Elevation, Building or Roof, Walkway & Steps, Asphalt, Stonedbed, Flow Arrow.

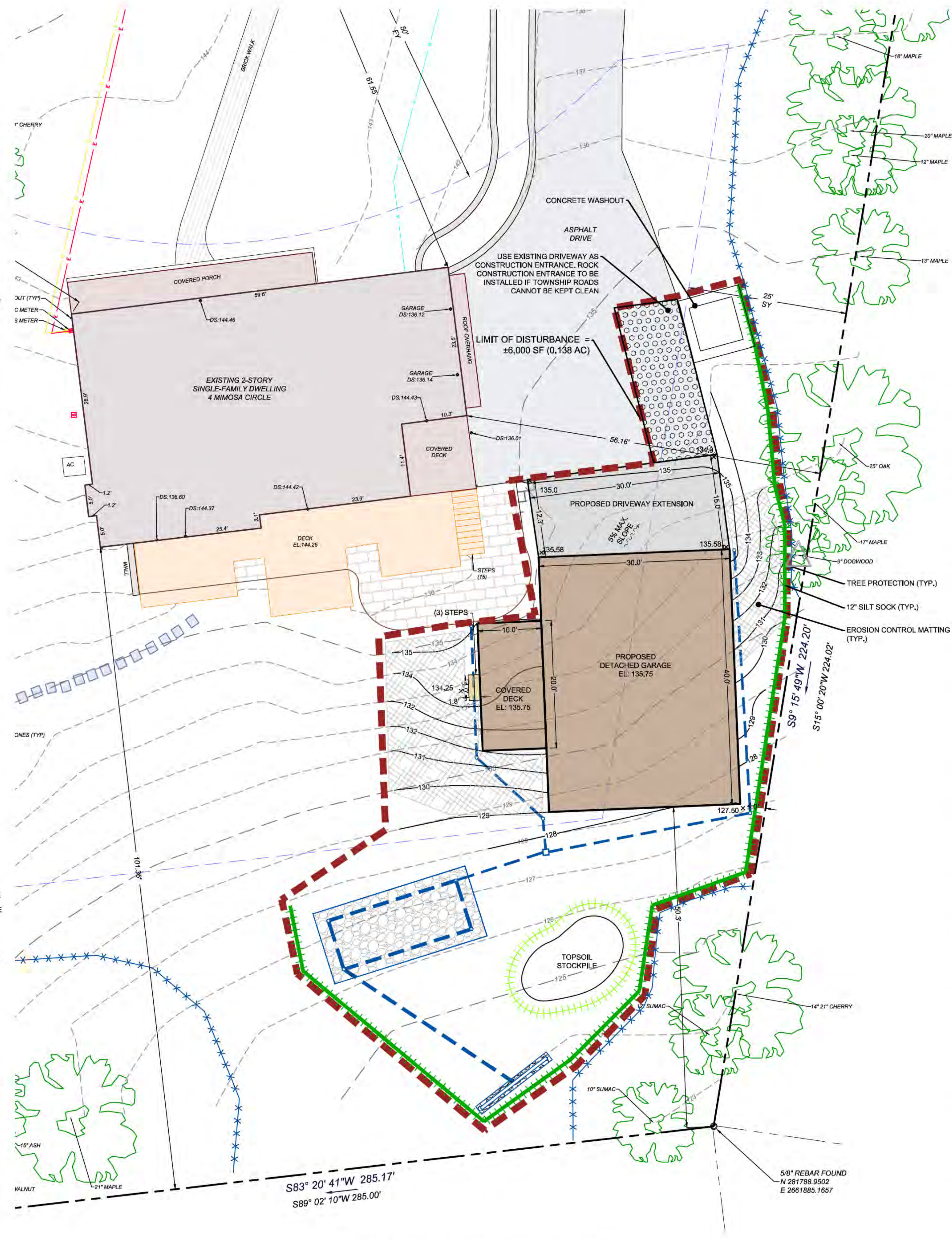
CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 2 WORKING DAYS IN DESIGN STAGE. 800-442-1776. PENNSYLVANIA ONE CALL SYSTEM, INC.



4 MIMOSA CIRCLE. WHEATMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA. SITE, GRADING, & PCSM PLAN. EARTH DISTURBANCE PERMIT.

Table with columns: DATE, REVISION, REVISION PER ARBORIST COMMENTS. Includes a 'BACK YARD OF DREAMS' logo and a '2 OF 4' page indicator.

EROSION & SEDIMENT CONTROL PLAN



SYMBOL LEGEND

- 7G TOP OF GRATE ELEVATION
- INV INVERT ELEVATION
- BW TOP OF WALL ELEVATION
- BTW BOTTOM OF WALL ELEVATION
- TBC TOP BACK CURB ELEVATION
- BC BOTTOM CURB ELEVATION
- DS DOORSILL ELEVATION
- (TYP) TYPICAL SYMBOL OR FEATURE
- IRON PIN
- CONCRETE MONUMENT
- SANITARY MANHOLE
- WATER VALVE
- CLEANOUT (COLOR PER UTILITY)
- STORM MANHOLE
- ELECTRIC BOX
- FIRE HYDRANT
- WATER SHUTOFF
- GAS VALVE
- EVERGREEN TREE
- STORM INLET
- TELEPHONE BOX
- GAS METER
- ELECTRIC MANHOLE
- POSTED SIGN
- PARKING SPACE COUNT
- HANDICAP PARKING
- LIGHT POLE
- AC UNIT
- UTILITY POLE

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- CONCRETE EDGE
- ASPHALT EDGE
- BUILDING WALL
- POOL COPING
- CURB
- BUILDING
- FLAGSTONE
- ASPHALT
- ROOF OVERHANG
- GRAVEL
- DECK
- BRICK
- CONCRETE
- WALL
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- PLANTINGS LINE
- EVERGREEN TREE
- DECIDUOUS TREE
- DEAN BEARING & DISTANCE
- PLAN BEARING & DISTANCE

PROPOSED LINETYPE LEGEND

- 378 PROPOSED CONTOUR LINE
- 92.40 PROPOSED ELEVATION
- BUILDING OR ROOF
- WALKWAY & STEPS
- ASPHALT
- STONEBED

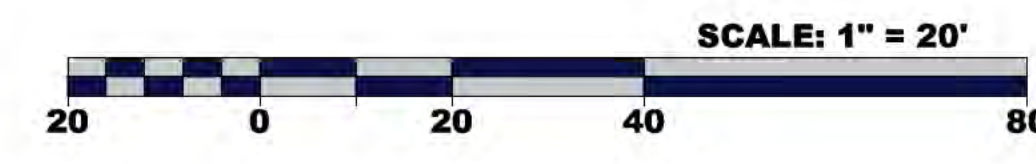
EROSION CONTROL LEGEND

- COMPOST FILTER SOCK
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- STOCKPILE
- TREE PROTECTION FENCING
- LIMIT OF DISTURBANCE
- FEATURE TO BE REMOVED
- IMPACTED TREES
- EROSION MATTING

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
UuqD	Urbic land-udorthents, schist and gneiss complex	8 TO 25 PERCENT SLOPES	C	±60"	20"-71"

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



CONSTRUCTION TIMING AND SEQUENCE

NOTE: THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.

1. NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: WINTER 2026.
2. THE EXISTING DRIVE IS TO BE UTILIZED FOR CONSTRUCTION ACCESS. PROVIDE A HOSE TO CLEAN TIRES TO PREVENT SEDIMENT FROM BEING TRACKED OFF SITE INTO PUBLIC ROADWAYS. IN THE EVENT THAT SEDIMENT CANNOT BE KEPT OFF OF TOWNSHIP ROADWAYS A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED. THIS ENTRANCE MUST BE UTILIZED BY ALL CONSTRUCTION VEHICLES ENTERING/EXITING THE SITE.
3. INSTALL COMPOST FILTER SOCK AS SHOWN ON PLAN AND ON DOWNHILL SIDE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE. INSTALL TREE PROTECTION / CONSTRUCTION FENCING AS INDICATED ON PLAN. FENCING MUST BE IN PLACE AND APPROVED PRIOR TO ANY DISTURBANCE. THE LIMIT OF DISTURBANCE SHALL BE CLEARLY MARKED IN THE FIELD. ALL DISTURBANCE SHALL BE CONTAINED TO THE DELINEATED LIMIT OF CONSTRUCTION.
4. CLEAR AND GRUB THE AREAS AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE OF EXISTING VEGETATION. STRIP TOPSOIL AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND STOCKPILE WITH SILT FENCE. TEMPORARILY SEED ALL STOCKPILED TOPSOIL PER THE TEMPORARY SEEDING SPECIFICATIONS. ONLY LIMITED CLEARING AND GRUBBING IS PERMITTED FOR ACCESS TO SEDIMENT INSTALLATIONS.
5. ONCE THE TEMPORARY CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN CONSTRUCTION.
6. ROUGH GRADE THE SITE. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.
7. BEGIN CONSTRUCTION OF THE PROPOSED DRIVEWAY AND DETACHED GARAGE.
8. INSTALL ROOF RAINWATER COLLECTION SYSTEM, AND THE ASSOCIATED CONVEYANCE PIPING.
9. INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
10. CRITICAL STAGE - (THE SITE'S ENGINEER OR DESIGNEE SHALL BE ON SITE TO INSPECT THE INSTALLATION OF THE PCSM FACILITIES) UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA AND UPON APPROVAL OF THE TOWNSHIP ENGINEER, BEGIN TO INSTALL PERMANENT BMP #1.
- 10.1. EXCAVATE FOR AND INSTALL THE PROPOSED BMP SYSTEM. CONNECT THE CONVEYANCE PIPING TO THE BMP. INFILTRATION SYSTEMS SHALL NOT RECEIVE RUNOFF UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTING TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION. IT IS OF CRITICAL IMPORTANCE TO KEEP ANY SEDIMENT FROM ENTERING AND CLOGGING THE POST CONSTRUCTION STORMWATER INFILTRATION BMP. ONCE BASIN #1 IS INSTALLED SURROUND SYSTEM WITH CONSTRUCTION FENCING TO PREVENT SOIL STOCKPILES AND HEAVY EQUIPMENT FROM SITTING ON NEWLY INSTALLED SYSTEM.
- 10.1.1. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE SYSTEM. THE INFILTRATION SYSTEM SHALL NOT RECEIVE RUNOFF UNTIL THE ENTIRE AREA CONTRIBUTORY TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.
- 10.2. EXCAVATE TO THE BOTTOM OF THE PERMANENT SYSTEM AS INDICATED ON THE PLANS. INSTALL GEOTEXTILE FABRIC, SYSTEM BEDDING AND SYSTEM AS INDICATED ON THE PLANS. INSTALLATION OF THE STONE SHALL BE CHECKED BY THE DESIGN OR SITE ENGINEER PRIOR TO INSTALLATION INTO THE INFILTRATION BMP TO ENSURE THAT IT IS CLEAN WASHED STONE. IN THE EVENT THAT SEDIMENT ENTERS OR CLOGS THE INFILTRATION BMP APPROPRIATE MEASURES SHALL BE TAKEN (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC AND STONE, IF GROUNDWATER OR BEHIND ROCK IS FOUND DURING THE EXCAVATION OF THE TANK SYSTEM, THE ENGINEER SHALL BE CONSULTED TO DETERMINE THE NECESSARY MEASURES THAT SHOULD BE TAKEN. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
11. ONCE BMP'S ARE INSTALLED, LIMIT EQUIPMENT ACCESS OVER AREAS BY SURROUNDING BMP AREA WITH ORANGE CONSTRUCTION FENCING UNTIL FINAL SITE GRADING.
12. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RETENING MUST BE PERFORMED IMMEDIATELY.
13. FINAL GRADE DENUDED AREAS, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
14. INSTALL FINAL PAVING, HARDSCAPE, AND LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
15. UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS, IMMEDIATELY SEED ANY DENUDED AREAS DUE TO THEIR REMOVAL. NOTE: REMOVAL OF SEDIMENT BARRIERS SHALL BE PERFORMED ONLY AFTER CONCURRENCE OF THE TOWNSHIP ENGINEER.
16. CONSTRUCTION COMPLETED. ANTICIPATED DATE: SUMMER 2026.

CLEAN FILL REQUIREMENTS:

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 THE APPLICANT.

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: 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 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 "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.

PLACING TOPSOIL OR TOPSOIL MIXTURE:

PREPARATION OF AREAS TO BE TOPSOILED: GRADE THE AREAS TO BE COVERED BY TOPSOIL. USING ACCEPTABLE METHODS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE PLACING THE TOPSOIL. REMOVE STONES AND OTHER FOREIGN MATERIAL 2 INCHES OR LARGER IN DIMENSION. REMOVE AND SATISFACTORILY DISPOSE OF UNSUITABLE AND SURPLUS MATERIAL.

PLACING AND SPREADING TOPSOIL: PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH ± 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 120 POUNDS PER FOOT WIDTH OF ROLLER OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.

SEEDING SPECIFICATIONS:

1. PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
2. APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT. AND AT THE TIME OF SEEDING, WORK INTO THE SURFACE TO 10 LBS. OF 10-10-10 OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
3. SMOOTH AND FIRM SEEDS PRIOR TO SEEDING.
4. SEED USING A MIXTURE OF 60% PENNSTAR KENTUCKY BLUEGRASS, 30% PENNLAWN RED FESCUE AND 10% PENNINE PERENNIAL RYEGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
5. COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH (RATE OF 3 TONS PER ACRE), 7. MOW AS REQUIRED.
6. WHERE SLOPES EXCEED 25% ULTE NETTING OR OTHER APPROVED (EQUAL) SLOPE STABILIZATION MEASURES SHALL BE UTILIZED. IN ADDITION, THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS/1,000 SQ. FT. OF ANNUAL RYEGRASS FOR RAPID VEGETAL ESTABLISHMENT.

STABILIZATION NOTES:

1. THE PERMITEE(S) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS AND RELATED ITEMS INCLUDED WITHIN ON THESE PLANS UNTIL THE SITE IS PERMANENTLY STABILIZED.

PERMANENT STABILIZATION NOTE:

1. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

TEMPORARY STABILIZATION NOTES:

1. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
2. ANY DISTURBED AREAS WHICH WILL BE LEFT EXPOSED WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING, IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL AT A RATE OF 3.0 TONS PER ACRE.
3. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED, HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AT A RATE OF 3.0 TONS PER ACRE. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

HYDROSEEDING SPECIFICATIONS:

DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEARED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATION. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

PERMANENT SEEDING	DESCRIPTION	APPLICATION RATE (PER ACRE)
1) SEED MIXTURE % BY WEIGHT	60% KENTUCKY BLUEGRASS (75% PURE LIVE SEED MIN.) 30% PENNLAWN RED FESCUE (80% PURE LIVE SEED MIN.) 10% PENNINE PERENNIAL RYEGRASS (85% PURE LIVE SEED MIN.)	260 LBS
2) COMMERCIAL FERTILIZER	10-20-20	1,000 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	6 TONS
4) MULCH	HAY OR STRAW	3 TONS
5) SOIL STABILIZER	TERRA TACK OR EQUIVALENT	20 LBS

TEMPORARY SEEDING

1) SEED	ANNUAL RYEGRASS (85% PURE LIVE SEED)	40 LBS
2) COMMERCIAL FERTILIZER	10-10-10	500 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	1 TON
4) MULCH	HAY OR STRAW	3 TONS

RECYCLING OR DISPOSAL OF MATERIALS:

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

CONSTRUCTION/DEMOLITION WASTE - SOLID WASTE RESULTING FROM THE CONSTRUCTION OR DEMOLITION OF BUILDINGS AND OTHER STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WOOD, PLASTER, METALS, ASPHALTIC SUBSTANCES, BRICKS, BLOCK AND UNSEGREGATED CONCRETE, THE TERM DOES NOT INCLUDE THE FOLLOWING IF THEY ARE SEPARATE FROM OTHER WASTE AND ARE USED AS CLEAN FILL:

- (i) UNCONTAMINATED SOIL, ROCK, STONE, GRAVEL, BRICK AND BLOCK, CONCRETE AND USED ASPHALT; AND
- (ii) WASTE FROM LAND CLEARING, GRUBBING AND EXCAVATION, INCLUDING TREES, BRUSH, STUMPS AND VEGETATIVE MATERIAL.

MANAGEMENT OF CONSTRUCTION AND DEMOLITION WASTE

SALVAGING - BY DEFINITION, MATERIALS SALVAGED FOR USE IN THEIR INTENDED FUNCTION ARE NOT WASTES. EXAMPLES INCLUDE: BATHROOM FIXTURES, CEILING PANELS, DOORS, FLOORING, LIGHTING FIXTURES, WINDOWS, ETC.

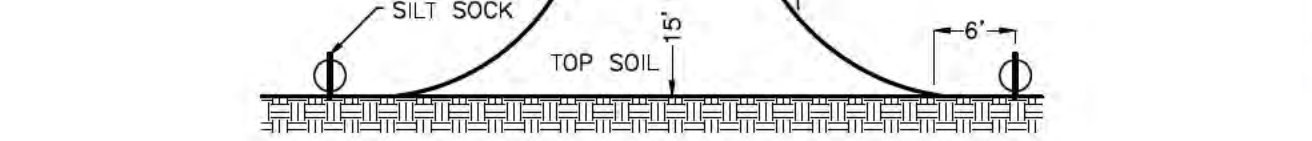
SOURCE SEPARATED RECYCLABLE MATERIALS ARE ALSO NOT WASTES. FOR CONSTRUCTION, RENOVATION AND DEMOLITION ACTIVITIES THIS INCLUDES: CARDBOARD, GLASS, METALS, PAPER AND PLASTICS.

ALL CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN FOR CLEANING OUT TRUCKS. ACCUMULATED MATERIAL SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH THE REGULATIONS NOTED ABOVE.

IN THE EVENT A POLLUTION INCIDENT OCCURS WHICH CAUSES OR THREATENS TO CAUSE SURFACE OR GROUNDWATER POLLUTION, THE OWNER SHALL:

- (1) PROMPTLY NOTIFY THE DEPARTMENT BY TELEPHONE OF THE LOCATION AND NATURE OF THE DANGER.
- (2) NOTIFY ALL KNOWN DOWNSTREAM USERS OF THE WATER.
- (3) IMMEDIATELY TAKE ALL NECESSARY STEPS TO PREVENT INJURY TO PROPERTY AND DOWNSTREAM USERS, AND PROTECT WATERS FROM POLLUTION OR DANGER OF POLLUTION.
- (4) REMOVE ANY CONTAMINATION FROM AFFECTED GROUND OR SURFACE WATER TO THE EXTENT REQUIRED BY THE DEPARTMENT.

ANY OFF-SITE WASTE AND BORROW AREA MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN REVIEWED AND APPROVED BY PADEP PRIOR TO BEING ACTIVATED.



NOTE: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY RE-DISTRIBUTED ON THE SITE.

TYPICAL SOIL STOCKPILE CROSS SECTION N.T.S.



LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY. THE EXISTING UTILITIES AND INFORMATION SHOWN ON THIS PLAN IS NOT TO BE CONSIDERED APPROXIMATE. CONFIRMATION OF ALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ALL UNDERGROUND UTILITIES SHOULD BE MARKED WITH A SURFACE MARKING SYSTEM PRIOR TO THE START OF WORK.

EROSION & SEDIMENT CONTROL PLAN
EARTH DISTURBANCE PERMIT
4 MIMOSA CIRCLE
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

REVISIONS PER ARCHITECT COMMENTS
REVISIONS PER ARBORIST COMMENTS

DATE: 03/16/2026
DATE: 03/23/2026

SCALE: 1" = 20'
DATE: FEBRUARY 16, 2026
SHEET NO: 2224



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Via Email delivery

Chapter 55 Review

To: **Samantha Zrillo, AICP – Whitemarsh Township Planner**
Project: **GP#2026-06: 4 Mimosa Cir.**
Municipality: **Township of Whitemarsh**
County: **Montgomery County, Pennsylvania**
Date: **March 23, 2026**

1. CHAPTER 55 APPLICABILITY

Requirement: Determine whether the proposed project is subject to Chapter 55 Tree Protection Standards.

Status: [Requires STC Review](#)

Reviewer Comments: [The subject plan set has been completed and provided for review. The project falls under the jurisdiction of Chapter 55 Tree Protection Standards and will require review by the Township Shade Tree Commission.](#)

2. TREE SURVEY PLAN

Requirement: A Tree Survey Plan identifying all trees six inches (6") DBH or greater shall be provided.

Status: [Compliant](#)

Reviewer Comments: [A Tree Survey Plan has been prepared for the property to include all trees six inches \(6"\) DBH or greater with species.](#)

3. TREE SPECIES IDENTIFICATION


Requirement: Tree species shall be identified for all inventoried trees.


Status: [Compliant](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: [Species are shown.](#)

4. TREE DIAMETER (DBH)

Requirement: Diameter at Breast Height measurements shall be provided for all trees.

Status: [Compliant](#)

Reviewer Comments: [DBH measurements are provided for all trees included within the survey.](#)

5. TREE LOCATIONS

Requirement: All trees included in the inventory shall be plotted on the plan.

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

6. TREE PRESERVATION / REMOVAL DESIGNATION

Requirement: Plans shall identify trees proposed for preservation and removal.

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

7. TREES REMOVED WITHIN FIVE YEARS


Requirement: Trees removed within five years prior to the application shall be shown on the Tree Survey Plan.


Status: [Not Applicable](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: A review of Google Earth historical imagery for the past five years did not identify any tree removals within the subject work area.

8. HERITAGE TREES

Requirement: Heritage Trees (≥ 36 " DBH or approximately 75 years of age) shall be identified and protected.

Status: No heritage trees located on site.

Reviewer Comments: compliant

9. BOUNDARY TREES

Requirement: Boundary Trees shall be identified and protected where applicable.

Status: Compliant

Reviewer Comments: Compliant

10. TREE INVENTORY TABLE

Requirement: A tree inventory table shall be provided including species, DBH, and condition.

Status: Compliant

Reviewer Comments: Tree inventory information is provided.

11. LANDSCAPE PLAN

Requirement: A Landscape Plan shall accompany the Tree Survey Plan showing existing and proposed site conditions.



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Status: [Compliant](#)

Reviewer Comments: [Compliant](#)

12. LIMIT OF DISTURBANCE

Requirement: The Limit of Disturbance shall be clearly shown on the plan.

Status: [Compliant](#)

Reviewer Comments: [The Limit of Disturbance is clearly depicted within the plan set.](#)

13. TREE PROTECTION FENCING

Requirement: Tree protection fencing shall be installed around preserved trees and root protection zones.

Status: [Tree protection is shown, but not compliant on the subject 2 trees due to restrictions. A waiver will be required. 17" MAPLE, 25" OAK.](#)

Reviewer Comments: [Required Waiver.](#)

14. CONSTRUCTION ACTIVITY RESTRICTIONS

Requirement: Plans shall restrict grading, storage, and equipment operation within protected root zones.

Status: [Compliant](#)

Reviewer Comments: [N/A](#)

16. TREE REMOVAL LIMIT


Requirement: Removal of more than 33% of trees $\geq 6"$ DBH shall not occur without approval.


Status: [Compliant](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Reviewer Comments: [compliant](#)

17. TREE REPLACEMENT REQUIREMENT

Requirement: Replacement trees shall be provided for removed trees in accordance with Chapter 55.

Status: [Not Compliant](#)

Reviewer Comments: [Required](#)

18. REPLACEMENT TREE SCHEDULE

Requirement: A replacement tree schedule shall be provided including species and quantities.

Status: [Not Compliant](#)

Reviewer Comments: [Required](#)

19. NATIVE SPECIES REQUIREMENT

Requirement: Replacement trees shall comply with native species requirements.

Status: [Compliant](#)

Reviewer Comments: [100 % native species](#)

20. CONCRETE WASHOUT AREA

Requirement: A designated concrete washout area shall be shown on the plan and located outside of tree protection areas and root protection zones.

Status: [Compliant](#)



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

Reviewer Comments [Compliant and away from existing trees.](#)

21. MITIGATION PLAN

Requirement: A mitigation plan shall be provided where tree removal or deviations from Chapter 55 occur.

Status: [Required](#)

Reviewer Comments: [Required](#)

22. POST-CONSTRUCTION TREE GUARANTEE

Requirement: Replacement trees shall be guaranteed for eighteen (18) months following installation.

Status: [Compliant](#)

Reviewer Comments: [N/A](#)

FINAL REVIEW SUMMARY

Overall Determination - compliant.

Respectfully Submitted,



John Rockwell Hosbach Jr., RCA, Urban Forester | Principal



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 31, 2026

Schock Group
1982 Butler Pike, Suite 5
Conshohocken, PA 19428

**RE: Earth Disturbance Permit Review
4 Mimosa Circle
Whitemarsh Township, Montgomery County, Pennsylvania
Permit #2026-06
Our Project Number 2026-00318**

Dear Plan Preparer:

In reference to the above-mentioned property, we have reviewed the above referenced earth disturbance permit application, consisting of a 4-sheet plan set prepared by Schock Group, dated February 16, 2026, and last revised March 23, 2026. The following comments must be resolved before an earth disturbance permit can be issued for this project.

CHAPTER 58 - GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

<u>Section</u>	<u>Description</u>
1. 58-17(A)(2)(o)	The plans must be revised to include a constructible detail for the proposed driveway extension.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
2. 55-4(C)	This section of the ordinance requires that a tree survey plan and a landscape plan shall be prepared and reviewed by the Shade Tree Commission in a public meeting.
3. 55-4(C)(4)(b)	The plans must be revised to show the location of tree protection fences, encompassing the dimensions of each root protection zone as established by one of the following two means, whichever is greater: [1] Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height. [2] A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.

<u>Section</u>	<u>Description</u>
4. 55-4(D)(2)	The construction sequence must be revised to indicate that a pre-construction conference with the Shade Tree Commission's designee is required prior to start of construction.
5. 55-4(D)(6)	This section of the ordinance requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new Canopy trees of a type and species approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. The plans appear to show the removal of 9 caliper inches.

Any future submission of the design plans for this project must be accompanied by a letter prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Samantha Zrillo – Township Planner
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Mark Barrett – Owner/Applicant (*via email: mtonyb8@gmail.com*)



PROCLAMATION

Arbor Day 2026

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS Arbor Day is now observed throughout the nation and the world, and

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

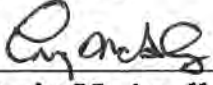
WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, **Jacy Toll**, Chair of the Whitemarsh Township Board of Supervisors, do hereby proclaim **Friday, April 24th** as **ARBOR DAY in the Township of Whitemarsh**, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and **FURTHER**, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

RESOLVED, this 12th Day of March, 2026.

ATTEST:



Craig McAnally
Secretary

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**



Jacy Toll
Chair