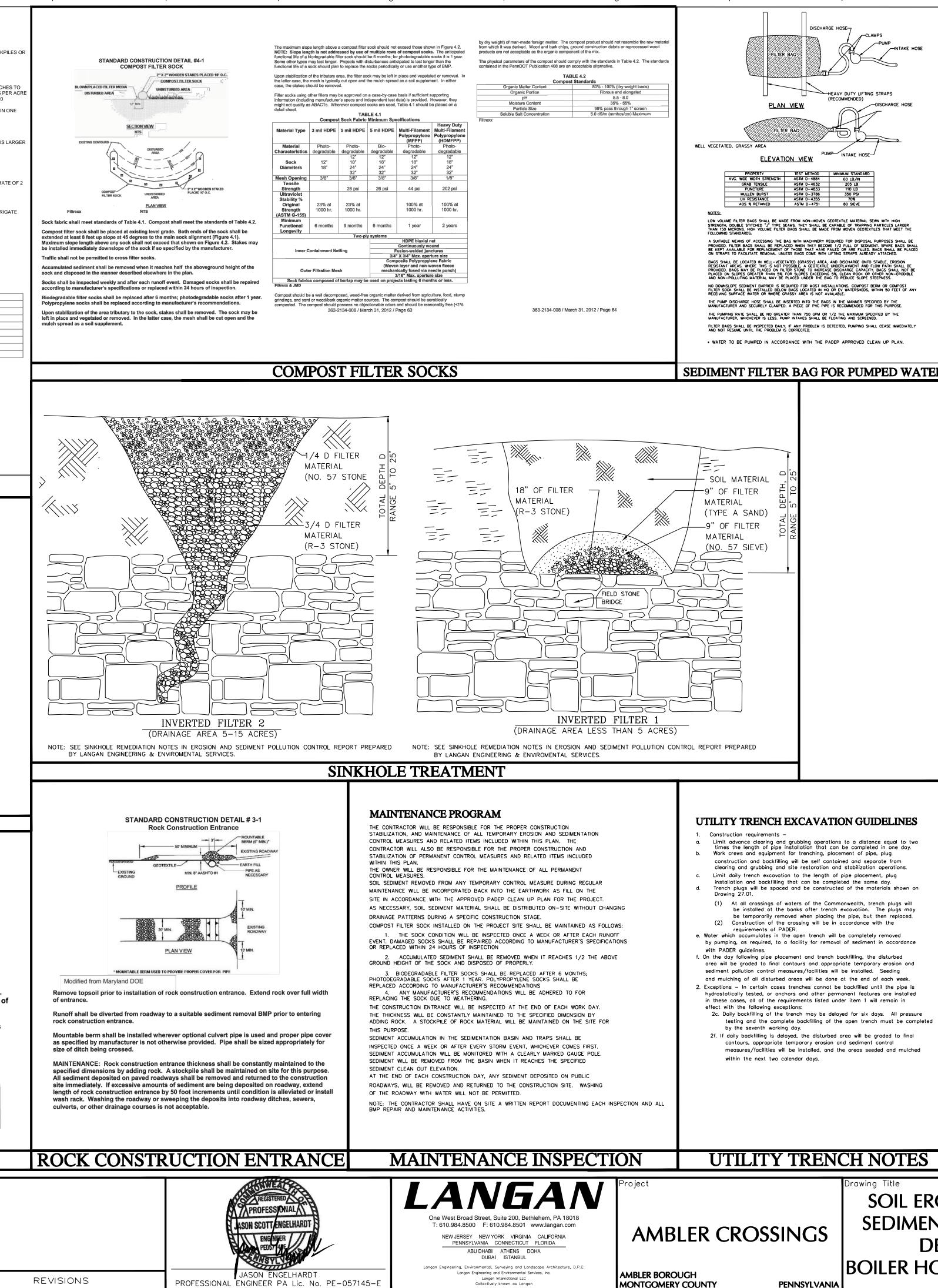


	1						2				3	3
		Plant	TAB t Tolerances of	LE 11.3 Soil Limitat	ion Facto	rs		ТЕМ	PORARY SEEDIN	G.		
	Sector	Growth Wet	Tolerates Dry Low	Acid Soil	Purity (Iinimum Seed Sj Ready Hard Germ Seed	Total Germ Seeds/	a. //b	THE FOLLOWING SURFACES 1. THE SURFACE OF TO 2. THE SURFACE OF EX	OF THE SITE SHALL PSOIL STOCKPILES POSED EARTH AREA	S NOT SUBJECT T	O CONSTRUCTION
	Species Warm-Season G Deertongue Weeping lovegras	bunch yes	Site Fertility yes yes yes yes	(Ph 5-5.5) ² yes yes	(%) 95 97	(%) (%) 75 75	(%) (1,000 75 250 75 1,500		SEEDING SHALL OCCUR IMM ROUGH GRADING. THE FOL 1. RYEGRASS - BLUE T 2. ANNUAL TYPE - TYPI	LOWING SEED SHALL AG CERTIFIED - 100%	BE PLANTED:	
	Switchgrass ⁴ Big bluestem Cool-Season Gra	bunch yes bunch no	yes yes yes yes	yes yes		(60 PLS) (60 PLS)	390 150		3. PERENNIAL TYPE - N PREPARE AREAS TO BE SEE 1. REMOVE ALL DEBRIS	OT APPLICABLE DED AS FOLLOWS: INCLUDING LARGE S		
	Tall Fescue Redtop Fine fescues Perennial ryegrass	bunch sodyes yessodno bunch	noyesyesyesnoyesnono	no yes no no	95 92 95 95	80 80 80 85	80 227 80 5,000 80 400 85 227			PTEMBER, OR OCTOE QUARE FEET. WORK	BER SEEDING, APP INTO TOP INCH C	
	Annual ryegrass Kentucky bluegra Reed canarygrass	iss bunch yes sod no sod yes	no yes no no yes yes	no no no	95 85 95	85 75 70	85 227 75 2,200 70 520		DIRECTION. SOW SECOND	OT AT RIGHT ANGLE		
	Orchardgrass Timothy Smooth bromegra Legumes ⁵	bunch yes bunch yes sod no	yes yes no yes yes yes	yes yes no	95 95 95	80 80 80	80 654 80 1,230 80 136	a.	MANENT SEEDIN PRIOR TO SEEDING, AREA IS THAN 2" DIAMENCE SEED MAY	TO BE TOPSOILED, F		
	Crownvetch Birdsfoot trefoil ⁶ Flatpea	sod no bunch yes sod no	yes yes no yes no yes	no yes yes	98 98 98	40 30 60 20 55 20	65 120 80 400 75 10		THE FOLLOWING SEED MIX RED FESCUE PERENNIAL RYEGRASS KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF 1 LBS./1,000 SF		PICTED:
	Serecia lespedeza Cereals Winter wheat	bunch no bunch no	yes yes no no	yes no	98 98	60 20 85	80 335	c.	SPREADING FESCUE SEED MIX SHALL BE MULCH TONS/AC OR 90 LBS/1,000 SI	1 LBS./1,000 SF ED WITH SALT HAY O =	R UNROTTED SMA	ALL GRAIN STRAW AT A RAT
	Winter rye Spring oats Sundangrass Japanese millet	bunch no bunch no bunch no bunch yes	noyesnonoyesnonoyes	yes no no yes	98 98 98 98	85 85 85 80	85 18 85 13 85 55 80 155		SEEDING DATES FOR THIS M SPRING: APRIL 1 - MAY FALL: AUGUST 16 - OC GERMINATION RATES WILL	31 FOBER 31		
	¹ Growth hab roots) or ret	bit refers to the ability of the main in a bunch or single particular sometimes called a soci	he species to either plant form. If seed	form a dense so	od by vegeta igh, even bu	tive means (sto nch formers car	ons, rhizomes, or		SEEDED AREA UNTIL AN AC	CEPTABLE STAND OF	COVER IS ESTAB	BLISHED BY OWNER.
	³ Minimum se standards. germinable	lished, plants may grow at eedlots are truly minimum Thus, deertongue grass sh seed and 30% hard seed. that disturbed sites are ad	n, and seedlots to be hould germinate 75% Commonly, seedlo	<i>used for reveg</i> 6 or better. Cr ts are available	etation purp ownvetch sh that equal o	ooses should equi hould have at leas or exceed minim	al or exceed these st 40% readily um specifications.					
	during the p when plante	period of the germination t ed. The opposite of ready s seed is sold only on the b	test and that would germination is dorr	be expected, if nant seed, of w	conditions a	ire favorable, to			Cubic Yards o Depth (in)	TABL f Topsoil Required Per 1,000 Sq	for Application t juare Feet	Per Acre
	⁵ Need specif	fic legume inoculant. Inoc	culant suitable for g	arden peas and	-		•		<u> </u>	3.1 6.2 9.3	2	134 268 403
	stands.	refoil is adapted over the e Penn State, "Ere	osion Control & Co				oot rots may injure		4 5 6	12 15 18	5 6	537 672 806
		· · · ·		Æ 11.6	-	•			7 8	21. 24. Adapted from	8	<u>940</u> 1,074
	Mulch Type Straw		Per 1,000 sq. 140 lb.	ft. Per 1,	000 sq. yd 240 lb.		Notes eat or oat straw,	,				
	Hay	3 tons	140 lb.		240 lb.		eeds, not or finely broken mixed clover	<u> </u>				
	Wood Chips	4 – 6 tons	185 – 275 lb	. 1,650	– 2,500 lb	and timot native for	hy or other age grasses ent germination					
	Hydromulch Notes:	1 ton	47 lb.		415		and legumes itations below					
	1. Shredded pape	er hydromulch should not s provided a tackifier is use	t be used on slopes ed. The application	rate for any hy	dromulch sł	10uld be 2,000 l	o/acre at a minimu	ım.	AND STAN			
				51					SAIL STAIL	DAILDS		
e of Construction								т	FIGU Figurypical Compost Soc	RE 3.18 k Washout Inst	tallation	
nstruction. Construction activities with quence. The Montgomery County Soi d disturbances. A pre-construction m resentative, the site contractor repres	l Conservation District mu eeting is to be held with th	ist be notified by the con- ne District, on site, prior t	tractor in writing 72 to disturbance. An	2 hours prior to owner	o any					(es	MAXIMUM DEPTH OF WASHOUT WATER IS RING HEIGHT 24" DIAM	CONCRETE 50% OF FILTER METER COMPOST
porough shall be notified of said meeting The "Ambler Crossings" project shall be sediment pollution control plans approve	constructed in accordance								PACED 5' O.C.		FILTER	SOCK
Plan under the Land Recycling Act 2 Pro All blasting activity, if required, should be	gram. done in accordance with	the local, state and fede	eral regulations. C	ontractor shou				12"		TION NTS	T	
notify Owner and all regulatory agencies				-			NOTE 1. INS 2. 18"	STALL ON FLAT GRADE F	FOR OPTIMUM PERFORMANCE			
Istall a gravel buffer of AASHTO No. 1 is s per standards on drawings. Gravel bi affic should use only this area for ingre- quipment and personnel where shown	uffer to be underlain by filt as and egress. Set up the	er fabric as indicated on contaminant reduction	the detail plans. A zone for the decon	All construction tamination of	n		DO CO	DUBLE 24" DIAMETER SO DNFIGURATION FOR ADD	ED HEIGHT.	2" X 2" X 36" WOODEN STAKES PLACED 5' O.C.		RETE WASHOUT
om the Montgomery County Soil Conse stall construction entrances, compost f f installation and maintenance in accord	rvation district. Iter socks and adjust exist	ting perimeter fence as i	ndicated on drawir	ng CE-001. M	ethod				8	*	WATER INTO F	ILTER RING
e construction entrances, compost filte one prior to any other earth disturbance	r socks, and existing perin s.										FILTER	METER COMPOST I SOCK. 4' MIN. AP ON UPSLOPE F FLITER RING
ear and grub area of proposed disturbane he main access road near Chestnut S		an extended period of ti	ime, a water bar sh	all be installe	d.						Side of	
nstruct northeast parking area to sub sess to new parking area. Place tops DEP approved Clean Up Plan.							,				Ş	
ce gravel subbase and bituminous su	·		ent seed and mulch	I.								
ce final capping operation is complete	d the contamination reduc	ction zone can be remov	ved.						a state	0		
nstruction entrances, compost filter so site are completed, road and parking					ts to				<u>والمعام</u> omembrane shall be p		tion of the wa	shout prior to
tablished. Ice all permanent measures have bee nstruction entrances, compost filter so					ith the		nstalling the Adapted from					
ADEP approved Clean Up Plan. All dis ust be permanently stabilized.	turbed areas caused by th	he removal of temporary	sediment pollutior	n control devic	es		C	ONCR	ETE WAS	SHOUT	DETA	JL
								S	STANDARD CONS)ETAIL #3-{	5
									N	/aterbar		
									18" MIN.			ORIGINAL
												- ORIGINAL ROAD GRADE
								FO	T RECOMMENDED R ACTIVE ROADS	ORIENT AT 2 TO LOW SID	% GRADIENT E OF ROAD	
						Wate	-	-	DA Forest Service to a stable area.			
						Wate	rbars shall	l be inspec	ted weekly (daily o bars shall be resto	n active roads) and after e	each runoff event. s within 24 hours o
						insp	ection.					
						achi Wate	eved perma erbars on re	anent stabi etired road	ways, skidtrails, ar			
						pern	nanent stab	puization ha	as been achieved. TABLE 3.1 – N	laximum Wat	erbar Spac	ing
								PER	CENT SLOPE <5		SPACING 250	
							-		5 - 15 15 - 30 > 30		150 100 50	
							A	dapted from	USDA Forest Service		00	
								V	VATER B	AR DET	TAIL	
											I	



SEDIMENT FILTER BAG FOR PUMPED WATER

- measures/facilities will be installed, and the areas seeded and mulched

The following notes should be placed on the E&S plan drawings.

APPENDIX C - STANDARD E&S PLAN NOTES

- 1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting. 3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area
- previously unmarked, 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. 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. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(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
- . 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 260.1 et seg., 271.1, and 287.1 et. seg. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- 1. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or
- release of a regulated substance but gualifying as clean fill due to analytical testing. 13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- 14. Vehicles and equipment may neither enter directly nor exit directly from lots <u>(specify lot numbers)</u> onto (specify road names) 15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out,
- repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required. 16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date
- they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection. 17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by
- the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water. 18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- 19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches 6 to 12 inches on compacted soils — prior to placement of topsoil. 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. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
- Immediately after earth dist bance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- 28. 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.
- 29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
- 30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
- 31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs 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.
- 32. 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.

APPLICANT / EQUITABLE OWNER: AMBLER CROSSINGS DEVELOPMENT

PARTNERS, LP 201 S. MAPLE AVENUE, SUITE 100 AMBLER, PA 19002

P: (484)532-7830

RECORD OWNER:

P: (484)532-7830

MAPLE AVE PARK PARTNERS, LLP 110 SPRUCE ROAD AMBLER, PA 19002

	Drawing Title	Project No.	240025501	Drawing No.
	SOIL EROSION AND	Date	240025501	-
CROSSINGS	SEDIMENT CONTROL	Scale	4-22-15	
			N.T.S.	
	BOILER HOUSE PARKING	Drawn By		
TY PENNSYLVANIA	DUILLEN I IOUSE FARMINU			

Filename: \\langan.com\data\BE\data5\240025501\Cadd Data - 240025501\SheetFiles\240025501-CE002-0101 BOILER HOUSE PARKING.dwg Date: 4/21/2015 Time: 10:35 User: jmoninghoff Style Table: Langan.stb Layout: CE-002