

MOIR AVENUE TOWNHOUSES

FINAL LAND DEVELOPMENT PLAN

142 MOIR AVENUE

MARIA STREET PREMISES "B" AND "C"

MOIR AVENUE PREMISES "D"

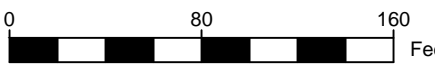
143 JOSEPHINE AVENUE

DRAWING SCHEDULE

- 1 COVER SHEET
- 2 RECORD PLAN
- 3 EXISTING SITE & NATURAL RESOURCES PLAN
- 4 DEMOLITION PLAN
- 5 PROPOSED SITE AND PCSWM PLAN
- 6 E&S PLAN
- 7 SWM DETAILS & NOTES
- 8 SWM PROFILE AND DETAILS
- 9 E&S DETAILS
- 10 SANITARY PROFILES
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- 12 CONSTRUCTION DETAILS
- 13 PCSM PLAN: PROTECTED AREAS AND DRAINAGE MAPS
- 14 LANDSCAPE PLAN
- 15 LIGHTING PLAN



VICINITY PLAN



CIVIL ENGINEER:
SITE ENGINEERING CONCEPTS
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LANDSCAPE ARCHITECT:
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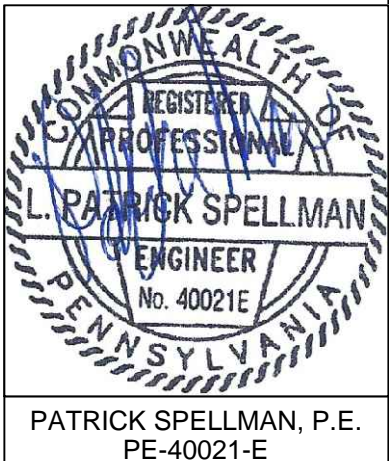
ATTORNEY
KAPLIN STEWART
AMEE FARRELL, ESQUIRE
UNION MEETING CORP CENTER
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APPLICANT:
L S REALTY ASSOCIATES LLC
C/O ARADER TREE SERVCIES, INC.
ATTN: TED MICUCCI
10 BALLIGOMINGO ROAD
WEST CONSHOHOCKEN, PA 19428
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9	30 MAR 2016	CHANGE 8" COMPOST SOCK TO 12" PER MCCD COMMENT
8	29 MAR 2016	RESPOND TO BOROUGH 25MAR16 REVIEW COMMENTS
7	7 MAR 2016	RESPOND TO MCCD 1MAR16 REVIEW COMMENTS
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1	6 NOV 2015	RESPOND TO BOROUGH AND MCCD COMMENTS
NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
L S REALTY ASSOCIATES LLC
142 MOIR AVENUE, 143 JOSEPHINE AVE
CONSHOHOCKEN, PA 19428
WEST CONSHOHOCKEN BOROUGH MONTGOMERY COUNTY PENNSYLVANIA
DATE: 8 SEPTEMBER 2015



COVER
SHEET

SHEET
01 of 15

SCALE: 1" = 80'

VACATED MARIA STREET METES & BOUNDS		
COURSE	BEARING	DISTANCE
1	S54°34'12"W	20.24'
2	N34°02'35"W	72.97'
3	N34°13'59"W	162.38'
4	N33°26'26"W	19.65'
5	N54°50'13"E	19.72'
6	S34°13'59"E	254.89'

ERROR OF CLOSURE: 1:82,878

EXISTING PARCEL SUMMARY							
PLAN LABEL	PARCEL ID	TAXMAP ID	ADDRESS	DEED BOOK	PAGE	GROSS LOT AREA (Sq. Ft.)	LOT AREA CLEAR OF ROW (Sq. Ft.)
A	24-00-01948-0 0-8	24-5-15	142 MOIR AVE	5799	00167	19,790	19,790
B	24-00-01724-0 0-7	24-5-40	MARIA ST	5799	00167	4,331	4,331
C	24-00-01728-0 0-3	24-5-42	MARIA ST	5799	00167	4,219	4,219
D	24-00-01720-0 0-2	24-5-43	MOIR AVE	5799	00167	27,758	27,758
E	24-00-01664-0 0-4	24-5-4	143 JOSEPHINE AVE	5799	00167	32,109	32,109
			MARIA ST ROW			5,111	5,111
TOTAL						93,318	93,318

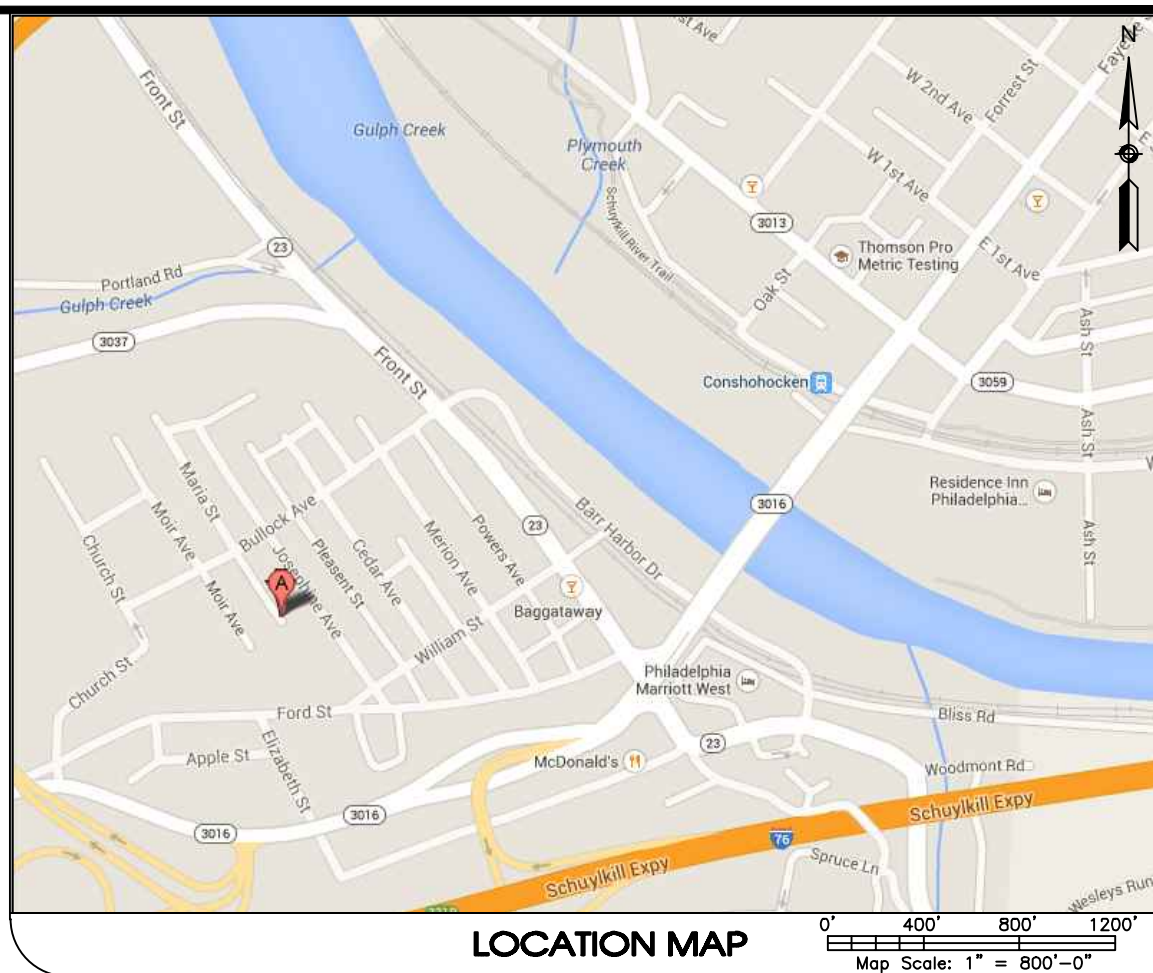
<u>SLOPE ANALYSIS</u>				<u>PARKING SUMMARY</u>			
		EXISTING	IMPROVEMENTS WITHIN SLOPES	NUMBER OF DWELLINGS	10 UNITS		
						REQUIRED	PROVIDED
SLOPES 25%+		44115 SF	5570 SF				
SLOPES 15-25%		11693 SF	3000 SF	SPACES PER UNIT	2 SPACES	20 SPACES	20 SPACES
				OVERFLOW SPACES PER UNIT	1 SPACE	10 SPACES	10 SPACES
				REQUIRED AS PER 113-39.G(7)			

<u>ZONING SCHEDULE</u>			
ORDINANCE	ITEM	R2*	PROPOSED
MINIMUM TRACT AREA		1 Acre	2.14 Acre
MINIMUM DEVELOPABLE ACRE			1.26 Acre
MAXIMUM DENSITY		8 PER ACRE	8 PER ACRE
COMMON OPEN SPACE		10 %	10.0 %
MINIMUM DISTANCE BETWEEN BUILDINGS		30 FT	30 FT
PERIMETER BUILDING SETBACK		25 Ft.	25 Ft.
PERIMETER PARKING SETBACK		15 Ft	15 Ft
MINIMUM TOWNHOUSE WIDTH		20 Ft.	24 Ft.
HIGH INTENSITY BUFFER		10 Ft.	10 Ft.
MAXIMUM IMPERVIOUS COVERAGE		65 %	29.5 %
MAXIMUM BUILDING HEIGHT		35 Ft.	<35 Ft.

*113--38.H(1) TOWNHOUSE BY CONDITIONAL USE IN ACCORDANCE WITH 113--45 TO 49. HOWEVER, 113--45 TO 49 REPEALED. PROVISIONS LISTED ARE PER 113--39.G.

GENERAL NOTES

1. ELEVATION BENCHMARK IS BASED ON BELOW REFERENCED PLAN.
2. BOUNDARY SHOWN HAS BEEN TAKEN FROM THE BELOW REFERENCED PLAN PREPARED BY LUDGATE ENGINEERING CORPORATION.
3. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE ESTABLISHED WITH STAKES SET TO ESTABLISH EXACT TREE POSITIONS.
4. ERROR OF CLOSURE FOR CONSOLIDATED BOUNDARY: 1:116,025.
5. THERE IS NO IDENTIFIABLE FLOOD PLAIN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420710-0254F OF THE FLOOD INSURANCE RATE MAP OF PREPARED BY THE FLOOD INSURANCE MANAGEMENT AGENCY FOR THE BOROUGH OF WEST CONSHOHOCKEN, PENNSYLVANIA.
6. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD SURVEY. THERE IS NO PRELIMINARY INVESTIGATION CONCERNING NATURE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE A PRELIMINARY INVESTIGATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD BE USED BY THE CONTRACTOR TO ESTABLISH A PRELIMINARY DESIGN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
7. PLAN REFERENCED:
 - a. EXISTING CONDITIONS PLAN — MARIA STREET, PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED 12-29-11.
 - b. THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
9. THE SITE IS LOCATED WITHIN THE SLOPES OVERLAY DISTRICT AND SHALL COMPLY WITH THE REQUIREMENTS EXCEPT WHERE RELIEF HAS BEEN GRANTED.
10. THE PRIVATE DRIVEWAY WITHIN THE PROPERTY BOUNDARY SHALL NOT BE DEDICATED TO THE BOROUGH AND THE BOROUGH IS NOT RESPONSIBLE FOR MAINTENANCE IN ACCORDANCE WITH SECTION 102-19.6(b).
11. THE PROPOSED BUILDING COVER IS 11%.



I hereby certify that this plan has been made under my immediate supervision, that the monuments shown exist or shall be placed, or located, and that all geodetic and dimensional details are correct, and that this map complies with the provisions of the map filing law, the municipal ordinances and requirements applicable thereto.

_____ Date _____ Registered Surveyor _____

This is to certify that this subdivision plan has been approved by the
Borough Council on _____

Borough Engineer

DATE

I hereby certify that this subdivision plan has been approved by the Borough Engineer on _____.

Secretary _____ DATE _____

I hereby certify that this subdivision plan has been approved by the Borough _____

President _____ DATE _____

Montgomery County Planning Commission Stamp Area

9	30 MAR 2016	CHANGE 8" COMPOST SOCK TO 12" PER MCCD COMMENT
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PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC

P.O. BOX 1992
SOUTHEASTERN, PA 19399

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

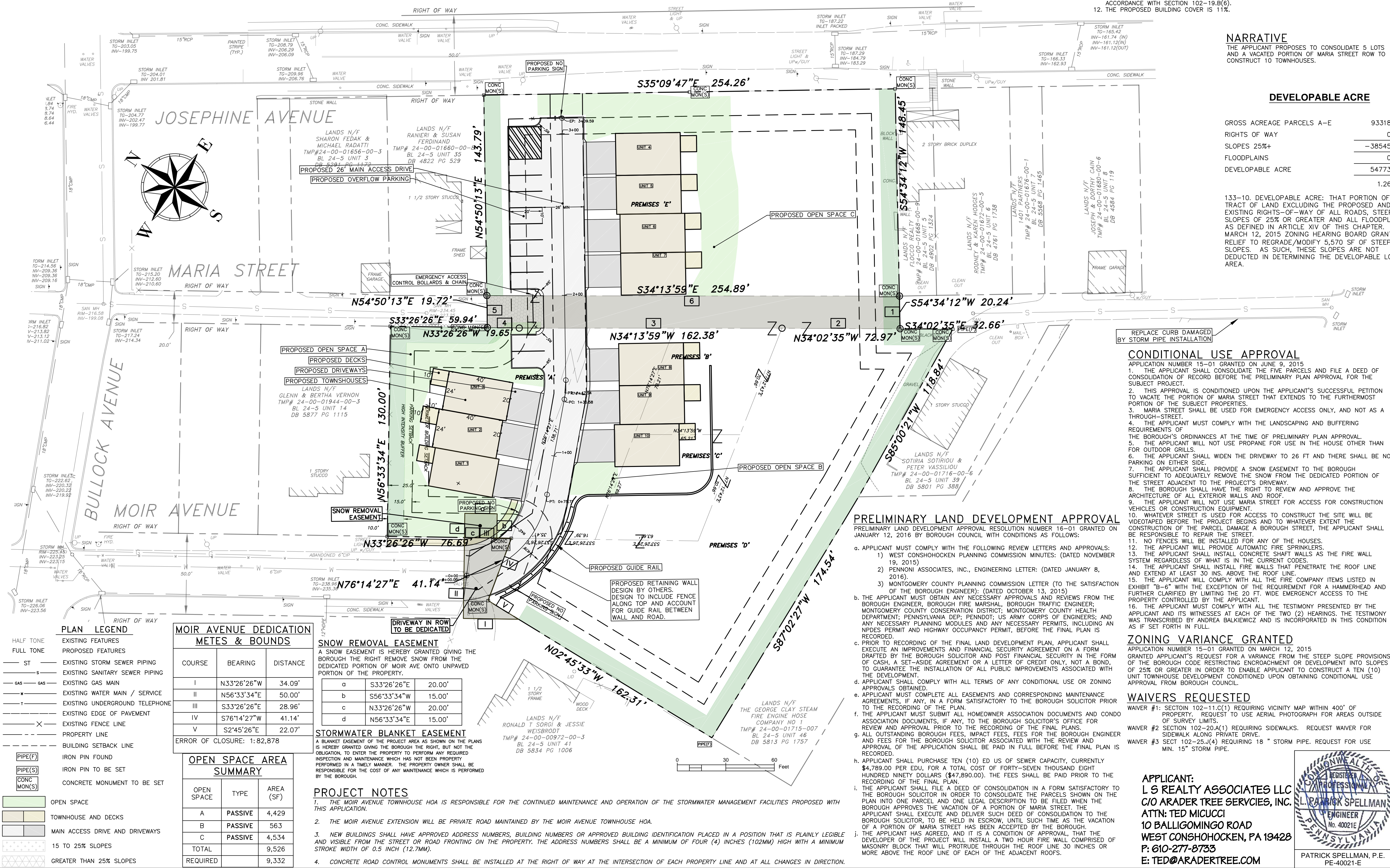
PLAN PREPARED FOR:

L S REALTY ASSOCIATES LLC

142 MOIR AVENUE, 143 JOSEPHINE AVE
CONSHOHOCKEN, PA 19428

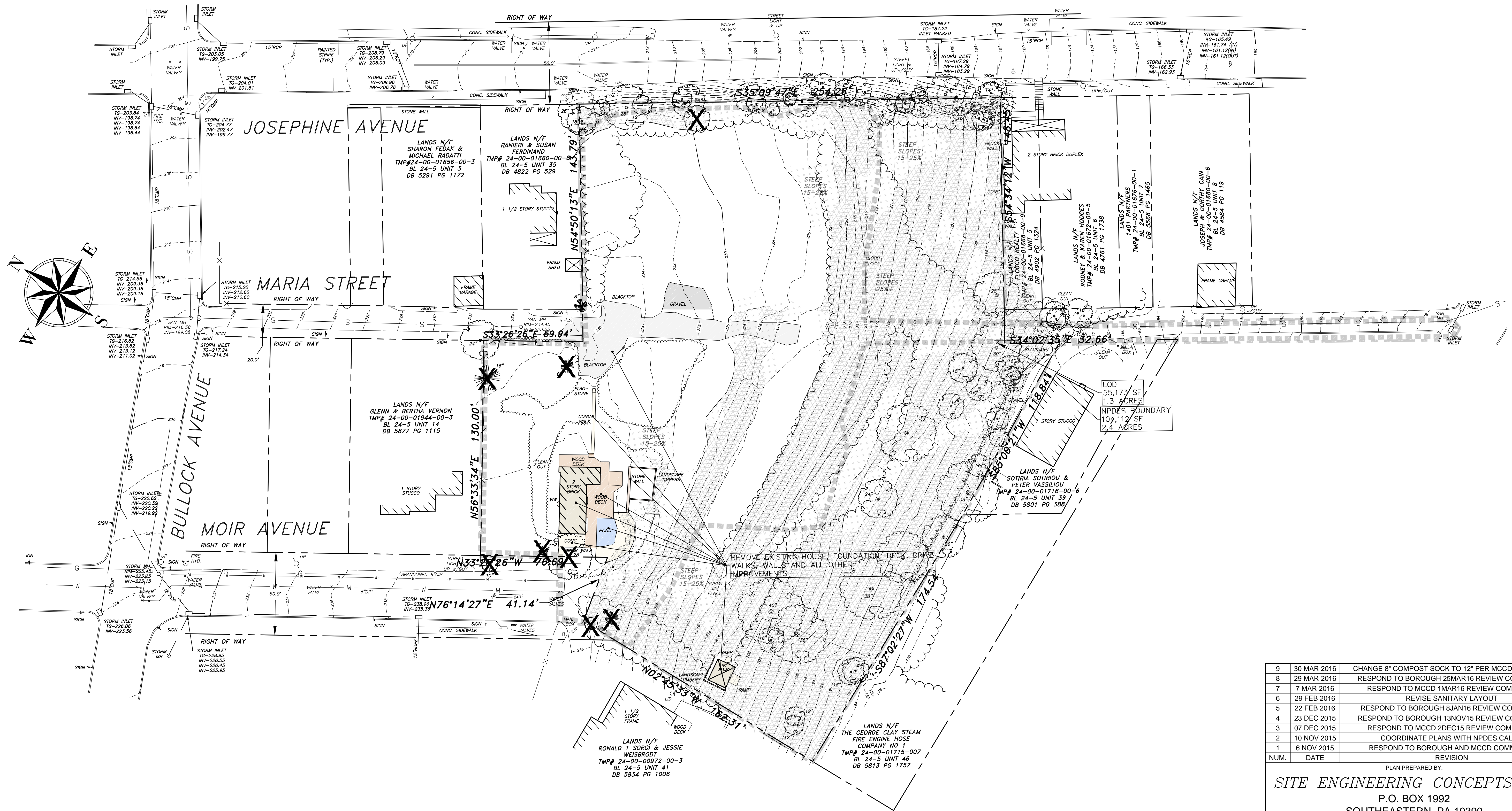
HOHOCKEN BOROUGH	MONTGOMERY COUNTY	PENNSYLVANIA
		DATE: 8 SEPTEMBER 2015
RECORD PLAN		SHEET 02 of 15

SCALE: 1" = 30'



NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20142412485



PLAN LEGEND

- SUPPLEMENTAL CONTOUR (2' INTERVAL)
- INDEX CONTOUR (10' INTERVAL)
- ST --- EXISTING STORM SEWER PIPING
- S --- EXISTING SANITARY SEWER PIPING
- GAS --- EXISTING GAS MAIN
- W --- EXISTING WATER MAIN / SERVICE
- T --- EXISTING UNDERGROUND TELEPHONE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- X --- EXISTING FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- X TREE TO BE REMOVE

PROJECT NOTES

- STREETS USED FOR ACCESS SHALL BE VIDEO TAPED BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO BOROUGH STREETS.
- GENERAL CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES AND DECOMMISSION AS PER UTILITY PROVIDER REQUIREMENTS.
- DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS NECESSARY AND/OR DIRECTED BY THE BOROUGH TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE AS NOT TO IMPACT THE ADJACENT PROPERTIES. SEE E&S PLAN.
- ALL CONSTRUCTION VEHICLES, INCLUDING CONTRACTOR'S VEHICLES, SHALL PARK ON-SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. NO STAGING OF MATERIALS OR DELIVERY VEHICLES SHALL BE PERMITTED ON THE STREET.
- MARIA STREET SHALL NOT BE USED FOR ACCESS FOR CONSTRUCTION VEHICLES OR CONSTRUCTION EQUIPMENT.
- SEE E&S PLAN FOR EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

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WEST CONSHOHOCKEN BOROUGH

MONTGOMERY COUNTY

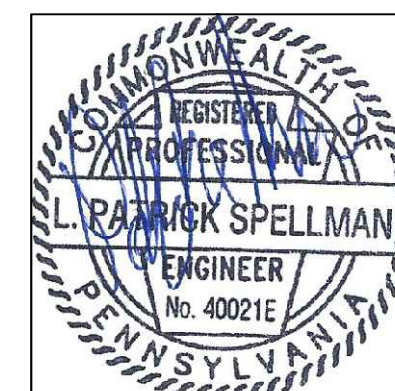
PENNSYLVANIA

DATE: 8 SEPTEMBER 2015

DEMOLITION PLAN

**SHEET
04 of 15**

SCALE: 1" = 30'



PATRICK SPELLMAN, P.E.
PE-40021-E

PROTECTED WITH INLET PROTECTION.






ORDINANCE ITEM	R2*	PROPOSED
MINIMUM TRACT AREA	1 Acre	2.14 Acre
MINIMUM DEVELOPABLE ACRE		1.26 Acre
MAXIMUM DENSITY	8 PER ACRE	8 PER ACRE
COMMON OPEN SPACE	10 %	10.0 %
MINIMUM DISTANCE BETWEEN BUILDINGS	30 FT	30 FT
PERIMETER BUILDING SETBACK	25 Ft.	25 Ft.
PERIMETER PARKING SETBACK	15 Ft	15 Ft
MINIMUM TOWNHOUSE WIDTH	20 Ft.	24 Ft.
HIGH INTENSITY BUFFER	10 Ft.	10 Ft.
MAXIMUM IMPERVIOUS COVERAGE	65 %	29.5 %

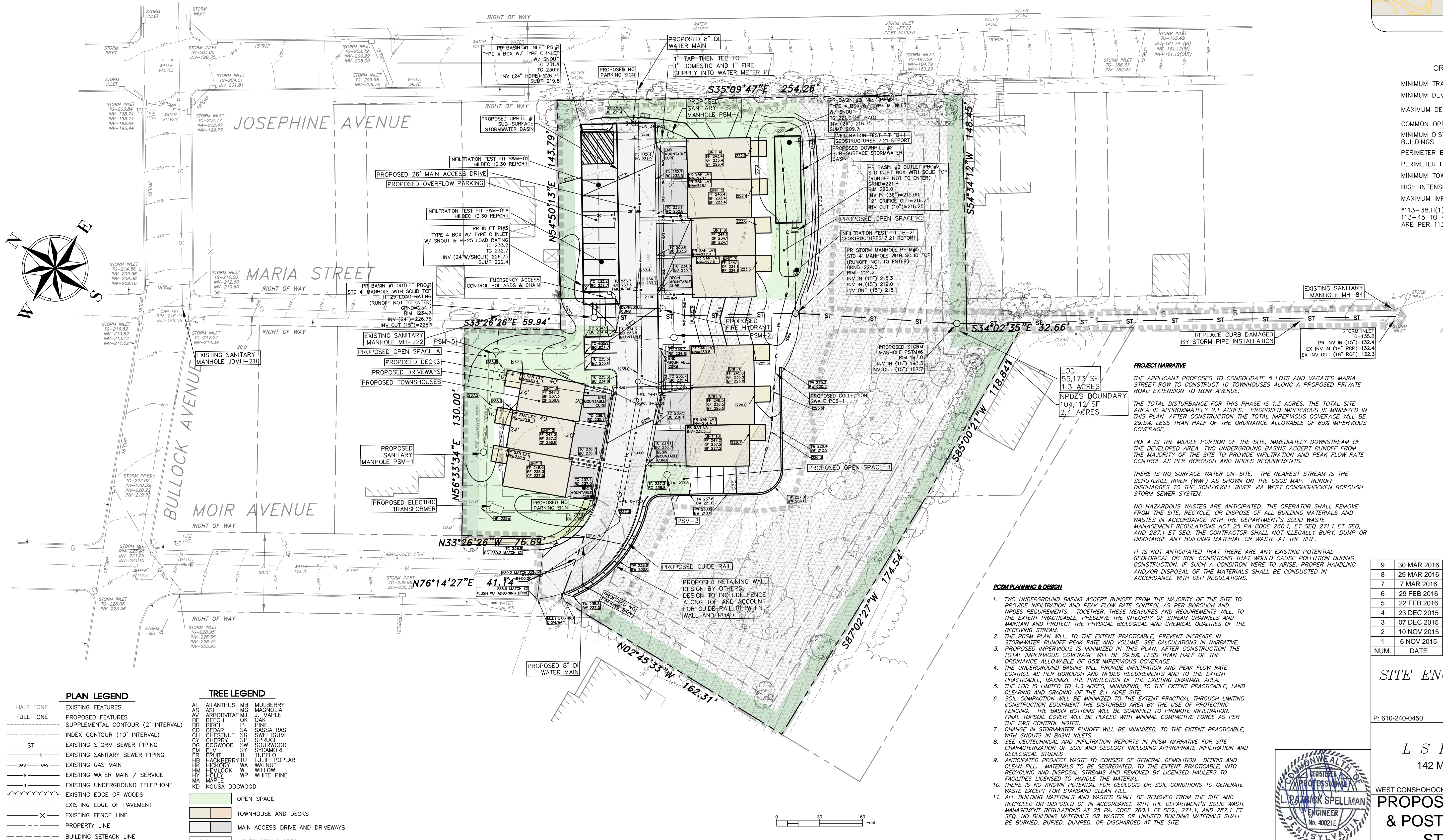
GROSS ACREAGE PARCELS A-E	93,218 SF
RIGHTS OF WAY	0 SF
SLOPES 25%+	-38,545 SF
FLOODPLAINS	0 SF
DEVELOPABLE ACRE	54,673 SF
	1.26 AC

LANDOWNER _____ DATE _____

IT IS NOT ANTICIPATED THAT THERE ARE ANY EXISTING POTENTIAL GEOLOGICAL OR SOIL CONDITIONS THAT WOULD CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH A CONDITION WERE TO ARISE, PROPER HANDLING AND/OR DISPOSAL OF THE MATERIALS SHALL BE CONDUCTED IN ACCORDANCE WITH DEP REGULATIONS.

AI	ALANTHUS	MB	MULBERRY
AS	ASH	MC	MUNDA
AV	AVOCARITE	MJ	J. MAPLE
BE	BEECH	MS	MUSKOGEE
BR	BIRCH	PI	PINE
BU	BUR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CH	CHERRY	SP	SPRUCE
CG	DOGWOOD	SW	SWALLOWWOOD
EL	ELM	SY	SYCAMORE
FR	FRUIT	TO	TOBACCO
HB	HACKBERRY	TU	TULIP
HO	HOCKERY	TP	POPLAR
HM	HEMLOCK	WI	WILLOW
HO	HOLLY	WP	WHITE PINE
MA	MAPLE		
KD	KOALA	DOGWOOD	

	OPEN SPACE
	TOWNHOUSE AND DECKS
	MAIN ACCESS DRIVE AND DRIVEWAYS
	15 TO 25% SLOPES
	GREATER THAN 25% SLOPES



PATRICK SPELLMAN, P.E.
PE-40021-E

MANAGEMENT PLANS

SCALE: 1" =

SCALE: 1" = 30'

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20142412485

CONSTRUCTION STAGING

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING.

NOTE: ALL MATERIALS ASSOCIATED WITH SEDIMENT REMOVAL MUST BE ON-SITE PRIOR TO EARTH DISTURBANCE.

THE BOROUGH ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTH MOVING ACTIVITIES.

STAGE 1. INSTALL TREE PROTECTION FENCING, SILT BARRIER AND ROCK CONSTRUCTION ENTRANCE.

STAGE 2. STRIP TOPSOIL. TOPSOIL STOCKPILES ARE TO BE LIMITED TO 35 FEET WITH A MAXIMUM SIDE SLOPE OF 2:1. IMMEDIATELY STABILIZE STOCKPILE.

STAGE 3. REMOVE HOUSE, DECK DRIVEWAY AND OTHER IMPROVEMENTS AS SHOWN ON PLAN FOR CONSTRUCTION.

STAGE 4. PLACE STRUCTURAL FILL AND CONSTRUCT RETAINING WALL AS PER GEOTECHNICAL REPORT.

STAGE 5. ROUGH GRADE AND INSTALL PROPOSED WATER UTILITY. RELOCATE ROCK CONSTRUCTION ENTRANCE AND INSTALL REMAINING UTILITIES AND STORMWATER PIPING BEFORE PAVING.

STAGE 6. CRITICAL STAGE - STORMWATER PIPING TO BE PROTECTED FROM SEDIMENT AND REMAIN OFF-LINE UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED.

STAGE 7. CONSTRUCT PROPOSED BUILDINGS. PROPOSED PAVED AREAS SHALL BE IMMEDIATELY STABILIZED WITH STONE AFTER THEY ARE GRADED. IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH THE APPROPRIATE SEED MIXTURE.

STAGE 8. CRITICAL STAGE - CONSTRUCT BASINS PER PLANS AND DETAILS. STAGE CONSTRUCTION OF STORMWATER INFILTRATION BED IN SUCH A WAY THAT NO SEDIMENT ENTERS THE BED. CLEAN WASHED STONE SHALL BE USED TO CONSTRUCT BED. IF SEDIMENT ENTERS STONE, STONE SHALL BE REPLACED AND THE GEOTEXTILE FABRIC SHALL BE CLEANED OR REPLACED AS NECESSARY. INITIAL INLET PROTECTION. NO FLOW SHALL ENTER BEDS FROM ANY AREAS THAT ARE NOT AT LEAST 70% STABILIZED WITH A UNIFORM VEGETATIVE COVER OR FULLY PROTECTED WITH INLET PROTECTION.

STAGE 9. SPREAD TOPSOIL, FINE GRADE, STABILIZE.

STAGE 10. CRITICAL STAGE - UPON THE COMPLETION OF GRADING IN ANY AREA, IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH THE PERMANENT SEED MIXTURE, MULCH AT 3 TONS PER ACRE, AND LIME AS PRESCRIBED.

STAGE 11. CONSTRUCT PROPOSED DRIVE AND PARKING AREAS

STAGE 12. CRITICAL STAGE - ONCE THE ENTIRE CONTRIBUTORY AREA TO THE STORM BASINS HAVE BEEN FULLY STABILIZED, REMOVE INLET PROTECTION AND PUT BASIN ON-LINE. IF SEDIMENT ENTERS STONE, STONE SHALL BE REPLACED AND THE GEOTEXTILE FABRIC SHALL BE CLEANED OR REPLACED AS NECESSARY. NO FLOW SHALL ENTER BEDS FROM ANY AREAS THAT ARE NOT AT LEAST 70% STABILIZED WITH A UNIFORM VEGETATIVE COVER OR FULLY PROTECTED WITH INLET PROTECTION.

STAGE 13. REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES ONCE TRIBUTARY AREAS ARE FULLY STABILIZED. FOR STABILIZATION REQUIREMENTS, IMMEDIATELY STABILIZE ANY REMAINING DISTURBED AREAS AND AREAS DISTURBED BY THE REMOVAL OF EROSION CONTROL FACILITIES WITH THE PERMANENT SEED MIXTURE, MULCH AT 3 TONS/ACRE, AND LIME AS PRESCRIBED.

ANTICIPATED START OF CONSTRUCTION - WINTER 2016
ANTICIPATED COMPLETION OF CONSTRUCTION - FALL 2016

CRITICAL STAGE NOTES:

1. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPs TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL, KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. OVERSIGHT IS NECESSARY FOR THE TWO INFILTRATION BEDS.
2. AT LEAST THREE INSPECTIONS SHALL BE CONDUCTED FOR THE INFILTRATION BED: AFTER EXCAVATION OF BED, AFTER ALL PIPING IS INSTALLED BUT BEFORE PIPING IS COVERED WITH STONE/GEOTEXTILE, AND AFTER INFILTRATION BED IS COMPLETED.
3. FINAL CERTIFICATION FROM THE LICENSED PROFESSIONAL THAT THE INFILTRATION BED HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLAN IS REQUIRED PRIOR TO PADEP'S ACCEPTANCE OF THE NOTICE OF TERMINATION FOR THE NPDES PERMIT.

EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL, FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL EXCEED 4 DAYS. THE SITE SHALL BE IMMEDIATELY SEED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RELOCATING AND REINFORCING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ON ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
27. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
28. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE DISTURBED AREAS DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
29. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION, CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
30. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
32. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
33. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

PROJECT OVERVIEW

THE APPLICANT PROPOSES TO CONSOLIDATE 5 LOTS AND VACATED MARIA STREET ROW TO CONSTRUCT 10 TOWNHOUSES ALONG A PROPOSED PRIVATE ROAD EXTENSION TO MOIR AVENUE.

THE TOTAL DISTURBANCE FOR THIS PHASE IS 1.3 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 2.1 ACRES AND AFTER CONSTRUCTION THE TOTAL IMPERVIOUS COVERAGE WILL BE 29.5% THE ORDINANCE ALLOWS UP TO 65% IMPERVIOUS COVERAGE.

POI A IS THE MIDDLE PORTION OF THE SITE, IMMEDIATELY DOWNSTREAM OF THE DEVELOPED AREA. TWO UNDERGROUND BASINS ACCEPT RUNOFF FROM THE MAJORITY OF THE SITE TO PROVIDE INFILTRATION AND PEAK FLOW RATE CONTROL AS PER BOROUGH AND NPDES REQUIREMENTS.

THERE IS NO SURFACE WATER ON-SITE. THE NEAREST STREAM IS THE SCHUYLKILL RIVER AS SHOWN ON THE USGS MAP. THE EXISTING AND DESIGNATED USE IS WW. RUNOFF DISCHARGES TO THE SCHUYLKILL RIVER VIA WEST BOROUGH STORM SEWER SYSTEM.

NO HAZARDOUS WASTES ARE ANTICIPATED. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS ACT 25 PA CODE 2601.1 ET SEQ. 271.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THE SITE.

IT IS NOT ANTICIPATED THAT THERE ARE ANY EXISTING POTENTIAL GEOLOGICAL OR SOIL CONDITIONS THAT WOULD CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH A CONDITION WERE TO ARISE, PROPER HANDLING AND/OR DISPOSAL OF THE MATERIALS SHALL BE CONDUCTED IN ACCORDANCE WITH DEP REGULATIONS.

E&S PLANNING & DESIGN

1. DISTURBED AREAS ARE LIMITED TO THE ONLY THE PROPOSED DEVELOPMENT AREA AND APPROXIMATELY HALF THE SITE WILL NOT BE DISTURBED EXCEPT FOR THE PLANTING OF TREES. DISTURBED AREAS WILL BE IMMEDIATELY STABILIZED UPON TEMPORARY STOPPED IN WORK OR THE COMPLETION OF DISTURBANCE AS PER THE E&S CONTROL NOTES.
2. PRIMARY EROSION CONTROL MEASURES WILL CONSIST OF SILT BARRIER, PERMANENT VEGETATIVE STABILIZATION AND A STABILIZED CONSTRUCTION ENTRANCE TO PROTECT EXISTING DRAINAGE FEATURES TO THE EXTENT PRACTICABLE. SECONDARY EROSION MEASURES WILL CONSIST OF A TOPSOIL STOCKPILE, TREE PRESERVATION AND PROTECTION, INTERIM STABILIZATION (MULCHING AND TEMPORARY VEGETATIVE COVER) TO PROTECT EXISTING VEGETATION TO THE EXTENT PRACTICABLE.
3. SOIL COMPACTION WILL BE MINIMIZED TO THE EXTENT PRACTICABLE THROUGH LIMITING CONSTRUCTION EQUIPMENT THE DISTURBED AREA BY THE USE OF PROTECTING FENCING. THE BASIN BOTTOMS WILL BE SCARIFIED TO PROMOTE INFILTRATION. FINAL TOPSOIL COVER WILL BE PLACED WITH MINIMAL COMPACTIVE FORCE AS PER THE E&S CONTROL NOTES.
4. CHANGE IN STORMWATER RUNOFF WILL BE MINIMIZED, TO THE EXTENT PRACTICABLE, WITH SILT BARRIERS WHICH WILL ACT AS WATER QUALITY AND DETENTION BMPs.

SOIL DATA

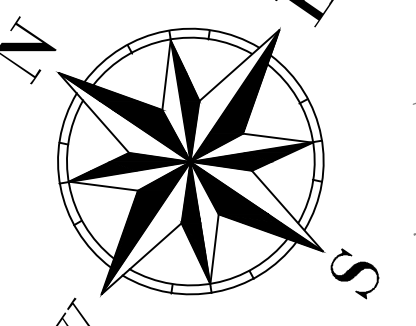
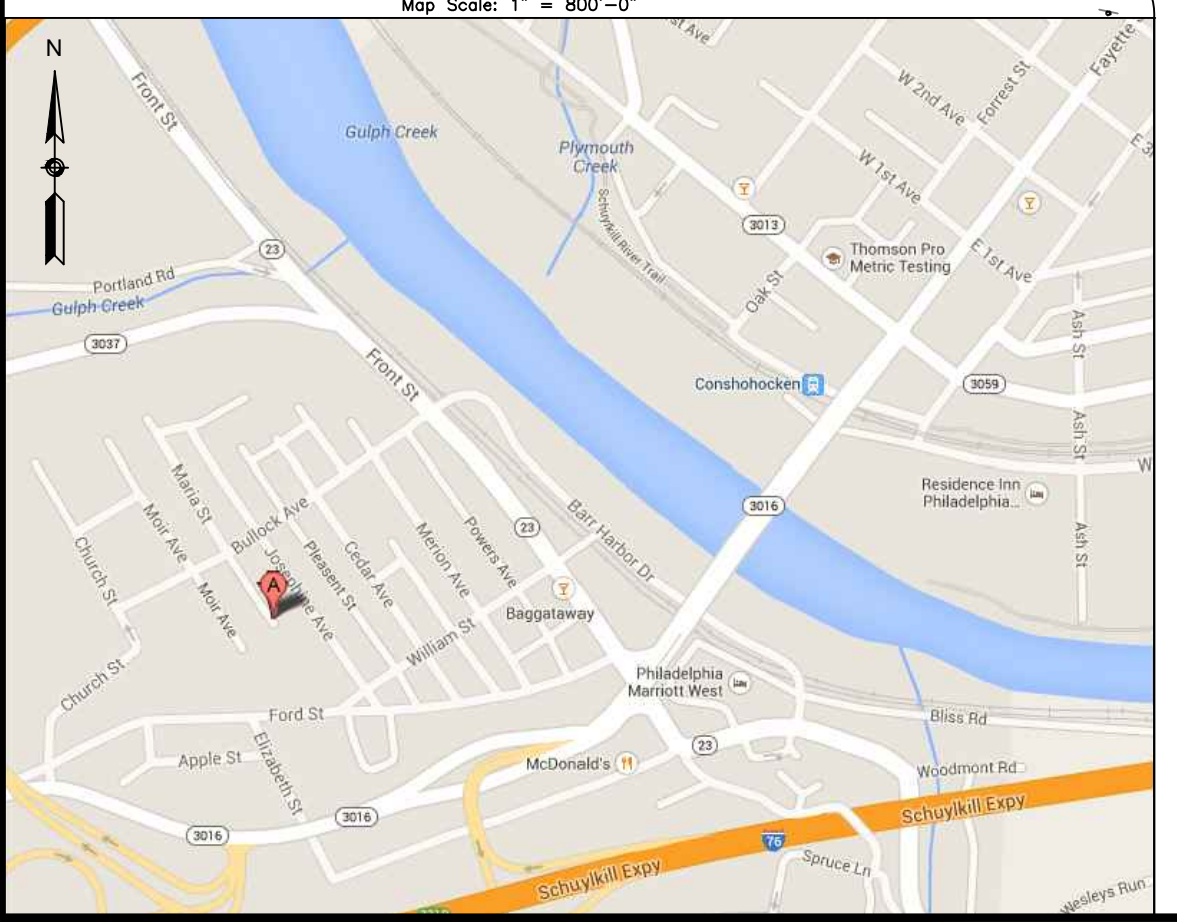
SITE COMPOSED OF UuqD SOILS ACCORDING TO THE NRCS WEB SOIL SERVICE, AUGUST 6, 2015

UuqD - URBAN - UDOFMENTS, 8 TO 25 PERCENT SLOPES DEPTH TO WATER TABLE, ABOUT 60" DEPTH TO RESTRICTIVE ZONE, 10" TO 99" TO LITHIC BEDROCK

HYDROLOGICAL SOIL GROUP: C

THE LIMITING FACTORS FOR UuqD IS SLOPE (1.0 RATING) AND SHEAL (0.5 RATING). THE PROJECT IS DESIGNED TO MAKE USE OF FLATTER AREAS OF THE PROPERTY AND LIMIT SOIL ENCRUSTMENT. THE GEOTECHNICAL REPORT BY GEOSTRUCTURES WILL BE USED TO DESIGN FOUNDATIONS FOR THE SITE SOILS.

LOCATION MAP



LOD 55,173' SF 1.3 ACRES
NPDES BOUNDARY 104,112' SF 2.4 ACRES

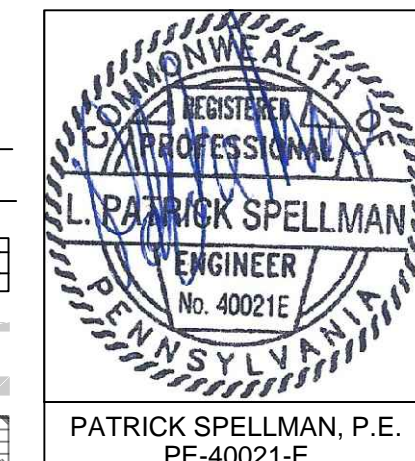
- PLAN LEGEND
- HALF TONE EXISTING FEATURES
 - FULL TONE PROPOSED FEATURES
 - SUPPLEMENTAL CONTOUR (2' INTERVAL)
 - INDEX CONTOUR (10' INTERVAL)
 - ST EXISTING STORM SEWER PIPING
 - S EXISTING SANITARY SEWER PIPING
 - GAS EXISTING GAS MAIN
 - W EXISTING WATER MAIN / SERVICE
 - T EXISTING UNDERGROUND TELEPHONE
 - E EXISTING EDGE OF WOODS
 - P EXISTING EDGE OF PAVEMENT
 - X EXISTING FENCE LINE
 - - - - PROPERTY LINE
 - - - - BUILDING SETBACK LINE

- TREE LEGEND
- | | | | |
|----|---------------|----|------------|
| AL | ALLANRUTH | MB | MULBERRY |
| AR | ARBORVITAE | MA | MAGNOLIA |
| AV | AVOCADO | PO | POPLAR |
| BI | BIRCH | PK | PINK |
| CA | CASAHGUM | SA | SASSAFRAS |
| CH | CHERRY | SG | SWEETGUM |
| CL | CLOVER | SH | SHORWOOD |
| CO | CORONADO | SW | SYCAMORE |
| CR | CROTON | SY | SYCAMORE |
| CU | CUMULUS | TU | TULIP |
| HA | HACKBERRY | WI | WILLOW |
| HE | HEMLOCK | WP | WHITE PINE |
| HY | HORN | | |
| MA | MAPLE | | |
| KD | KOUSA DOGWOOD | | |

- OPEN SPACE
- TOWNHOUSE AND DECKS
- MAIN ACCESS DRIVE AND DRIVEWAYS
- 15 TO 25% SLOPES
- GREATER THAN 25% SLOPES

EROSION AND SEDIMENTATION CONTROL LEGEND

- COMPOST SOCK AND SIZE 18CS
- TREE PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- NPDES BOUNDARY
- LIMIT OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE



NUM.	DATE	REVISION
9	30 MAR 2016	CHANGE 8" COMPOST SOCK TO 12" PER MCDD COMMENT
8	29 MAR 2016	RESPOND TO BOROUGH 25MAR16 REVIEW COMMENTS
7	7 MAR 2016	RESPOND TO MCDD 1MAR16 REVIEW COMMENTS
6	29 FEB 2016	REVISE SANITARY LAYOUT
5	22 FEB 2016	RESPOND TO BOROUGH 8JAN16 REVIEW COMMENTS
4	23 DEC 2015	RESPOND TO BOROUGH 13NOV15 REVIEW COMMENTS
3	07 DEC 2015	RESPOND TO MCDD 2DEC15 REVIEW COMMENTS
2	10 NOV 2015	COORDINATE PLANS WITH NPDES CALCS
1	6 NOV 2015	RESPOND TO BOROUGH AND MCDD COMMENTS

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC

P.O. BOX 1992
SOUTHEASTERN, PA 19399

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

L S REALTY ASSOCIATES LLC

142 MOIR AVENUE, 143 JOSEPHINE AVE
CONSHOHOCKEN, PA 19428

WEST CONSHOHOCKEN BOROUGH MONTGOMERY COUNTY PENNSYLVANIA

DATE: 8 SEPTEMBER 2015

EROSION AND SEDIMENT CONTROL PLAN

SHEET 06 of 15

SCALE: 1" = 30'