

LOCATION MAP

GENERAL PLAN NOTES

Refer to RECORD PLAN - MASTER SITE LAYOUT (Sheet 2) for "Base Existing Features and Survey Notes" and "Base Development" notes.

- 1. Sediment laden runoff is an anticipated construction waste. Due to the implementation of numerous BMPs around the project site, there are no anticipated project wastes other than clean water runoff once the site is stabilized and complete.
2. The shown BMPs are proposed to maintain and protect the physical, biological, and chemical qualities of the receiving stream through the implementation of the proposed Basin(s) and/or Rain Garden(s) to capture storm, and cool runoff before discharging it offsite.
3. The proposed BMPs shall minimize the potential increase in stormwater rate and runoff to the greatest extent possible through the use of restrictive outlet control structures within all of the Basin(s) and/or Rain Garden(s) to allow runoff to cool and slow before being released at a lower rate than pre-development conditions.
4. Impervious cover has been minimized to the greatest extent possible by providing ample yard space for the proposed units and open space around the site, as outlined within the Site Impervious Chart, overall impervious coverage for the proposed project is less than 50% of the site area.
5. Protection of existing drainage features and existing vegetation has been maximized to the greatest extent possible by preserving wooded sections along the Tract perimeter.
6. Land clearing and grading has been minimized to the greatest extent possible by outlining the Limit of Disturbance solely to the areas of development. The Limit of Disturbance shall be staked and flagged as the first step in the Construction Sequence to prevent disturbance outside the marked limit.
7. Soil compaction has been minimized to the greatest extent possible by protecting any infiltration area(s) from any unnecessary construction vehicle traffic through the use of construction fencing. Scarification of the subsurface prior to the final grading is also proposed to promote infiltration.
8. Through the use of the proposed BMPs, the flowrate and volume of runoff has been reduced when compared to predevelopment conditions, therefore, as designed, the project site will preserve the integrity of stream channels within the watershed and help to maintain and protect the physical, biological and chemical qualities of the receiving stream.
9.

SEDIMENT DISPOSAL:

Soil removed from permanent BMPs shall be disposed of on-site in landscaped areas located outside the 100 year flood plains, wetlands, steep slopes and drainage swales. Areas of sediment disposal shall be considered a critical vegetation area requiring immediate stabilization.

RECYCLING AND DISPOSAL METHODS:

The operator shall remove from this site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa Code 260.1 et seq. at 271.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes at this site.

B.M.P. MAINTENANCE PROGRAM

GENERAL NOTES:

The stormwater detention facility shown herein is a permanent B.M.P. structure and is not to be removed altered or reconfigured in any way without the approval of the applicable municipality and/or the local County Conservation District and O.E.P.

All B.M.P.'s such as this basin and conveyance system require yearly inspection and maintenance to ensure the B.M.P.'s are functioning as designed. Maintenance of the system will include the removal of any debris and flushing of the system. An inspection report should be provided by a credible Engineering Firm under the direction of a Licensed Engineer. The owners, their successors, or its assigns shall assume all responsibility for the cost associated with the inspection, cleaning of the system, engineering fees and ultimately any costs associated with recommended repairs and/or replacement of said facilities. Copies of the inspection report shall be forwarded to the applicable municipality for review and record in keeping with State regulations.

During the construction phase of the project, the permittee shall be responsible for the proper construction, stabilization, and maintenance of erosion and sedimentation control measures. The permittee shall also be responsible for the proper construction, operation and maintenance of all post construction stormwater management BMPs identified in the PCSWM Plan. The applicant, its assigns will assume responsibility for the operation and maintenance responsibilities of all post construction stormwater management BMPs.

MAINTENANCE NOTES & SCHEDULE:

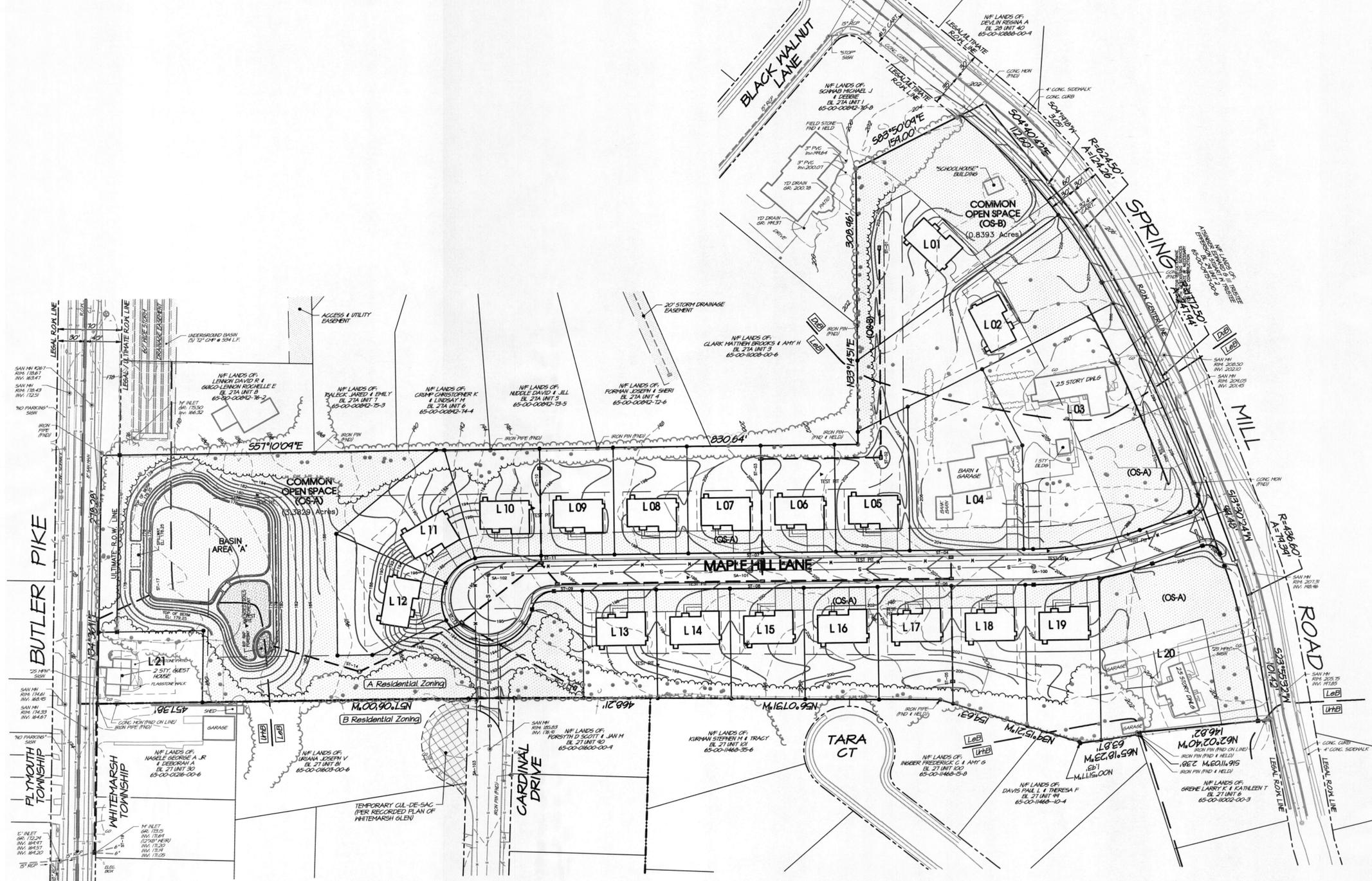
- 1. Maintenance of the Wet Pond & Rain Garden: (Semi-annually)
The Homeowner's Association shall be responsible to ensure that the Wet Pond is in operational condition, particularly the condition of the embankment, outlet structure, trash rack, riprap aprons, inlets, and other safety related items. Inspections shall be completed quarterly and after major rainfall events. Sediment removal shall be performed when the basin embankments above the normal water surface are completely dry. Any removed sediment should be disposed of properly, and once removed, the area needs to be immediately restabilized and revegetated. Vegetation shall be inspected annually for erosion and invasive plant species. Any discovered invasive plant species shall be removed immediately. The entire Rain Garden area shall be mowed twice a year, with care taken not to disturb the shown internal berms. Recommended dates for mowing are early July for the first cutting and a second cutting in March up to April 15th. DO NOT apply pesticides or fertilizers where stormwater will be conveyed.
2. Maintenance of the irrigation system: (Bi-annually)
The Homeowner's Association shall be responsible to ensure that the irrigation system is maintained by the installer, or similar entity, experienced and trained in irrigation maintenance. The entire system shall be winterized in the fall according to manufacturer's specifications and the "slow-release" riser pipe within the Wet Pond outlet structure shall be covered at this time. In the spring, this riser pipe shall be closed and the entire irrigation system shall be turned back on. If during any of these procedures, a failure or damage to the irrigation system is discovered, it shall be repaired and replaced immediately. If at any point throughout the year, the Homeowner's Association or residents notice damage or defects to the system, the irrigation contractor shall be immediately contacted to repair the system back to its design parameters.
3. Maintenance of the storm sewer collection system: (After each runoff event)
The Homeowner's Association shall be responsible to ensure that the storm sewer collection and inlet system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required.
4. Maintenance of the downspout & roof leader collection system: (Quarterly)
The Homeowner's Association shall be responsible to ensure that the downspout and roof leader collection system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required. Quarterly flushing of the system shall be done to ensure the system is free and clear of any sediment and debris.
5. Rock Filter Outlets: (After each runoff event)
The Homeowner's Association shall be responsible to regularly inspect that the rock filters are functioning properly by monitoring drawdown times after major storm events. Ensure that the rock filter outlets are free and clear of any debris and/or invasive vegetation. If discovered, invasive plants shall be removed immediately. Regularly inspect for erosion or other failures. Avoid running heavy equipment over the rock filter, only utilize landscaping machines are appropriate. DO NOT apply pesticides or fertilizers where stormwater will be conveyed.

ACKNOWLEDGEMENT:

I/WE, _____, ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS CAN ONLY BE ALTERED OR REMOVED AFTER APPROVAL OF A REVISED PLAN BY THE APPLICABLE MUNICIPALITY. OWNER ALSO AGREES TO ALL ABOVE LISTED BMP MAINTENANCE PROGRAM REQUIREMENTS.

Signature: _____ Date: _____

PLAN LEGEND table listing various symbols and their corresponding features such as Tract Boundary Line, Legal Right-of-Way Line, Existing Roadway Centerline, etc.



A licensed professional or the PCSM designee shall be present on-site during construction of the Bio-filtration Basins and Level Spreader areas to ensure proper construction sequences are followed.

LIMESTONE CERTIFICATION:

I, TIMOTHY P. WOODROW, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROPOSED FACILITY IS UNDERLAIN BY LIMESTONE.

Signature: _____ Registration Number: 038795-E Date: _____

REVISIONS



Scale in Feet (1" = 60')

ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER. THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.

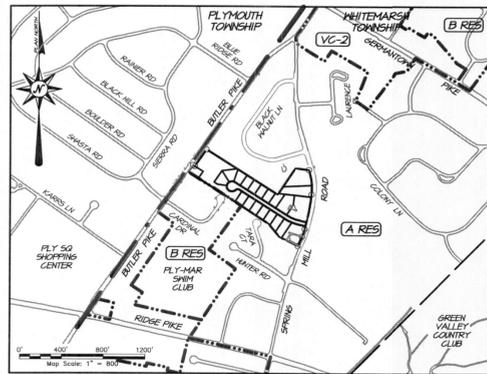
WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED. CALL 1-800-242-1776 PROJECT SERIAL NUMBER FOR DESIGN: 20162090025 & 20162090027 July 27, 2016

Professional Engineer Seal for Kevin R. Gibbons, License No. 94550-E.

S. PAONE, INC. 1200 N. HUNTERS BLVD. SUITE 1000 HUNTERS GREEN, PA 15777. Project Information: 1105-00-09-9, 10-5663 Acres, 10-2223 Acres.

WOODROW & ASSOCIATES, INC. PRELIMINARY PLAN (Not to Be Recorded) (PCSM) POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAPLE HILL. WOODROW & ASSOCIATES, INC. ENGINEERS

Layer List: Sht13_PCSM-Plan Job No: 16-0112 D Plan Date: Oct. 21, 2016 Sheet No: 13 of 26

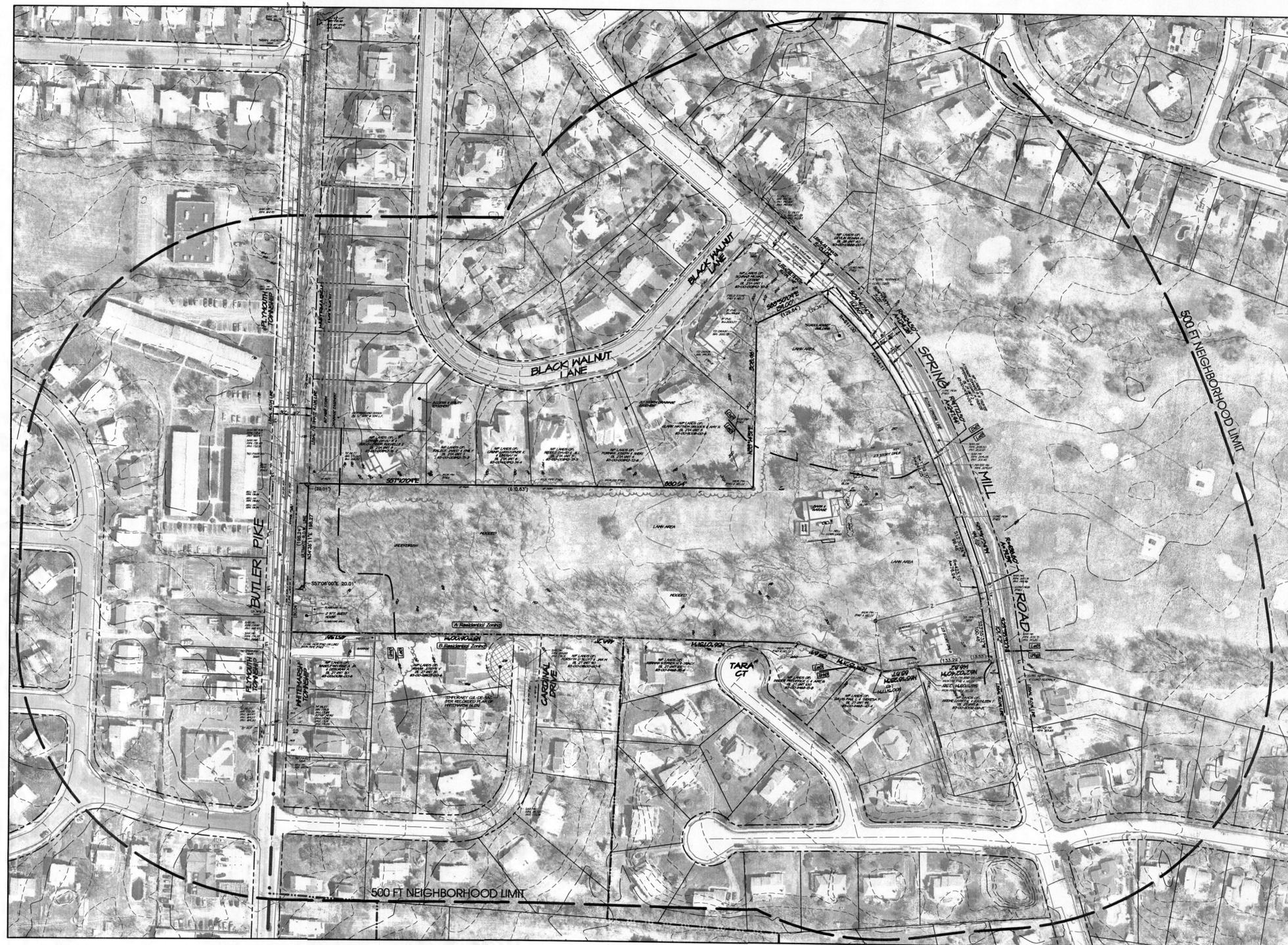


LOCATION MAP
GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY:**
- The project site is identified as: Record Owner: Joseph K & Charlton B Corson
Site Address: 3047 & 3037 Spring Mill Road
White Marsh, PA
Parcel ID: 65-00-11005-00-9 / Block 27 Unit 3
65-00-01219-00-3 / Block 27 Unit 4
 - A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed with the benefit of a Title Report dated Feb. 24, 2016 and from documents of record.
Bearings shown reflect a "DB Deg 29 Min. 44 Sec." clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 4.c below.
 - This plan was prepared utilizing the following references:
 - tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial photography and additional vertical datum references provided by the PA Spatial Data Access system (PASDA). PASDA data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Flight date was Spring 2005, updated by DVMC flight 2015.
 - Plan of Minor Subdivision for Dr. Joseph K. Corson, prepared by Urwiler & Walter, Inc., dated 4/05/2000, last revised 6/11/2001, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-60, Page 210.
 - Spring Mill Subdivision Plan of the Corson Tract, prepared by Charles E. Shoemaker, Inc., dated 10/14/1996, last revised 10/26/1999, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-59, Page 72.
 - Subdivision Plan of White Marsh Glen, prepared by George C. Heilman, RS, dated 3/12/1964, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV B-9, Page 138.
 - Title Plan of Heritage Woods, prepared by Yerkes Associates, Inc., dated 2/19/1986, and last revised 3/13/1986, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-47, Page 176.
 - This site is located within Flood Plain Zone "X". Areas determined to be outside the 0.2% annual chance floodplain as illustrated on Community Panel Number 42091-C-0357-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - No Steep Slope areas meeting the requirements of zoning section 116-169 were found to be present on this property.

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
DuB Duffell silt loam	3 to 8 percent	48-120" to Lithic Bedrock	More than 80"	B
LeB Lawrenceville silt loam	3 to 8 percent	24-38" to Fragipan 48-99" to Lithic Bedrock	18 to 36"	C
UrB Urban land-Duffield complex	0 to 8 percent	10-100" to Lithic Bedrock	More than 80"	B



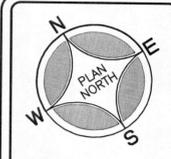
PLAN FEATURES LEGEND

	Tract Boundary Line		Existing Storm Sewer Piping
	Legal Right-of-Way Line		Existing Sanitary Sewer Piping
	Existing Roadway Centerline		Existing Gas Main
	Zoning District Boundary		Existing Water Main / Service
	Existing Topography Contour		Existing Overhead Utility Wires
	Existing Soil Series Limits		Existing Fence Line
	Existing Drive / Paving Limit		
	Existing Vegetation Limit		

Project No: 16-0112-D Project Name: MAPLE HILL Plan Date: Oct. 20, 2016 (13:00)

REVISIONS

NO.	DATE	DESCRIPTION



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CALL 1-800-242-1776
PROJECT SERIAL NUMBER FOR DESIGN: 20162090025 & 20162090027
July 27, 2016



Applicant: **S. PAONE, INC.**
1276 S. Pine, Suite 200
Spring House, PA 15779
Parcel Information: 65-00-11005-00-9
Block 27 Unit 3
Gross Area: 10.5683 Acres
NET ACR: 10.2223 Acres

PRELIMINARY PLAN (Not To Be Recorded)
NEIGHBORHOOD PLAN (500 Ft Radius)
MAPLE HILL
WHITE MARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike, Suite 500, Leesport, Pa 19502
Phone: (610) 342-5879
www.woodrowinc.com



Layer List:
Sh06_NHood
Job No: 16-0112-D
Plan Date: Oct. 21, 2016
Sheet No: