

REFERENCE PLANS:

1. PLAN ENTITLED, "DECLARATION PLAT - ATWIN HILLS, A PLANNED COMMUNITY - ATWIN INVESTMENTS, LP, DECLARANT", PREPARED FOR ATWIN INVESTMENTS, LP, BY CHESTER VALLEY ENGINEERS, INC., PAUL, PA, DATED 05/05/2006, PROJECT #17724, RECORD PLAN BOOK #6956, PAGE 1251.
2. PLAN ENTITLED, "MALVERN STATION - REGIONAL RAIL DIVISION - TUNNEL AND PARKING LOT IMPROVEMENTS", PREPARED FOR SOUTHEASTERN PENNSYLVANIA TRANSPORTATION AUTHORITY BY STANTEC CONSULTING SERVICES, INC., WEST CHESTER, PA, DATED 10/28/2009, LAST REVISED 01/29/2010, RECORD PLAN BOOK #18827.
3. PLAN ENTITLED, "PLAN OF PORTION OF MALVERN INDUSTRIAL PARK - ESTATE OF JOHN L. SMITH, JR.", PREPARED FOR JOHN L. SMITH, JR., BY HENRY S. JONES - DIVISION OF CHESTER VALLEY ENGINEERS, INC., WEST CHESTER, PA, DATED 10/12/1984, LAST REVISED 01/07/1993, RECORD PLAN BOOK #12078.
4. PLAN ENTITLED, "SUBDIVISION PLAN FOR MALVERN BUSINESS PARK", PREPARED FOR MALVERN BUSINESS PARK, BY EDWIN B. WALSH & ASSOCIATES, INC., EXTON, PA, DATED 08/16/1986, LAST REVISED 03/27/1989, RECORD PLAN BOOK #9260.
5. PLAN ENTITLED, "PLAN OF MALVERN SPRINGS", PREPARED FOR WM A. GARRIS & MARY E. GARRIS, BY JIM WARRI, C.E., CONOVERVILLE, PA, DATED 05/20/1946, RECORD PLAN BOOK #2, PG. 53.

TITLE REPORT NOTE:

THIS SURVEY WAS PERFORMED UTILIZING A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. PAFA14-4631, EFFECTIVE DATE: 11/20/2014. SCHEDULE B-SECTION OF THE TITLE COMMITMENT CONTAINS THE FOLLOWING SURVEY RELATED MATTERS (ITEM NUMBERS BELOW CORRESPOND TO THE NUMBERS FROM THE TITLE COMMITMENT AND ARE INDICATED IN AN OCTAGON ON THE PLAN OF SURVEY WHERE APPLICABLE):

8. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleys in subject to public and private rights therein - PROPERTY DOES NOT BORDER ANY PUBLIC ROAD. PROPERTY IS BOUNDED BY NATIONAL RAILROAD PASSENGER CORPORATION ON THE SOUTHWEST (PLOTTED HEREON).
9. Memorandum of PCS Site Management with Spring Spectrum L.P. as in Record Book 4406 page 233 - LEASE FOR A CELL TRANSMISSION TOWER SITE (APPROXIMATE LOCATION PLOTTED HEREON, DOES NOT TOUCH SURVEYED PREMISES).
10. Assignment and Assumption of Lease Agreement with Global Signal Acquisitions IV LLC dated 6/15/2009 (Lease not Recorded) as in Record Book 6878 page 1964 - ASSIGNMENT OF LEASE FOR A CELL TRANSMISSION TOWER SITE (EXCEPTION #2) ALSO GRANTS AN ACCESS & (GUY AND/OR UTILITY EASEMENT (APPROXIMATE LOCATION PLOTTED HEREON, DOES NOT TOUCH SURVEYED PREMISES)).
11. Access Easement Agreement dated 7/19/1998 as in Record Book 4077 page 1669 - GRANTS ACCESS EASEMENT BEYOND THE WESTERLY TERMINUS OF PENNSYLVANIA AVENUE (PLOTTED HEREON).
12. Agreement with Philadelphia Electric Company dated 1/4/1991 as in Record Book 2295 page 16 - GRANTS A 24' WIDE DRIVEWAY/SLOPE EASEMENT (PLOTTED HEREON). Amendment of Agreement of Easement, as in Record Book 4479 page 344 - GRANTS THE EASTERLY PORTION OF THE DRIVEWAY/SLOPE EASEMENT TO 50' WIDE (PLOTTED HEREON).
13. Easement Agreement with National Railroad Passenger Corporation dated 1/18/2006 as in Record Book 4703 page 2312 - EASEMENT FOR A 60' BADIUS ROADWAY CUL-DE-SAC (APPROXIMATE LOCATION PLOTTED HEREON).
14. Rights granted to Verizon Pennsylvania Inc. as in Record Book 6369 page 1750 - GRANTS RIGHT TO INSTALL & MAINTAIN ENTRANCE FACILITIES TO THE RATE DEMONSTRATION POINT ON THE BUILDING ON UPI #2-3-1 (APPROXIMATE LOCATION PLOTTED HEREON, DOES NOT TOUCH SURVEYED PREMISES).
15. Easement Agreement with Global Signal Acquisitions IV LLC dated 6/15/2009 as in Record Book 6878 page 1963 - GRANTS AN EASEMENT FOR THE TOWER AREA AND ACCESS & (GUY AND/OR UTILITY EASEMENT (SAME AS EXCEPTIONS 9 & 10) TO APPROXIMATE LOCATION PLOTTED HEREON, DOES NOT TOUCH SURVEYED PREMISES).
16. Declaration of Covenants, Conditions and Restrictions of Atwin Hills a Planned Community as in Record Book 6956 page 1251 - DOCUMENT CONTAINS THE LEASE, RECORDED IN RECORD BOOK 4406, PAGE 233 (EXCEPTION #2). A 50' WIDE ACCESS EASEMENT FOR INTERSECTING LINES & UTILITIES (PLOTTED HEREON). A CELL TOWER EASEMENT AREA AND ACCESS & UTILITY EASEMENT (PLOTTED HEREON). ENVIRONMENTALLY RESTRICTED AREAS (E.G. STEEP SLOPES).

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

Pennsylvania One Call System, Inc

1-800-242-1776

ONE CALL NOTE
SCALE: NOT TO SCALE

PA ONE CALL
ACT 287 SERIAL NUMBER: 20231302489 & 20231302490
HOWELL KLINE SURVEYING, LLC, DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES HOWELL KLINE SURVEYING, LLC GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

- UTILITIES NOTIFIED**
- COMPANY: EAST WHITELAND TOWNSHIP
ADDRESS: 299 COMESTOGA RD
TRAZER, PA 19355
CONTACT: JOHN WELLS
EMAIL: jwells@eastwhiteland.org
PHONE:610-648-0600 EXT. 283
 - COMPANY: COMCAST
ADDRESS: 1004 CONROESTONE BLVD
CONROESTON, PA 19335
CONTACT: TOM RUSSO
EMAIL: tom.russo@comcast.com
PHONE:610-942-2201
 - COMPANY: PECO AN EXXON COMPANY C/O USX
ADDRESS: 400 S HENDERSON ROAD SUITE # KING OF PRUSSIA, PA 19406
CONTACT: NIKOSH CAMPBELL
EMAIL: nikoshcampbell@peco.com
PHONE:610-681-5700
 - COMPANY: LUMEN FORMERLY LEVEL 3
ADDRESS: 1025 ELIZABOD BLVD
BROOKFIELD, CO 80021
CONTACT: LUMEN OPERATOR PERSONNEL
EMAIL: REPAIR@LUMEN.COM
PHONE:877-366-8344 EXT. 3
 - COMPANY: ZAYO BROADBAND FORMERLY PPL TELCOM LLC
ADDRESS: 175 ROBERTS RD
DOWNTOWN, PA 19335
CONTACT: JOHN HOWELL
EMAIL: JOHN.HOWELL@ZAYO.COM
PHONE:610-476-1834
 - COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
DART, NC 27913
CONTACT: VICTOR WOOD
EMAIL: victor.wood@verizon.com
PHONE:819-414-2762
 - COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CONROESTON, PA 19337
CONTACT: FIBER DIG TEAM PERSONNEL
EMAIL: fiber.dig@ccn.com
PHONE: 800-654-3110
 - COMPANY: AQUA PENNSYLVANIA
ADDRESS: 763 LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WALKER
EMAIL: THOMAS.WALKER@AQUA.COM
PHONE: 610-525-1400 EXT. 53116
 - COMPANY: MALVERN BOROUGH OF
ADDRESS: 118 RUTHLAND AVENUE
MALVERN, PA 19355
CONTACT: IRA DUTTER
EMAIL: idutter@malvern.com
PHONE: 610-644-1819

RECORD OWNER

PA AVE WOODS, LP
120 PENNSYLVANIA AVENUE
MALVERN, PA 19355

TAX PARCEL #: 2-3-1.1

APPLICANT/EQUITABLE OWNER

E. KAHN DEVELOPMENT
120 PENNSYLVANIA AVENUE
MALVERN, PA. 19355
(610) 873-8555
ekahn@ekahndevelopment.com

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

OF

201 PENNSYLVANIA AVENUE

SITUATED IN

MALVERN BOROUGH, CHESTER COUNTY

PENNSYLVANIA

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C01.1	COVER SHEET
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03	C02.1	EXISTING CONDITIONS PLAN
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05	C03.2	PCSWM PLAN
06	C03.3	DRAINAGE AREA PLAN
07	C03.4	PCSWM NOTES & DETAILS
08	C04.1	EROSION CONTROL PLAN
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10	C05.1	PROFILES
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15	C08.1	TRUCK TURNING PLAN

1. RECORD OWNERS/MALING ADDRESS: PA AVE WOODS, LP 120 PENNSYLVANIA AVENUE MALVERN, PA 19355
2. SITE ADDRESS: 201 PENNSYLVANIA AVENUE, MALVERN, PA 19355
3. TAX PARCEL #: 2-3-1.1
4. SOURCE OF TITLE: RECORD BOOK 9041, PAGE 2079 (LOT #1, REFERENCE PLAN #1)
5. LOT AREA: 9.713 ACRES
6. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC, PERFORMED ON 05/11, 05/12 & 05/17/2023.
7. CONTOURS PLOTTED FROM AERIAL IMAGERY DATED MAY 12, 2023 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC. DATUM: NAD 83 (COMPUTED USING GCS0810) & NAD 83 (2011) (EPOCH2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = TOP CORNER OF THIS "M" INLET LOCATED AT THE END OF THE CUL-DE-SAC, ELEVATION= 343.65, CONTOUR INTERVAL= 2 FEET.
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA, MAP NO. 42022C0106I, PANEL 160 OF 380, DATED SEPTEMBER 29, 2017.
10. WETLANDS BOUNDARY LINES WERE DELINEATED BY WOLF BIOSERVICES, INC. AND FLAGS LOCATED BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON 6/29/2023.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
12. ALL DIMENSIONS ARE TO EDGE OF PAVING OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SOILED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING HOWELL ENGINEERING.
13. THIS PLAN PROPOSES PUBLIC WATER SUPPLY FOR THE NEW BUILDING. PUBLIC WATER WILL BE PROVIDED BY AQUA PENNSYLVANIA. ALL WORK SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS. ANY INSTALLATION OF GROUNDWATER WELLS IS STRICTLY PROHIBITED.
14. THIS PLAN PROPOSES CONNECTION TO PUBLIC SEWER. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH MALVERN BOROUGH STANDARDS.
15. ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
16. THERE ARE NO STREETS, RIGHT-OF-WAYS OR ANY SITES FOR PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN.
17. HOWELL ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES HOWELL ENGINEERING GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK. THE MALVERN BOROUGH PUBLIC WORKS DIRECTOR SHALL BE CONTACTED IN ADVANCE OF CONSTRUCTION, WORKED OUT OF THE CONSTRUCTION SCHEDULE AND BE INVITED TO THE PRE-CONSTRUCTION CONFERENCE.
18. REPRESENTATIVES OF MALVERN BOROUGH AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT OVER THE LOT TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE STORMWATER FACILITY, AS NECESSARY. MALVERN BOROUGH AUTHORITIES HAVE THE RIGHT, BUT NOT THE DUTY, TO ENTER THE PROPERTIES TO MAINTAIN THE FACILITIES AND ANY COSTS INCURRED AS PART OF THE MAINTENANCE, AND/OR REPAIRS SHALL BE THE RESPONSIBILITY OF THE OWNER.
19. AN AS-BUILT PLAN, SIGNED AND SEALED BY A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR, SHOWING ALL PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED AT THE SITE SHALL BE SUBMITTED TO THE TOWNSHIP, IN BOTH PAPER AND ELECTRONIC FORMS, FOLLOWING COMPLETION OF THE CONSTRUCTED IMPROVEMENTS. AS-BUILT PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE TOWNSHIP CODE, SECTION 21H-33.
20. PRIOR TO FINAL APPROVAL OF THE PCSM PLAN, THE PROPERTY OWNER SHALL SIGN AND RECORD A MAINTENANCE AGREEMENT CONCERNING ALL STORMWATER CONTROL FACILITIES THAT ARE TO BE PRIVATELY OWNED. THE MAINTENANCE AGREEMENT SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
21. THESE NOTES ARE FOR INFORMATIONAL PURPOSES AND ANY REFERENCE MADE TO A RECORD DOCUMENT THAT IS NOT APPLICABLE TO THE PROPERTY, HAS EXPIRED, OR IS NO LONGER VALID OR ENFORCEABLE SHALL NOT BE DEEMED TO BE APPLICABLE TO THE PROPERTY OR REVISED IN ANY WAY BY NOTATION HERE.
22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL HOLDFULLY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
23. THIS PLAN SHALL NOT BE USED FOR BUILDING STAKEOUT PURPOSES. PROPOSED BUILDING LOCATIONS AS DEPICTED IS WITHIN ACCEPTABLE TOLERANCES FOR SITE WORK ONLY. PLEASE REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR EXACT BUILDING PLACEMENT.
24. THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF MALVERN BOROUGH'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FULL LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE AND STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR COMBINATION DESCRIBED IN THIS O&M PLAN TO ALLOW THE BMP OR COMBINATION TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM MALVERN BOROUGH.
25. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
26. THE PROJECT REQUIRES MALVERN BOROUGH APPROVAL FOR LAND DEVELOPMENT. THE AREA OF EARTH DISTURBANCE IS GREATER THAN 1.0 ACRE THEREFORE CHESTER COUNTY CONSERVATION DISTRICT AND/OR PA DEP APPROVAL IS REQUIRED. NO ADDITIONAL REGULATORY AGENCY APPROVALS ARE REQUIRED TO INITIATE SITE CONSTRUCTION. APPROVALS FROM THE CHESTER COUNTY CONSERVATION DISTRICT AND PA DEP ARE FORTHCOMING.
27. ALL FEES REQUIRED OR AGREED TO BY THE DEVELOPER SHALL BE PAID PRIOR TO RECORDING OF PLAN.
28. A NONRESIDENTIAL WASTEWATER DISCHARGE QUESTIONNAIRE SHALL BE SUBMITTED FOR REVIEW PRIOR TO OCCUPANCY.

ZONING DATA TABULATION
MALVERN BOROUGH
ARTICLE XX-A L11 - LIMITED INDUSTRIAL DISTRICT
SECTION 220-2001A USE REGULATIONS
-WAREHOUSE OR YARD FOR STORAGE, SALE AND DISTRIBUTION
SECTION 220-2002A USE REGULATIONS

	REQUIRED	EXISTING	PROPOSED
LOT AREA (GROSS)	9.713 AC.	9.713 AC.	9.713 AC.
LOT AREA (NET)	4.707 AC.	4.707 AC.	4.707 AC.
LOT WIDTH @ BUILDING LINE	150 FT	255.5 FT	255.5 FT
SETBACKS			
A. FRONT	40 FT	N/A	439.5 FT
B. SIDE	20 FT/50 FT AGG.	N/A	27.4 FT/77.1 FT AGG.
C. REAR	30 FT	N/A	69.4 FT
MAXIMUM BUILDING COVERAGE	50%	N/A	20.01%
MAXIMUM LOT COVERAGE	75%	N/A	48.48%
BUILDING HEIGHT (MAXIMUM)	50 FT	<50 FT	<50 FT
EXISTING NON-CONFORMITY			

PARKING TABULATION
MALVERN BOROUGH
SECTION 220-2501: OFF-STREET PARKING
SECTION 220-2501B REQUIRED OFF-STREET PARKING
INDUSTRIAL/MANUFACTURING USES

	PARKING REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING
WAREHOUSE/STORAGE	1 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA	41 PARKING SPACES	69 PARKING SPACES
HANDICAPPED	1 PARKING SPACE FOR EVERY 25 SPACES	2 HANDICAPPED SPACES	4 HANDICAPPED SPACES

NET LOT AREA TABULATION
MALVERN BOROUGH
ARTICLE XX-A L11 - LIMITED INDUSTRIAL DISTRICT
SECTION 220-2011: DEFINITIONS (LOT AREA)

	EXCLUDED LOT AREA
ALL AREAS WITHIN EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS, RIGHT-OF-WAY OR EASEMENTS, RECORDED OR OTHERWISE INCLUDING PUBLIC SEWER, WATER PUBLIC UTILITY, STORM DRAINAGE RETENTION AND/OR DETENTION	0 S.F.
ALL AREAS OCCUPIED BY COURSES AND/OR BODIES OF WATER, WETLANDS AND FLOODPLAINS	82,514 S.F.
SIZE OF ANY AREA OF THE LOT WHICH HAS WET OR ALLUVAL SOILS	0 S.F.
SIZE OF THE AREA OF THE LOT WITH SLOPES 15% TO 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	11,865 S.F.
75% OF THE AREA OF THE LOT WITH SLOPES OF MORE THAN 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	123,567 S.F.
TOTAL EXCLUDED LOT AREA	218,046 S.F.
TOTAL LOT AREA (GROSS)	423,094 S.F.
TOTAL LOT AREA (NET)	205,048 S.F.

STEEP SLOPES DISTURBANCE TABULATION

	TOTAL AREA	DISTURBED AREA	% OF DISTURBANCE
SLOPES 15% TO 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	27,879 S.F.	9,254 S.F.	33.19%
SLOPES OF MORE THAN 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	230,289 S.F.	31,343 S.F.	13.61%
TOTAL STEEP SLOPE AREA	258,168 S.F.	40,597 S.F.	15.73%

WAIVERS REQUESTED

1. A PARTIAL WAIVER IS BEING REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 181-513(J)(1) TO INCREASE THE MAXIMUM SLOPE OF THE DRIVEWAY.
2. A PARTIAL WAIVER IS BEING REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 181-402(S)(C) REQUESTING TO DEFER THE TREE REPLACEMENT CALCULATION TO FINAL APPROVAL.
3. A WAIVER IS BEING REQUESTED FROM THE STORMWATER MANAGEMENT ORDINANCE SECTION 177-306 TO NOT PROVIDE INFILTRATION VOLUME.
4. A WAIVER IS BEING REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 181-402(S)(F) TO NOT PROVIDE ADDITIONAL PLANS SHOWING SITE CONDITIONS WITHOUT THE WAIVERS GRANTED.

OWNER CERTIFICATION AND ACKNOWLEDGEMENT OF PLAN

I HEREBY CERTIFY THAT E. KAHN DEVELOPMENT IS THE REGISTERED OWNER OF THE LAND HEREIN PROPOSED TO BE DEVELOPED AND THAT ALL NECESSARY APPROVALS HAVE BEEN OBTAINED, AND THAT SAID OWNER ADOPTS THIS PLAN AND DESIRES THE SAME TO BE RECORDED.

E. KAHN DEVELOPMENT
BY:
NAME: ELI KAHN
TITLE: PRESIDENT/FOUNDER

COMMONWEALTH OF PENNSYLVANIA: :SS
COUNTY OF CHESTER :
ON THE _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN MOHAMMAD, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT AND FOUNDER OF E. KAHN DEVELOPMENT, THE OWNER/DEVELOPER AND, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN ON BEHALF OF THE COMPANY FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC _____

REVIEWED BY THE PLANNING COMMISSION OF MALVERN BOROUGH, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____
MEMBER _____
MEMBER _____
MEMBER _____

APPROVED BY THE BOARD OF COMMISSIONERS OF MALVERN BOROUGH, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____
MEMBER _____
MEMBER _____
MEMBER _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

SECRETARY _____

REVIEWED BY THE MALVERN BOROUGH ENGINEER THIS _____ DAY OF _____, 20____.

BOROUGH ENGINEER _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

(DEPUTY) RECORDER OF DEEDS _____

CERTIFICATE OF CONFORMANCE - P.E.

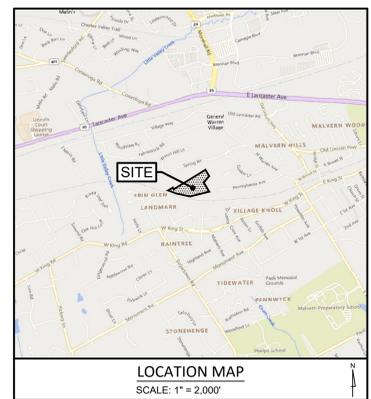
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE BOROUGH ORDINANCES AND REGULATIONS WITH THE EXCEPTION OF THE WAIVERS LISTED ON THE PLAN.

DAVID W. GIBBONS, P.E.

PREPARED BY:

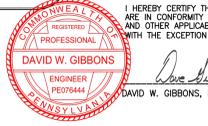
HOWELL ENGINEERING
Local Knowhow. Engineered.

Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-8002 Fax: (610) 918-8903



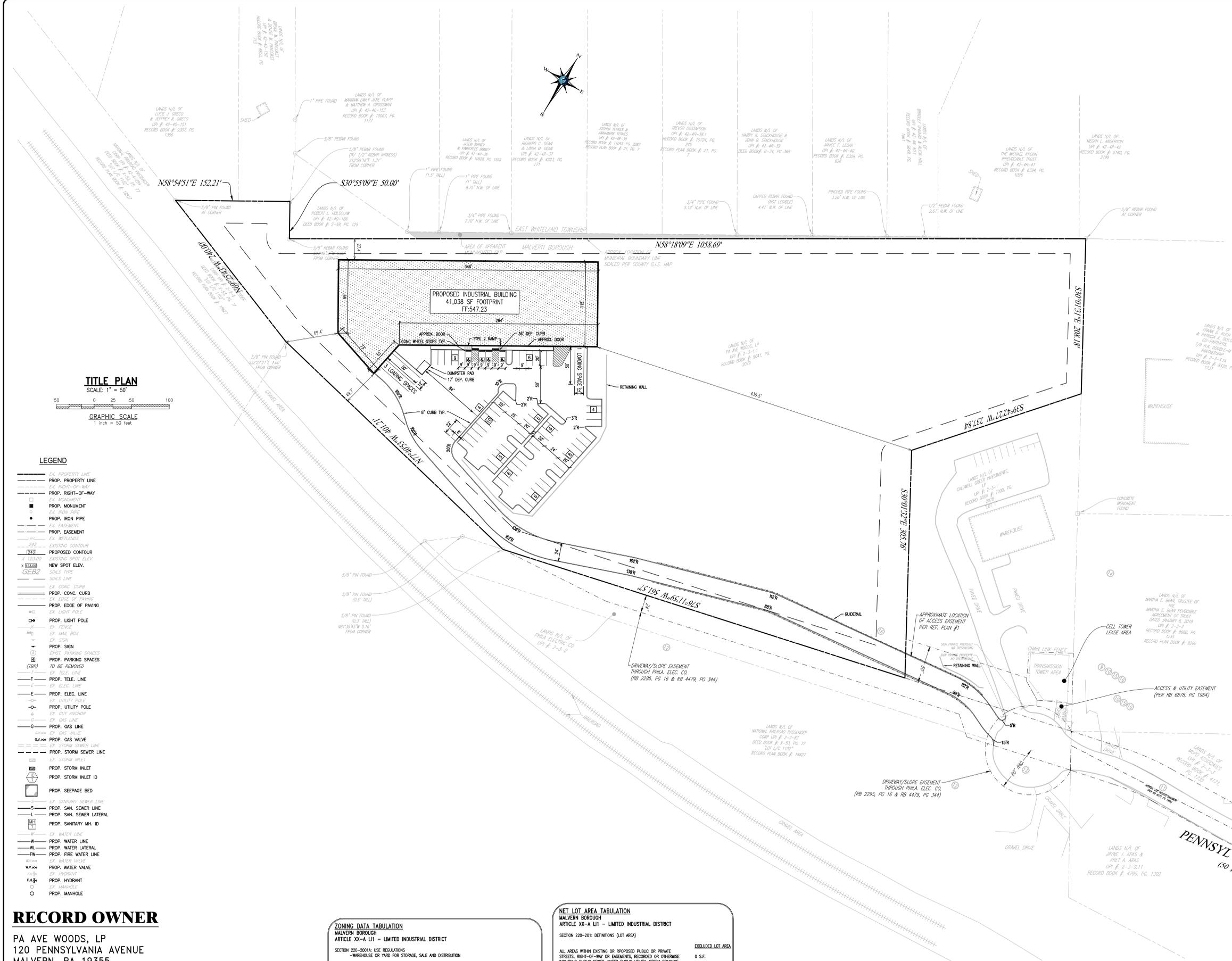
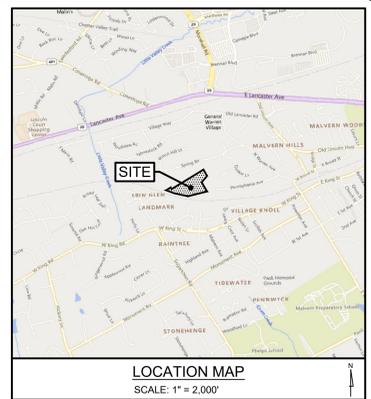
LOCATION MAP
SCALE: 1" = 2,000'

REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		



DAVID W. GIBBONS, P.E.

DATE	04-03-2024
SCALE	AS SHOWN
DRAWN BY:	DHS
CHECKED BY:	DWC
PROJECT NO.:	4668
CAD FILE:	COVER SHEET.dwg
PLOTTED:	04-03-2024
DRAWING NO.:	C01.1
SHEET	01 of 15



- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. EXISTING CONTOUR
 - 242 EXISTING CONTOUR
 - (242) PROPOSED CONTOUR
 - EX. EXISTING SPOT ELEV.
 - 123.00 EXISTING SPOT ELEV.
 - 68338 NEW SPOT ELEV.
 - GEB22 SOLS. TYPE
 - SOLS. LINE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. EDGE OF PAVING
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - EX. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EX. EXIST. PARKING SPACES
 - PROP. PARKING SPACES
 - TO BE REMOVED
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
 - PROP. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. GAS LINE
 - PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM INLET
 - PROP. STORM INLET
 - EX. STORM INLET ID
 - PROP. STORM INLET ID
 - EX. SEEPAGE BED
 - PROP. SEEPAGE BED
 - EX. SANITARY SEWER LINE
 - PROP. SAN. SEWER LINE
 - EX. SAN. SEWER LATERAL
 - PROP. SAN. SEWER LATERAL
 - EX. SANITARY MH. ID
 - PROP. SANITARY MH. ID
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. FIRE WATER LINE
 - PROP. FIRE WATER LINE
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE

RECORD OWNER

PA AVE WOODS, LP
120 PENNSYLVANIA AVENUE
MALVERN, PA 19355

APPLICANT/EQUITABLE OWNER

E. KAHN DEVELOPMENT
120 PENNSYLVANIA AVENUE
MALVERN, PA. 19355
(610) 873-8555
ekahn@ekahndevelopment.com

TAX PARCEL #: 2-3-1.1

ZONING DATA TABULATION
MALVERN BOROUGH
ARTICLE XX-A L11 - LIMITED INDUSTRIAL DISTRICT

SECTION 220-2001A: USE REGULATIONS	REQUIRED	EXISTING	PROPOSED
LOT AREA (GROSS)	1 ACRE	9,713 AC.	9,713 AC.
LOT AREA (NET)		4,707 AC.	4,707 AC.
LOT WIDTH @ BUILDING LINE	150 FT	255.5 FT	255.5 FT
SETBACKS			
A. FRONT	40 FT	N/A	439.5 FT
B. SIDE	20 FT/50 FT AGG.	N/A	27.4 FT/77.1 FT AGG.
C. REAR	30 FT	N/A	69.4 FT
MAXIMUM BUILDING COVERAGE	50%	N/A	20.01%
MAXIMUM LOT COVERAGE	75%	N/A	48.48%
BUILDING HEIGHT (MAXIMUM)	50 FT	<50 FT	<50 FT
EXISTING NON-COMFORMITY			

NET LOT AREA TABULATION
MALVERN BOROUGH
ARTICLE XX-A L11 - LIMITED INDUSTRIAL DISTRICT

SECTION 220-201: DEFINITIONS (LOT AREA)	EXCLUDED LOT AREA
ALL AREAS WITHIN EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS, RIGHT-OF-WAY OR EASEMENTS, RECORDED OR OTHERWISE INCLUDING PUBLIC SEWER, WATER PUBLIC UTILITY, STORM DRAINAGE RETENTION AND/OR DETENTION	0 S.F.
ALL AREAS OCCUPIED BY COURSES AND/OR BODIES OF WATER, WETLANDS AND FLOODPLAINS	82,514 S.F.
50% OF ANY AREA OF THE LOT WHICH HAS WET OR ALLUVIAL SOILS	0 S.F.
50% OF THE AREA OF THE LOT WITH SLOPES 15% TO 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	11,965 S.F.
75% OF THE AREA OF THE LOT WITH SLOPES OF MORE THAN 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	123,567 S.F.
TOTAL EXCLUDED LOT AREA	218,046 S.F.
TOTAL LOT AREA (GROSS)	423,094 S.F.
TOTAL LOT AREA (NET)	205,048 S.F.

PARKING TABULATION
MALVERN BOROUGH
SECTION 220-2501: OFF-STREET PARKING

INDUSTRIAL/MANUFACTURING USES	REQUIRED PARKING	PROPOSED PARKING
WAREHOUSE/STORAGE	1 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA	41 PARKING SPACES
HANDICAPPED	1 PARKING SPACE FOR EVERY 25 SPACES	2 HANDICAPPED SPACES
		69 PARKING SPACES

STEEP SLOPES DISTURBANCE TABULATION

SLOPES 15% TO 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	TOTAL AREA	DISTURBED AREA	% OF DISTURBANCE
	27,879 S.F.	9,254 S.F.	33.19%
SLOPES OF MORE THAN 20% AND CHANGES IN GRADE OF FOUR FEET OR MORE	230,289 S.F.	31,343 S.F.	13.61%
TOTAL STEEP SLOPE AREA	258,168 S.F.	40,597 S.F.	15.73%

PRELIMINARY TITLE PLAN

NO.	REV.	DATE	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

PRELIMINARY TITLE PLAN
CLIENT: E. KAHN DEVELOPMENT
PROJECT: 201 PENNSYLVANIA AVENUE
LOCATION: 201 PENNSYLVANIA AVENUE
MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE: 04-03-2024
SCALE: 1" = 50'
DRAWN BY: DH3
CHECKED BY: DWG
PROJECT NO.: 4668
CAD FILE: 24-TITLE PLAN.dwg
PLOTTED: 04-03-2024
DRAWING NO.: C01.2
SHEET 02 of 15

GRADING & UTILITY GENERAL NOTES:

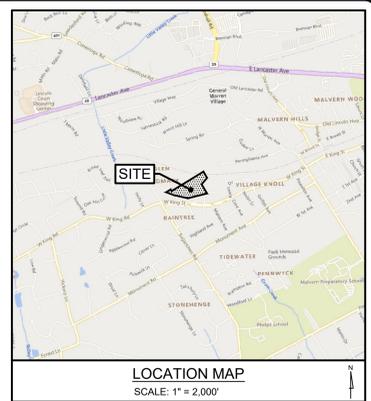
- PRIOR TO STARTING CONSTRUCTION, ALL UTILITIES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TREES, SHRUBS AND EXISTING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM HOWELL ENGINEERING & ASSOC., INC.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OBTAINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.

- IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADE OF OPEN EXCAVATIONS.
- ALL INLETS, MANHOLES AND ASSEMBLIES SHALL BE PRECAST CONCRETE.
- ALL INLETS SHALL BE PROVIDED WITH FLOW CHANNELS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S DAILY OPERATIONS, WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
- ALL INLETS SHALL BE CONSTRUCTED FLUSH WITH THE BINDER COURSE.
- ALL CURBING, CONCRETE OR PAVING TO BE REMOVED SHALL BE SAW CUT FIRST TO ENSURE A CLEAN SEPARATION FROM EXISTING.
- ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
- ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPS FOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS STREPPED. THE BOROUGH ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
- ALL STORM SEWERS SHALL BE INSTALLED WITH WATERTIGHT PIPE CONNECTIONS.

- UTILITY NOTES:**
- A. PUBLIC WATER SUPPLY
- ALL WATER SERVICES, INCLUDING DOMESTIC AND FIRE PROTECTION, SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF MALVERN BOROUGH. SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL PROPOSED MATERIALS SHALL BE SUBMITTED TO MALVERN BOROUGH AS PART OF THE APPLICATION FOR A PLUMBING PERMIT.
- B. SANITARY SEWERAGE
- ALL SEWER LATERALS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF MALVERN BOROUGH. SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL PROPOSED MATERIALS SHALL BE SUBMITTED TO MALVERN BOROUGH AS PART OF THE APPLICATION FOR A PLUMBING PERMIT.
- C. OTHER UTILITIES
- ALL OTHER UTILITIES (ELECTRIC, COMMUNICATIONS, GAS, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS AND SHALL NOT CONFLICT WITH THE WATER, SANITARY SEWER AND/OR STORM SEWER FACILITIES PROPOSED AS PART OF THESE PLANS.
 - BACKFILL OF ALL UTILITY TRENCHES WITHIN EXISTING AND/OR PROPOSED MALVERN BOROUGH RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF MALVERN BOROUGH AND SHALL BE SUBJECT TO THE APPROVAL OF MALVERN BOROUGH OR THEIR DESIGNEE.
- D. A BLANKET EASEMENT WILL BE PROVIDED OVER THE PROPERTY TO ALLOW THE BOROUGH ACCESS TO ANY UTILITY AREA, SHALL THE PROPERTY OWNER FAIL TO MAINTAIN SAID AREAS PROPERLY.

CONSTRUCTION NOTES:

- THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
- THE BOROUGH ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF THE SEPARATE BED AND PRIOR TO THE START OF EXCAVATING ACTIVITIES.
- ALL ROOF DRAINS MUST BE PROVIDED WITH LEAF GUARDS AND CONNECT DIRECTLY TO THE SMALL SYSTEM BEHIND THE PROPOSED BUILDING.
- CLEANOUTS SHALL BE PLACED AT ALL GRADE CHANGES OR CHANGES IN ALIGNMENT OF THE RAIN WATER CONDUCTORS. RAIN WATER CONDUCTORS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE STORMWATER MANAGEMENT SYSTEMS.
- THE SANITARY SEWER WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MALVERN BOROUGH STANDARDS.
- THE SANITARY SEWER SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY AND AT LEAST 18 INCHES VERTICALLY FROM OTHER UTILITIES.
- THE CONTRACTOR SHALL REQUEST A JOB CONFERENCE WITH THE BOROUGH PRIOR TO THE START OF CONSTRUCTION AND THREE SETS OF THE COMPLETE AND SIGNED PLANS SHALL BE GIVEN TO THE BOROUGH REPRESENTATIVE.
- BUILDING CORNERS AND PARKING CURBS MUST BE STAKED BY A SURVEYOR PRIOR TO CONSTRUCTION.



SOIL TYPES

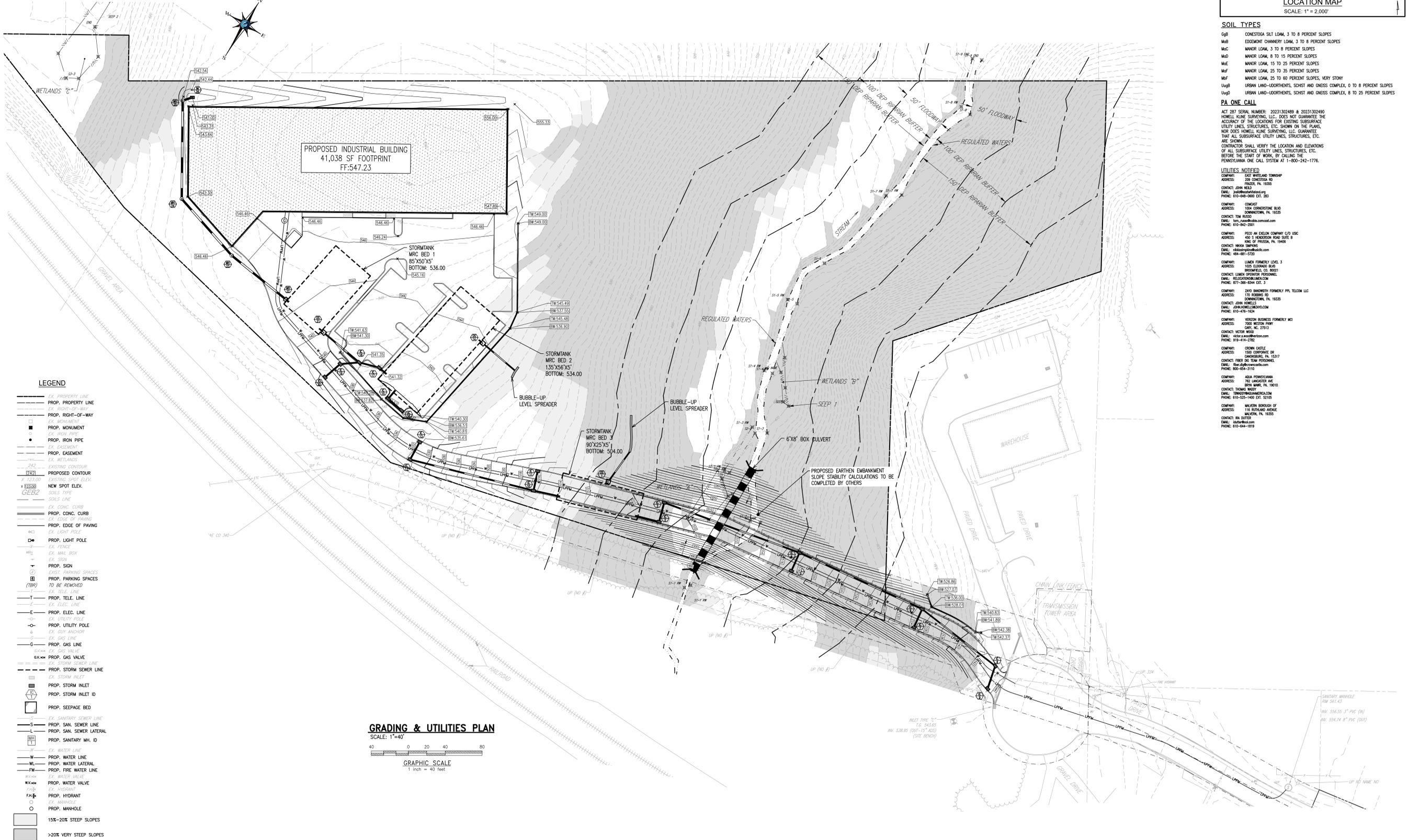
- GgB CONESTOGA SILT LOAM, 3 TO 8 PERCENT SLOPES
- MgB EDGEWATER CHANNELLY LOAM, 3 TO 8 PERCENT SLOPES
- MgC MANOR LOAM, 3 TO 8 PERCENT SLOPES
- MgD MANOR LOAM, 8 TO 15 PERCENT SLOPES
- MgE MANOR LOAM, 15 TO 25 PERCENT SLOPES
- MgF MANOR LOAM, 25 TO 35 PERCENT SLOPES
- MgG MANOR LOAM, 25 TO 60 PERCENT SLOPES, VERY STONY
- Ug9B URBAN LAND-LODRHENTS, SCHIST AND GNESS COMPLEX, 0 TO 8 PERCENT SLOPES
- Ug9D URBAN LAND-LODRHENTS, SCHIST AND GNESS COMPLEX, 8 TO 25 PERCENT SLOPES

PA ONE CALL

ACT 287 SERIAL NUMBER: 20231302489 & 20231302490
 HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES HOWELL KLINE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
 CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

- COMPANY: EAST WETLAND TOWNSHIP
ADDRESS: 200 CONESTOGA RD
FRACKS, PA 19320
CONTACT: JOHN WELLS
EMAIL: jwells@eastwetland.org
PHONE: 610-448-0001 EXT. 303
- COMPANY: COMCAST
ADDRESS: 1004 CORNERSTONE BLVD
DOMINICAN, PA 19335
CONTACT: TOM RUSO
EMAIL: tom_ruso@comcast.com
PHONE: 610-842-2501
- COMPANY: PECO AN EXELON COMPANY C/O USBC
ADDRESS: 405 S BRIDGEMAN ROAD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: MIKE SMITH
EMAIL: msmith@peco.com
PHONE: 484-881-5200
- COMPANY: LINEN FORMERLY LEVEL 3
ADDRESS: 1025 EDWARDS BLVD
BIRMINGHAM, GA 30021
CONTACT: LINEN OPERATOR PERSONNEL
EMAIL: RELOC@LINENFORMERLYL3.COM
PHONE: 877-366-8344 EXT. 3
- COMPANY: 2470 BARNWORTH FORMERLY PPL TELCOM LLC
ADDRESS: 175 BARNWORTH RD
DOMINICAN, PA 19335
CONTACT: JOHN HOWELL
EMAIL: JOHN.HOWELL@PPLTELCOM.COM
PHONE: 610-419-1524
- COMPANY: VERIZON BUSINESS FORMERLY VCI
ADDRESS: 7900 WESTON PIKE
DARTMOUTH, MO 67013
CONTACT: VICTOR WOOD
EMAIL: victor.wood@verizon.com
PHONE: 619-414-2782
- COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CHENOWETH, PA 15317
CONTACT: FRED DE TOM PERSONNEL
EMAIL: fde@ccn.com
PHONE: 800-454-3110
- COMPANY: ADIA PENNSYLVANIA
ADDRESS: 782 LANGFLETCH AVE
BIRNBAUM, PA 19010
CONTACT: THOMAS WOOTY
EMAIL: THOMAS.WOOTY@ADIA.COM
PHONE: 610-325-1400 EXT. 53105
- COMPANY: MALVERN BOROUGH OF
ADDRESS: 118 BETHLEHEM AVENUE
MALVERN, PA 19355
CONTACT: RA BUTLER
EMAIL: rabutler@malvern.org
PHONE: 610-444-1819



TAX PARCEL #: 2-3-1.1

HOWELL ENGINEERING
Local Knowledge. Engineered.
Civil/Structural | Landmarks | Surveying | Environmental
1250 Wrights Lane | Philadelphia, PA 19104
Phone: (810) 918-8002 | Fax: (810) 918-8003

NO.	REV.	DATE	DESCRIPTION
8			
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PRELIMINARY GRADING & UTILITIES PLAN

CLIENT: E. KAHN DEVELOPMENT
 PROJECT: 201 PENNSYLVANIA AVENUE
 LOCATION: 201 PENNSYLVANIA AVENUE
 MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE: 04-03-2024
 SCALE: 1" = 40'
 DRAWN BY: DH3
 CHECKED BY: DWG
 PROJECT NO.: 4668
 C&G FILE: 03 GRADING & UTILITIES PLAN.dwg
 PLOTTED: 04-03-2024
 DRAWING NO.: C03.1
 SHEET 04 of 15

BMP PROTECTION NOTE: - 102.80(7)

SITE CONTRACTOR SHALL PROVIDE PROTECTION FOR STORMWATER BMPs UNTIL DRAINAGE AREA IS COMPLETELY STABILIZED.

PNDI RESULTS:

- PA GAME COMMISSION: NO KNOWN IMPACT
 - PA DEPARTMENT OF ENVIRONMENTAL PROTECTION: NO KNOWN IMPACT
 - PA FISH AND BOAT COMMISSION: NO KNOWN IMPACT
 - US FISH AND WILDLIFE SERVICE: NO KNOWN IMPACT
- A QUALIFIED BOG TRAP SURVEYOR IS NEEDED TO EVALUATE THE WETLANDS IN AND WITHIN 300 FEET OF THE PROJECT AREA AND WILL BE CONFIRMED BY OTHERS.

THERMAL IMPACTS NOTE: - 102.80(13)

COOLING WILL OCCUR IN THE PROPOSED SUBSURFACE CONSTRUCTED FILTER AND BIODIVERSITY BASIN WHERE A SLOW RELEASE IS PROPOSED. THE MANAGED RELEASE OF STORMWATER WILL PREVENT ANY THERMAL IMPACTS FROM OCCURRING.

RECEIVING SURFACE WATERS - 102.4(b)(5)(v)

THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH

UNTIL LITTLE VALLEY CREEK IN THE VALLEY CREEK WATERSHED: A EXCEPTIONAL VALUE (EV) AND MIGRATORY FISHES (MF) WATER COURSE

BMP PROTECTION NOTE: - 102.80(7)

SITE CONTRACTOR SHALL PROVIDE PROTECTION FOR STORMWATER BMPs UNTIL DRAINAGE AREA IS COMPLETELY STABILIZED.

BMP GENERAL NOTE:

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTIONS SHALL BE RECORDED IN THE LOG. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTIVE AND RESTORATIVE MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESHEDGING, RESEEDING, AND REINETING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS DESIRED, THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE. WHERE BMP'S ARE FOUND TO FAIL TO ADEQUATELY EROSION OR SEDIMENTATION FULFILLING, THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

- THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
- ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE.
- THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

STORMWATER NOTE:

REFERENCE THE POST CONSTRUCTION STORMWATER MANAGEMENT REPORT PREPARED FOR 201 PENNSYLVANIA AVENUE, AS PREPARED BY HOWELL ENGINEERING, DATED 03/07/2024, FOR STORMWATER MANAGEMENT CALCULATIONS ASSOCIATED WITH THIS PROJECT. PLEASE NOTE THAT THE STORMWATER HAS BEEN DESIGNED FOR A TOTAL INTERMEDIATE COVERAGE DETENTION ON THIS PLAN SET. ANY FUTURE IMPROVEMENTS ABOVE AND BEYOND WHAT IS PROPOSED FOR THIS PLAN MUST HAVE SEPARATE STORMWATER MANAGEMENT DESIGNED AT THAT TIME, IF WARRANTED BY THE TOWNSHIP'S STORMWATER MANAGEMENT OFFICE.

BMP IMPLEMENTATION/INSTALLATION CRITICAL STAGE OVERSIGHT AND AS-BUILT PLAN REQUIREMENTS:

- 102.80(7)

THE APPLICANT/PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BEST MANAGEMENT PRACTICES (BMPs). ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BASINS TO ENSURE PROPER INSTALLATION. A LICENSED PROFESSIONAL ENGINEER WORKING UNDER THE SUPERVISION OF THE TOWNSHIP ENGINEER SHALL CONDUCT THE OVERSIGHT.

CRITICAL STAGES:

- INSTALLATION OF SUBSURFACE MRC BEDS

BMP SEQUENCE OF CONSTRUCTION

PHASE 1

- INSTALL SUBSURFACE MRC BED
- INSTALL WATER SPREADER
- INSTALL WATER QUALITY FILTERS

AS-BUILT PLANS

REGARDLESS OF OWNERSHIP, THE APPLICANT/PERMITTEE SHALL SUBMIT TO THE TOWNSHIP AN ACTUAL AS-BUILT PLAN FOR THE STORMWATER MANAGEMENT FACILITIES AND THE APPROVED STORMWATER MANAGEMENT PLAN. THE AS-BUILT PLAN SHALL SHOW ALL FINAL DESIGN SPECIFICATIONS FOR ALL PERMANENT STORMWATER MANAGEMENT FACILITIES AND SHALL BE BASED ON ACTUAL FIELD SURVEY PERFORMED BY THE SURVEYOR OF RECORD. THE SURVEYOR SHALL CERTIFY AS TO THE ACCURACY OF THE AS-BUILT DATA. IN ADDITION TO THE SURVEYOR'S CERTIFICATION, THE AS-BUILT PLAN SHALL CONTAIN A SIGNATURE SIGNED AND SEALED BY THE ENGINEER OF RECORD INDICATING THAT THE BMPs WERE INSTALLED PER THE APPROVED STORMWATER MANAGEMENT DESIGN.

THE AS-BUILT PLAN FOR THE STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN SIX MONTHS OF THE COMPLETION OF THE PROJECT FOR REVIEW AND FINAL INSPECTION BY THE MUNICIPAL ENGINEER.

AS-BUILT PLANS FOR THE STORMWATER BMPs SHALL BE SUBMITTED TO THE CONSERVATION DISTRICT WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF THE PROJECT TO ALLOW FOR NOTICE OF TERMINATION (NOT) PROCESSING.

NOTICE OF TERMINATION & FINANCIAL SECURITY

A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING THE APPROVAL OF THE FINAL AS-BUILT PLANS (SEE POST CONSTRUCTION STORMWATER FACILITIES OPERATION AND MAINTENANCE PROCEDURES - THIS PLAN)

ANY PERFORMANCE AND/OR FINANCIAL SECURITIES ESTABLISHED FOR THE PROJECT SHALL INCLUDE REQUIREMENTS FOR SUBMITTAL OF AS-BUILT PLANS AND ENGINEERING CONSTRUCTION OVERSIGHT.

PCSM REPORTING AND RECORDKEEPING - THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL ENGINEER WHICH READS AS FOLLOWS:

"I, _____, DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN. ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(a)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION (NOT) MUST INCLUDE:

- THE FACILITY NAME, ADDRESS AND LOCATION.
- THE OPERATOR NAME AND ADDRESS.
- THE PERMIT NUMBER.
- THE REASON FOR PERMIT TERMINATION.
- IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH § 102.8(a) AND PROOF OF COMPLIANCE WITH § 102.8(a)(1).

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP PROVIDE NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A CONTRACT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(b)(5) (RELATING TO PERMIT TERMINATION).

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON, INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE HEREOF TO THE DEPARTMENT.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.

VEHICLES SHOULD NOT BE PARKED OR DRIVEN OVER THE ABOVE-GROUND MRC BASIN.

LONG TERM OPERATION AND MAINTENANCE SCHEDULE: - 102.8(1)(10)

POST CONSTRUCTION STORMWATER FACILITIES OPERATION AND MAINTENANCE PROCEDURES:

WITHIN THREE (3) MONTHS OF THE APPLICATION FOR NOTICE OF TERMINATION OF THE MRCs PERMIT FOR ENVIRONMENTAL PROTECTION THE PROPERTY OWNER SHALL ASSURE DISCLOSURE FOR STORMWATER RELATED DISCHARGES FROM THE SITE. SUBSEQUENTLY ALL INSPECTIONS AND ANY MAINTENANCE REQUIRED FOR THE CONTINUED OPERATION OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE THE RESPONSIBILITY OF THE APPLICANT. INSPECTIONS SHALL BE CONDUCTED FOR EACH INSPECTION DATED AND FILED PROMPTLY WITH THE TOWNSHIP MRA ADMINISTRATOR. ALL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE OPERATING AND MAINTENANCE AGREEMENT.

THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, IMPROVEMENT, REPAIR, REPLACEMENT, REGULATION, MANAGEMENT, AND CONTROL OF STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE BOUNDARIES OF A UNIT, INCLUDING WITHOUT LIMITATION, THE MRC BEING SITUATED ON UNIT 2. EACH AS SHOWN ON THE PLAN, AS WELL AS ANY STORMWATER MANAGEMENT FACILITIES IN THE FORM OF A BASIN, SUBSURFACE BED OR INFILTRATION BED EXISTING NOW OR IN THE FUTURE, TOGETHER WITH ALL LEVEL SPREADERS, STORMWATER MANAGEMENT PIPES AND INLETS. NOTWITHSTANDING THE APPLICANT'S RESPONSIBILITY TO MAINTAIN, REPAIR, IMPROVE, REPLACE, REGULATE, CONTROL, AND MANAGE SUCH SPREADERS, STORMWATER MANAGEMENT PIPES AND INLETS, ANY STORMWATER MANAGEMENT FACILITIES IN THE FORM OF STORMWATER RUNOFF CHANNELS AND BERMS (IF ANY) LOCATED WITHIN THE BOUNDARIES OF A UNIT SHALL BE MAINTAINED BY THE OWNER OF SUCH UNIT.

THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A BMP OR CONVEYANCE SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS, AND SHALL RETURN SUCH RECORDS IN PERIODICITY. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY AS THEY ARE PREPARED AND REVIEWED BY THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE BMP OR CONVEYANCE.

THE OWNER OF EACH BMP AND CONVEYANCE SHALL KEEP ON FILE WITH THE MUNICIPALITY THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR MAINTENANCE ACTIVITIES AND IMPROVEMENTS OF THE QUALITY OF THE QUALITY OF A CHANGE IN NEW INFORMATION SHALL BE SUBMITTED BY THE BMP OR CONVEYANCE OWNER TO THE MUNICIPALITY WITHIN 30 WORKING DAYS OF THE CHANGE.

THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPs FOR THIS PROJECT INCLUDE THE FOLLOWING:

SUBSURFACE MRC BED (THE APPLICANT'S RESPONSIBILITY)

INSPECTION: MRC SYSTEM SHALL BE INSPECTED AT LEAST TWICE PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.80 INCH OR MORE. IF HISTORICAL MAINTENANCE INDICATES IT IS NECESSARY, INSPECTION ITEMS SHALL INCLUDE THE CONDITION OF THE INSPECTION PORTS, OUTLET STRUCTURE, AND ANY VISIBLE CONNECTIONS, SEDIMENT ACCUMULATION OR STANDING WATER IN THE INSPECTION PORTS OR OUTLET STRUCTURE, SIGNS OF WATER CONTAMINATION OR SPILLS, AND ANY SETTLING OR BREAKTHROUS ALONG THE LENGTH OF THE SYSTEM. INSPECT ROOF LEAKS AND OVERFLOW PIPES AND ACCUMULATED RUNOFF WITHIN THE STORAGE SYSTEM FROM ALL STORM EVENTS SHALL BE DESPATED WITHIN 7 DAYS.

MAINTENANCE: REMOVE ANY ACCUMULATED SEDIMENT AND DEBRIS FROM THE INSPECTION PORTS AND OUTLET STRUCTURE. SUMP IF SEDIMENT IS OBSERVED IN THE MANHOLE PIPE, FLUSH THE SYSTEM WITH A HIGH FLOWED JET, MAKING SURE TO CATCH AND DISPOSE OF THE DISPLACED MATERIAL BY AN APPROVED METHOD SUCH AS A VACUUM TRUCK, UNLESS ROOF CONNECTIONS AND OVERFLOW PIPES ARE NECESSARY AND REMOVE ANY DISCONNECTED ROOF LEADERS. IF SIGNIFICANT SETTLEMENT HAS OCCURRED, THE COLLECTED RUNOFF DOES NOT DISCONNECTED ROOF LEADERS, CONSULT THE TOWNSHIP AND THE ENGINEER OF RECORD FOR APPROPRIATE REPAIR MEASURES. LEAF LITTER SHALL BE REMOVED ANNUALLY.

INLETS (THE APPLICANT'S RESPONSIBILITY) INSPECTION: INLETS SHALL BE INSPECTED AND CLEANED ANNUALLY OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING. WHEN INLETS ARE INSPECTED IN THE BMP CONTRIBUTING DRAINAGE AREAS SHALL ALSO BE INSPECTED TO ENSURE IT IS IN GOOD CONDITION. CHECK FOR SEDIMENT DEPOSITION IN THE SUMP. THE ACCUMULATION OF SEDIMENT CAN BE DETERMINED BY PROBING WITH A WOODEN STICK. IF APPLICABLE, FOR WATER QUALITY INLETS THOSE WITH A HOOD DEVICE INSTALLED, CHECK FOR PROPER STRUCTURE ALIGNMENT AND ATTACHMENT, AND BLOCKAGE OF THE ANTI-SPRINK TUBE.

MAINTENANCE: SEDIMENT SHALL BE REMOVED FROM THE SUMP WHEN IT HAS REACHED 6 INCHES IN DEPTH OR YEARLY WHICHEVER COMES FIRST. LEAF LITTER SHALL BE REMOVED ANNUALLY. VACUUM TRUCKS ARE THE RECOMMENDED REMOVAL METHOD. CLEAR THE DRAIN HOLES IN THE BOTTOM OF THE INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. IN WATER QUALITY INLETS, IF APPLICABLE, CLEAR THE ANTI-SPRINK TUBE AS NECESSARY AND RE-ATTACH OR RE-ALIGN THE HOOD UNIT IF IT HAS SHIFTED. OPERATION AND MAINTENANCE SHALL BE PER MANUFACTURER'S SPECIFICATIONS. IF ANY BARE SPOTS AND/OR EROSION ARE IDENTIFIED IN THE BMP CONTRIBUTING DRAINAGE AREAS, THEY SHALL BE REVEGETATED AND REPAIRED.

STREAM CROSSING (THE APPLICANT'S RESPONSIBILITY) INSPECTION: THE STREAM CROSSING CULVERT SHALL BE INSPECTED ANNUALLY FOR THE FIRST FIVE (5) YEARS AFTER CONSTRUCTION AND EVERY THREE (3) YEARS THEREAFTER. THE CULVERT SHALL ALSO BE INSPECTED FOLLOWING STORM EVENTS CONSISTING OF AT LEAST A 25-MPH STORM (5.3 INCHES OF RAINFALL) AND/OR WHEREVER SIGNIFICANT CHANGES (SUCH AS NEW DEVELOPMENT RESULTING IN INCREASED RUNOFF OR CHANNEL ALTERATIONS OCCUR UPSTREAM) OF THE CULVERT TAKE-UP AND WHERE FREQUENT INSPECTIONS MAY BE REQUIRED DEPENDING ON THE TYPE AND EXTENT OF ANY PROBLEMS FOUND DURING THE INSPECTION PROCESS. A QUALIFIED PROFESSIONAL ENGINEER SHALL PERFORM A STRUCTURAL INSPECTION IN ACCORDANCE WITH THE MANUFACTURER'S INSPECTION CHECKLISTS AS WELL AS INSPECT THE CULVERT OPENINGS FOR ANY SEDIMENT ACCUMULATION, VEGETATION OVERGROWTH, AND TRASH/DEBRIS WITHIN THE CULVERT. MAINTENANCE: REMOVE SEDIMENT, VEGETATION OVERGROWTH AND TRASH/DEBRIS AT THE INFLOW AND OUTFLOW POINTS AS NECESSARY TO INSURE THE CULVERT STAYS FREE AND CLEAR OF OBSTRUCTIONS, MAKE ANY STRUCTURAL REPAIRS NECESSARY AS DIRECTED BY A QUALIFIED PROFESSIONAL ENGINEER.

SOIL USE LIMITATIONS AND RESOLUTIONS

ACID SOIL TYPES: pH LOWER THAN 5.5 SOIL TESTS SHOULD BE TAKEN TO DETERMINE THE ACTUAL SOIL pH REACTION. A pH OF 5.5 SHOULD BE ACHIEVED. TO RESOLVE THIS LIMITATION THE SOIL pH SHOULD BE ADJUSTED BY APPLYING LEACH RATES IN ACCORDANCE WITH THE FARM STATE AGRICULTURE GUIDE AND THE RECOMMENDATIONS FROM A REPUTABLE LABORATORY.

WET SOIL TYPES: TO RESOLVE THIS LIMITATION VEGETATE SPECIES THAT ARE TOLERANT TO WET CONDITIONS SHOULD BE SELECTED FOR LANDSCAPING.

POOR SLOPE: SOIL SHOULD BE IMPORTED FROM OTHER AREAS ON SITE. THE CHESTER COUNTY CONSERVATION DISTRICT MUST APPROVE ANY DEVIATION FROM THE EASC SEQUENCE.

WATER TO BE PUMPED TO A DRAINAGING STRUCTURE, SEE DETAIL POOR SUITABILITY FOR WINTER GRASSING / FROST ACTION ADEQUATE COMPACTION OF SOIL IS REQUIRED FOR THE EMBANKMENTS, PIPE BACKFILL, ROAD CONSTRUCTION AND THE BUILDING PADS. IF ADEQUATE COMPACTION NOT ACHIEVED DUE TO FROST ACTION OR WET SOIL, THE OTHER SOIL SHOULD BE IMPORTED FROM OTHER AREAS ON SITE OR CONSTRUCTION OF THESE FACILITIES SHOULD NOT BE WORKED ON DURING PERIODS PRONE TO FROST. THE CHESTER COUNTY CONSERVATION DISTRICT MUST APPROVE ANY DEVIATION FROM THE EASC SEQUENCE.

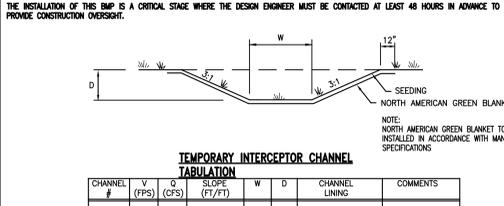
PERMEABLE SOIL FOR EMBANKMENT CONSTRUCTION SOIL SHOULD BE IMPORTED FROM OTHER AREAS ON SITE. THE CHESTER COUNTY CONSERVATION DISTRICT MUST APPROVE ANY DEVIATION FROM THE EASC SEQUENCE.

POORLY SUITED AS SOURCES OF TOPSOIL IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER SOIL TYPES POORLY SUITED AS TOPSOIL. ERODIBLE SOIL TYPES EXHIBITING K_v VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10. LIMIT VEGETATIVE STABILIZATION OF CHANNELS. RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, REDUCING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTION VEGETATIVE WITH GREATER RESISTANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATIONS OF THESE AND OTHER METHODS.

SOILS SUSCEPTIBLE TO SINKHOLE FORMATION LOCATING FACILITIES, SUCH AS SEDIMENT BASINS OR TRAPS OR STORMWATER DETENTION OR RETENTION BASINS, ON OTHER SOIL TYPES: LIMIT RESERVATION AREAS WITH IMPERMEABLE LININGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

BMP 6.4.8 VEGETATED SWALE

THE INSTALLATION OF THIS BMP IS A CRITICAL STAGE WHERE THE DESIGN ENGINEER MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.



TRAPEZOIDAL SWALE - GRASS LINED

SCALE: NOT TO SCALE

CONSTRUCTION SEQUENCE

- BEFORE VEGETATED SWALE CONSTRUCTION ONLY WHEN THE UPSTREAM TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. VEGETATED SWALES SHOULD BE CONSTRUCTED AND STABILIZED EARLY IN THE CONSTRUCTION SCHEDULE, PREFERABLY BEFORE MASS EXCAVATION AND PAVING INCREASE THE RATE AND VOLUME OF RUNOFF.
- ROUGH GRADE THE VEGETATED SWALE. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHOULD OPERATE FROM THE SIDE OF THE SWALE AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE (WHERE AN IMPACTATION TEST IS NOT PERFORMED), 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE VEGETATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MACROPORES. FOLLOWING THIS, THE AREA SHOULD BE DESKED PRIOR TO FINAL GRADING OF TOPSOIL.
- CONSTRUCT CHECK DAMS, IF REQUIRED.
- FINE GRADE THE VEGETATED SWALE. ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NON-COMPLIANCE MAY COMPROMISE FLOW CONDITIONS.
- SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO FINAL PLANTING LIST. PLANT THE SWALE AT A TIME OF THE YEAR WITH SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SOIL LOSS.
- ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE SWALE BE STABILIZED BEFORE RECEIVING UPSTREAM FLOW.

MAINTENANCE

MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH):

- INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION)
- INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
- INSPECT FOR POOLS OF STANDING WATER, DRAINAGE AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE
- MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SOIL OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY, MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING
- INSPECT FOR LITTER, REMOVE PRIOR TO MOWING
- INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED
- INSPECT SWALE INLET (CURB CUTS, PIPES, ETC) AND LOOK FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED

MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:

- PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT
- RESEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING
- RETRILL AND REPLANT SWALE IF BROWN DOWN TIME IS MORE THAN 48 HOURS
- INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC) ARE IDENTIFIED
- WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY WHEN ABSOLUTELY NECESSARY

WINTER MAINTENANCE ACTIVITIES:

- INSPECT SWALE IMMEDIATELY AFTER THE SPRING MELT, REMOVE RESIDUALS (E.G. SAND) AND REPLACE DAMAGED VEGETATION WITHOUT DISTURBING REMAINING VEGETATION.
- ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING AND/OR SOIL REPAIR/AMLIORATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS.
- USE MONITORING, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT.
- USE SALT-TOLERANT VEGETATION IN SWALES.

SPECIFICATIONS

SWALE SOIL: SWALE SOILS LESS CLASS M (ORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS WITH SLIGHT PLASTICITY), SM (SILT) SANDS, POORLY GRADED SAND-SILT MIXTURES), SW (WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES) OR SC (CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES). THE FIRST THREE OF THESE DESIGNATIONS ARE PREFERRED FOR SWALES IN COLD CLIMATES. IN GENERAL, SOIL WITH A HIGHER PERCENT ORGANIC CONTENT IS PREFERRED.

SWALE SAND: SHALL BE ASTM C-33 FINE AGGREGATE CONCRETE SAND (0.02 IN TO 0.04 IN).

CHECK DAMS (IF APPLICABLE): WOOD CHECK DAM: CONSTRUCTION OF NATURAL WOOD SHALL BE 6 IN TO 12 IN DIAMETER AND NOTICED AS NECESSARY. THE FOLLOWING SPECIES ARE ACCEPTABLE: BLACK LOCUST, RED MULBERRY, CEDARS, CATALPA, WHITE OAK, CHESTNUT OAK, BLACK WALNUT. THE FOLLOWING SPECIES ARE NOT ACCEPTABLE: ASH, BEECH, BIRCH, ELM, HACKBERRY, HEMLOCK, HORSECHES, MAPLES, RED AND BLACK OAK, PINES, POPLAR, SPRUCE, SWEETGUM, AND WILLOW. ENTRENCH CHECK DAM: SHALL BE CONSTRUCTED OF SAND, GRAVEL, AND SANDY LOAM TO ENCOURAGE GRASS GROW (BAND: ASTM C-33 FINE AGGREGATE CONCRETE SAND 0.02 IN TO 0.04 IN, GRAVEL: ASTM M-43 0.5 IN TO 1.0 IN).

STONE CHECK DAM: SHALL BE CONSTRUCTED OF 4-R RP RAP OR EQUIVALENT.

VEGETATION: PLANT WITH NATIVE SPECIES



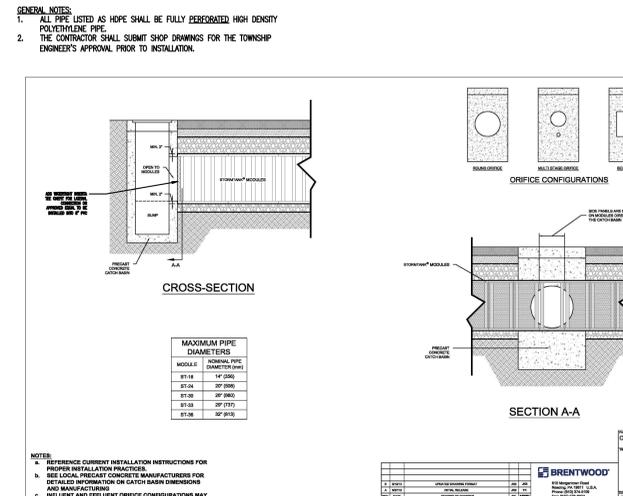
BUBBLE-UP LEVEL SPREADER DETAIL

NO SCALE

SUBSURFACE MRC STORMTANK BED

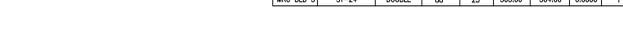
THE INSTALLATION OF THIS BMP IS A CRITICAL STAGE WHERE A LICENSED PROFESSIONAL MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.

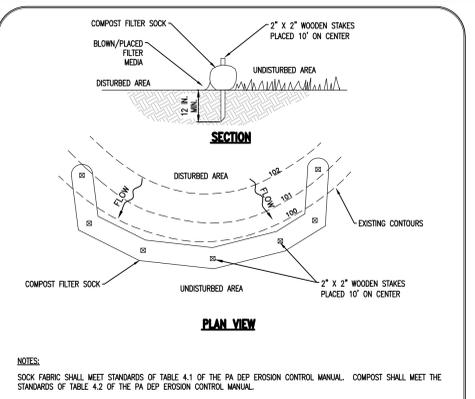
GENERAL NOTES: ALL PIPE LISTED AS HOPE SHALL BE FULLY PERFORATED HIGH DENSITY POLYETHYLENE (HDPE). THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE TOWNSHIP ENGINEER'S APPROVAL PRIOR TO INSTALLATION.



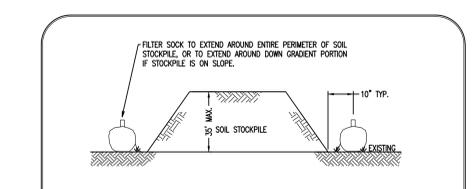
SUBSURFACE MRC STORMTANK DETAIL

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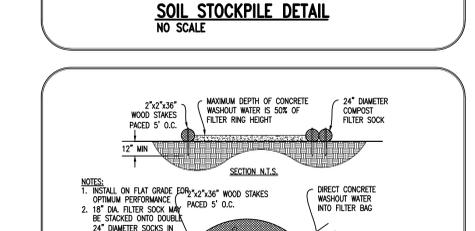




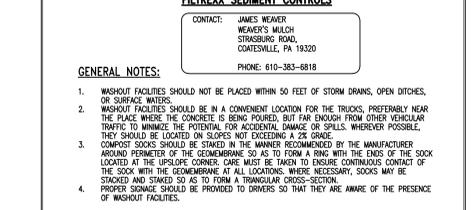
NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 1 FEET UP SLOPE AT 45 DEGREES TO THE BANKER 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 VEGGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



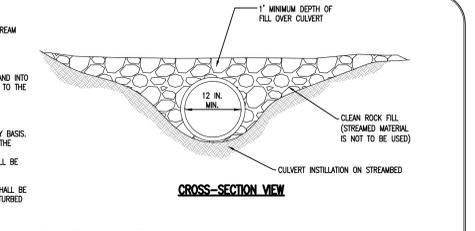
GENERAL NOTES:
 1. SEE FILTER SOCK DETAIL FOR FILTER SOCK INSTALLATION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS.
 2. STOCKPILE HEIGHT MUST NOT EXCEED 35 FEET.
 3. STOCKPILE SLOPE MUST BE 3:1 OR FLATTER.
 4. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 15 DAYS, IT SHALL BE STABILIZED WITH UNLIMITED STRAW MULCH STRIP OR MULCH AT A RATE OF 3 TONS PER ACRE.
 5. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CHESTER COUNTY CONSERVATION DISTRICT.
 IT MUST MAINTAIN GOOD SOIL CONTACT



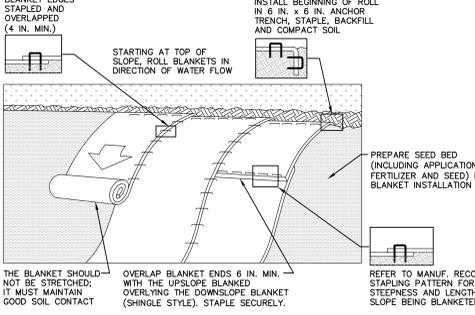
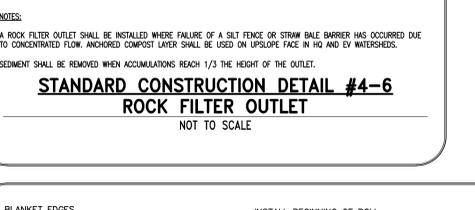
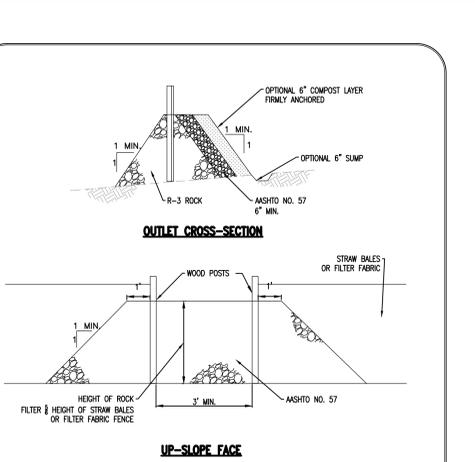
NOTES:
 1. INSTALL ON FLAT GRADE FOR 2' x 2' WOOD STAKES
 2. 12" DIA. FILTER SOCK PAVED 5' O.C.
 3. 24" DIA. COMPOST FILTER SOCK 4' MIN. OVERLAP ON UPSLOPE SIDE OF FILTER RING
 4. DIRECT CONCRETE WASHOUT WATER INTO FILTER BAG



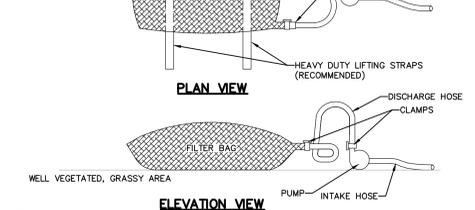
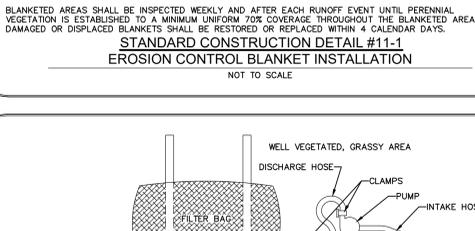
CONTACT: JAMES NEWER
 NEWER'S MULCH STRASSBURG ROAD, PA 19320
 CHESTERVILLE, PA 19320
 PHONE: 610-383-8818



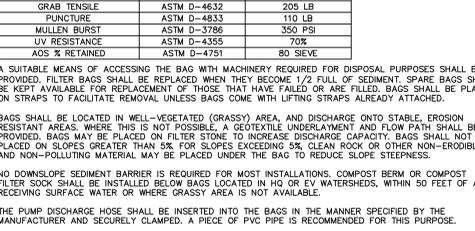
NOTES:
 PROVIDE 50' STABILIZED ACCESS TO CROSSING ON BOTH SIDES OF STREAM CHANNEL. (SEE STANDARD CONSTRUCTION DETAIL #3-12).
 PIPES SHALL EXTEND BEYOND THE TOE OF THE ROADWAY.
 RUNOFF FROM THE ROADWAY SHALL BE DIVERTED OFF THE ROADWAY AND INTO A SEDIMENT BERM BMP BEFORE IT REACHES THE ROCK APPROACH TO THE CROSSING.
MAINTENANCE:
 1. TEMPORARY STREAM CROSSINGS SHALL BE INSPECTED ON A DAILY BASIS.
 2. DAMAGED CROSSINGS SHALL BE REPAIRED WITHIN 24 HOURS OF THE INSPECTION AND BEFORE ANY SUBSEQUENT USE.
 3. SEDIMENT DEPOSITS ON THE CROSSING OR ITS APPROACHES SHALL BE REMOVED WITHIN 24 HOURS OF THE INSPECTION.
 AS SOON AS THE TEMPORARY CROSSING IS NO LONGER NEEDED, IT SHALL BE REMOVED. ALL MATERIALS SHALL BE DISPOSED OF PROPERLY AND DISTURBED AREAS STABILIZED.



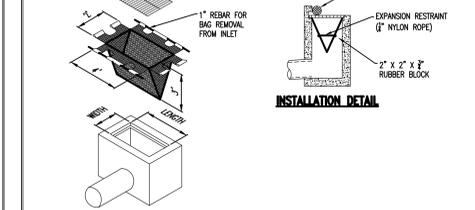
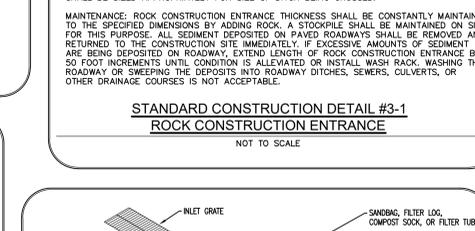
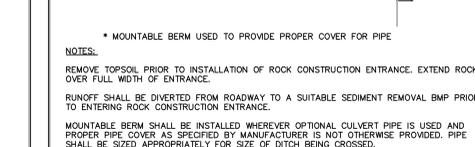
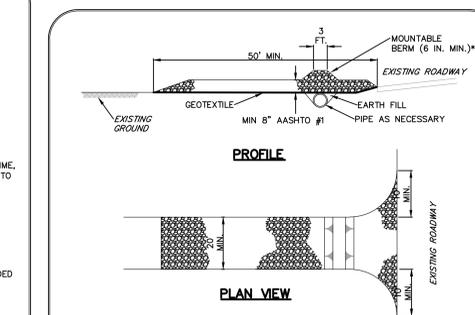
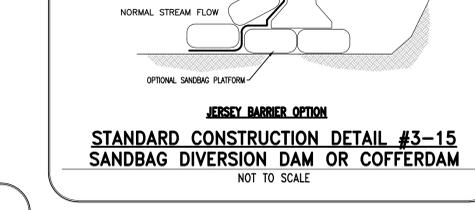
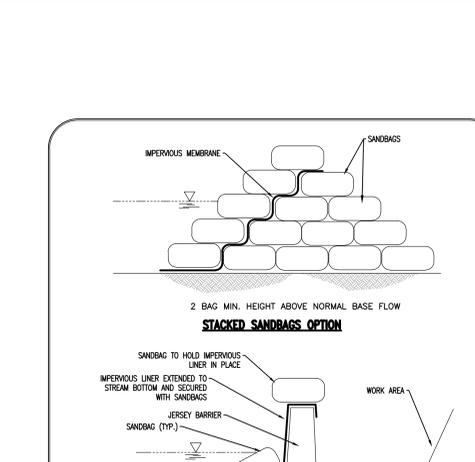
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 PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY 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. ROCK COVERAGE THROUGHOUT THE BLANKETED AREA, DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.
STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION NOT TO SCALE



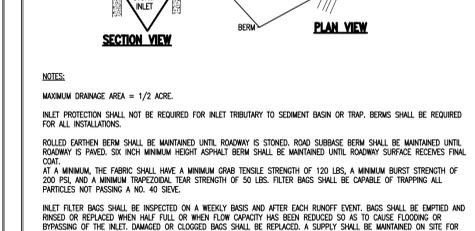
CONTACT: JAMES NEWER
 NEWER'S MULCH STRASSBURG ROAD, PA 19320
 CHESTERVILLE, PA 19320
 PHONE: 610-383-8818



NOTES:
 PROVIDE 50' STABILIZED ACCESS TO CROSSING ON BOTH SIDES OF STREAM CHANNEL. (SEE STANDARD CONSTRUCTION DETAIL #3-12).
 PIPES SHALL EXTEND BEYOND THE TOE OF THE ROADWAY.
 RUNOFF FROM THE ROADWAY SHALL BE DIVERTED OFF THE ROADWAY AND INTO A SEDIMENT BERM BMP BEFORE IT REACHES THE ROCK APPROACH TO THE CROSSING.
MAINTENANCE:
 1. TEMPORARY STREAM CROSSINGS SHALL BE INSPECTED ON A DAILY BASIS.
 2. DAMAGED CROSSINGS SHALL BE REPAIRED WITHIN 24 HOURS OF THE INSPECTION AND BEFORE ANY SUBSEQUENT USE.
 3. SEDIMENT DEPOSITS ON THE CROSSING OR ITS APPROACHES SHALL BE REMOVED WITHIN 24 HOURS OF THE INSPECTION.
 AS SOON AS THE TEMPORARY CROSSING IS NO LONGER NEEDED, IT SHALL BE REMOVED. ALL MATERIALS SHALL BE DISPOSED OF PROPERLY AND DISTURBED AREAS STABILIZED.



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EROSION AND SEDIMENTATION CONTROL NARRATIVE

THE PURPOSE OF THE NARRATIVE AND EROSION CONTROL ASPECTS OF THE PLAN ARE TO PREVENT THE UNDESIRABLE EROSION OF EXPOSED SITE DURING CONSTRUCTION AND TO RESTORE OR PROTECT EXISTING CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES. SEQUENCE OF CONSTRUCTION, EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN, THE EROSION CONTROL PLAN WILL MINIMIZE THE EXTENT AND SEVERITY OF EROSION, AND THE EROSION CONTROL EQUIPMENT PROTECTION OF EXISTING CHANNELS, FIELDS AND VEGETATION. THE DESIGN FURTHER UTILIZES OTHER MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE OPERATION OF INCREASED SEDIMENT RISK.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE LIMITS OF DISTURBANCE OR TO THE EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR OR LAND OWNER MUST CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT AT 610-383-8818 FOR APPROVAL OF THESE CHANGES.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2801.1 ET SEQ., 2711.1 ET SEQ., AND 2871.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR MUST TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT/DRIVING ROADWAY OR OTHERS AS A RESULT OF INCREASED SEDIMENT DISPERSAL. STOCKPILES OF WOOD CHIPS, MULCH, CRUSHED STONE, AND OTHER WASTES SHOULD BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INADEQUATE TO ACCURATELY REMOVE SEDIMENT FROM ON-SITE FLOWS FROM DISTURBED AREAS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT TO DISCUSS ADDITIONAL MEASURES TO ELIMINATE SUCH PROBLEMS.
- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF FEDERAL, STATE, AND LOCAL REGULATIONS, RULES AND ORDINANCES, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART 4, PROTECTION OF NATURAL RESOURCES, ARTICLE 14, WATER RESOURCES CHAPTER 102, EROSION CONTROL.
- THE CONTRACTOR MUST DEVELOP AND HAVE APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SLOPE, BORROW OR OTHER WORK AREA NOT COVERED IN THE APPROVED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE THE DISTURBED AREAS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- STEPS OR STAIRS ENCOUNTERED DURING CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSIDIARY DRAINAGE SYSTEMS.
- LIMITS OF DISTURBANCE MUST BE CLEARLY MARKED IN THE FIELD PRIOR TO ANY DISTURBANCE. ANY CHANGE OR ENCROACHMENT INTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROL MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAN. THE LOCATION AND NAME OF THE PERSON CONDUCTING THE INSPECTION WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
- ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REPAIRING, REBUILDING, RESEEDING, AND REPAIRING MUST BE PERFORMED IMMEDIATELY. EROSION AND SEDIMENT CONTROL PLAN TO PERFORM AS EXPECTED. REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENTATION POLLUTION, THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
 A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS
 B. ALL STEPS TAKEN TO PREVENT, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE
 C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

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- UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 ABOVE GROUND HEIGHTS OF COMPOST FILTER SOCKS AND WHEN THEY REACH THE CLEAN-OUT ELEVATION IN THE SEDIMENT BASIN.
- ALL EROSION AND SEDIMENTATION CONTROL INSPECTIONS SHALL BE PERFORMED ON A WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
- ALL SLOPES STEEPER THAN 3:1 MUST UTILIZE EROSION CONTROL BLANKET (OR/AND BERM OR APPROVED EQUIV).
- IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHOULD BE OBTAIN FOR RESOLUTIONS TO THE UNSUITABLE SOIL.
- TEMPORARY TOPSOIL STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SLOPES MUST BE 2:1 OR FLATTER.
- BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EROSION AND SEDIMENTATION CONTROL PLAN, THE OPERATOR SHALL OBTAIN APPROVAL FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION POLLUTION, THE OPERATOR SHALL IMMEDIATELY CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT TO DISCUSS ADDITIONAL MEASURES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION POLLUTION.
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- IF THE SITE CONSTRUCTION YIELDS A NET CUT RESULTING IN EXCESS SOIL BEING REMOVED FROM THE SITE, THE SOIL MUST BE TRANSPORTED TO A SITE WITH A VALID NPDES PERMIT.
- AS-BUILT PLANS OF THE DISTURBED AREAS SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.
- A NOTICE OF TERMINATION (NOTI) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOTI, THE DEPARTMENT AND/OR CONSERVATION DISTRICT SHALL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE RESTORATION AND FUNCTION OF DISTURBED AREAS.
- AN EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1, ALL AREAS OF THE CONTOURED FLOWS, AND DISTURBED AREAS WITHIN 50' OF WATERS OF THE COMMONWEALTH.
- CLEAN FILLS IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, NEUT, SOIL MATERIAL. THE TERM INCLUDES SOIL, SAND, GRAVEL, CRUSHED STONE, BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS REASONABLY AND ACCURATELY IDENTIFIED AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISCOURSED WITHIN 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
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- ANY DAMAGE THAT OCCURS AS A RESULT OF THE BERM OR TRAP DISCHARGE SHALL BE REPAIRED IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWN SLOPE LANDOWNERS.
- ANY CHANGES RECOMMENDED BY ANY REVIEWING BODY OF THE MATERIALS AND METHOD ENCUMBRANCE/IMPACTS THAT WILL AFFECT THE FORM OR USE PLANS ASSOCIATED WITH THE WATER RESTORATION OR ENCUMBRANCE ACTIVITIES SHOULD HAVE THOSE PLANS UPDATED AND SUBMITTED TO CHESTER COUNTY CONSERVATION DISTRICT.

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- AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (8 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. MOWS.
- SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY OR AS NEEDED OR AS DIRECTED BY THE CDDC OR MUNICIPALITY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE MOVED, SHOULDER OR SWEEP INTO ANY ROAD SIDE DITCH, STORM DRAIN OR SURFACE WATER.
- ANY DAMAGE THAT OCCURS AS A RESULT OF THE BERM OR TRAP DISCHARGE SHALL BE REPAIRED IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWN SLOPE LANDOWNERS.
- ANY CHANGES RECOMMENDED BY ANY REVIEWING BODY OF THE MATERIALS AND METHOD ENCUMBRANCE/IMPACTS THAT WILL AFFECT THE FORM OR USE PLANS ASSOCIATED WITH THE WATER RESTORATION OR ENCUMBRANCE ACTIVITIES SHOULD HAVE THOSE PLANS UPDATED AND SUBMITTED TO CHESTER COUNTY CONSERVATION DISTRICT.

PERMANENT SEEDING SPECIFICATIONS

MATERIALS:

- LIMESTONE - RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 80% CARBONATES - USE 800 LBS. PER 1,000 S.F.
- GRADED FERTILIZER (10-20-20) OR SLOW-RELEASE NITROGEN FERTILIZER (38-0-0) - USE 140 LBS. PER 1,000 S.F.
- MULCH - CLEAN CUT OR STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOxious WEEDS. APPLY AT A RATE OF 3.0 TONS PER ACRE. THE MULCH SHOULD BE STABILIZED UNTIL THE VEGETATIVE COVER IS ESTABLISHED. SPREAD MULCH UNIFORMLY IN A LOOSE LAYER 1/2" TO 1" DEEP, MULCH AND/OR MULCH NETTING, FEED TIME, LOWER MULCH DENSITY SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.
- SEED MATURE - SHALL BE A GUARANTEED STATEMENT OF ANALYSIS.

PERMANENT SEEDING SPECIFICATIONS

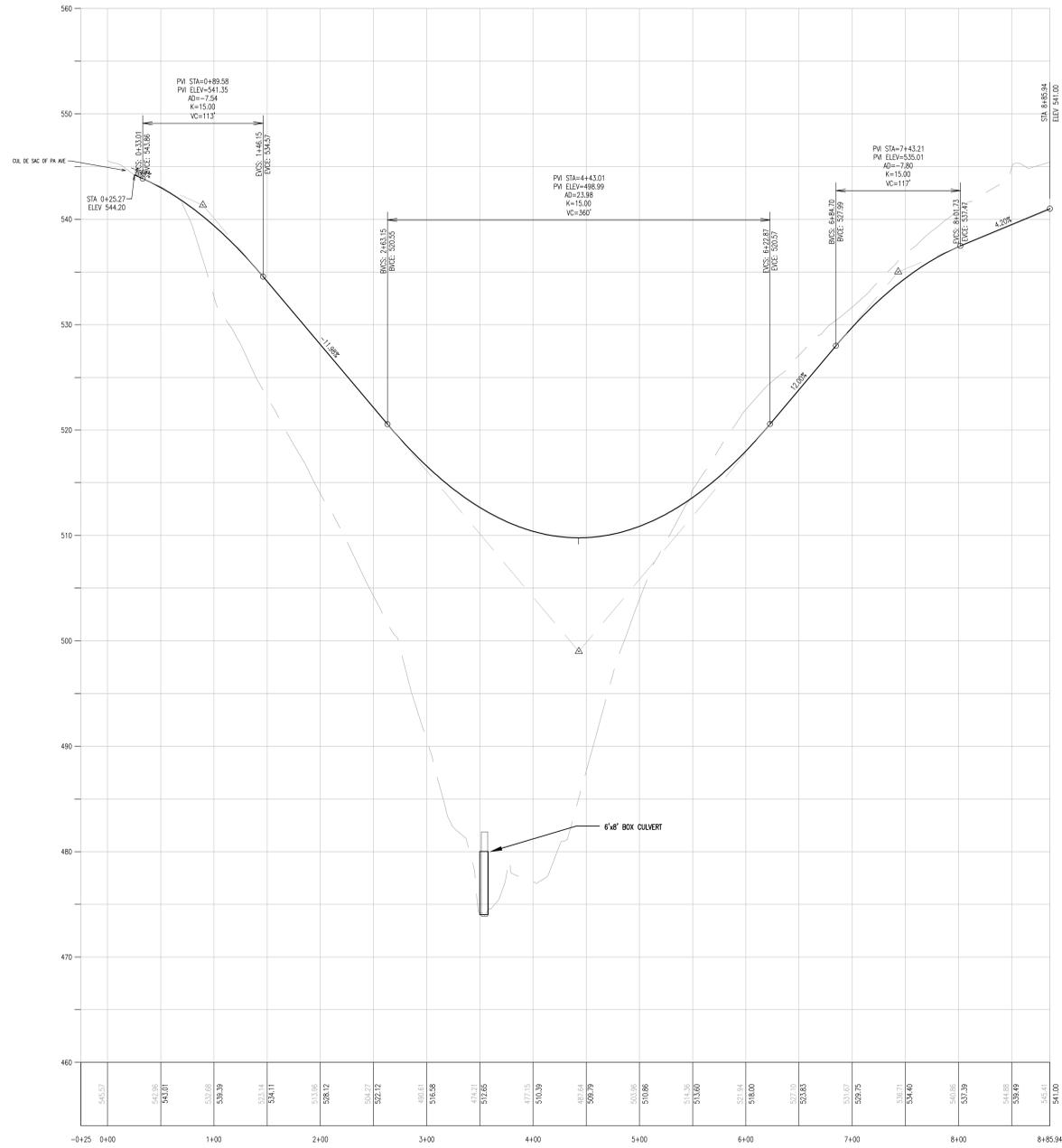
LAND AND MOWED AREAS:	(PLS = PURE LIVE SEED PERCENTAGE)	MIN. GERMINATION %'S	
A. KENTUCKY BLUEGRASS	30 PLS (LBS/ACRE)	12 OZ. PER 1,000 S.F.	75%
PERENNIAL RYEGRASS	30 PLS (LBS/ACRE)	8 OZ. PER 1,000 S.F.	80%
RETOP	3 PLS (LBS/ACRE)	2 OZ. PER 1,000 S.F.	80%
B. PENNUNIAUL FESCUE	40 PLS (LBS/ACRE)	16 OZ. PER 1,000 S.F.	85%
PERENNIAL RYEGRASS	35 PLS (LBS/ACRE)	8 OZ. PER 1,000 S.F.	80%
RETOP	3 PLS (LBS/ACRE)	2 OZ. PER 1,000 S.F.	80%
C. CROWNWICH	25 PLS (LBS/ACRE)	10 OZ. PER 1,000 S.F.	65%
PERENNIAL RYEGRASS	25 PLS (LBS/ACRE)	10 OZ. PER 1,000 S.F.	65%

AREAS TO BE STABILIZED MUST BE SEEDING/PLANTED IN SUFFICIENT TIME TO GERMINATE, AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. AFTER SEEDING IS COMPLETE, MULCH THE SEEDED AREAS WITH UNLIMITED SMALL GRASS STRAW AT A RATE OF 3 TONS PER ACRE. STRAW AND MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT WINDING. A TRAPPER-DRAIN STRIP-LOG SHALL BE USED TO ANCHOR THE STRAW OR MULCH TO THE SOIL.

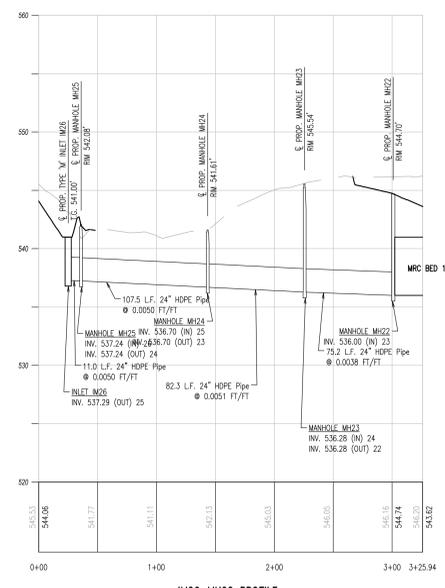
SOIL PREPARATION: APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 800 LBS. PER 1,000 S.F. PLUS 10-20-20 FERTILIZER AT A RATE OF 140 LBS. PER 1,000 S.F. AND WORK IN WHERE POSSIBLE. SECURE A SOIL TEST BEFORE MAKING A PERMANENT SEEDING. AFTER SEEDING, MULCH WITH STRAW AT A RATE OF 3.0 TONS PER ACRE.

TEMPORARY SEED MATURE: APPLY ANNUAL RYE GRASS AT 40 LBS. PER ACRE (EQUIVALENT TO 1 LB. PER 1,000 S.F.)

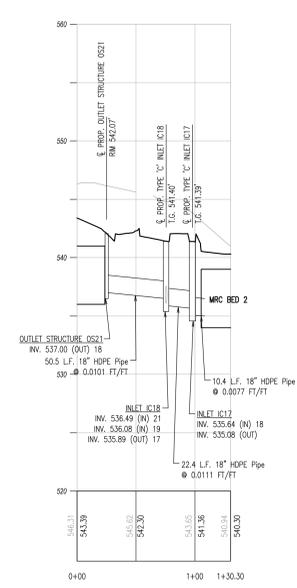
- TOPSOIL APPLICATION**
- GRADED AREAS SHALL BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL. TO PREVENT EROSION, GRADED AREAS SHALL BE STABILIZED WITH EITHER SOIL OR PERMANENT SEEDING AND MULCH. AND ANCHORED IN PLACE WITH MULCH NETTING. NO SLOPES SHALL BE STEEPER THAN 2:1. TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE PENN STATE AGRONOMY GUIDE OR AS RECOMMENDED BELIEF DURING NON-SEEDING PERIODS APPLY MULCH AT THE RATES RECOMMENDED BELOW. IF THE SITE IS TO REMAIN INACTIVE FOR 6 MONTHS OR AT THE COMPLETION OF FINAL GRADING APPLY PERMANENT SEED AND MULCH AS RECOMMENDED BELOW.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT/DRIVING ROADWAY OR OTHERS AS A RESULT OF INCREASED SEDIMENT DISPERSAL. STOCKPILES OF WOOD CHIPS, MULCH, CRUSHED STONE, BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS REASONABLY AND ACCURATELY IDENTIFIED AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISCOURSED WITHIN 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
- UTILITY LINE TRENCH EXCAVATION NOTES:**
- LIMIT ADVANCED CLEARING AND GROUBING 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, PUMP CONSTRUCTION AND STABILIZATION WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GROUBING AND SITE REST



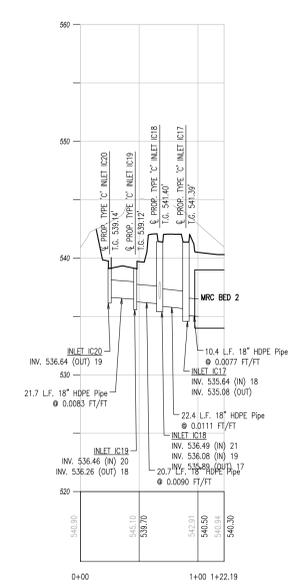
DRIVEWAY PROFILE STA 0+25 - 8+85.94
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 VERT SCALE: 1"=4'



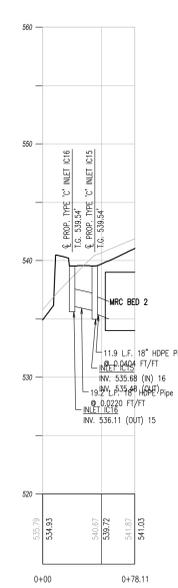
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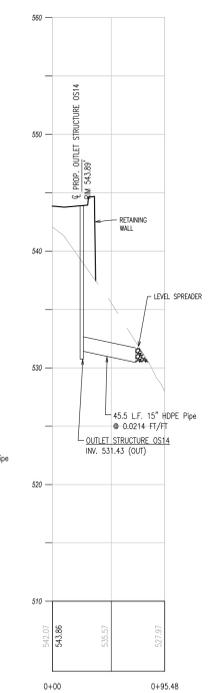
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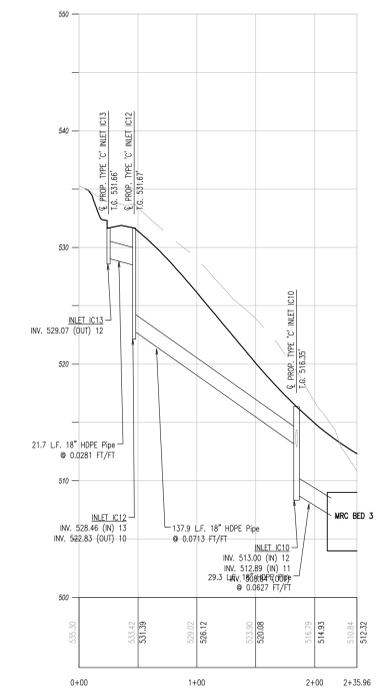
IC20-IC17 PROFILE
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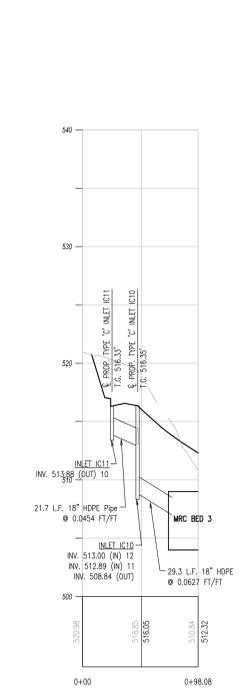
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 VERT SCALE: 1"=4'



OS14-LEVEL SPREADER PROFILE
 HORIZ SCALE: 1"=40'
 VERT SCALE: 1"=4'



IC13-IC10 PROFILE
 HORIZ SCALE: 1"=40'
 VERT SCALE: 1"=4'

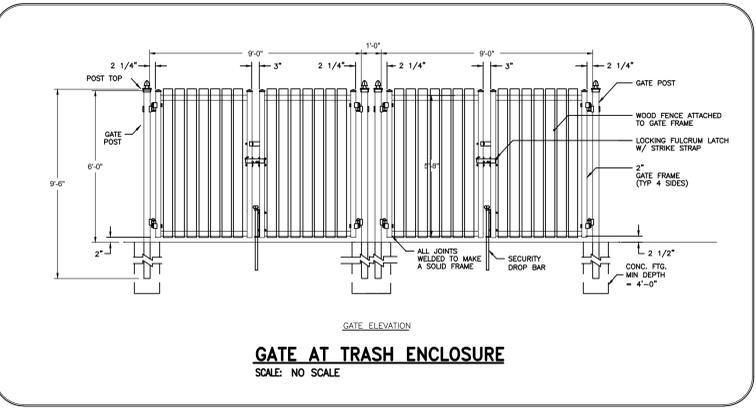
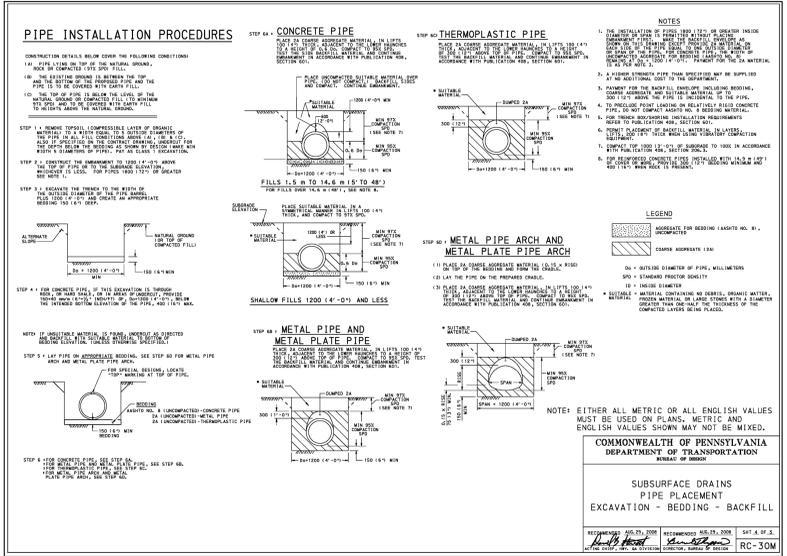
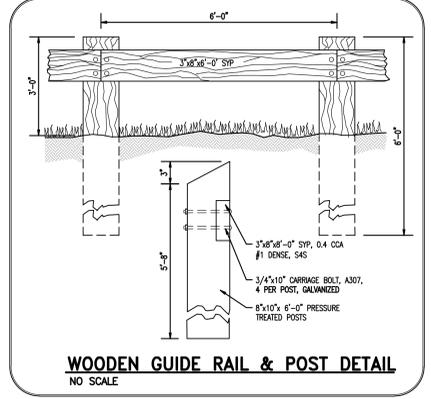
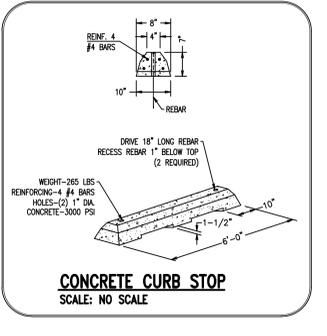
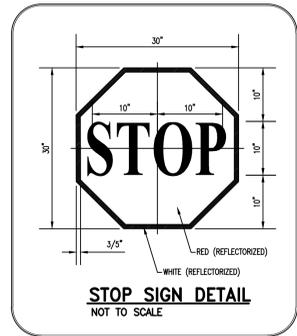
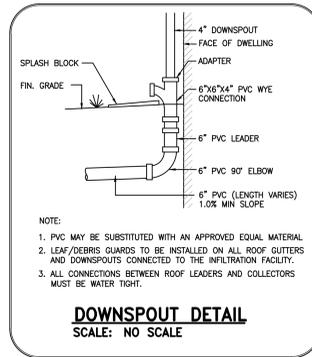
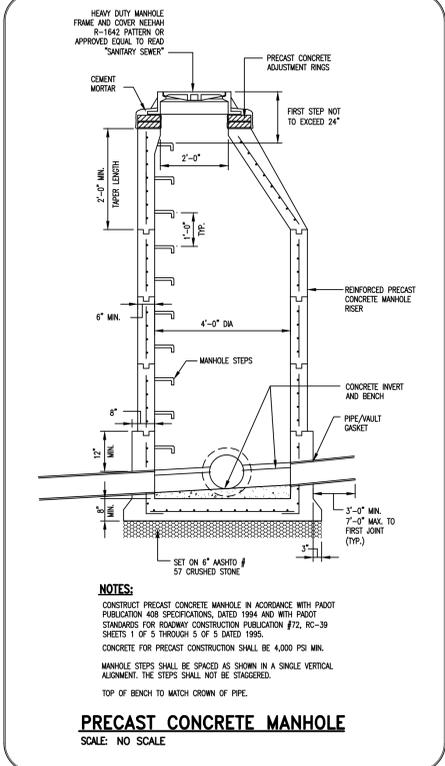
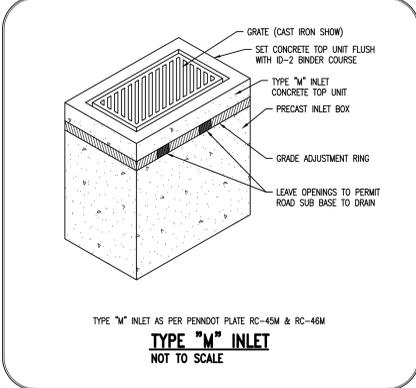
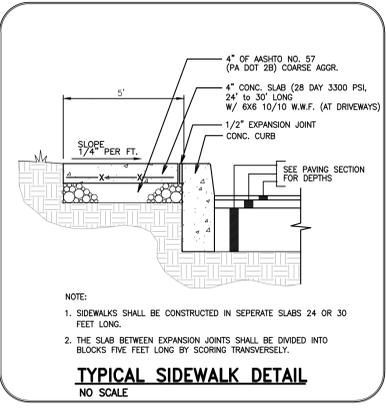
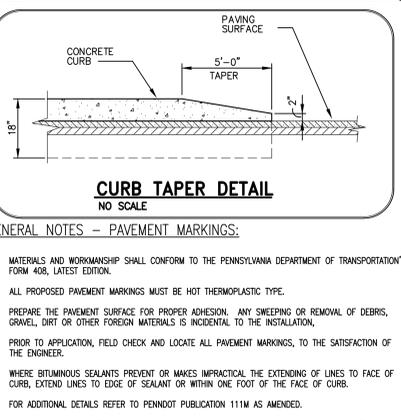
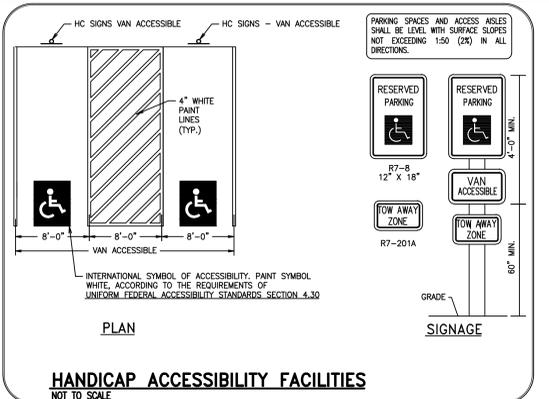
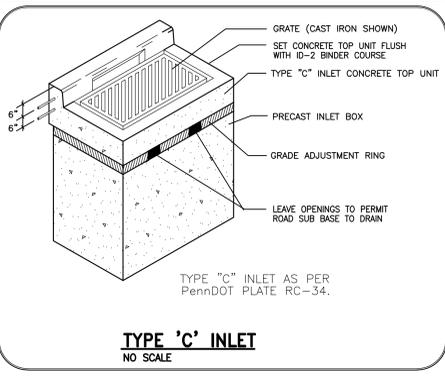
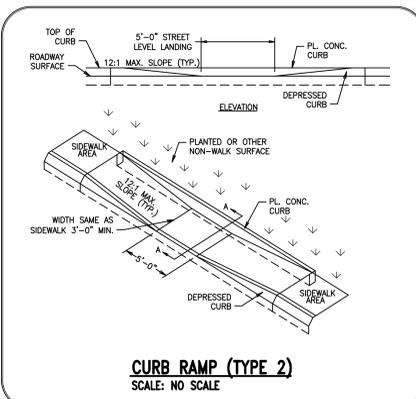
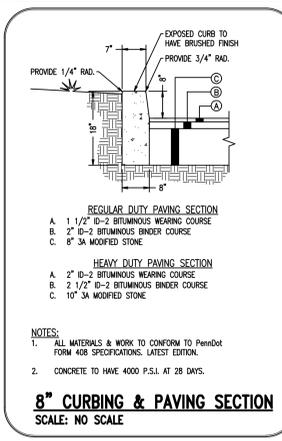


IC11-IC10 PROFILE
 HORIZ SCALE: 1"=40'
 VERT SCALE: 1"=4'

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PRELIMINARY PROFILES
 CLIENT: E. KAHN DEVELOPMENT
 PROJECT: 201 PENNSYLVANIA AVENUE
 LOCATION: 201 PENNSYLVANIA AVENUE
 MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE:	04-03-2024
SCALE:	1"=40'
DRAWN BY:	DH3
CHECKED BY:	DWG
PROJECT NO.:	4668
CAD FILE:	04-PCRM PLANKING
PLOTTED:	04-03-2024
DRAWING NO.:	C05.1
SHEET:	10 of 15



HOWELL ENGINEERING
 Local Knowhow. Engineered.

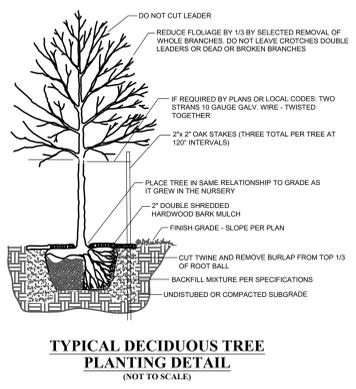
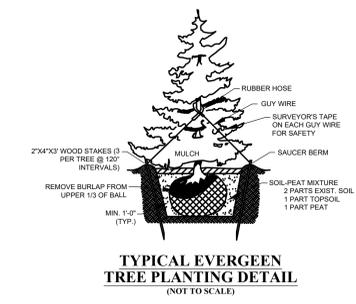
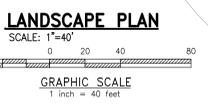
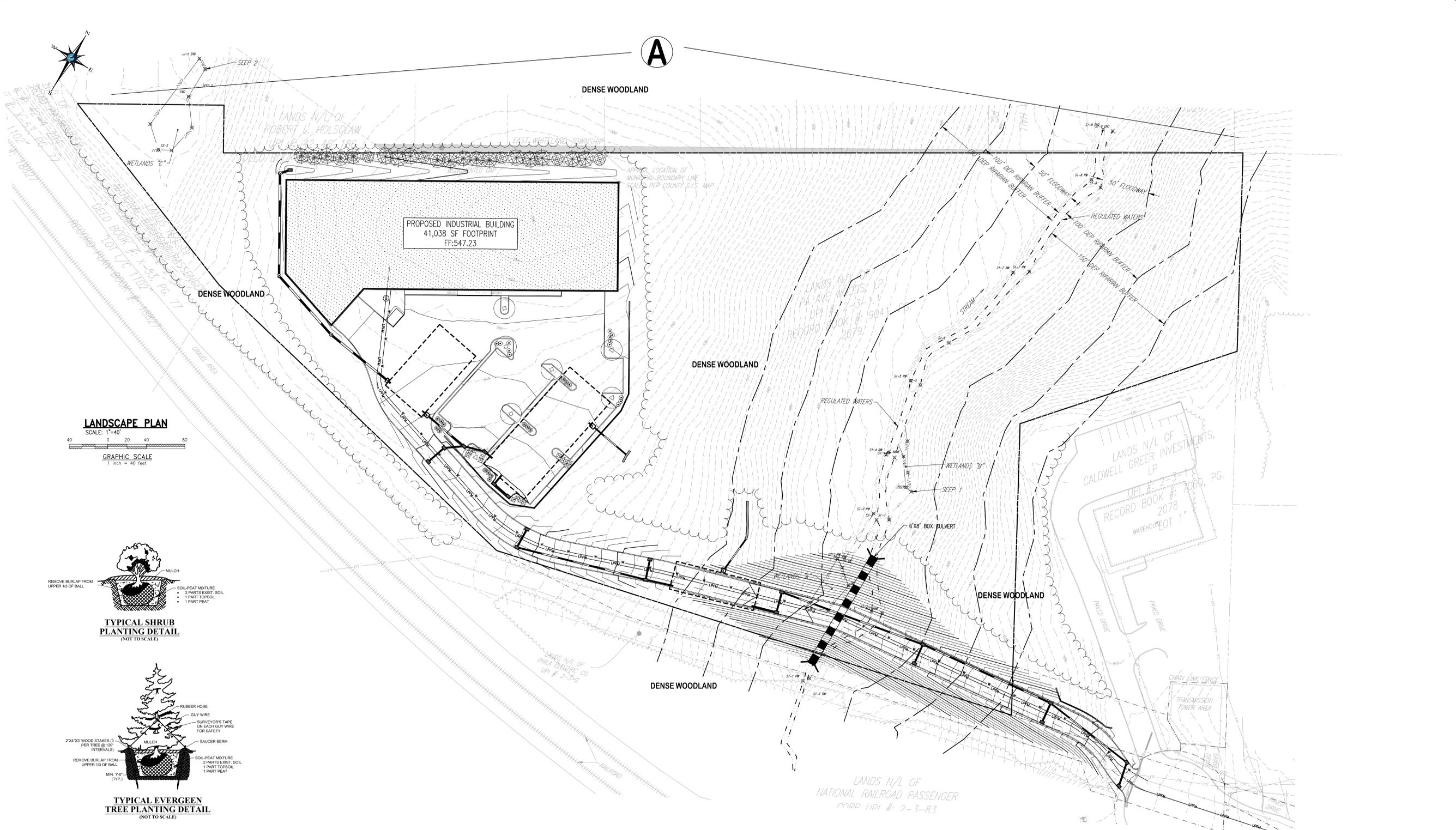
1000 Pennsylvania Avenue
 Malvern, PA 19354
 Phone: (610) 815-0022 Fax: (610) 815-0023

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PRELIMINARY CONSTRUCTION DETAILS

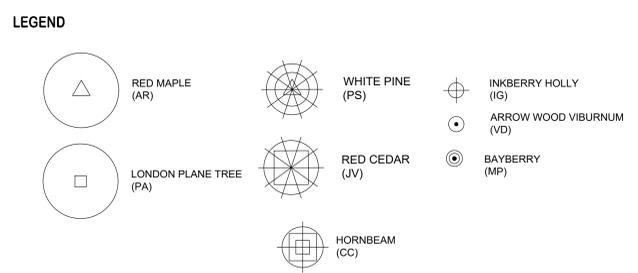
CLIENT: E. KAHN DEVELOPMENT
 PROJECT: 201 PENNSYLVANIA AVENUE
 LOCATION: 201 PENNSYLVANIA AVENUE
 MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE: 04-03-2024
 SCALE: 1"=60'
 DRAWN BY: DH3
 CHECKED BY: DWG
 PROJECT NO.: 4668
 CAD FILE: 04-03-2024
 PLOTTED: 04-03-2024
 DRAWING NO.: C06.1
 SHEET 12 OF 15



PLANT LIST LAND DEVELOPMENT

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
SHADE TREE						
ARD	Acer Rubrum October Glory	RED MAPLE	3	3 1/2" MIN.	B&B	Matched Specimens
PA	Platanus x acerifolia	LONDON PLANE TREE	4	3 1/2" MIN.	B&B	Matched Specimens
EVERGREEN TREE						
JV	Juniperus virginiana	EASTERN RED CEDAR	8	4" MIN.	B&B	Full branched
PS	Pinus strobus	EASTERN WHITE PINE	10	4" MIN.	B&B	Full branched
FLOWERING TREES						
CC	Carpinus caroliniana	AMERICAN HORNBEAM	5	6" MIN.	B&B	Full branched
SHRUBS						
MP	Myrica pensylvanica	NORTHERN BAYBERRY	15	36" HT.	CONT.	
JG	Ilex glabra	INKBERRY HOLLY	14	36" HT.	CONT.	
VD	Viburnum dentatum	ARROW WOOD VIBURNUM	13	36" HT.	CONT.	



A = BUFFER LINE

TAX PARCEL #: 2-3-1.1

NO.	DATE	DESCRIPTION
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PRELIMINARY LANDSCAPE PLAN

CLIENT: E. KAHN DEVELOPMENT
PROJECT: 201 PENNSYLVANIA AVENUE
LOCATION: 201 PENNSYLVANIA AVENUE
MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE: 04-03-2024
SCALE: 1"=40'
DRAWN BY: DH3
CHECKED BY: DWG
PROJECT NO.: 4668
CAD FILE: LANDSCAPE PLAN.dwg
PLOTTED: 04-03-2024
DRAWING NO.: C07.1
SHEET 13 OF 15

GENERAL SPECIFICATIONS

- NOTES & PLANTING INSTRUCTIONS
- THE EXECUTION OF THIS PLAN INCLUDES THE FURNISHING OF PLANT MATERIALS AS SPECIFIED, ACCURATE LAYOUT, SUFFICIENT TOPSOIL, NUTRIENT ADJUSTIES, PEAT MOSS, PLANTING, PRUNING, STAKING, WATERING, LABOR, CLEAN-UP AND ALL OTHER NECESSARY SERVICES TO EXECUTE THE PLANTING PROPERLY AND IN FULL ACCORDANCE WITH THESE SPECIFICATIONS AND DETAILS.
- ALL PLANT MATERIALS ARE TO BE NURSERY GROWN, OF EXCELLENT LANDSCAPE QUALITY AND FREE FROM INSECTS AND DISEASES; FURTHERMORE, PLANTS SHALL HAVE BEEN GROWN FOR AT LEAST TWO YEARS IN THE SAME HARDINESS ZONE AS THE SITE.
- INSTALLATION TO BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- PLANT SIZES SHALL BE A FAIR AVERAGE BETWEEN THE SIZE RANGE INDICATED. CALIPER SHALL BE MEASURED AT 4.5" ABOVE GROUND.
- TREES IN PAVED AREAS SHALL BE UNIFORM IN SHAPE, SIZE, AND CHARACTER. LOWEST BRANCHES SHALL BE AT LEAST 7' FROM GROUND.
- TREES CANNOT BE LOCATED WHERE SHOWN DUE TO UTILITIES OR OTHER OBSTRUCTIONS, EXISTING OR PROPOSED, TREES SHALL BE RELOCATED IN THE FIELD AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- NO SUBSTITUTIONS ARE ACCEPTABLE UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE AND THE MUNICIPALITY. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 24 MONTHS FROM THE DAY OF FINAL INSPECTION OF THE LANDSCAPE INSTALLATION BY THE MUNICIPALITY.
- SHOULDR MULCH SHALL BE A MIXTURE BY VOLUME OF 1/4 TOPSOIL TO BE PROVIDED ON SITE) AND 1/4 PEAT MOSS.
- ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS AS DELINEATED ON THE PLANS.
- MULCH TO BE SPILLED ON BARK OR APPROVED EQUAL AND SPREAD TO A MINIMUM DEPTH OF 2 INCHES.
- A PRE-EMERGENT HERBICIDE SUCH AS TRIFLURALIN SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATION (PRIOR TO PLACEMENT OF MULCH). A SECOND APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE INCLUDED AS A PART OF THIS WORK.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO SELECT ALL PLANT MATERIAL AT THE NURSERY AND APPROVE STAKING OF ALL PLANT MATERIAL LOCATIONS AT THE SITE BEFORE DELIVERY.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING IN SUFFICIENTLY AT TIME OF PLANTING AND UNTIL JOB IS COMPLETED AND TURNED OVER TO OWNER.

SEEDING SPECIFICATIONS:

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.
- SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FINO GRADED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". REMOVE FROM THE SITE ALL DEBRIS AND STONES.
- INCORPORATE BY DISING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
 - AGRICULTURAL LIMESTONE AT 50 LBS./1000 S.F.
 - FERTILIZER (5-10-5) AT 30 LBS./1000 S.F.
- SEEDING MIX: MIXED GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.

PROP.	MIN. %	MAX. %	MIN. %	MAX. %
BY WT.	COMMON NAME	GERMINATION	PURE SEED	WEED SEED
30 %	HYBRID KY BLUEGRASS	95	95	0.02
30 %	HYBRID TURF TYPE TALL FESCUE	80	95	0.02
40 %	HYBRID PERENNIAL RYE	80	95	0.02
- SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS. PER ACRE.
- ALL LAWN WORK INCLUDING THE REPAIR OF MOUNDINGS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
- SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE .

181-226 LANDSCAPING, SCREENING AND STREET TREES. **REQUIRED** **PROPOSED**
 B. BUFFERING AND SCREENING. ALL SUBDIVISION OR LAND DEVELOPMENT PLANS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN § 220-2309

C. STREET TREES:
 (2) ONE STREET TREE SHALL BE PROVIDED FOR EVERY 35 FEET OF STREET FRONTAGE OR FRACTION THEREOF.
 (2) AN AVERAGE OF ONE STREET TREE SHALL BE PLANTED FOR EVERY 35 FEET OF STREET FRONTAGE.

220-2309 BUFFERING AND SCREENING.

A. APPLICABILITY AND BUFFER CLASSIFICATION. ALL BUFFERS SHALL INCLUDE A SCREEN PLANTING OF TREES, SHRUBS OR OTHER PLANT.
 (3) INDUSTRIAL BUFFER: ANY INDUSTRIAL USE, UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER, OUTDOOR STORAGE AREAS, UTILITY USE, IN ADDITION TO STANDARDS IN ARTICLE 509, IMBUTING ANY RESIDENTIALLY ZONED DISTRICT OR RESIDENTIAL USE SHALL PROVIDE AN INDUSTRIAL BUFFER.

B. GENERAL REQUIREMENTS.
 (1) EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE. EXISTING TREES WITHIN THE REQUIRED BUFFER YARD GREATER THAN FOUR INCHES IN CALIPER OR GREATER THAN EIGHT FEET IN HEIGHT SHALL BE PRESERVED TO THE EXTENT FEASIBLE. SUCH TREES MAY BE COUNTED TOWARDS REQUIRED PLANT MATERIALS.

C. BUFFER STANDARDS.
 (1) THESE SHALL BE A BUFFER AREA OF NOT LESS THAN 20 FEET IN WIDTH PROVIDED.
 (4) INDUSTRIAL BUFFER: ONE EVERGREEN PER 20 FEET, PLUS ONE BERM FOUR FEET HIGH, OR SIX-FOOT HIGH CEDAR OR SPRUCE FENCING WITH ONE FLOWERING OR EVERGREEN TREE EVERY 20 FEET.

SCREEN BUFFERS	REQUIRED	PROPOSED
A= 1260 LF./ 20 = 63 EVERGREENS	63 EVERGREENS	18 EVERGREENS 3 FLOWERING TREES ONLY 372 LF. TO BE SCREENED. EXISTING WOODLAND TO SATISFY REST OF THE REQUIREMENT.

D. OFF-STREET PARKING. **PROPOSED**
 (10) BUFFERING AND SCREENING.
 (3) SURFACE TREATMENT OF RAISED PLANTING ISLANDS AND FRONTIER PLANTINGS SHALL BE GRASS, GROUND COVER, OR LOW MAINTENANCE SHRUBS.
 (8) THE FOLLOWING ADDITIONAL STANDARDS SHALL APPLY TO PARKING LOTS IN EXCESS OF 20 PARKING SPACES.
 (3) AT LEAST 75% OF EACH ISLAND SHALL BE PLANTED AND MAINTAINED WITH GROUND COVER, SHRUBS, TREES. AT LEAST ONE SHADE TREE SHALL BE PLANTED PER ISLAND.

D. VEGETATION DISTURBANCE AND REPLACEMENT.
 (8) ANY WOODLAND DISTURBANCE IN EXCESS OF 5,000 SQUARE FEET OF EXISTING AREA OF WOODLAND OR HERCYNIS) FOR EACH PRINCIPAL USE PERMITTED ON ANY LOT OR TRACT.
 (5) CALCULATION OF REQUIRED VEGETATION REPLACEMENT, WHERE LAND DISTURBANCE EXCEEDS ANY OF THE STANDARDS SET FORTH IN SUBSECTION (11) HEREIN(1)

REPLACEMENT TREE CALCULATION BASED ON AREA OF WOODLAND DISTURBANCE. AT A MINIMUM, FOR EACH 500 SQUARE FEET OF WOODLAND DISTURBANCE AREA, ONE TREE AT LEAST THREE TO 3 1/2 INCH CALIPER SHALL BE PLANTED.

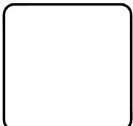
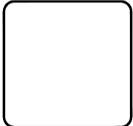
[2] REPLACEMENT TREE CALCULATION MINIMUM NUMBER AND CALIPER OF REPLACEMENT TREES:	REQUIRED	PROPOSED
1, 12 INCHES TO 18 INCHES DBH 1.3 TO 3 1/2 INCHES CALIPER	TBD	TBD
1, 18 INCHES TO 24 INCHES DBH 2.3 TO 3 1/2 INCHES CALIPER		
1, 24 INCHES TO 36 INCHES DBH 3.3 TO 3 1/2 INCHES CALIPER		
1, GREATER THAN 36 INCHES DBH 4.3 TO 3 1/2 INCHES CALIPER		

(8) REQUIRED REPLACEMENT SHRUBS. AT A MINIMUM, FOR EACH 500 SQUARE FEET OF WOODLAND DISTURBANCE AREA, TWO SHRUBS AT LEAST 24 INCHES TO 30 INCHES IN HEIGHT SHALL BE PLANTED IN ADDITION TO ANY REQUIRED TREE REPLACEMENT.

220-2204 WOODLANDS AND SPECIMEN VEGETATION. **REQUIRED** **PROPOSED**
 A. STANDARDS FOR LAND DISTURBANCE.
 (1) UNLESS UNDERTAKEN AS AN APPROVED TREE HARVESTING ACTIVITY CONDUCTED IN COMPLIANCE WITH THE REQUIREMENTS, AS FOLLOWS, NO MORE THAN 60% OF WOODLANDS SHALL BE REGRADDED, CLEARED, BUILT UPON OR OTHERWISE ALTERED.

C. PROTECTION OF SPECIMEN VEGETATION.
 (1) NO SPECIMEN VEGETATION SHALL BE REMOVE FROM ANY LOT OR TRACT EXCEPT WHERE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE BOROUGH.

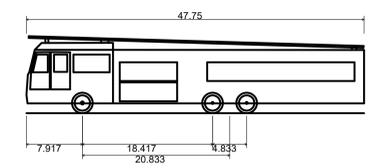
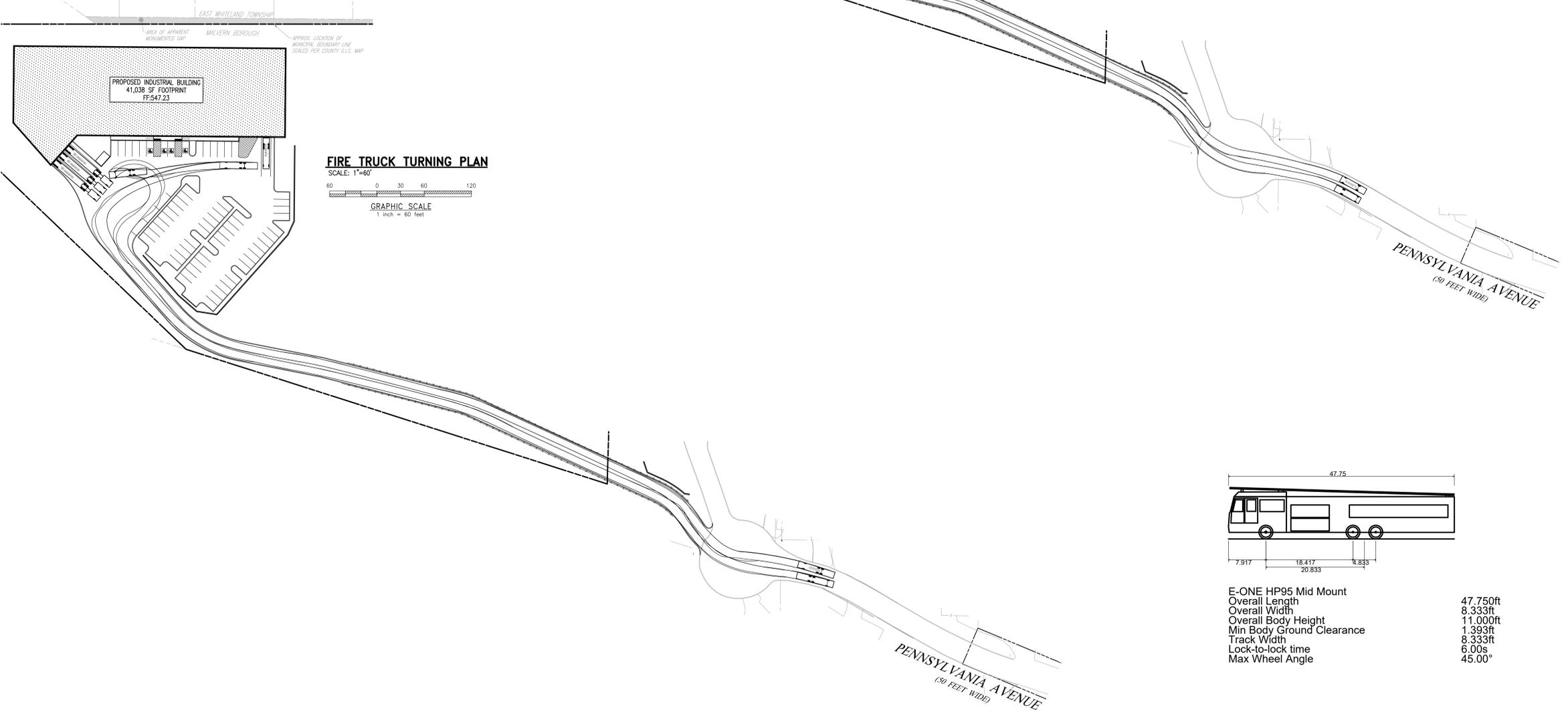
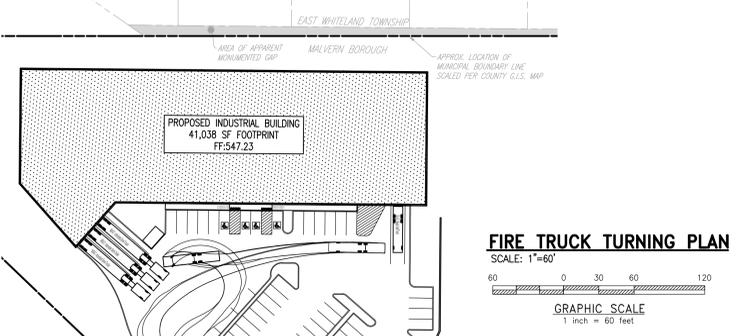
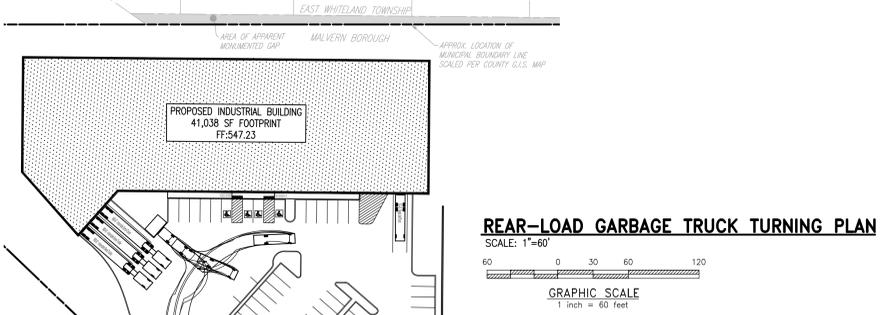
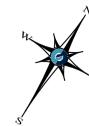
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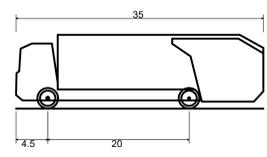
NO.	DATE	DESCRIPTION
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PRELIMINARY LANDSCAPE NOTES
 CLIENT: E. KAHN DEVELOPMENT
 PROJECT: 201 PENNSYLVANIA AVENUE
 LOCATION: 201 PENNSYLVANIA AVENUE, CHESTER COUNTY, PA.
 MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE:	04-03-2024
SCALE:	1"=60'
DRAWN BY:	DH3
CHECKED BY:	DWG
PROJECT NO.:	4668
CAD FILE:	01 LANDSCAPE PLAN.dwg
PLOTTER:	04-03-2024
DRAWING NO.:	C05.2
SHEET:	14 of 15



E-ONE HP95 Mid Mount
 Overall Length 47.75ft
 Overall Width 7.917ft
 Overall Body Height 18.417ft
 Min Body Ground Clearance 1.833ft
 Track Width 8.833ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 4.5ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

LEGEND

--- EX. PROPERTY LINE	--- EX. CONTOUR	□ PROP. LIGHT POLE	--- PROP. ELEC. LINE	□ PROP. STORM INLET	--- PROP. WATER LINE
--- PROP. PROPERTY LINE	--- EX. CONTOUR	--- EX. FENCE	--- PROP. UTILITY POLE	□ PROP. STORM INLET ID	--- PROP. WATER LATERAL
--- EX. RIGHT-OF-WAY	--- EX. SPOT ELEV.	--- EX. MAIL BOX	--- EX. SIGN	□ PROP. SEEPAGE BED	--- PROP. FIRE WATER LINE
--- PROP. RIGHT-OF-WAY	--- NEW SPOT ELEV.	--- EX. SIGN	--- PROP. SIGN	□ PROP. SEEPAGE BED	--- PROP. WATER VALVE
--- EX. MONUMENT	--- SOILS TYPE	--- EX. SIGN ANCHOR	--- EX. SIGN	□ PROP. SEEPAGE BED	--- PROP. WATER VALVE
--- EX. MONUMENT	--- SOILS TYPE	--- EX. SIGN ANCHOR	--- EX. SIGN	□ PROP. SEEPAGE BED	--- PROP. WATER VALVE
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--- EX. MONUMENT	--- SOILS TYPE	--- EX. SIGN ANCHOR	--- EX. SIGN	□ PROP. SEEPAGE BED	--- PROP. WATER VALVE

TAX PARCEL #: 2-3-1.1

NO.	REV.	DATE	DESCRIPTION
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PRELIMINARY TRUCK TURNING PLAN

CLIENT: E. KAHN DEVELOPMENT
 PROJECT: 201 PENNSYLVANIA AVENUE
 LOCATION: 201 PENNSYLVANIA AVENUE, MALVERN BOROUGH, CHESTER COUNTY, PA.

DATE: 04-03-2024
 SCALE: 1"=60'
 DRAWN BY: DH3
 CHECKED BY: DH3
 PROJECT NO.: 4668
 CAD FILE: TRUCK TURNING PLAN.dwg
 PLOTTED: 04-03-2024
 DRAWING NO.: C08.1
 SHEET 15 of 15