

PRELIMINARY DEVELOPMENT PLANS
1420 CONCHESTER DAY CARE

1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA

FOR:
CONCHESTER HOLDING, LLC
6 DICKINSON DRIVE SUITE 110
CHADDS FORD, PA 19317

INDEX OF DRAWINGS:

- C-0 COVER SHEET*
- C-1 EXISTING CONDITIONS PLAN*
- C-2 SITE PLAN*
- C-3 GRADING & STORMWATER PLAN*
- C-4 EROSION & SEDIMENT CONTROL PLAN*
- C-5 EROSION & SEDIMENT CONTROL DETAILS & NOTES PLAN*
- C-6 SITE DETAILS PLAN-1*
- C-7 SITE DETAILS PLAN-2*

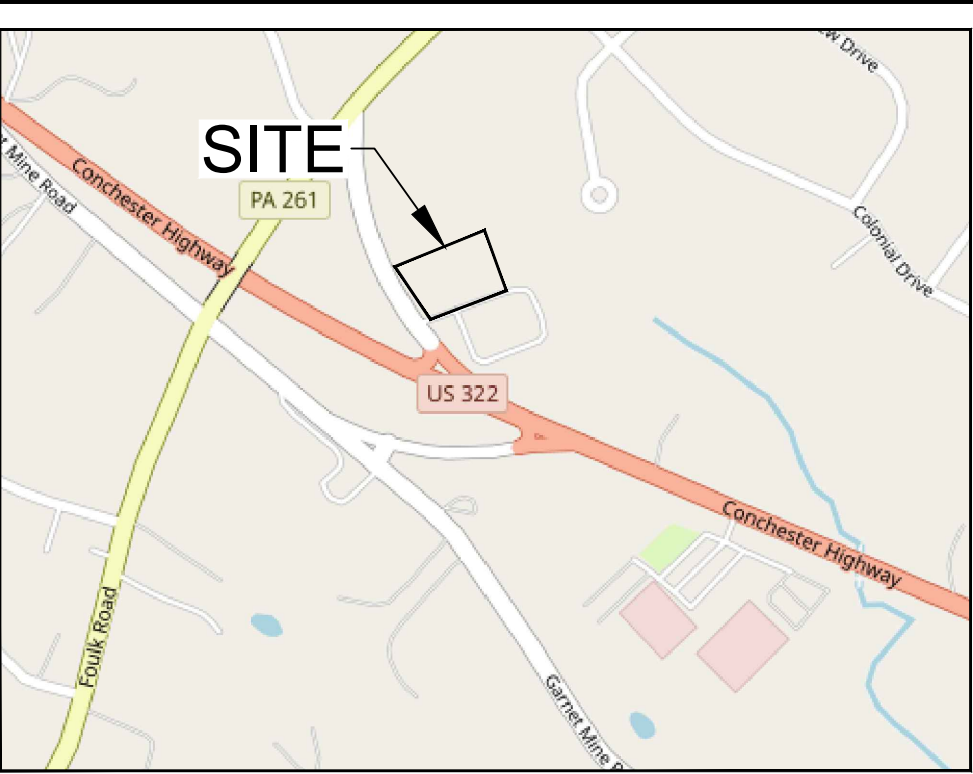
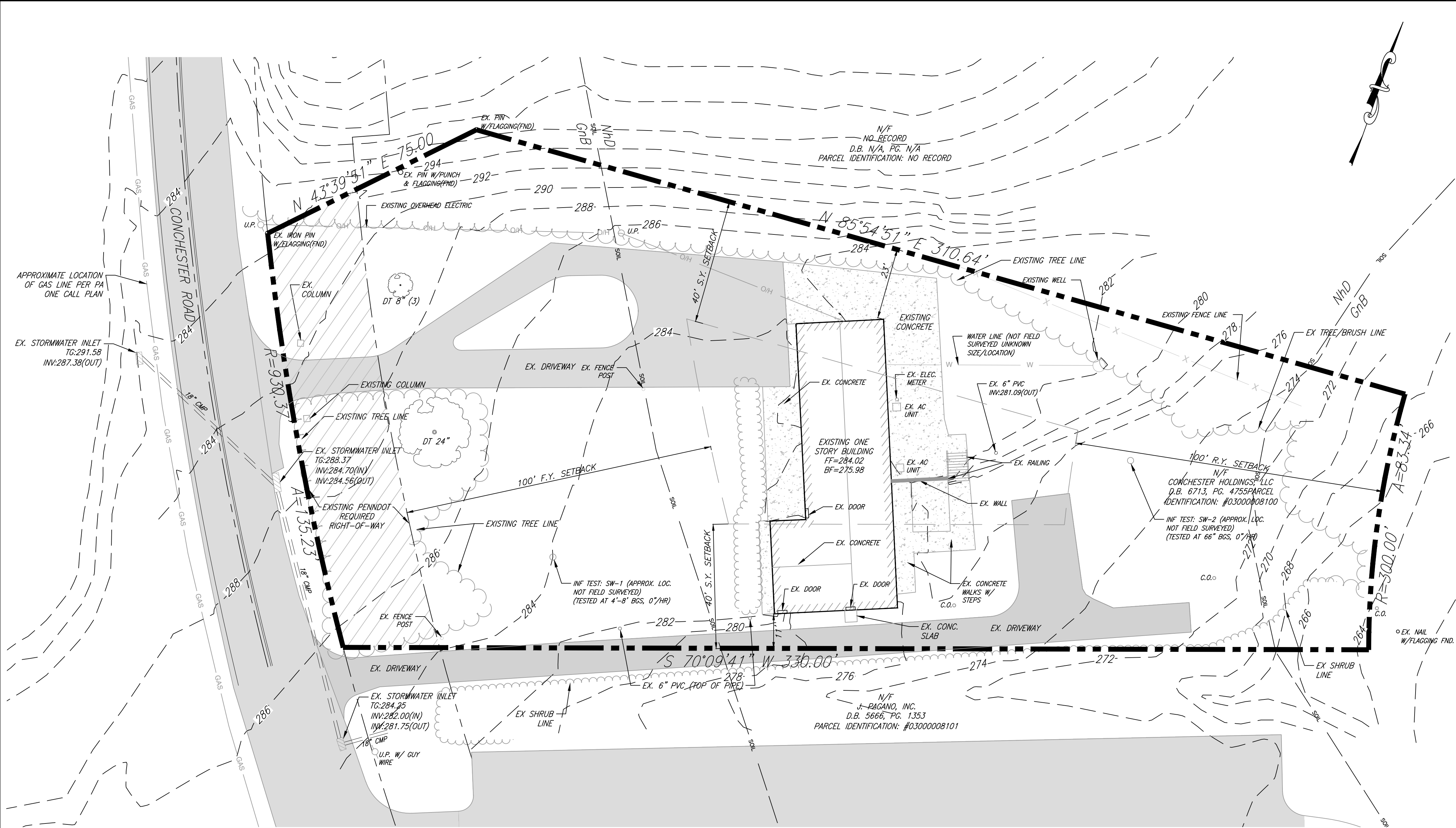
SITE AREA:

TAX MAP NUMBER:
03-10-043:000
45,142.85 SF (GROSS/NET)
(PER SURVEY REFERENCED)
45,216.08 SF (GROSS PER CAD)
40,933.31 SF (NET PER CAD)



AREA MAP
N.T.S.

PREPARED BY:
CEDAR BEACH CONSULTING, LLC.



- GENERAL NOTES:**
1. BASE SITE INFORMATION, INCLUDING PROPERTY LINE AND EXISTING CONDITIONS SHOWN, ARE TAKEN FROM 'SITE PLAN' FOR 1420 CONCHESTER HWY, PREPARED BY JMR ENGINEERING, LLC DATED 05/22/2023 AS PROVIDED BY OWNER/APPLICANT.
 - 1.1. SURVEY NOTES:
 - 1.1.1. FIELD SURVEY CONDUCTED BY JMR ENGINEERING OF 106 SCHUBERT DRIVE, DOWNTOWN, PA 19335 ON DECEMBER, 2022. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD83. THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
 - 1.1.2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHT-OF-WAYS, WRITTEN OR IMPLIED.
 2. EQUITABLE OWNER/APPLICANT: SOUTH DELCO INVESTMENTS, LLC, C/O DR. LANCE PANARELLO, 5000 CONCHESTER AVENUE ASTON, PA 19014. DEED BOOK 0713, PAGE 4750 TOTAL TRACT AREA: 45,142.85 SF (GROSS/NET) NUMBER OF EXISTING/PROPOSED LOTS: 1.
 3. NO CERTIFICATION IS MADE BY CEDAR BEACH CONSULTING OR HLMES ENGINEERING, INC. (HE) OR BY THE SURVEYOR AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). HE HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JANUARY 12, 2024 (SERIAL NO. 20240120777).
 - 3.1. THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THIS TICKET:

COMPANY: CHESTER WATER AUTHORITY	CONTACT: NIKKIA SHIMPINS
ADDRESS: 437 W. FRONT ST.	E-MAIL: nikkiashimpins@cwat.com
PO BOX 467	PHONE: 484-681-5720
CHESTER, PA 19013	
CONTACT: VITO PAGANO	COMPANY: VERTON BUSINESS FORMERLY MCI
E-MAIL: vito.pagano@cheaterwater.com	ADDRESS: 7000 WESTON PIKE
PHONE: 610-506-0441 EXT. 2232	CARY, NC 27513
	E-MAIL: victor.a.wood@verton.com
COMPANY: COMCAST	PHONE: 919-414-2782
ADDRESS: 1220 MADONFIELD-BERLIN RD	
CHESTER, PA 19013	CONTACT: BRADFORD ENGINEERING
CONTACT: WATT PARRISH	ADDRESS: 2770 CONCORD RD, SUITE 3
E-MAIL: wparish@wattparrish.com	ASTON, PA 19014-2942
PHONE: 484-386-4391	WALTER FAZLER
COMPANY: PECO AN EXELON COMPANY	E-MAIL: wfaizer@peco-inc.com
ADDRESS: 430 S HENDERSON ROAD SUITE B	PHONE: 610-497-6200 EXT. 111
KING OF PRUSSIA, PA 19406	
 - 3.2. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION.
 - 3.3. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINES ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS.
 - 3.4. PUBLIC OWNED UNDERGROUND UTILITIES ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.
 - 3.5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS.
 - 3.6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK.
 4. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO KNOWN WATERS OR WETLANDS PER NATIONAL WETLAND INVENTORY (NWI) MAPS AS OF JANUARY 12, 2024.
 5. THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X, WITH AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, KNOWN AS AREA OF MINIMAL FLOOD HAZARD, THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) FOR FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BENEFIT MAP NUMBER 42045C0176F (PANEL 176 OF 250), EFFECTIVE DATE NOVEMBER 18, 2009.
 6. SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024. AVAILABLE AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/).
 - 6.1. SITE DOES NOT CONTAIN HYDRIC OR FLOODPLAIN SOILS.
 7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

SOILS NOTES:

1. SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024 (SOILS SHOWN HEREON DIFFER FROM JMR PLAN OF REFERENCE). AVAILABLE AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/). SITE DOES NOT CONTAIN FLOODPLAIN, HYDRIC AND/OR ALLUVIAL SOILS.

Map Unit Symbol	Map Unit Name	HYDRIC/ALLUVIAL	PRIME FARMLAND (CLASS 1 & II) OR FARMLAND OF STATEWIDE IMPORTANCE (III)
GwB	Glenelg-Wheaton complex, 0-8 percent slopes	NO	
NhD	Neshaminy silt loam, 15 to 25% slopes	NO	
GnB	Glenville silt loam, 3-8 percent slopes	NO	

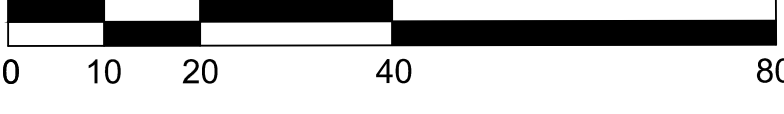
SOIL LIMITATIONS:

SOIL TYPE	DEPTH TO WATER TABLE (IN)	DEPTH TO BEDROCK (IN)	HYDRIC SOIL RATING	HYDROLOGIC SOIL GROUP	PRIME FARMLAND	REDOX FEATURES	CAPABILITY CLASS
GLENELG-WHEATON, 0-8 PERCENT SLOPES (GWB)	> 80 INCHES	40-51 INCHES	NO	C	NOT PRIME FARMLAND	UNKNOWN	3e
NESHAMINY SILT LOAM, 15-25 PERCENT SLOPES (NHd)	> 80 INCHES	48-80 INCHES	NO	D	NOT PRIME FARMLAND	UNKNOWN	7s
GLENVILLE SILT LOAM, 3-8 PERCENT SLOPES (GNB)	10-11 INCHES	29-31 INCHES (FRAGIPAN)	NO	D	PRIME FARMLAND	UNKNOWN	2e

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING INLET
- EXISTING MANHOLE
- EXISTING STORM LINE
- SAN EXISTING SANITARY LINE
- W EXISTING WATER LINE
- E EXISTING ELECTRIC LINE
- GAS EXISTING GAS LINE
- COM EXISTING COMMUNICATIONS LINE
- X EXISTING FENCE LINE
- X EXISTING SPOT ELEVATION

GRAPHIC SCALE



DRAWN BY : K.B.

DESIGNED BY : K.B.

CHECKED BY : K.B.

DATE : 04-30-2024

SCALE : 1"=20'

SHEET TITLE:

**EXISTING
CONDITIONS PLAN**

SHEET NUMBER:

C-1

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

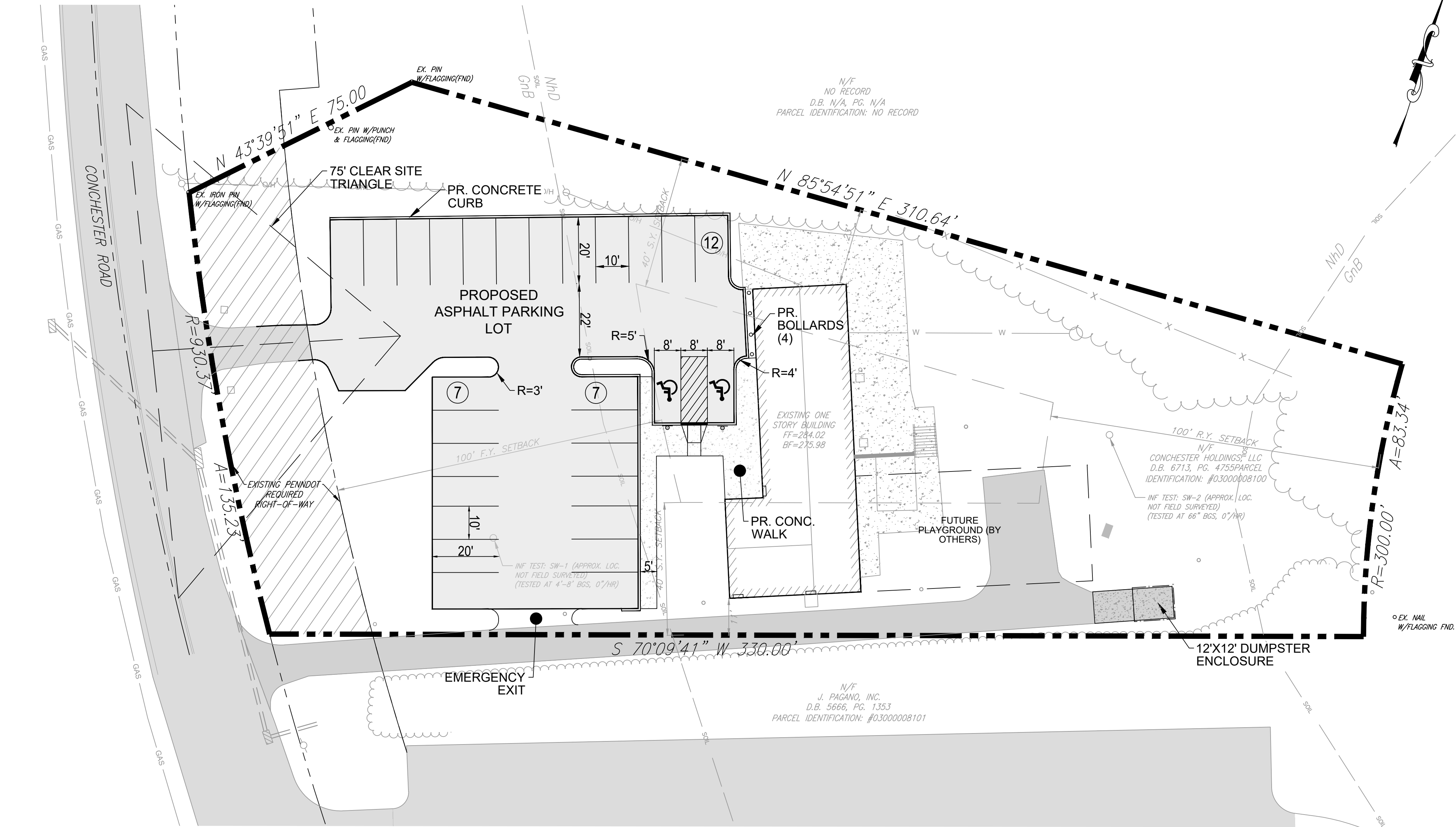
ENGINEERING CONSULTANT:

PROJECT:

**DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060**

PREPARED FOR:

CONCHESTER HOLDING, LLC



- LEGEND:
- EXISTING PROPERTY LINE
 - EXISTING INLET
 - EXISTING MANHOLE
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING COMMUNICATIONS LINE
 - EXISTING FENCE LINE
 - EXISTING SPOT ELEVATION

- GENERAL NOTES:
- BASE SITE INFORMATION, INCLUDING PROPERTY LINE AND EXISTING CONDITIONS SHOWN, ARE TAKEN FROM "SITE PLAN FOR 1420 CONCHESTER HWY, PREPARED BY JMR ENGINEERING, LLC DATED 05/22/2023 AS PROVIDED BY OWNER/APPLICANT.
 - 1.1. SURVEY NOTES:
1.1.1. FIELD SURVEY CONDUCTED BY JMR ENGINEERING OF 108 SCHUBERT DRIVE, DOWNTOWN, PA 19335 ON DECEMBER 2022. THE HORIZONTAL CONTROL IS BASED ON VERTICAL DATUM IS NAVD83. THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (UPUS).
 - 1.1.2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHT-OF-WAYS, WRITTEN OR IMPLIED.
 2. EQUITABLE OWNER/APPLICANT:
SOUTH DELCO INVESTMENTS, LLC, C/O DR. LANCE PANARELLO, 5000 CONCHESTER AVENUE, ASTON, PA 19014.
DEED BOOK 6713, PAGE 4755 TOTAL TRACT AREA: 45,142.85 SF (GROSS/NET)
NUMBER OF EXISTING/PROPOSED LOTS: 1
 3. NO CERTIFICATION IS MADE BY CEDAR BEACH CONSULTING OR HUMES ENGINEERING, INC. (HESI) OR BY THE SURVEYOR AS TO THE PORTION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 289 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). HESI HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JANUARY 12, 2024 (SERIAL NO. 20240120777).
 - 3.1. THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THIS TICKET:

COMPANY: CHESTER WATER AUTHORITY ADDRESS: 437 W. FRONT ST PO BOX 467 CHESTER, PA 19013 CONTACT: VITO PAGANO E-MAIL: vito.pagano@chesterwater.com PHONE: 610-396-0441 EXT. 2232	CONTACT: NIKOLA SIMPSON E-MAIL: nsimpson@cheatco.com PHONE: 484-681-5720
COMPANY: WILSON BUSINESS FORMERLY MCI ADDRESS: 7000 WESTON PIKE CARY, NC 27513 CONTACT: VICTOR WOOD E-MAIL: victor.wood@wilson.com PHONE: 919-414-2782	COMPANY: BRADFORD ENGINEERING ADDRESS: 2710 CONCORD RD, STE 3 ASTON, PA 19014-2942 CONTACT: WALTER FALZER E-MAIL: wfalzer@be-inc.com PHONE: 610-887-6200 EXT. 111
COMPANY: CEDAR BEACH CONSULTING ADDRESS: 400 S. HENDERSON ROAD, SUITE B RING OF PRUSSIA, PA 19046 CONTACT: WYATT FARRIS E-MAIL: wyatt.farris@cedarbeach.com PHONE: 484-368-4391	
 - 3.2. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION.
 - 3.3. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINES ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS.
 - 3.4. PUBLIC OWNED UNDERGROUND UTILITIES ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.
 - 3.5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS.
 - 3.6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK.
 4. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO KNOWN WATERS OR WETLANDS PER NATIONAL WETLAND INVENTORY (NWI) MAPS AS OF JANUARY 12, 2024.
 5. THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X, WITH AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, KNOWN AS AREA OF MINIMAL FLOOD HAZARD. THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING MAP NUMBER 42045C0176F (PANEL 176 OF 250), EFFECTIVE DATE NOVEMBER 18, 2009.
 6. SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024, AVAILABLE AT THE FOLLOWING LINK: <https://websoilsurvey.sc.egov.usda.gov/>.
 - 6.1. SITE DOES NOT CONTAIN HYDRIC OR FLOODPLAIN SOILS.
 7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING. WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

IMPERVIOUS DATA:

EXISTING IMPERVIOUS:	2,959 SF	2,959 SF
EX. STRUCTURE:	2,959 SF	
EX. DRIVEWAY:	6,247 SF	- SF
EX. CONCRETE:	3,014 SF	- SF
TOTAL:	12,220 SF	2,959 SF
(12,220 SF / 45,142.85 SF => 27.0% IMP. COVER)		
(2,959 SF / 45,142.85 SF => 6.5% BLD. COVER)		

PROPOSED IMPERVIOUS:

EXISTING IMPERVIOUS:	12,220 SF	2,959 SF
PROPOSED IMPERVIOUS:	7,255 SF	- SF
PROPOSED PAVEMENT (TO BE REMOVED):	369 SF	- SF
TOTAL:	19,109 SF	2,959 SF
(19,109 SF / 45,142.85 SF => 42.3% IMP. COVER)		
(2,959 SF / 45,142.85 SF => 6.6% BLD. COVER)		

SUMMARY:

- A NET INCREASE IN IMPERVIOUS AREA OF 6,889 SF IS PROPOSED.
- A NET INCREASE OF 0 SF OF BUILDING AREA IS PROPOSED.

PARKING CALCULATIONS:

PER §480-124 DAY-CARE USE - ONE FOR EVERY FIVE (5) CLIENTS, PLUS ONE FOR EACH EMPLOYEE ON THE SHIFT OF GREATEST EMPLOYMENT. ADDITIONALLY, OFF STREET AREAS FOR LOADING AND UNLOADING AND COMMERCIAL VEHICLE PARKING SPACES SHALL BE PROVIDED (WHICH DO NOT BLOCK OR INTERFERE WITH THE REQUIRED PATRON/EMPLOYEE PARKING).

ORDINANCE REQUIREMENTS = 1 SPACE PER 500 SF OF GROSS FLOOR AREA (GFA)

PARKING REQUIRED: = 9 SPACES

MAXIMUM No. OF 19 ATTENDANTS = 19 SPACES

PARKING PROVIDED = 28 SPACES

PARKING PROVIDED = 28 SPACES

SPECIAL EXCEPTION (CONDITIONS):

A SPECIAL EXCEPTION WAS GRANTED BY THE ZONING HEARING BOARD ON JUNE 28, 2023 (PUBLIC HEARING #2023-06)

THE SPECIAL EXCEPTION WAS GRANTED WITH THE FOLLOWING CONDITIONS:

- COMPLY WITH ALL TOWNSHIP CODES AND ORDINANCES.
- COMPLY WITH ALL STATE REGULATIONS AND REQUIREMENTS FOR A DAY CARE FACILITY ARE MET.
- HOURS WILL BE NO GREATER THAN 7AM-6PM.
- FENCING ENCLOSING THE PLAYGROUND WILL BE 6 FOOT HIGH PVC PRIVACY FENCE.
- PUBLIC/CITY WATER WILL BE UTILIZED.

SOILS NOTES:

- SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024, AVAILABLE AT THE FOLLOWING LINK: <https://websoilsurvey.sc.egov.usda.gov/>. SITE DOES NOT CONTAIN FLOODPLAIN, HYDRIC AND/OR ALLUVIAL SOILS.

Map Unit Symbol	Map Unit Name	HYDRIC/ALLUVIAL	PRIME FARMLAND (CLASS 1 & II) OR FARMLAND OF STATEWIDE IMPORTANCE (III)
GwB	Glenelg-Wheaton complex, 0-8 percent slopes	NO	
NhD	Neshaminy silt loam, 15 to 25% slopes	NO	Not prime farmland
GnB	Glenville silt loam, 3-8 percent slopes	NO	Prime farmland

SOIL LIMITATIONS:

SOIL TYPE	DEPTH TO WATER TABLE (IN)	DEPTH TO BEDROCK (IN)	HYDRIC SOIL RATING	HYDROLOGIC SOIL GROUP	PRIME FARMLAND	REDOX FEATURES	CAPABILITY CLASS
GLENELG-WHEATON, 0-8 PERCENT SLOPES (GwB)	> 80 INCHES	40-51 INCHES	NO	C	NOT PRIME FARMLAND	UNKNOWN	3e
NESHAMINY SILT LOAM, 15-25 PERCENT SLOPES (NhD)	> 80 INCHES	48-80 INCHES	NO	D	NOT PRIME FARMLAND	UNKNOWN	7s
GLENVILLE SILT LOAM, 3-8 PERCENT SLOPES (GnB)	10-11 INCHES	28-31 INCHES (FRAGIPAN)	NO	D	PRIME FARMLAND	UNKNOWN	2e

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:
DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:
CONCHESTER HOLDING, LLC

DANIEL B. HUMES, PE
PA LIC. NO PE079470

HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE DESIGN & DOCUMENTATION (E&D) CONTROL, DESIGN, AND POST CONSTRUCTION STORMWATER MANAGEMENT (P&D) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.

DESIGNED BY : K.B.

CHECKED BY : K.B.

DATE : 04-30-2024

SCALE : 1"=20'

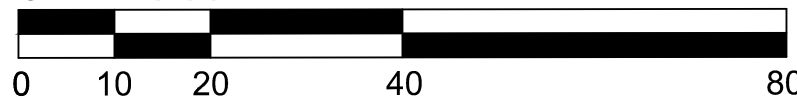
SHEET TITLE:

SITE PLAN

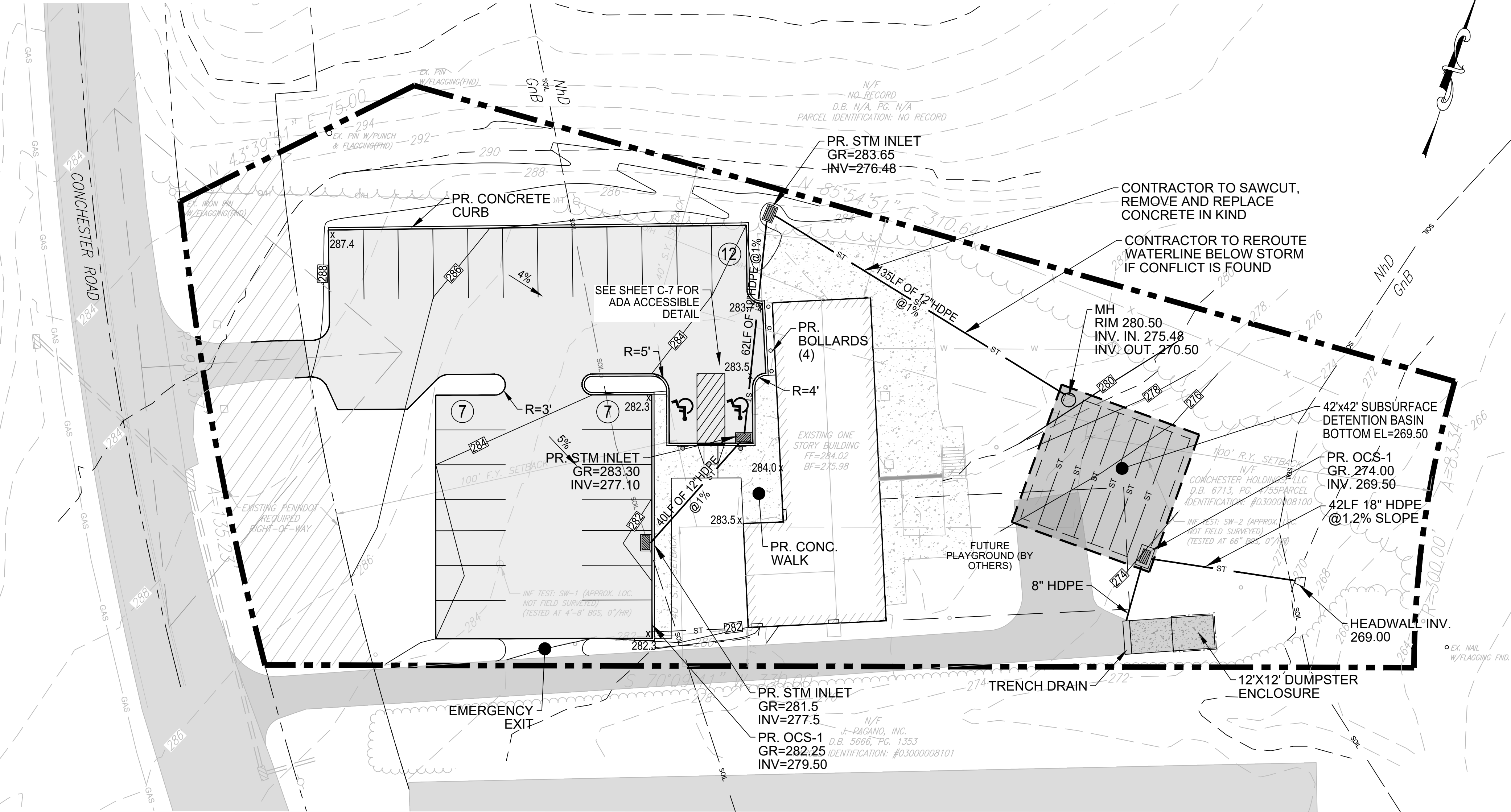
SHEET NUMBER:

C-2

GRAPHIC SCALE



DRAWING SCALE: 1" = 20'



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING INLET
- EXISTING MANHOLE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- W EXISTING WATER LINE
- E EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- X EXISTING FENCE LINE
- x100.00 EXISTING SPOT ELEVATION
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED STORM LINE
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED SUBSURFACE INFILTRATION BASIN
- x 237.4 PROPOSED SPOT ELEVATION
- SF PROPOSED COUNTOURS
- LOD PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CURB

- UTILITY NOTES**
- UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON. HOWEVER, NO CERTIFICATION IS MADE BY HEI AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS.
 - IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
 - THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
 - ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
 - 18" VERTICAL CLEARANCE OR 10 FEET OF HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UTILITIES. OTHERWISE, CONCRETE ENCASEMENT OF THE SANITARY SEWER SHALL BE PROVIDED.
 - ALL DOWNSPOUT LOCATIONS TO BE OUTFITTED WITH AN OVERFLOW / CLEANOUT. OVERFLOWS SHALL HAVE A SPLASHBLOCK INSTALLED AT THEIR OUTFALL LOCATION.
 - MATERIALS SHOWN HEREON, SUCH AS ADS N-12 PIPE, OR APPROVED EQUAL SHALL BE UTILIZED.
 - REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR ADDITIONAL COORDINATION W/ IN 5' OF BUILDINGS.

- UTILITY INSTALLATION NOTES:**
- ELECTRIC, TELEPHONE AND COMMUNICATION FACILITIES (IF APPLICABLE).
 - ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION SERVICE FACILITIES, BOTH MAIN AND SERVICE LINES, SHALL BE PROVIDED BY UNDERGROUND CABLES INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICES, EXCEPT WHERE IT IS DEMONSTRATED THAT THE UNDERGROUND INSTALLATION REQUIRED HEREIN IS NOT FEASIBLE BECAUSE OF THE PHYSICAL CONDITION OF THE LANDS INVOLVED.
 - SEWER FACILITIES (IF APPLICABLE):
 - INSTALLATION OF ALL SEWER, WATER AND OTHER UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE LOCAL SEWAGE AUTHORITY OR HEALTH DEPARTMENT (FOR SEPTIC SYSTEMS) HAVING JURISDICTION. MAGNETIC WARNING TAPE SHALL BE USED ON ALL PRESSURIZED UTILITY PIPING.
 - WATER FACILITIES (IF APPLICABLE):
 - INSTALLATION OF ALL WATER UTILITIES SHALL BE IN STRICT ACCORDANCE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY OR HEALTH DEPARTMENT (FOR DOMESTIC WELLS ON-SITE) HAVING JURISDICTION.

- FILL MATERIALS:**
- IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.
- CLEAN FILL:** IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, 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.)
- ENVIRONMENTAL DUE DILIGENCE:** INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ENVIRONMENTAL DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
- POST-CONSTRUCTION STORM WATER MANAGEMENT B.M.P. NOTES:**
- RE-VEGETATE DISTURBED AREAS, USING NATIVE SPECIES:** SITES THAT REQUIRE LANDSCAPING AND RE-VEGETATION SHOULD SELECT AND USE VEGETATION (I.E., NATIVE SPECIES) THAT DOES NOT REQUIRE SIGNIFICANT CHEMICAL MAINTENANCE BY FERTILIZERS, HERBICIDES, AND PESTICIDES. THE INTRODUCTION OF THESE CHEMICALS RESULTS IN A NEGATIVE IMPACT ON THE WATER QUALITY.
- BMP FACILITIES (SEE PAGE BED)** ARE PROVIDED TO CAPTURE AND INFILTRATE THE ADDITIONAL RUNOFF VOLUME GENERATED FROM THE PROPOSED DEVELOPMENT. THESE FACILITIES PROVIDE TEMPORARY STORAGE AND INFILTRATION OF STORMWATER RUNOFF BY PLACING STORAGE MEDIA OF VARYING TYPES BENEATH THE PROPOSED SURFACE GRADE. STORMWATER RUNOFF FROM NEARBY IMPERVIOUS AREAS CAN BE CONVEYED TO THE SUBSURFACE STORAGE MEDIA, WHERE IT IS THEN DISTRIBUTED VIA A NETWORK OF PERFORATED PIPING.
- STORMWATER BMP INSTALLATION OVERSIGHT & CRITICAL STAGES:**
- THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL RESPONSIBLE FOR THE PROPER IMPLEMENTATION OF THE STORMWATER BMP'S (REFERENCE SEQUENCE OF CONSTRUCTION ON DETAILS PLAN FOR PROPER CONSTRUCTION TECHNIQUES):
- DURING/AFTER SUBGRADE PREPARATION OF BMP FACILITIES (SEE PAGE BEDS).
- GENERAL CONSTRUCTION & GRADING NOTES:**
- REFER TO SHEET C-6 FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL NOTES, CONSTRUCTION SEQUENCE AND OTHER NOTES & DETAILS.
 - ALL UTILITIES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND SIMILAR TYPE INSTALLATIONS, SHALL BE PLACED UNDERGROUND.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH AND SUBMITTING SERVICE AND METER APPLICATIONS TO THE LOCAL POWER COMPANY (I.E. PECO) AND OTHER UTILITY PROVIDERS. ELECTRIC AND TELECOMM SERVICES ARE SHOWN SCHEMATICALLY AND ARE SUBJECT TO CHANGE BASED ON UTILITY PROVIDED.
 - ALL AREAS SHALL BE PROPERLY GRADED TO INSURE DRAINAGE FLOW AWAY FROM STRUCTURES AND TO THE NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
 - NO PLANTINGS OR STRUCTURES SHALL BE PERMITTED WITHIN ANY PROPOSED UTILITY EASEMENT.
 - UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON. HOWEVER, NO CERTIFICATION IS MADE BY HUMES ENGINEERING, INC. AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS.
 - IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
 - THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
 - ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
 - ALL MATERIAL USED FOR FILL OR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NONCOMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.
 - ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.
 - MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR ANY OTHER DEPRESSIONS REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557 UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION PLANS OR IF SPECIFIED DIFFERENTLY BY THE MUNICIPAL ENGINEER. CONTRACTOR TO VERIFY COMPACTION REQUIREMENTS WITH MUNICIPAL ENGINEER'S OFFICE PRIOR TO EXCAVATION.
 - ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - ELEVATIONS, DIMENSIONS, AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
 - DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
 - TOPSOIL MAY NOT BE REMOVED FROM THE SITE WITHOUT APPROVAL BY THE CONTRACTOR.
 - FOR NEW SIDEWALK CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ALONG AN ACCESSIBLE ROUTE.

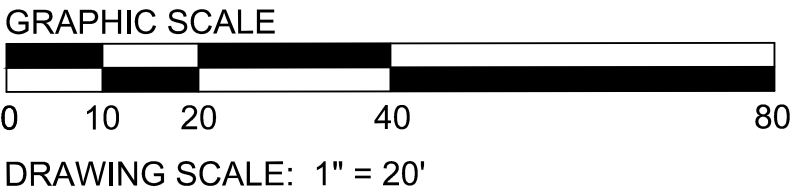
SOILS NOTES:

- SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024. AVAILABLE AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/). SITE DOES NOT CONTAIN FLOODPLAIN, HYDRIC AND/OR ALLUVIAL SOILS.

Map Unit Symbol	Map Unit Name	HYDRIC/ALLUVIAL	PRIME FARMLAND (CLASS 1 & II) OR FARMLAND OF STATEWIDE IMPORTANCE (III)
GwB	Glenelg-Wheaton complex, 0-8 percent slopes	NO	Not prime farmland
NhD	Neshaminy silt loam, 15 to 25% slopes	NO	Not prime farmland
GnB	Glenville silt loam, 3-8 percent slopes	NO	Prime farmland

SOIL LIMITATIONS:

SOIL TYPE	DEPTH TO WATER TABLE (IN)	DEPTH TO BEDROCK (IN)	HYDRIC SOIL RATING	HYDROLOGIC SOIL GROUP	PRIME FARMLAND	REDOX FEATURES	CAPABILITY CLASS
GLENELG-WHEATON, 0-8 PERCENT SLOPES (GwB)	> 80 INCHES	40-51 INCHES	NO	C	NOT PRIME FARMLAND	UNKNOWN	3e
NESHAMINY SILT LOAM, 15-25 PERCENT SLOPES (NhD)	> 80 INCHES	48-80 INCHES	NO	D	NOT PRIME FARMLAND	UNKNOWN	7s
GLENVILLE SILT LOAM, 3-8 PERCENT SLOPES (GnB)	10-11 INCHES	29-31 INCHES (FRAGIPAN)	NO	D	PRIME FARMLAND	UNKNOWN	2e



DESIGN CONSULTANT:

EDAR BEACH CONSULTING

1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:

HUMES ENGINEERING, INC.

PROJECT:

**DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060**

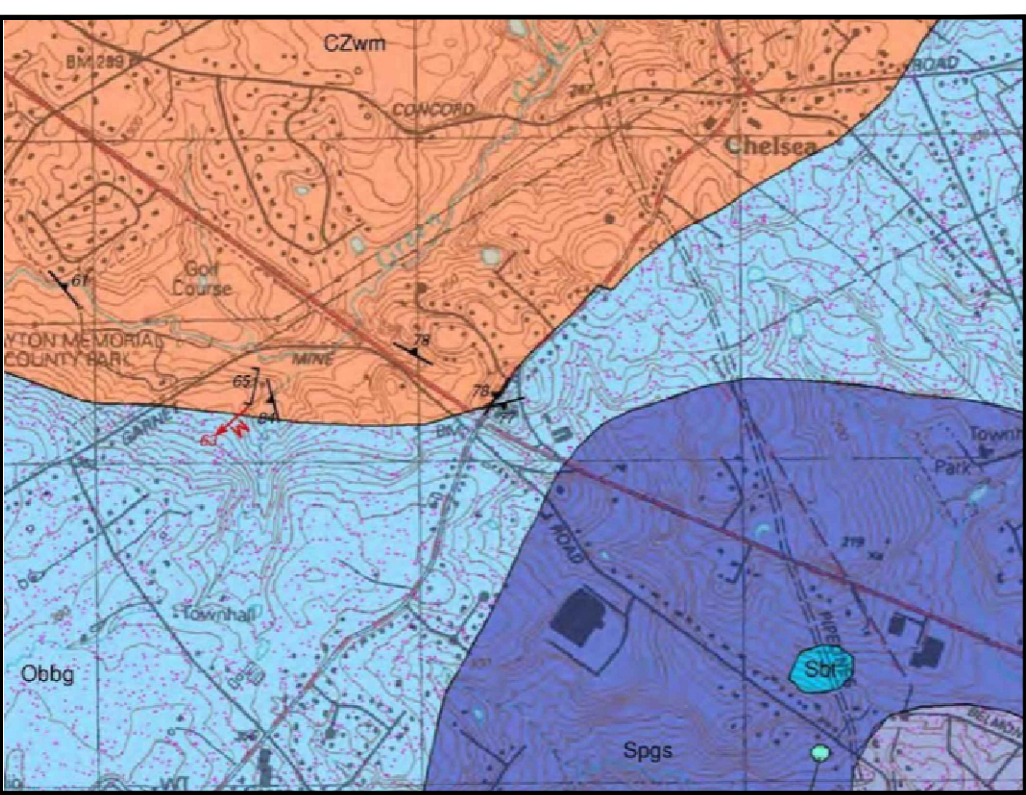
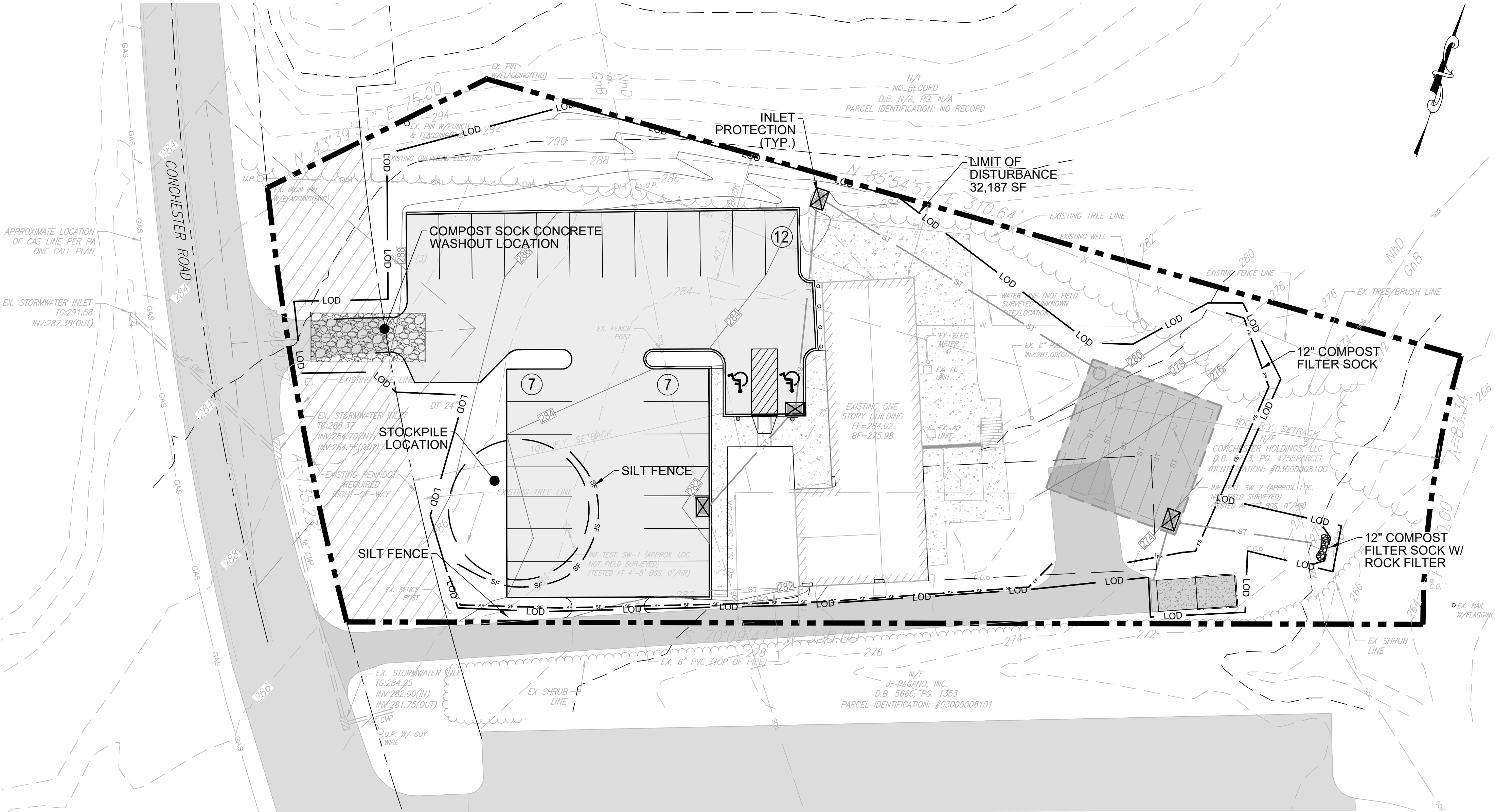
PREPARED FOR:

CONCHESTER HOLDING, LLC

DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE EROSION & SEDIMENTATION (E&S) CONTROL DESIGN, AND POST CONSTRUCTION STORMWATER MANAGEMENT (P&S) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY EDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : K.B.
DATE : 04-30-2024
SCALE : 1"=20'
SHEET TITLE:
**GRADING &
STORMWATER
PLAN**
SHEET NUMBER:

C-3



USGS LOCATION MAP
N.T.S.

- LEGEND:
- EXISTING PROPERTY LINE
 - EXISTING INLET
 - EXISTING MANHOLE
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING COMMUNICATIONS LINE
 - EXISTING FENCE LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED INLET
 - PROPOSED MANHOLE
 - PROPOSED STORM LINE
 - PROPOSED OUTLET CONTROL STRUCTURE
 - PROPOSED SUBSURFACE INFILTRATION BASIN
 - PROPOSED SPOT ELEVATION
 - PROPOSED COUNTOURS
 - PROPOSED SILT FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED INLET PROTECTION
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CURB

EROSION CONTROL NOTES:

- REFER TO SHEET C-5 FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL NOTES, CONSTRUCTION SEQUENCE AND OTHER NOTES AND DETAILS.

EROSION & SEDIMENT CONTROL PLAN STANDARD NOTES (<1 ACRE):

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE 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.
- UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NOETING 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.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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.

CONSTRUCTION SEQUENCE (SEEPAGE BED):

- DUE TO THE NATURE OF CONSTRUCTION SITES, SUBSURFACE INFILTRATION SHOULD BE INSTALLED TOWARDS THE END OF THE CONSTRUCTION PERIOD, IF POSSIBLE.
- INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PA EROSION AND SEDIMENTATION CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
- THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
- WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM OF 6 INCHES WITH A YORK RATE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
- EXCAVATE AND LEVEL THE AREA PER ENGINEER'S DRAWINGS. REFER TO PLAN VIEW AND CROSS-SECTION DETAILS AND EXCAVATE BED TO ACCOMMODATE PERFORATED PIPING AND STONE BEDDING.
- REMOVE ANY STANDING WATER AND MAINTAIN POSITIVE DRAINAGE OF THE SITE THROUGHOUT THE INSTALLATION. DEWATERING PROCEDURES MUST BE USED IF NECESSARY.
- PREPARE THE SUB-GRADE SOIL FOR THE PERFORATED PIPING AND STONE BEDDING AS SPECIFIED BY THE ENGINEER'S DRAWINGS. PLACE NON-WOVEN FILTER FABRIC (OR EQUIVALENT) ON THE EXCAVATED BED BOTTOM AND PERIMETER SIDEWALLS AS SPECIFIED BY THE ENGINEER'S DRAWINGS. FILTER FABRIC IS REQUIRED ON THE BOTTOM, SIDES AND OVER THE TOP OF THE SYSTEM. OVERLAP THE FILTER FABRIC BY AT LEAST 16 INCHES WHERE THE FABRIC EDGES MEET.
- DISPERSE A LEVEL BASE OF 6 INCHES OF WASHED, CRUSHED STONE OVER THE ENTIRE AREA OF THE BED BOTTOM. REFER TO THE ENGINEER'S DRAWINGS FOR SUB-GRADE SOIL PREPARATION AND REQUIRED STONE FOUNDATION THICKNESS.
- INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, YARD INLETS, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
- GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OF SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO EDGE OF THE BED.
- CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
- APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6 INCH LIFTS.
- SEED AND STABILIZE TOPSOIL.
- DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

CONSTRUCTION SEQUENCE:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS OTHERWISE NOTED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR(S), MUNICIPAL ENGINEER(S), COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.
 - ENSURE SILT SOCKS AND INLET PROTECTION AS SHOWN ON THIS PLAN ARE IN PLACE AND FUNCTIONING PRIOR TO EARTH DISTURBANCE. REPLACE AS NECESSARY THROUGHOUT CONSTRUCTION.
 - NO EARTH DISTURBANCE RELATED TO TREE CLEARING (E.G. STUMP REMOVAL, SITE GRUBBING, RUTTING FROM EQUIPMENT TRAFFIC, ETC.) IS PERMITTED UNTIL PERIMETER SEDIMENT CONTROLS HAVE BEEN INSTALLED DOWNSLOPE.
 - ALL TEMPORARY EROSION CONTROL FACILITIES ARE TO BE MAINTAINED BY THE CONTRACTOR/DEVELOPER AND INSPECTED WEEKLY AND AFTER EVERY STORM EVENT.
 - THE EXISTING DRIVEWAY AND PARKING LOT(S) SHALL SERVE AS THE ROCK CONSTRUCTION ENTRANCE. CONTRACTOR SHALL KEEP ROADS FREE OF SEDIMENT DURING CONSTRUCTION.
 - PERFORM GENERAL CLEARING AND GRUBBING WITHIN THE LIMIT OF DISTURBANCE. STRIP AND STOCKPILE TOPSOIL. ALL TOPSOIL STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY AND THE DOWNSTREAM SIDE OF THE STOCKPILE MUST INCLUDE SILT FENCE/sock.
 - EXCAVATE FOR FOUNDATIONS, PREPARE SUBGRADE AND POUR FOUNDATIONS.
 - NO VERTICAL CONSTRUCTION (ABOVE FOUNDATIONS) MAY COMMENCE UNTIL SEEPAGE BED IS INSTALLED AND STABILIZED.
 - INSTALL SEEPAGE BED (SEE SEEPAGE BED CONSTRUCTION SEQUENCE AND CRITICAL STAGE NOTES) AND ROOF LEADER CONVEYANCE INCLUDING YARD DRAINS (IF NEEDED AND/OR AS SHOWN).
 - IF APPLICABLE, WATER, SEWER, TELECOMM, ELECTRIC AND/OR OTHER UTILITY LINES MAY BE INSTALLED, REPAIRED OR RELOCATED AT THIS TIME (FOLLOW UTILITY LINE TRENCH EXCAVATION NOTES).
 - AFTER SEEPAGE BED IS FULLY CONSTRUCTED AND STABILIZED, PROTECT SEEPAGE BED FROM COMPACTION. 11.1. A GEOTECHNICAL ENGINEER SHALL BE PRESENT AND SHALL OVERSEE THE COMPACTION OF STRUCTURAL FILL (OTHERWISE KNOWN AS "COMPACTED ENGINEERED FILL") ABOVE THE SEEPAGE BED WHERE SPECIFIED.
 - COMMENCE VERTICAL CONSTRUCTION, WHERE APPLICABLE.
 - PERFORM ROUGH GRADING OF PARKING LOT, INSTALL BASE COURSE, CURBING AND SIDEWALKS/WALKWAYS. CONTRACTOR TO ENSURE NO SEDIMENT ENTERS THE SEEPAGE BED.
 - INSTALL BINDER COURSE OF ASPHALT AND PERFORM FINAL/FINISHED GRADING, STABILIZE IMMEDIATELY. CONTRACTOR TO ENSURE NO SEDIMENT ENTERS THE SEEPAGE BED.
 - INSTALL LANDSCAPING, DUMPSTER ENCLOSURE AND OTHER AMENITIES.
 - INSTALL WEARING COURSE ON ASPHALT.
 - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMAINING TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED.

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:

DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:

CONCHESTER HOLDING, LLC

DANIEL B. HUMES, PE
PA LIC. NO PE079470

HUMES ENGINEERING IS ONLY RESPONSIBLE FOR
THE EROSION & SEDIMENTATION (E&S) CONTROL
DESIGN, AND POST CONSTRUCTION STORMWATER
MANAGEMENT (P&M) DESIGN REGARDING THIS
PROJECT. ALL OTHER ASPECTS WERE HANDLED
BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY: K.B.

DESIGNED BY: K.B.

CHECKED BY: K.B.

DATE: 04-30-2024

SCALE: 1"=20'

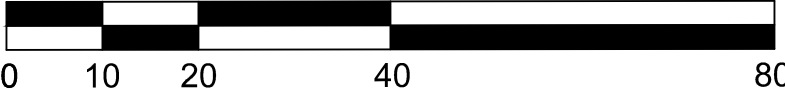
SHEET TITLE:

EROSION &
SEDIMENT
CONTROL PLAN

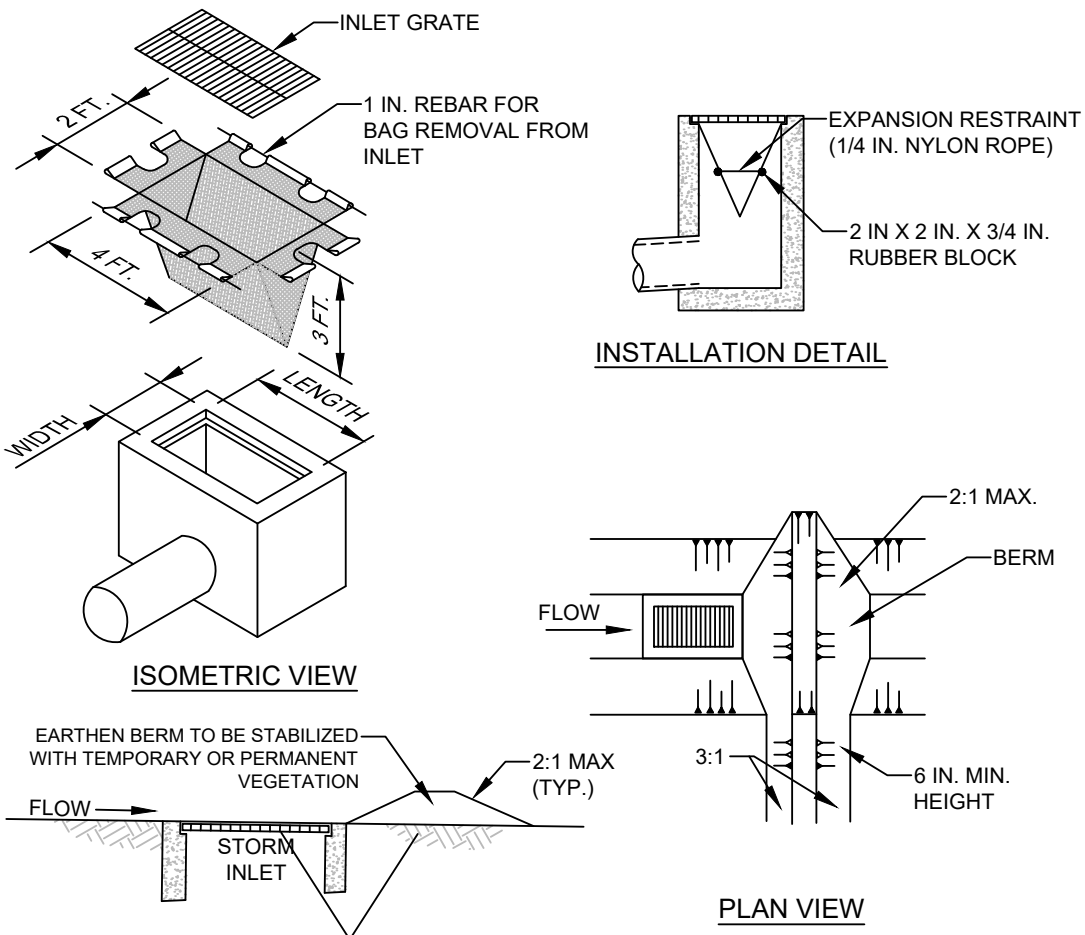
SHEET NUMBER:

C-4

GRAPHIC SCALE



DRAWING SCALE: 1" = 20'



NOTES:
MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 60 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

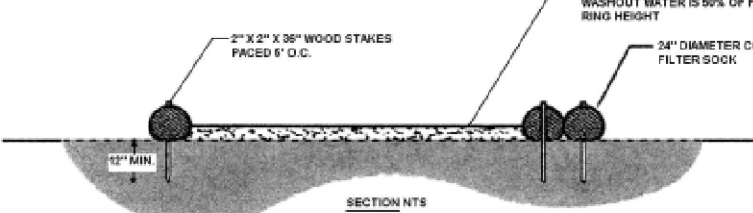
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

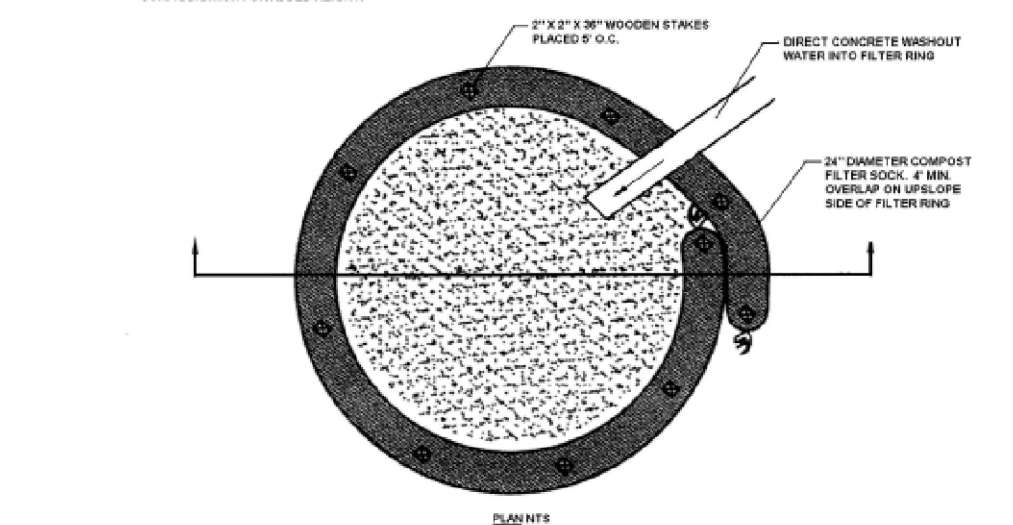
FILTER BAG INLET PROTECTION DETAIL
NOT TO SCALE



FIGURE 3.18
Typical Compost Sock Washout Installation

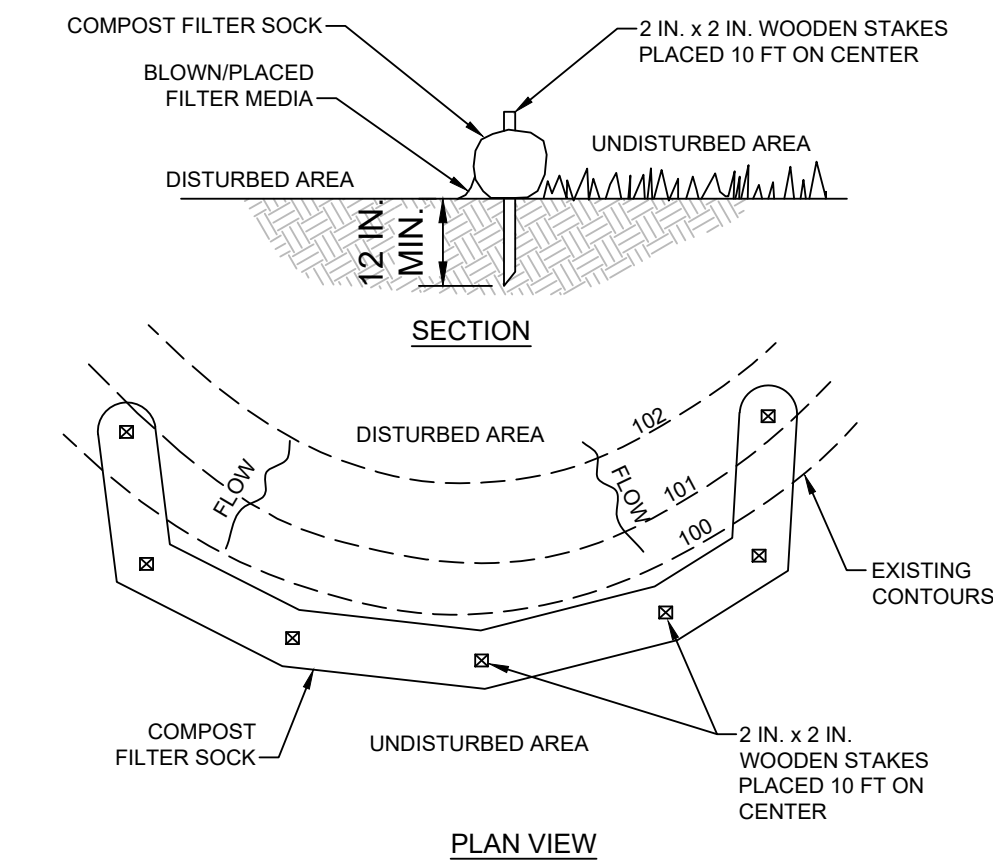


NOTES:
1. INSTALL ON FLAT GROUND FOR OPTIMUM PERFORMANCE.
2. 24" DIAMETER FILTER SOCKS MAY BE PLACED INTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDITIONAL CAPACITY.



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrix

TYPICAL COMPOST SOCK WASHOUT INSTALLATION DETAIL
NOT TO SCALE



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.

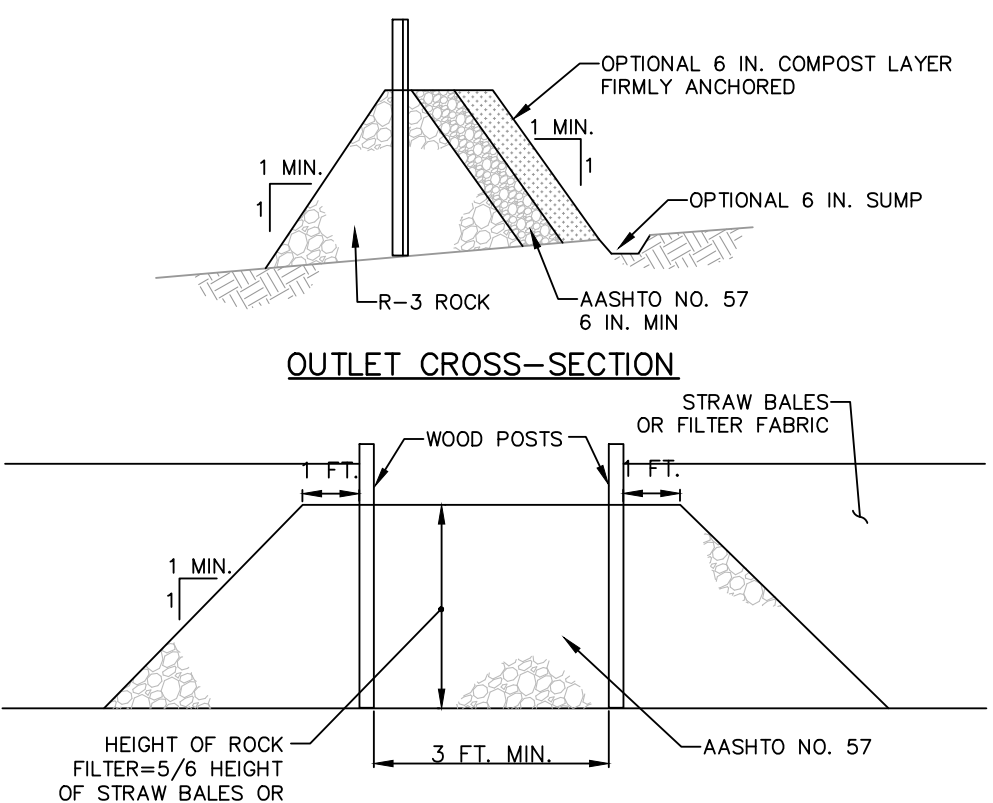
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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.

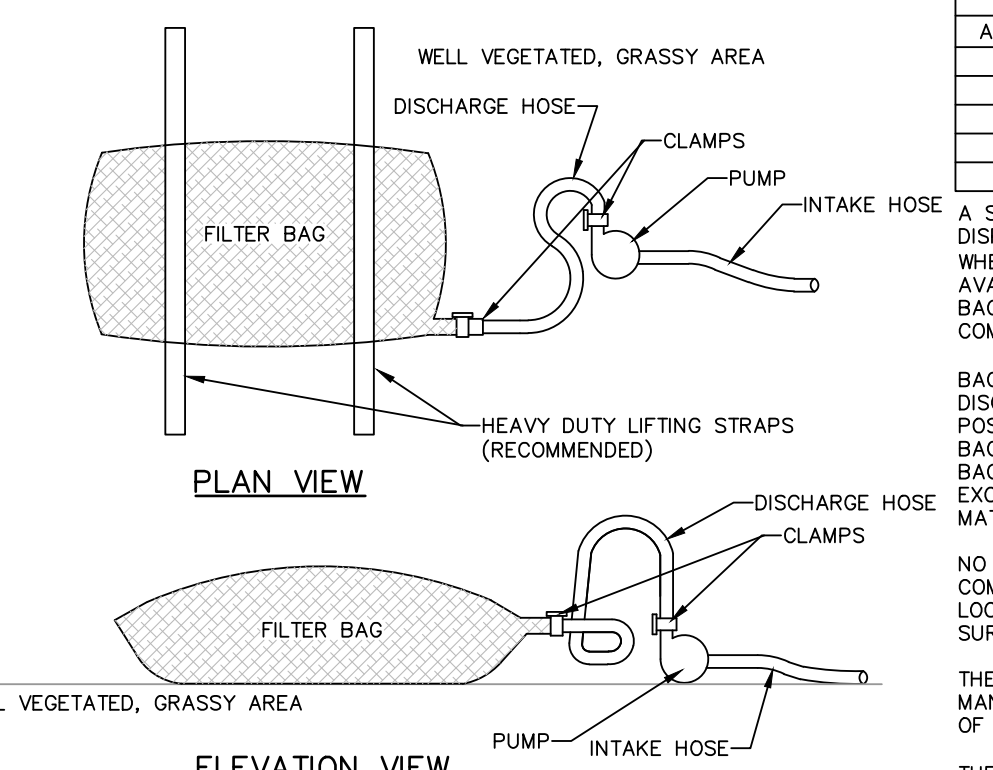
COMPOST FILTER SOCK DETAIL
NOT TO SCALE



NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPO-SLOPE FACE IN HQ AND EV WATERSHEDS.

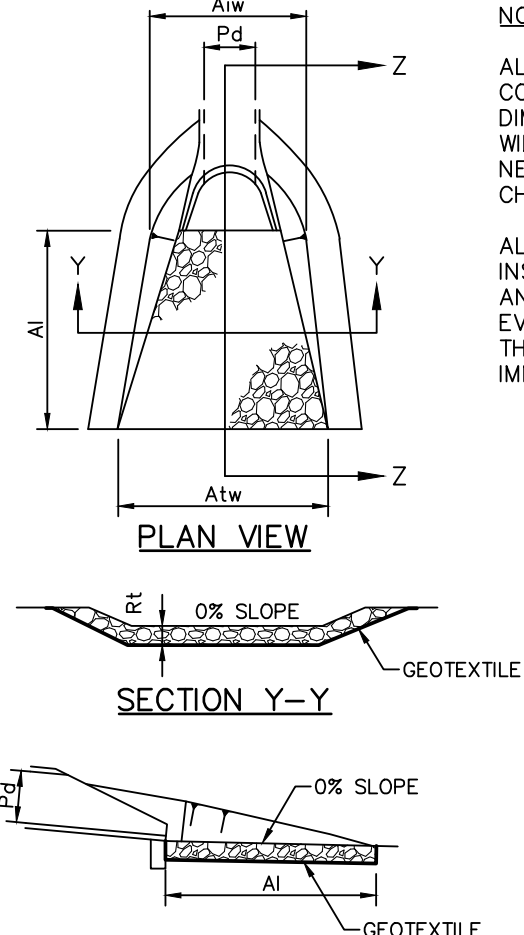
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
N.T.S.



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:

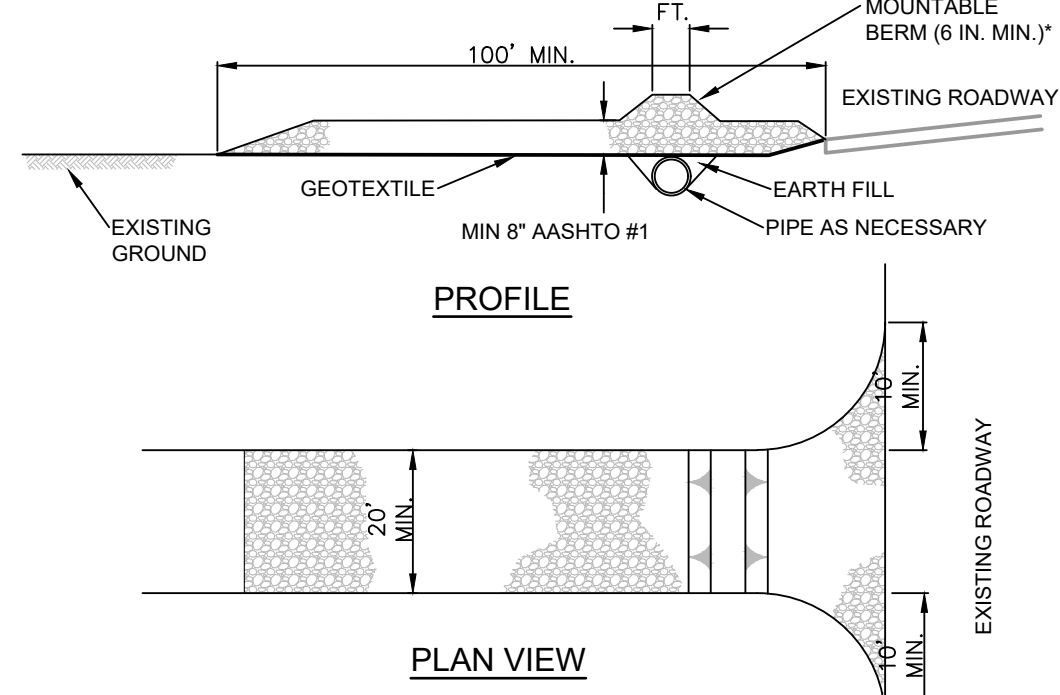
STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG
N.T.S.



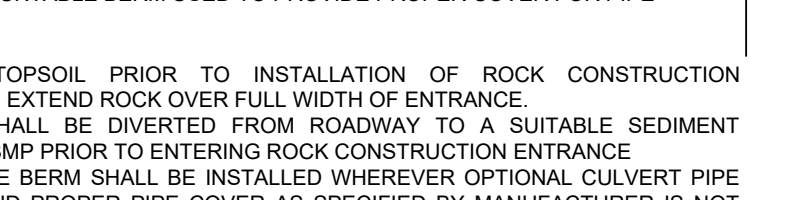
OUTLET NO.	PIPE DIA Pd (IN)	SIZE R	THICK Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
1	18	4	18	8	4.5	12.5

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

NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE



ROCK CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS
THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:
(1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

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

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

TERMINATION OF COVERAGE
NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 30 DAYS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECCURENCE OF THE NONCOMPLIANCE; AND
(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

COMPLETION CERTIFICATE AND FINAL PLANS
WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, THE PERMITTEE SHALL SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION; OPERATOR NAME AND ADDRESS; PERMIT NUMBER; IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

UTILITY LINE TRENCH EXCAVATION:

1. EXPOSED TRENCH EXCAVATIONS HAVE HIGH POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. SINCE THESE EXCAVATIONS ARE USUALLY LOCATED AT LOWER ELEVATIONS ALONG OR ACROSS EARTH DISTURBANCE SITES, OPEN TRENCHES SERVE TO CONCENTRATE SEDIMENT LADEN RUNOFF AND CONVEY IT TO SITE BOUNDARIES OR WATERWAYS. THE MOST IMPORTANT EROSION AND SEDIMENT POLLUTION CONTROL CONSIDERATION FOR TRENCH CONSTRUCTION IS THE LIMITING AND SPECIFIC SCHEDULING OF WORK ACTIVITIES.

2. 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.

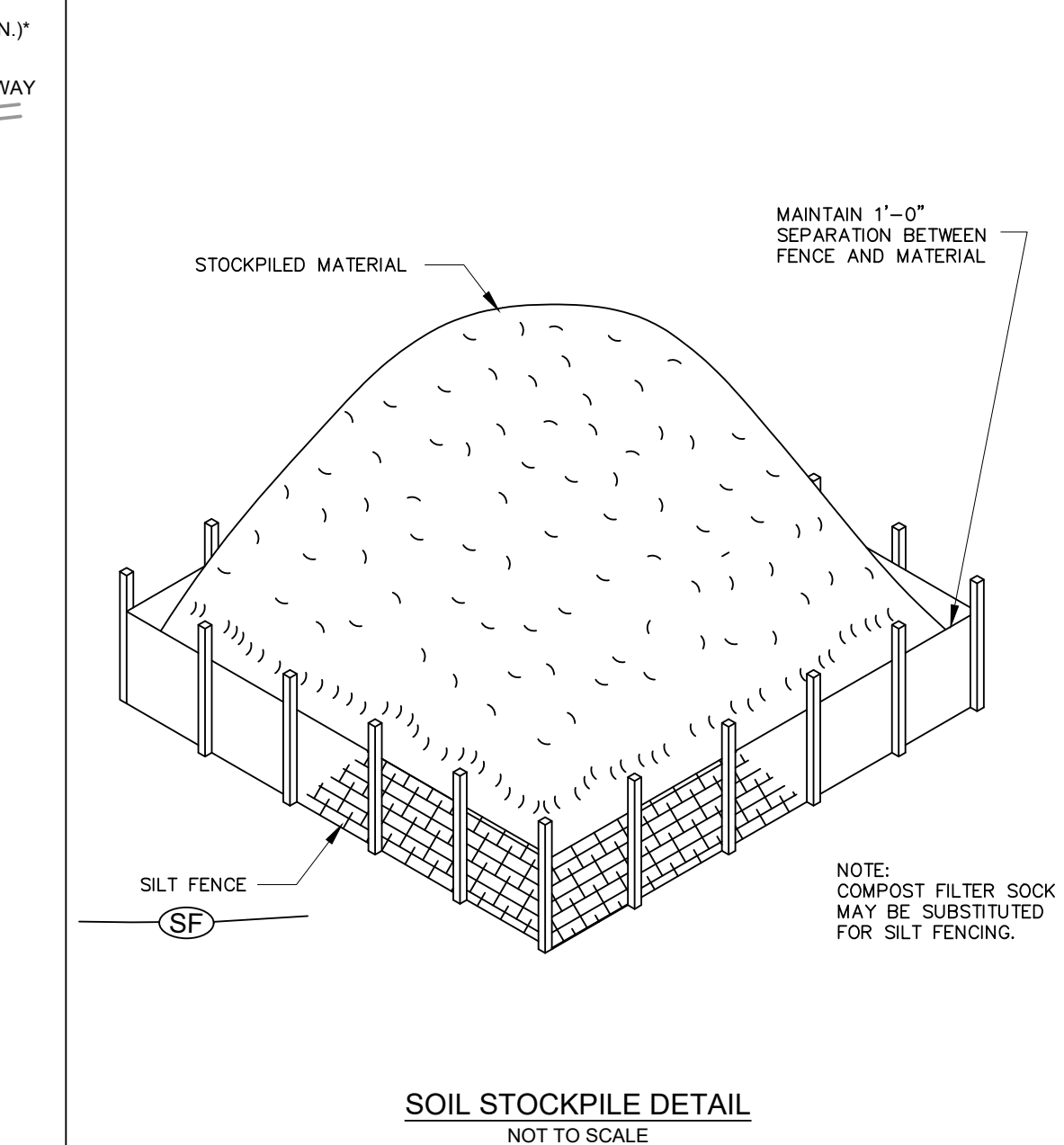
D) WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO AN APPROVED FACILITY FOR REMOVAL OF SEDIMENT BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.

E) ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.

3. INSTALLATION OF WATER AND ELECTRIC LINES AS SHOWN IS INTENDED TO BE BY WALK BEHIND TRENCHING MACHINE TO LIMIT THE AMOUNT OF DISTURBANCE IN THE AREA. IF CONTRACTOR INTENDS TO USE ALTERNATIVE METHOD, CONTRACTOR IS RESPONSIBLE TO CONTACT THE TOWNSHIP AND BUCKS COUNTY CONSERVATION DISTRICT.

PROJECT CONSTRUCTION WASTES:

- TREES – CHIPPED AND REMOVED OFFSITE FOR MULCH.
- BUILDING MATERIALS – SHALL BE REMOVED AND DISPOSED OF AT PROPER RECYCLING FACILITY AS PER NOTE #6 OF THE GENERAL EROSION & SEDIMENT CONTROL NOTES.
- ROCK WASTE – ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
- SOIL WASTE – ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WERE ALL BMPs ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROLS DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMPs ARE PROPERLY INSTALLED.
- SEDIMENT REMOVAL FROM ALL SEDIMENT BASINS TO BE RETURNED TO SITE UPSTREAM OF ALL PROPOSED BMPs.



SOIL STOCKPILE DETAIL
NOT TO SCALE

EROSION & SEDIMENTATION PLANNING & DESIGN NOTES:

1. THE CONTRACTOR SHALL MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE BY LIMITING THE CLEARING, GRUBBING, AND TOPSOIL STRIPPING TO AREAS IN EACH PHASE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S PLAN SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES.

2. E&S BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS TO THOSE BMPs. E&S BMPs SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED. AT NO TIME WILL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE.

3. 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 SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED TEMPORARILY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
(I) A MINIMUM UNIFORM COVERAGE OF MULCH AND SEED, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
(II) AN ACCEPTABLE BMP WHICH TEMPORARILY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

MAINTENANCE OF FACILITIES:

- SILT FENCE SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRAIDING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
- CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
- ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #5C150 (OR EQUAL). IF AREAS ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
- AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
- SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.

SEEPAGE BED INSPECTION AND MAINTENANCE PROCEDURES:

- AT LEAST ONCE EVERY 12 MONTHS, ALL JUNCTION BOXES/INLETS AND 4" PIPES IN THE FACILITY SHALL BE INSPECTED AND ALL SEDIMENT, GROUND OR OTHER DEBRIS SHALL BE REMOVED FROM THE STRUCTURE Sumps AND THE PIPE INVERTS.
- THE UNDERGROUND FACILITY AND THE STORM SEWER STRUCTURES MAY BE INSPECTED AT ANY TIME BY THE TOWNSHIP OR ITS REPRESENTATIVE.

CRITICAL STAGE NOTES:

A LICENSED PROFESSIONAL OR DESIGNER SHALL BE PRESENT ON SITE AND INSPECT DURING THE CRITICAL STAGES OF BMP INSTALLATION. THE CRITICAL STAGES ARE:

SEEPAGE BED BMP:

- OBSERVE EARTHWORK/EXCAVATION FOR MINIMIZED SOIL COMPACTION AND DESIGN DEPTH MET. VERIFY INFILTRATION.
- OBSERVE STONE FILL TO VERIFY DESIGN STORAGE VOLUME HAS BEEN MET.

SEEDING SPECIFICATIONS:

TEMPORARY:	
SPECIES	ANNUAL RYEGRASS
% PURE LIVE SEED	98%
APPLICATION RATE	87.0 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	STRAW
MULCH RATE	3 T/ACRE
PERMANENT:	
SPECIES	KENTUCKY BLUEGRASS / SPREADING FESCUE / PERENNIAL RYEGRASS / CHEWINGS RED FESCUE
% PURE LIVE SEED	98%
APPLICATION RATE	411 / 20 / 14 / 20 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	HAY OR STRAW
MULCH RATE	3 T/ACRE
ANCHOR MATERIAL	N/A
ANCHORING METHOD	N/A
RATE OF ANCHOR MATERIAL APPL.	N/A
SEEDING SEASON DATES	APRIL 15 - MAY 30, AUGUST 15 - OCTOBER 15

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:

DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:

CONCHESTER HOLDING, LLC

DANIEL B. HUMES, PE
PA LIC. NO PE079470

HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE EROSION & SEDIMENTATION (E&S) CONTROL DESIGN, AND POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) DESIGN. OTHER PROJECTS, ALL OTHER ASPECTS WERE HANDLED BY EDAR BEACH CONSULTING OR OTHERS.

DRAWN BY: K.B.

DESIGNED BY: K.B.

CHECKED BY: K.B.

DATE: 04-30-2024

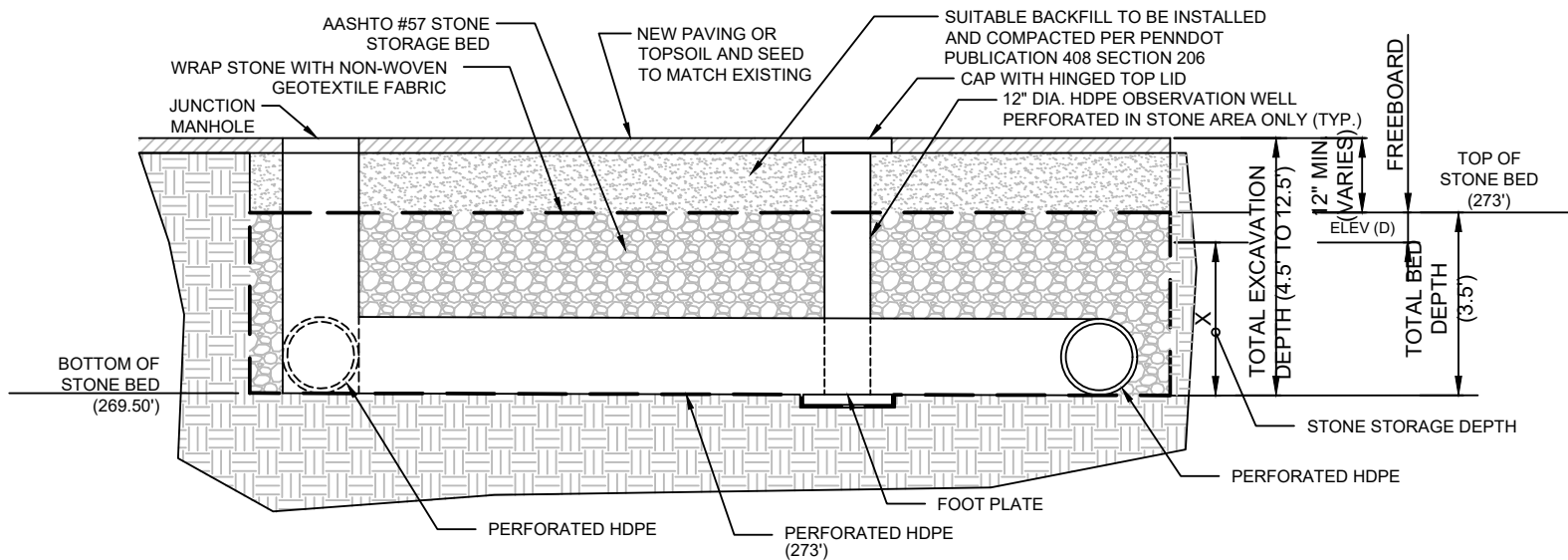
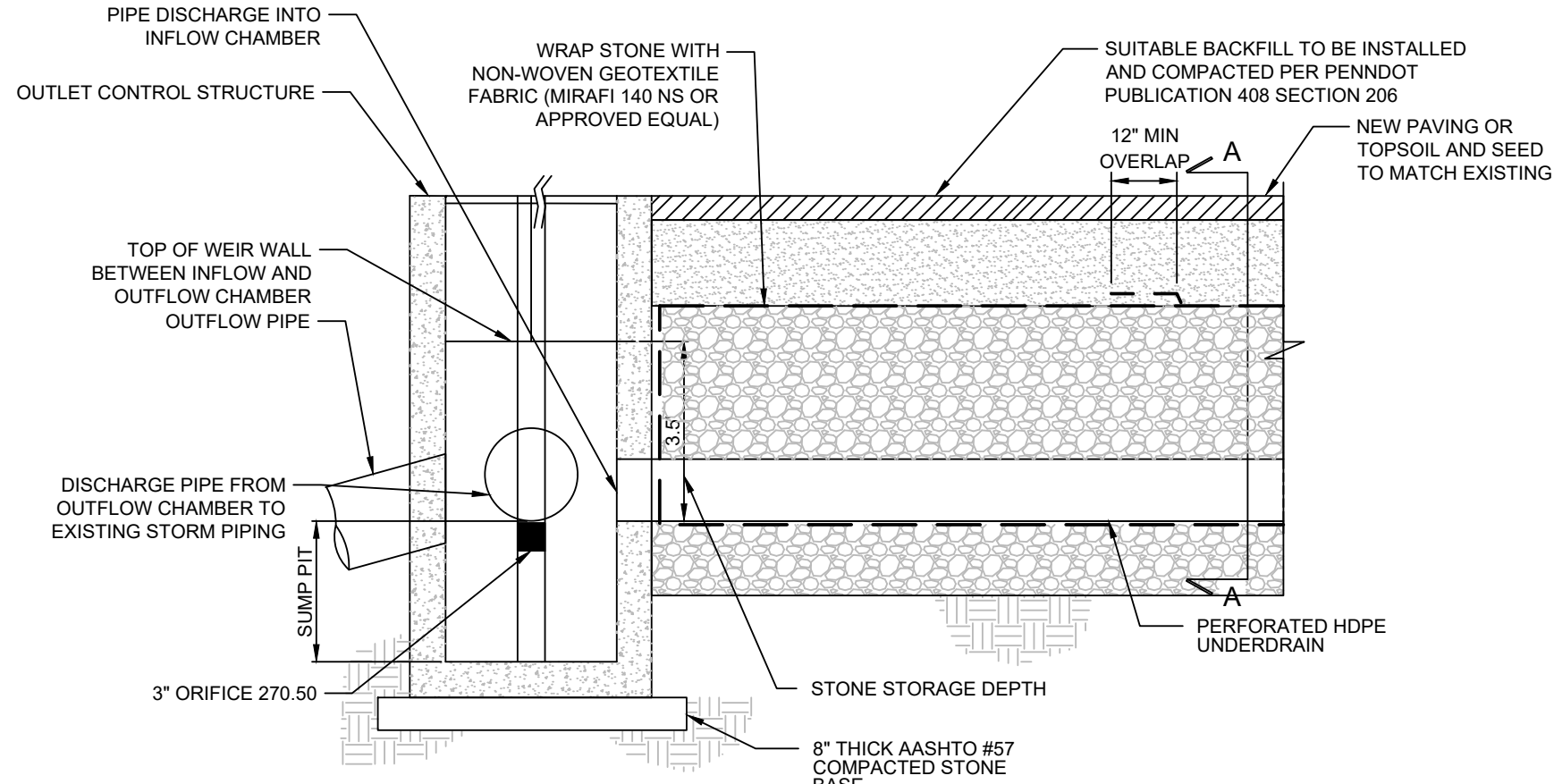
SCALE: 1"=20'

SHEET TITLE:

EROSION & SEDIMENT
CONTROL DETAILS &
NOTES PLAN

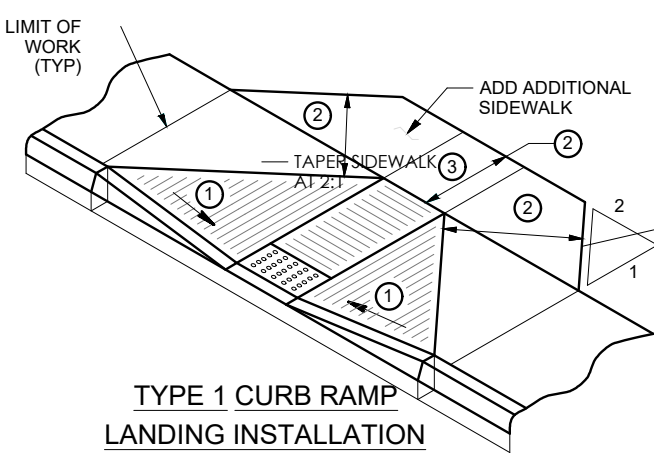
SHEET NUMBER:

C-5



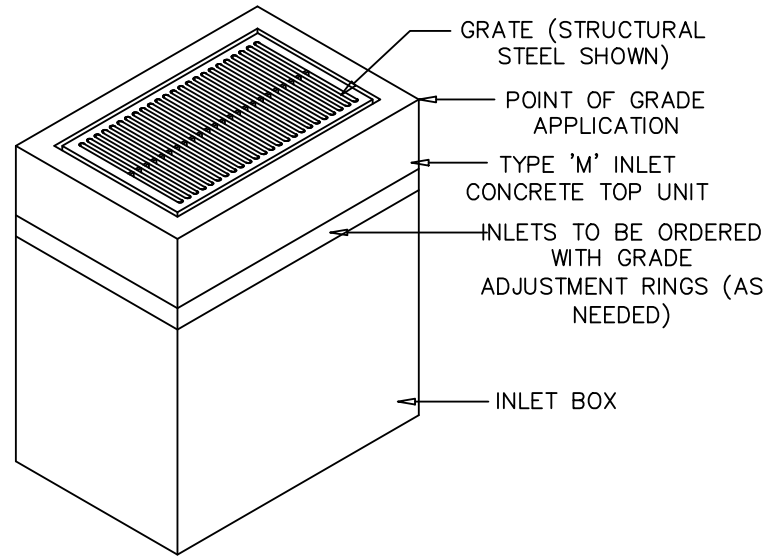
- NOTES:
1. THE BASIN STONE STORAGE LAYER SHALL BE UNIFORMLY-GRADED, CLEAN WASHED STONE WITH LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH LOSS TEST.
 2. GEOTEXTILE SHALL CONSIST OF NEEDED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
 - a. GRAB TENSILE STRENGTH (ASTM-D4632) GREATER THAN OR EQUAL TO 120 LBS
 - b. MULLEN BURST STRENGTH (ASTM-D3786) GREATER THAN OR EQUAL TO 225 PSI
 - c. FLOW RATE (ASTM-D4491) GREATER THAN OR EQUAL TO 95 GAL/MIN/SQ.FT
 - d. UV RESISTANCE AFTER 500 HRS (ASTM-D4355) GREATER THAN OR EQUAL TO 70%
 - e. HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED
 3. COMPACTION: ALL BACKFILL MATERIAL IN BASINS AND PIPE TRENCHES SHALL BE INSTALLED IN 8-INCH TO 12-INCH LOOSE LIFTS AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY BY ROLLING EACH LIFT WITH A MINIMUM OF THREE PASSES OF A SHEEPSFOOT VIBRATORY ROLLER OR EQUIVALENT. COMPACTION TO BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SECTION 206.

SUBSURFACE INFILTRATION BASIN DETAIL
NOT TO SCALE



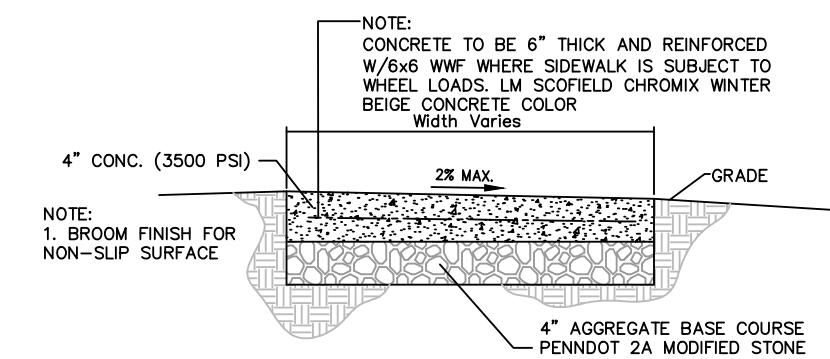
- TYPE 1 CURB RAMP LANDING INSTALLATION**
- ① SIDE FLARES 10.00% MAX FOR RAMP WITH LANDINGS 1220 (4'-0") OR GREATER. SIDE FLARES 8.33% MAX FOR RAMP WITH LANDINGS LESS THAN 1220 (4'-0").
 - ② 1220 (4'-0") MIN ACCESSIBLE PATH WIDTH
 - ③ CURB RAMP REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

ADA CURB RAMP DETAIL
NOT TO SCALE

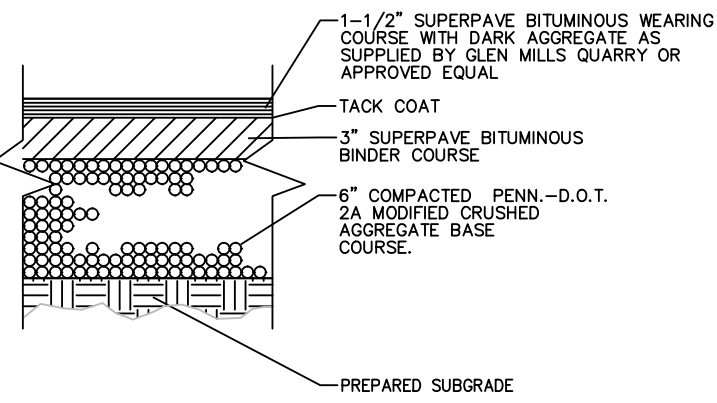


- NOTES:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION" LATEST ISSUE - # 72: RC-45M FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION, AND # 72: RC-45M FOR NOTES AND SPECIFICATIONS REGARDING INLET TOPS, GRATES AND FRAMES.
 2. GRADE ADJUSTMENT RINGS SHALL BE PROVIDED AND SHALL MEET ASTM C-478 AND PENNDOT PUB 72: RC-45M.
 3. TOP ELEVATIONS FOR TYPE 'M' DRAINAGE INLETS AS SPECIFIED IN THIS PLAN SET SHALL CORRESPOND TO THE POINT OF GRADE APPLICATION AS SHOWN IN THIS DETAIL.
 4. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT PUBLICATION 408 SECTION 714.

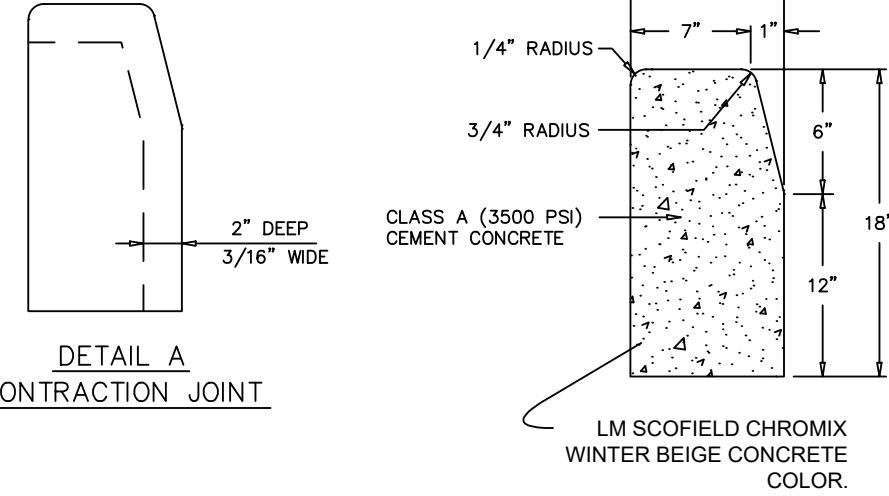
TYPE 'M' INLET DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE

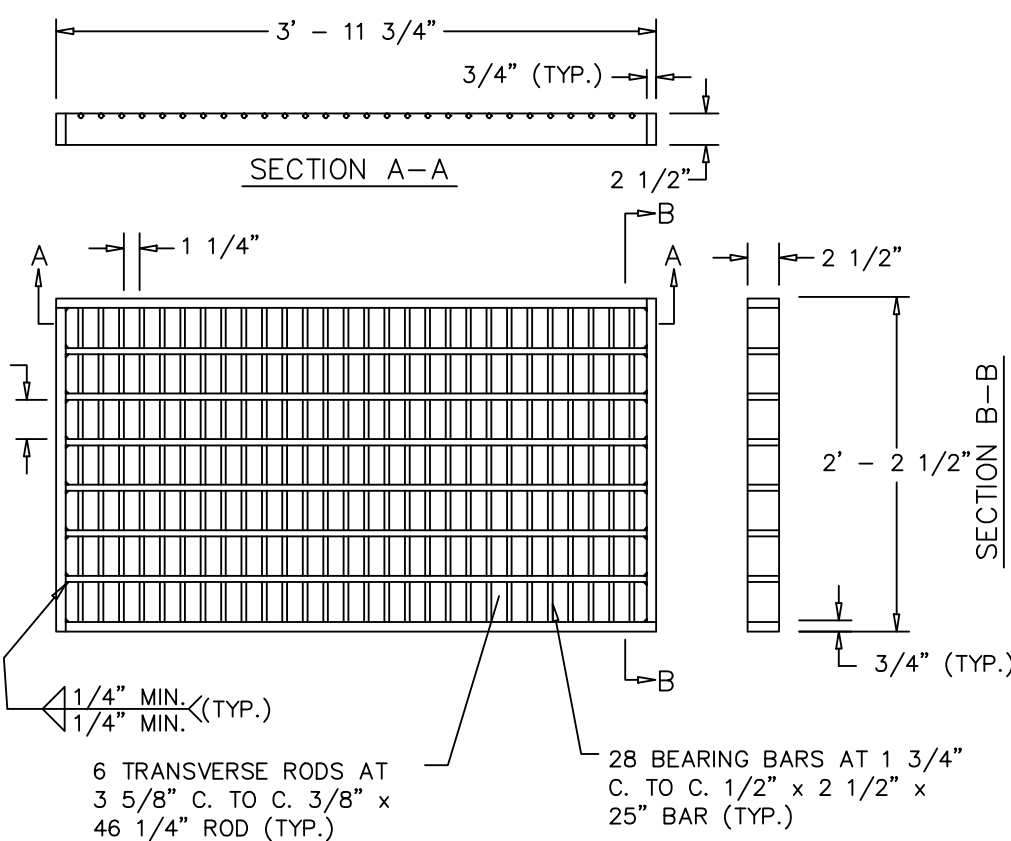


ASPHALT PAVING VEHICULAR AREAS DETAIL
NOT TO SCALE

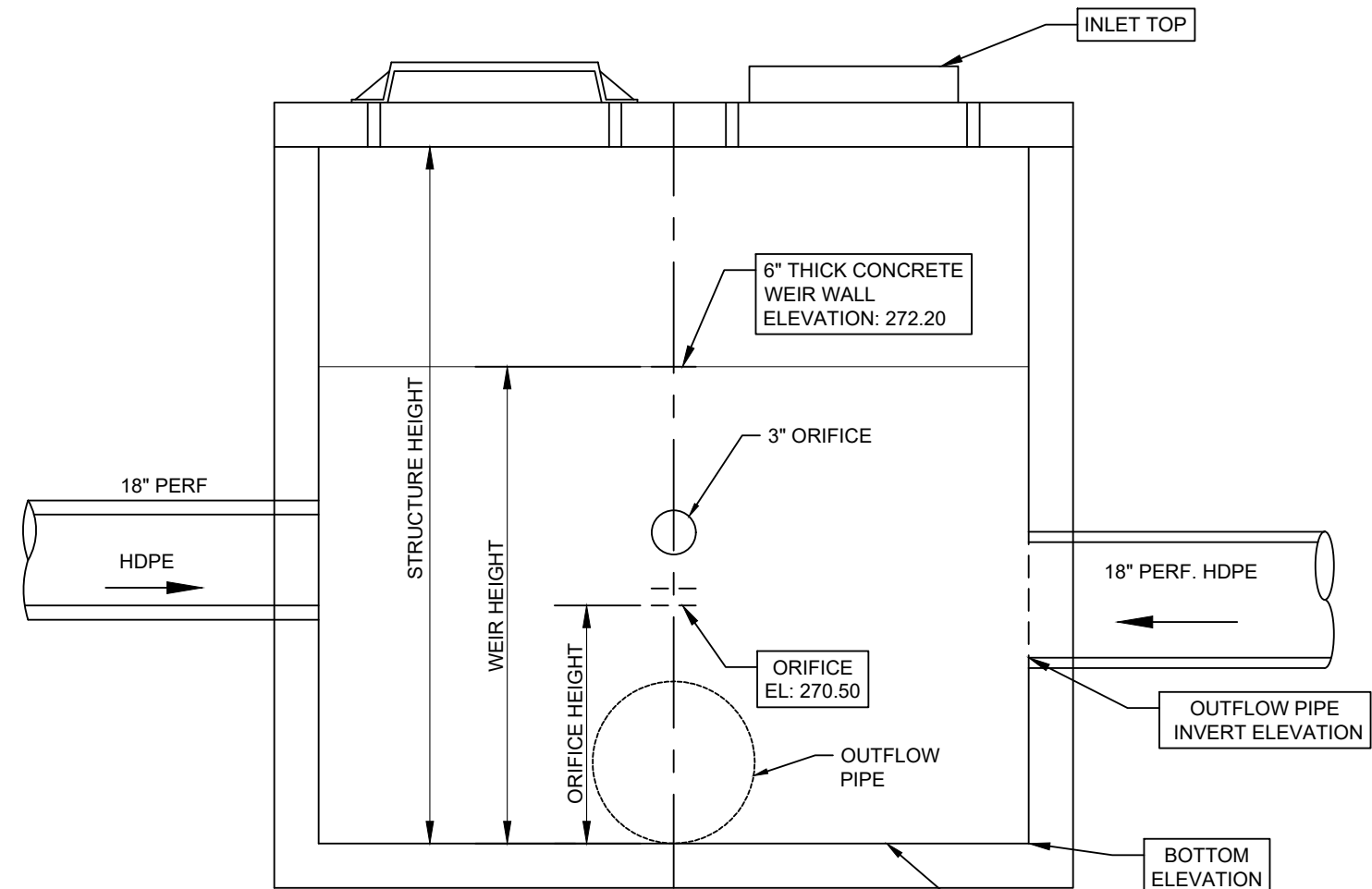


- NOTES:
1. PLACE 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 2. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF 20' OR LESS (8' MIN.) FROM THE NEAREST CONTRACTION OR EXPANSION JOINT.
 3. CURB WITHIN PENNDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH PUBLICATION RC-64M, DATED JUNE 1, 2010 OR LATEST REVISION.

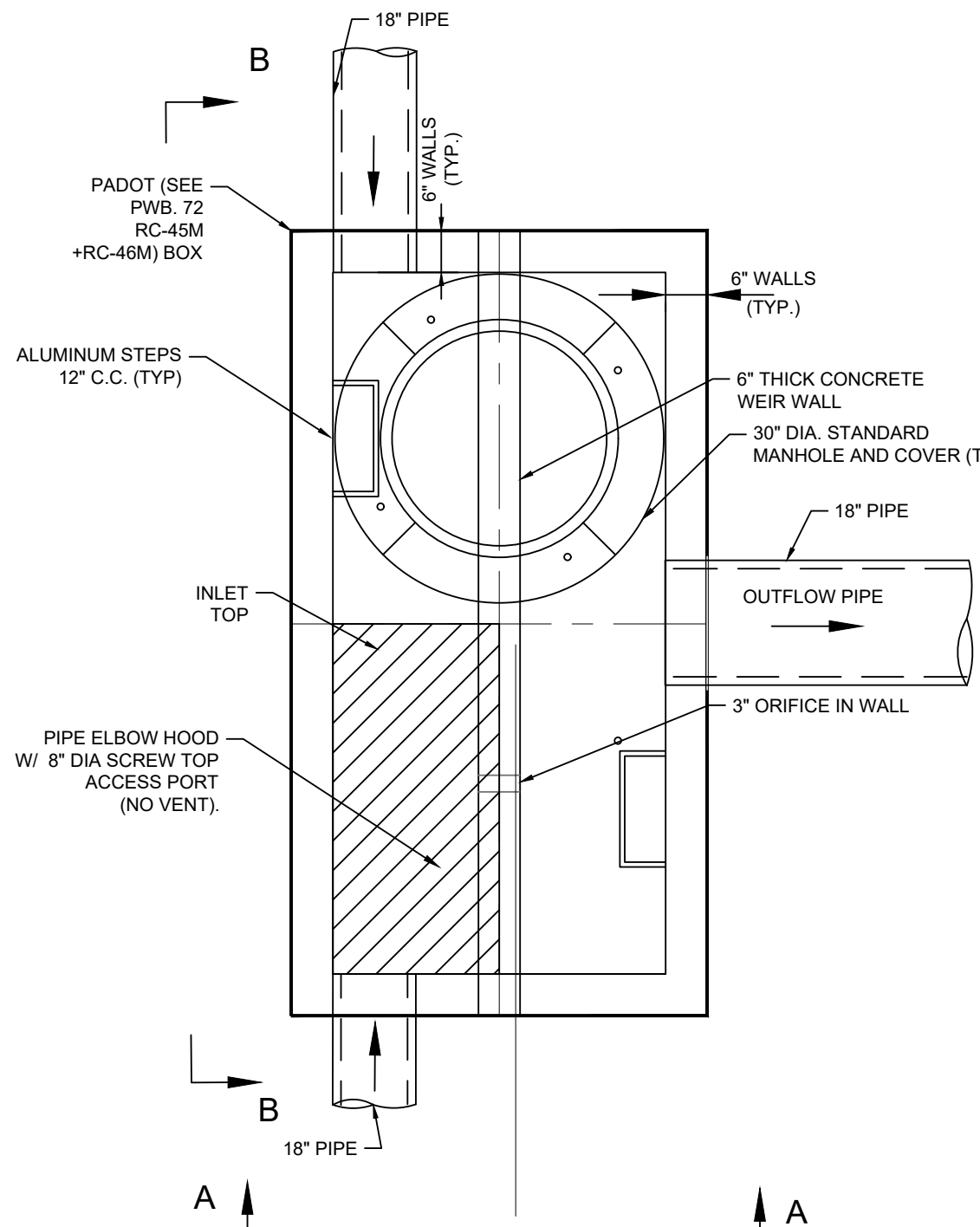
PLAIN CEMENT CURB DETAIL
NOT TO SCALE



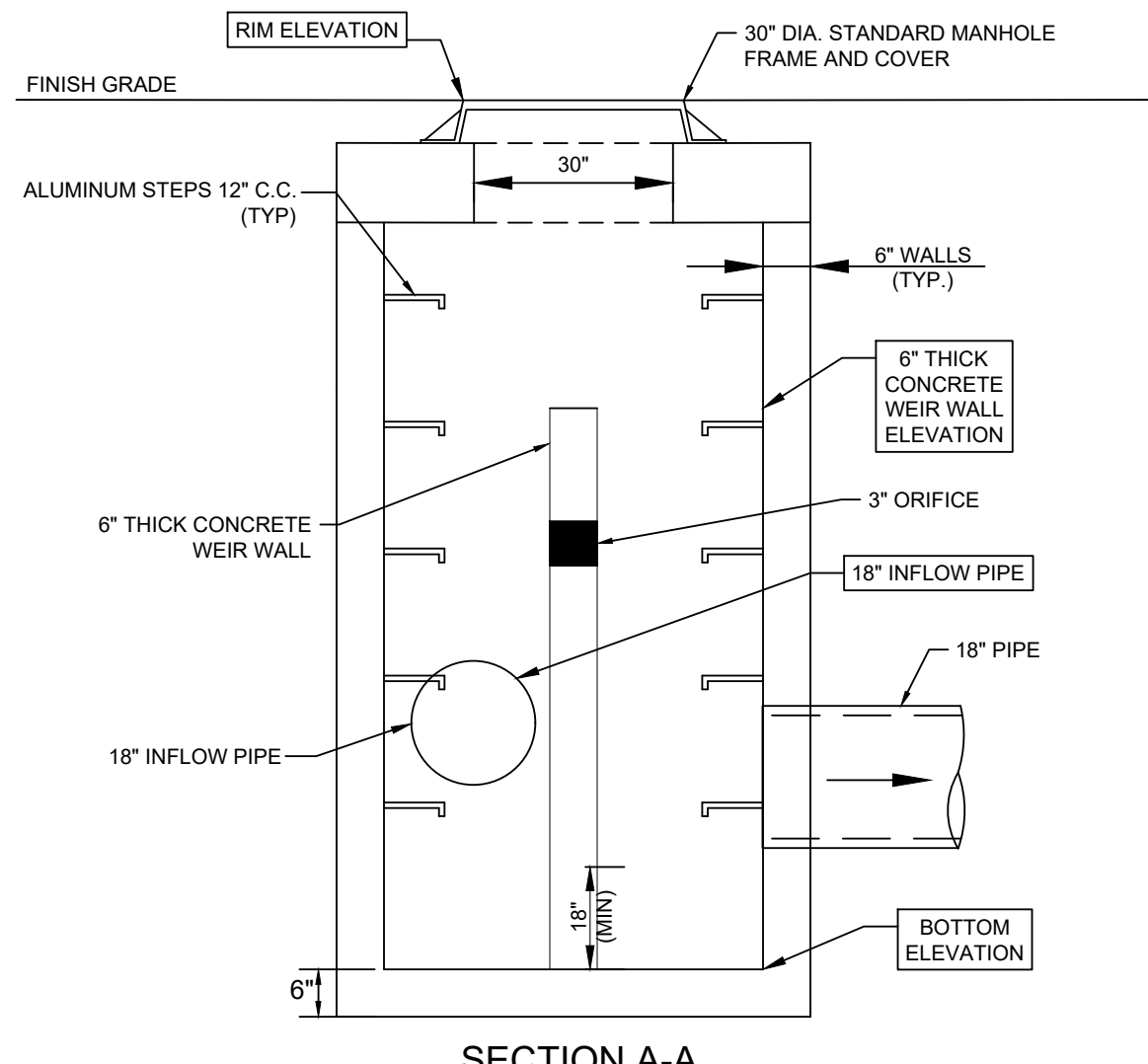
STRUCTURAL STEEL GRATE-BICYCLE SAFE DETAIL
NOT TO SCALE



SECTION B-B
SIZE BOX TO ACCOMMODATE PIPES/CONFIGURATIONS



PLAN VIEW



SECTION A-A

OUTLET CONTROL STRUCTURE
NOT TO SCALE

DESIGN CONSULTANT:

EDAR BEACH CONSULTING

1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:

HUMES ENGINEERING, INC.

PROJECT:

**DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060**

PREPARED FOR:

CONCHESTER HOLDING, LLC

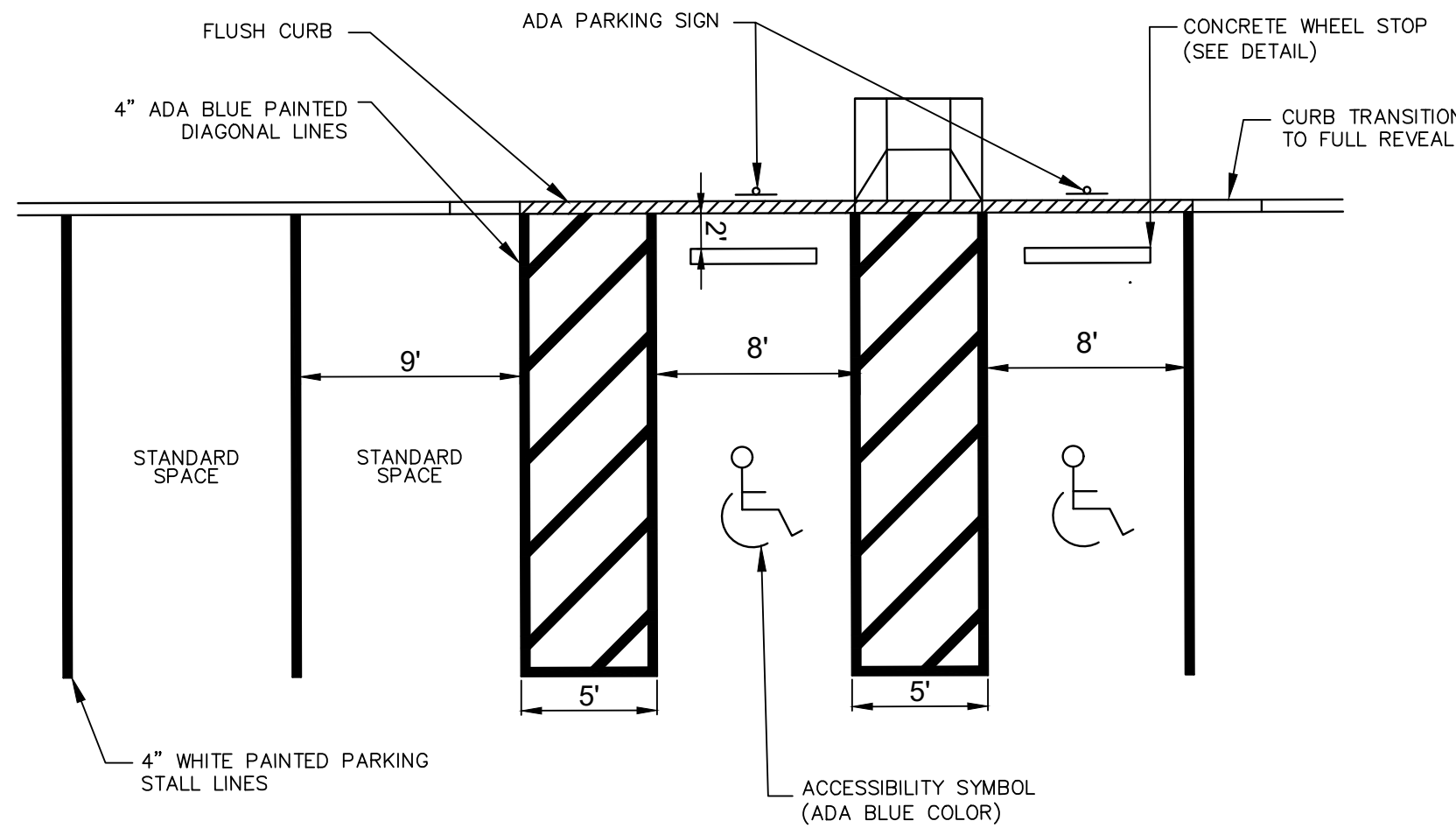
DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE DESIGN & DOCUMENTATION (DES) CONTROL, DESIGN, AND POST CONSTRUCTION STORMWATER MANAGEMENT (PDSM) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : K.B.
DATE : 04-30-2024
SCALE : 1"=20'
SHEET TITLE:

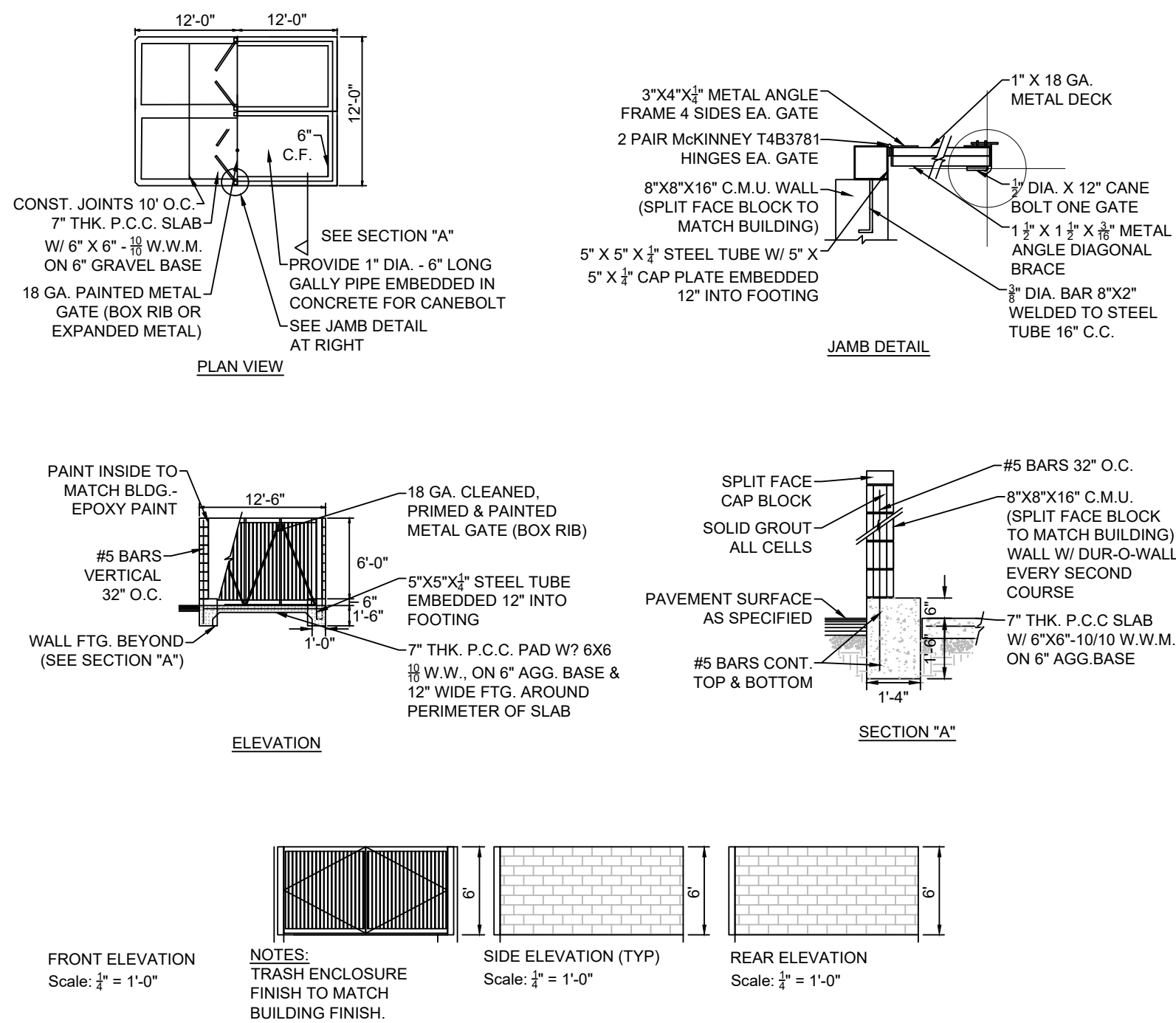
**SITE DETAILS
PLAN-1**

SHEET NUMBER:

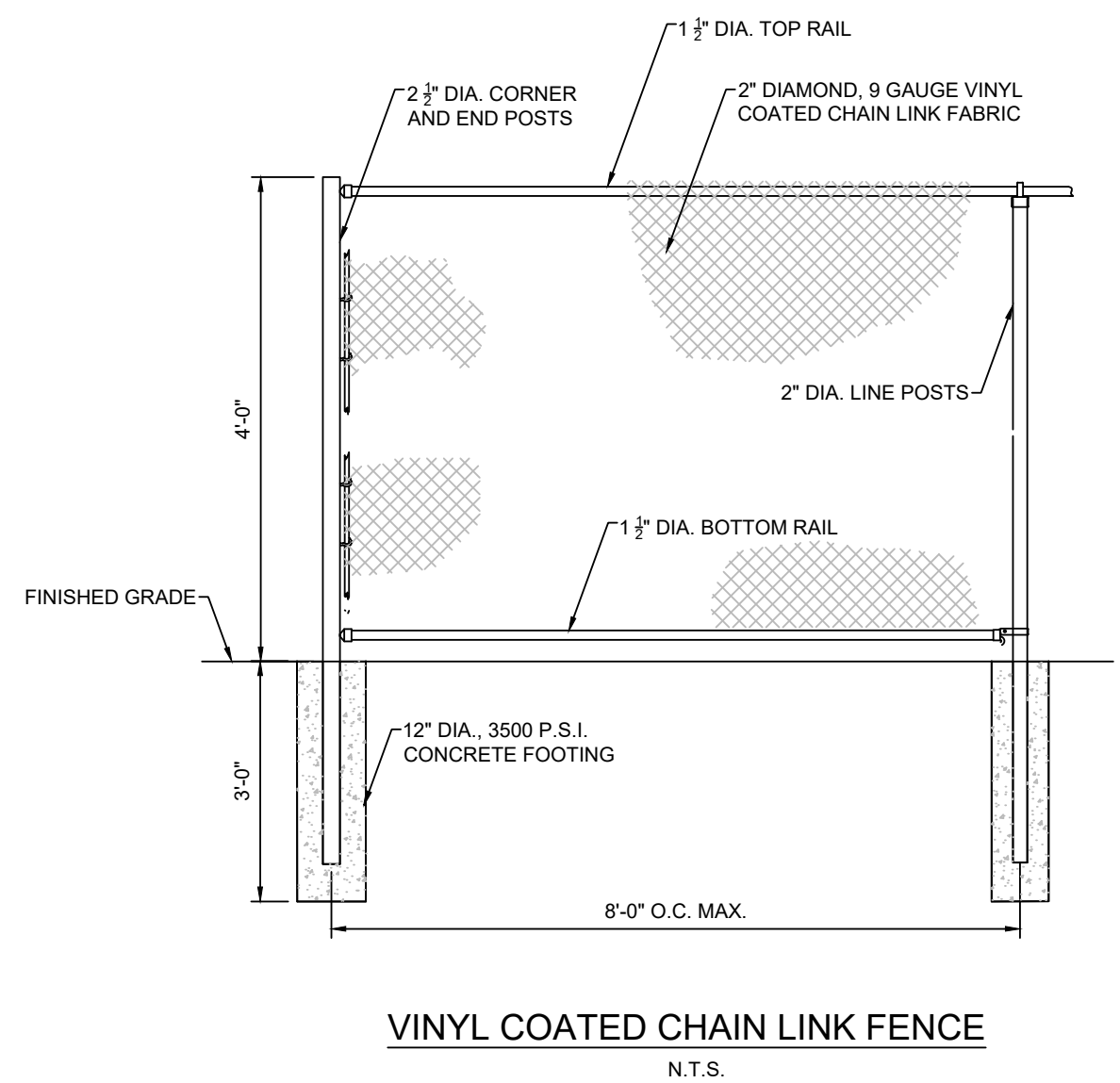
C-6



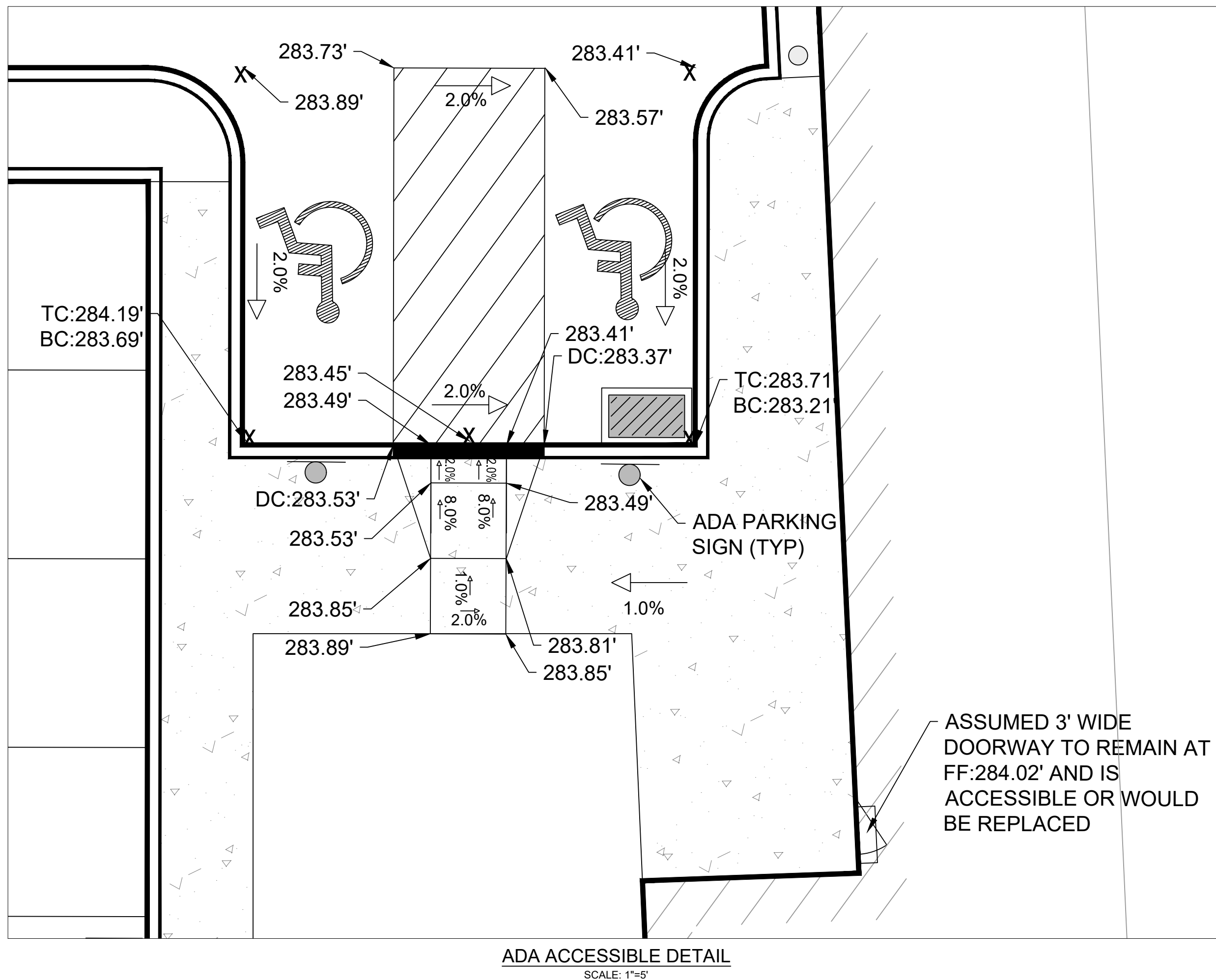
TYPICAL PARKING STALL DETAIL
NOT TO SCALE



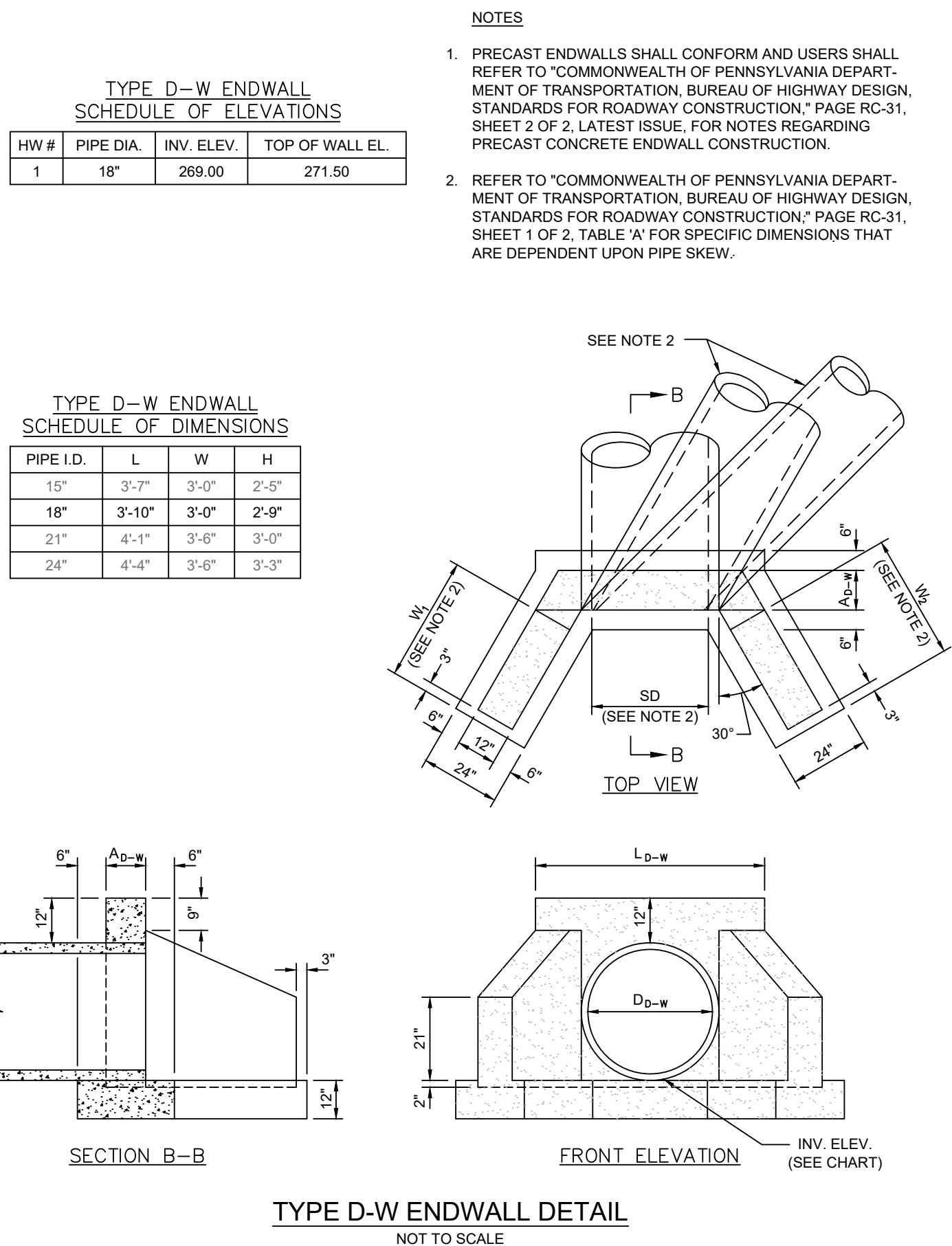
TRASH AREA ENCLOSURE DETAILS
N.T.S.



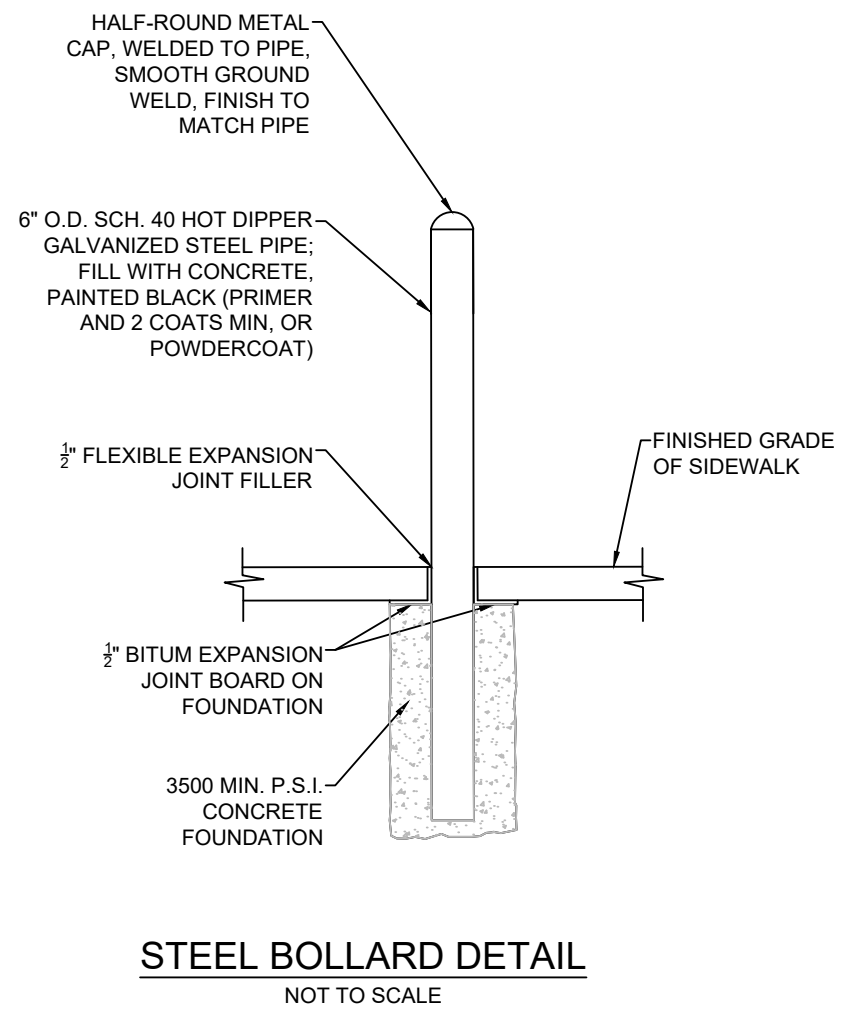
VINYL COATED CHAIN LINK FENCE
N.T.S.



ADA ACCESSIBLE DETAIL
SCALE: 1"=5'



TYPE D-W ENDWALL DETAIL
NOT TO SCALE



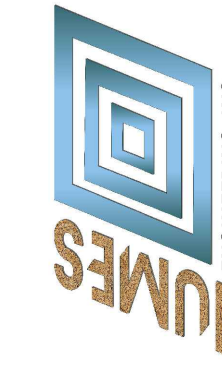
STEEL BOLLARD DETAIL
NOT TO SCALE

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:

DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:
CONCHESTER HOLDING, LLC

DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR
THE DESIGN & DOCUMENTATION (E&D) CONTROL,
DESIGN, AND POST CONSTRUCTION STORMWATER
MANAGEMENT (P&M) DESIGN REGARDING THIS
PROJECT. ALL OTHER ASPECTS WERE HANDLED
BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : K.B.
DATE : 04-30-2024
SCALE : 1"=20'
SHEET TITLE:

SITE DETAILS
PLAN-2

SHEET NUMBER:

C-7