



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD # 01-25

Project Name: Green Valley Country Club
Pole Barn & Padel Courts

Address: 201 Ridge Pike

Date: 1/30/25

Status: UNDER REVIEW

Updates:

- Zoning Hearing Board Decision- mailed 8.14.24
- Township Engineer Review Memo- 2.10.25
- Zoning Ordinance Compliance Review Letter- 2.27.25
- Revised Overall Site Plan- 3.10.25
- Revised Existing Conditions & Demolition Plan for Pole Barn- 3.10.25

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

1/28/25

Signature:

Harry E. Ginther

(Original Signature must be submitted)

Printed Name:

Harry Ginther

I, (name) Darrell Campana (title) Project Manager of

(entity submitting application) Eustace Engineering do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

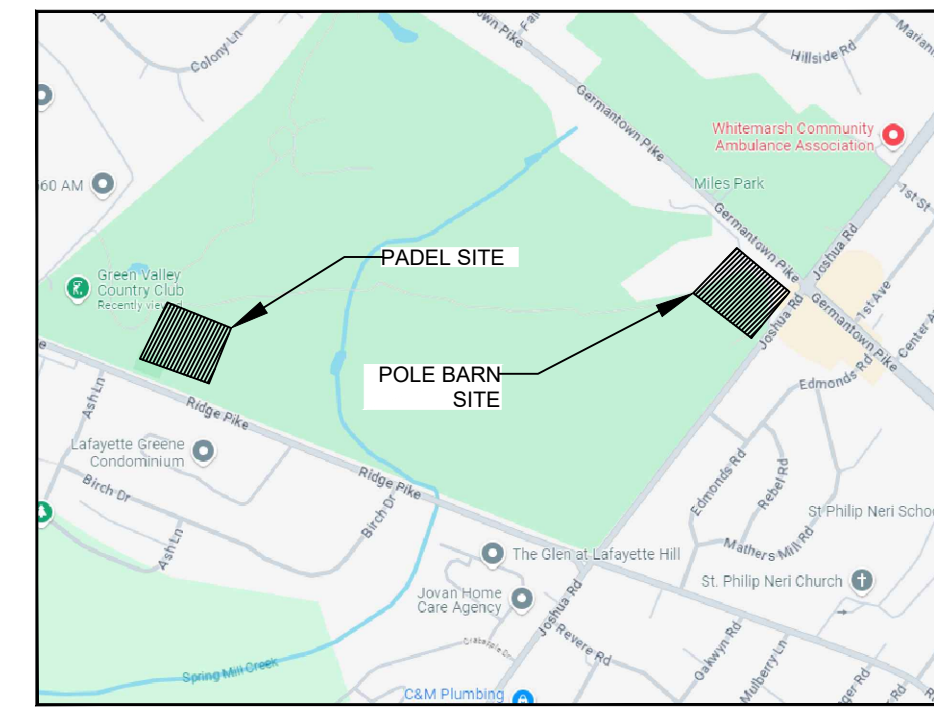
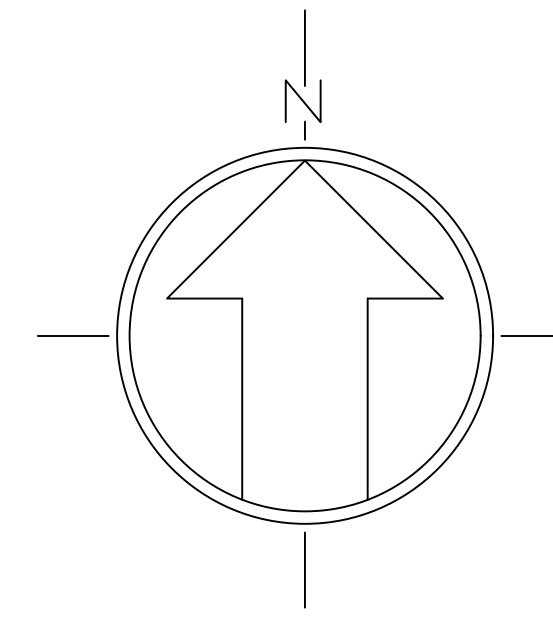
Date: _____

Signature: _____

(Original Signature must be submitted)

General Notes:

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- This property has access to Germantown Pike as shown hereon and is a public roadway.
- The permanent removal of topsoil from land within the Township is prohibited.



Location Map
Scale: 1" = 1000'

Legend

- Property Line
- Existing Building
- Existing Building TBR
- Existing Asphalt Paving
- Existing Asphalt Paving TBR
- Existing Wall
- Existing Concrete
- Existing Fence
- Existing Fence TBR
- Existing Contour
- Existing Index Contour
- Existing Spot Grade
- Existing Sign
- Existing Light Pole
- Existing Utility Pole
- Existing Utility Valve
- Existing Manhole
- Existing Treenline
- Existing Evergreen Tree and Deciduous Tree

SITE DATA:

Address: 201 RIDGE PIKE
LAFAYETTE HILL, PA. 19444
Zoned: A-RESIDENTIAL DISTRICT
(RECREATION DISTRICT OVERLAY)
Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

OWNER/ APPLICANT:

GREEN VALLEY COUNTRY CLUB
201 RIDGE PIKE
LAFAYETTE HILL, PA. 19444

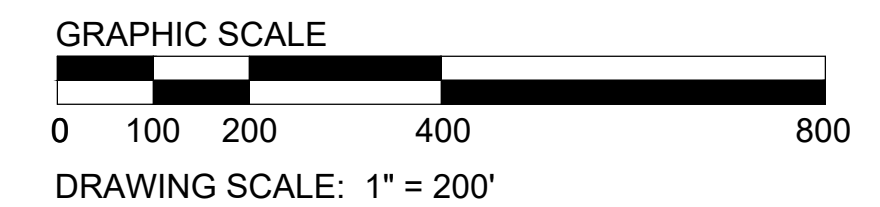
PARCEL INFORMATION:

Parcel ID: 65-00-09754-00-9

ZONING DATA:

A-RESIDENTIAL DISTRICT:			
LOT AREA MIN.	REQUIRED: 15,000 SF	PROVIDED:	177.36 AC
FRONT YARD MIN.	40'	PROVIDED:	74.1' (W/AVER)
SIDE YARD MIN.	15'; AGGR. 40'	PROVIDED:	N/A
REAR YARD MIN.	40'	PROVIDED:	0'
LOT WIDTH MIN.	90'	PRINCIPLE = 35' / ACCESSORY = 20'	0'
BLDG. HEIGHT MAX.	30'		3,388'
BLDG. COVERAGE MAX.	20%		17'-2"

RECREATIONAL DISTRICT OVERLAY SECTION 116-177:			
LOT AREA MIN.	REQUIRED: 60 AC	EXISTING:	177.36 AC
FRONT YARD MIN.	150'	PROVIDED:	74.1' (W/AVER)
SIDE YARD MIN.	100'	PROVIDED:	101.34'
REAR YARD MIN.	100'	PROVIDED:	0'
LOT WIDTH MIN.	500'	PROVIDED:	3,388'
BLDG. HEIGHT MAX.	40'	PROVIDED:	17'-2"



Existing Conditions & Demolition Plan
GREEN VALLEY COUNTRY CLUB
POLE BARN
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
307 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 2-3-2024
DRAWING No: D 2443-03 7



Act 287
ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK IN ACCORDANCE WITH ACT 287.

Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE 1/17/25, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

X:\PROJECTS\2400 - 24690\243\03 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\05 c-Overall Location Map.dwg January 31, 2025

GRADING PERMIT PLANS

GREEN VALLEY COUNTRY CLUB - POLE BARN

201 RIDGE PIKE, LAFAYETTE HILL, PA- WHITEMARSH TOWNSHIP

prepared for

GREEN VALLEY COUNTRY CLUB

prepared by



607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Sheet List				
Drawing Number	Sheet Number	Name	Date	Last Revised
D 2443-03 0		Cover Sheet	11/7/2024	1/17/2025
D 2443-03 1	1 of 6	Existing Conditions & Demolition Plan	11/7/2024	1/17/2025
D 2443-03 2	2 of 6	Existing Conditions & Demolition Plan- Enlargement	11/7/2024	1/17/2025
D 2443-03 3	3 of 6	Site Improvement Plan	11/7/2024	1/17/2025
D 2443-03 4	4 of 6	Site Improvement Plan- Enlargement	11/7/2024	1/17/2025
D 2443-03 5	5 of 6	Construction Details	11/7/2024	1/17/2025
D 2443-03 6	6 of 6	Erosion & Sediment Control Details	11/7/2024	1/17/2025

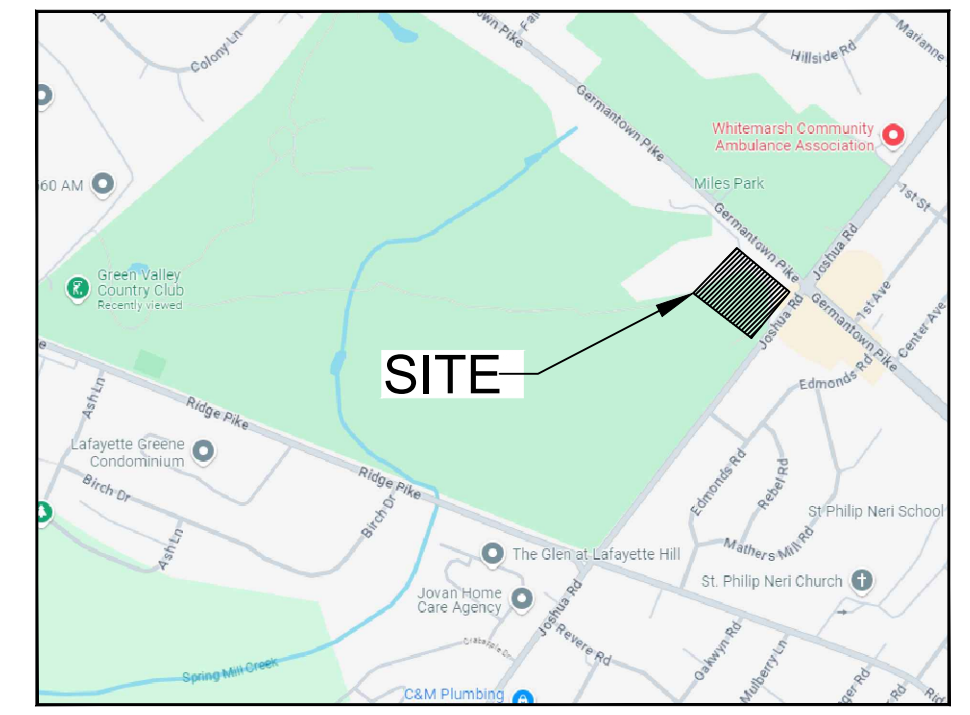
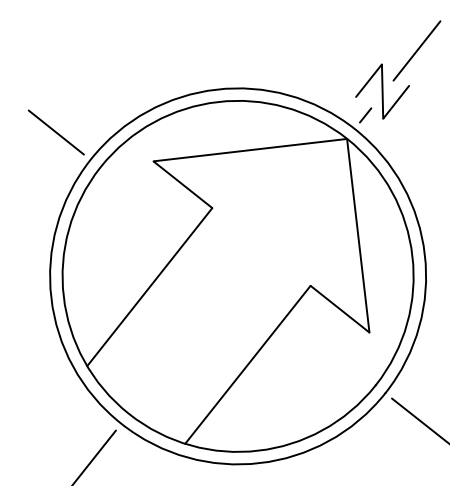
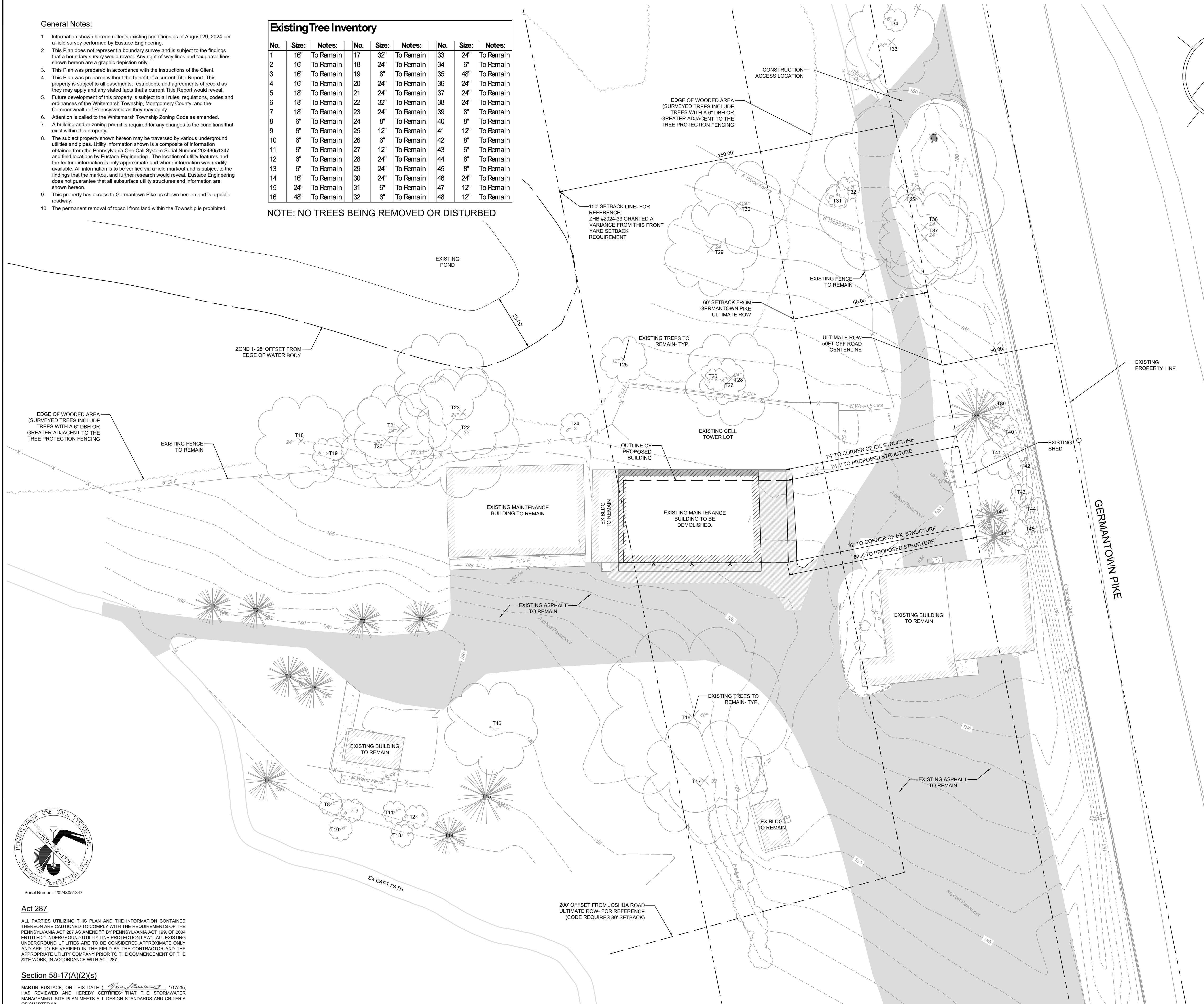
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Existing Tree Inventory

No.	Size:	Notes:	No.	Size:	Notes:	No.	Size:	Notes:
1	16"	To Remain	17	32"	To Remain	33	24"	To Remain
2	16"	To Remain	18	24"	To Remain	34	6"	To Remain
3	16"	To Remain	19	8"	To Remain	35	48"	To Remain
4	16"	To Remain	20	24"	To Remain	36	24"	To Remain
5	18"	To Remain	21	24"	To Remain	37	24"	To Remain
6	18"	To Remain	22	32"	To Remain	38	24"	To Remain
7	18"	To Remain	23	24"	To Remain	39	8"	To Remain
8	6"	To Remain	24	8"	To Remain	40	8"	To Remain
9	6"	To Remain	25	12"	To Remain	41	12"	To Remain
10	6"	To Remain	26	6"	To Remain	42	8"	To Remain
11	6"	To Remain	27	12"	To Remain	43	6"	To Remain
12	6"	To Remain	28	24"	To Remain	44	8"	To Remain
13	6"	To Remain	29	24"	To Remain	45	8"	To Remain
14	16"	To Remain	30	24"	To Remain	46	24"	To Remain
15	24"	To Remain	31	6"	To Remain	47	12"	To Remain
16	48"	To Remain	32	6"	To Remain	48	12"	To Remain

NOTE: NO TREES BEING REMOVED OR DISTURBED



Location Map
Scale: 1" = 1000'

Legend

	Property Line
	Existing Building
	Existing Building TBR
	Existing Asphalt Paving
	Existing Asphalt Paving TBR
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	Existing Spot Grade
	Existing Sign
	Existing Light Pole
	Existing Utility Pole
	Existing Utility Valve
	Existing Manhole
	Existing Treenline
	Existing Evergreen Tree and Deciduous Tree

SITE DATA:

Address: 201 RIDGE PIKE, LAFAYETTE HILL, PA 19444
 Zoned: A-RESIDENTIAL DISTRICT (RECREATION DISTRICT OVERLAY)
 Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

OWNER/APPLICANT:

GREEN VALLEY COUNTRY CLUB
 201 RIDGE PIKE
 LAFAYETTE HILL, PA 19444

PARCEL INFORMATION:

Parcel ID: 65-00-09754-00-9

ZONING DATA:

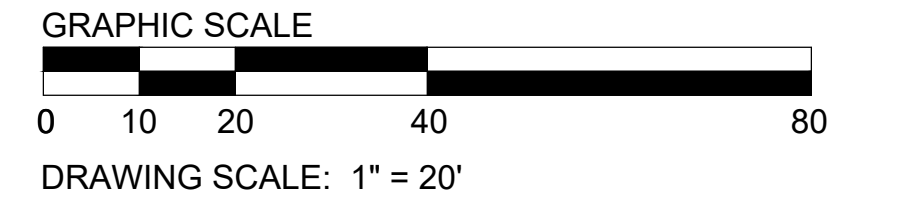
A-RESIDENTIAL DISTRICT:

LOT AREA MIN.	15,000 SF	REQUIRED:	15,000 SF
FRONT YARD MIN.	40'	REQUIRED:	40'
SIDE YARD MIN.	15'; AGGR. 40'	REQUIRED:	15'; AGGR. 40'
REAR YARD MIN.	40'	REQUIRED:	40'
LOT WIDTH MIN.	90'	REQUIRED:	90'
BLDG. HEIGHT MAX.	PRINCIPLE = 35' / ACCESSORY = 20'	REQUIRED:	35'
BLDG. COVERAGE MAX.	20%	REQUIRED:	20%

RECREATIONAL DISTRICT OVERLAY SECTION 116-177:

LOT AREA MIN.	60 AC	REQUIRED:	60 AC	EXISTING:	177.36 AC	PROVIDED:	177.36 AC
FRONT YARD MIN.	150'	REQUIRED:	150'	EXISTING:	74'	PROVIDED:	74.1' (WAIVER)
SIDE YARD MIN.	100'	REQUIRED:	100'	EXISTING:	101.34'	PROVIDED:	N/A
REAR YARD MIN.	100'	REQUIRED:	100'	EXISTING:	0'	PROVIDED:	0'
LOT WIDTH MIN.	500'	REQUIRED:	500'	EXISTING:	3,388'	PROVIDED:	3,388'
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THE ZONING HEARING BOARD IN ZHB #2024-33 GRANTED A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT (ON AUG 7, 2024) SINCE THE PROPOSED POLE BARN IS CLOSER THAN 150' TO GERMANTOWN PIKE



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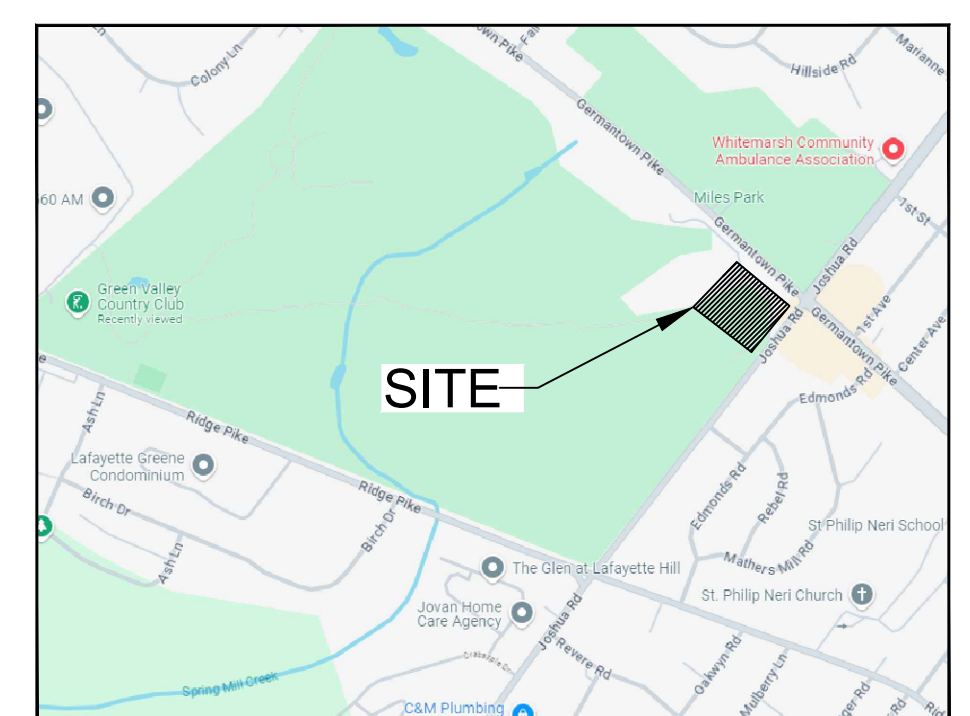
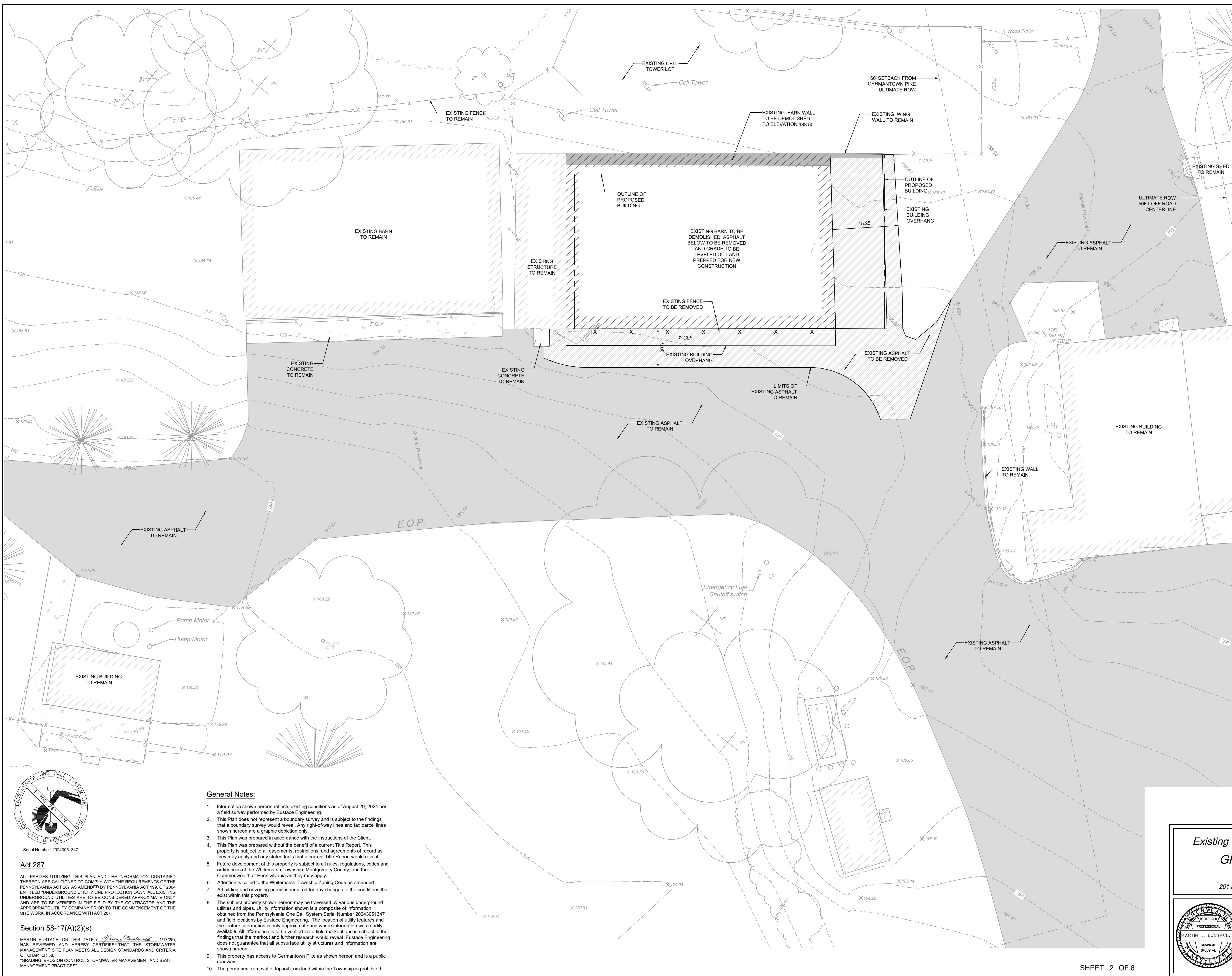
Existing Conditions & Demolition Plan
GREEN VALLEY COUNTRY CLUB
POLE BARN
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

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 Tel: (215) 346-8757 Fax: (215) 346-8759 www.eustaceeng.com

Martin J. Eustace, III, P.E.
 PA Lic. PE048891E

DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 1-17-2024
 DRAWING No: D 2443-03 1

X:\PROJECTS\2400 - 2469\2413\03 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\01 c-existing conditions plan.dwg December 30, 2024



Location Map
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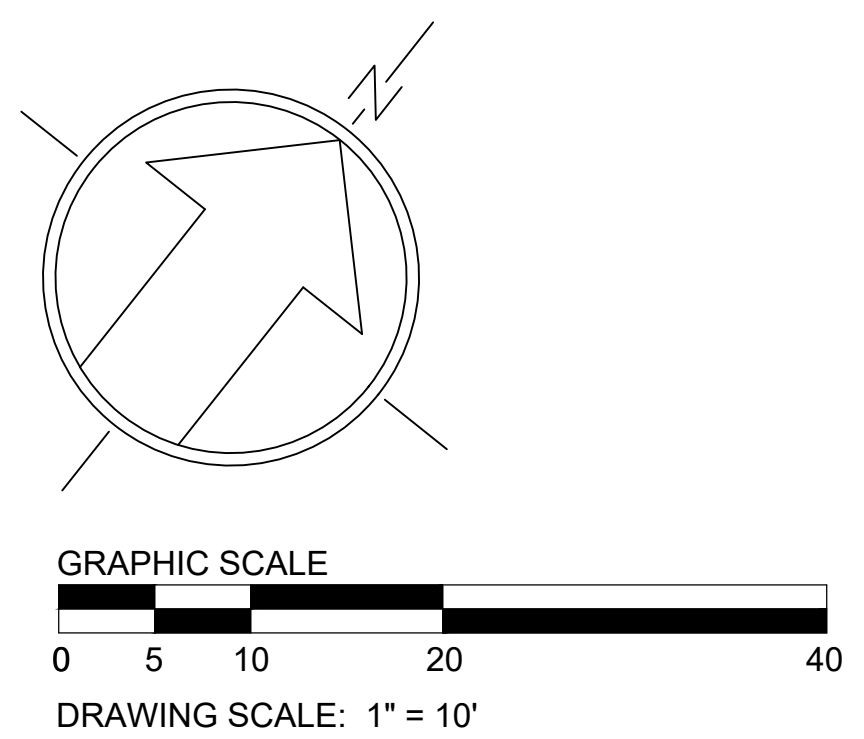
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Existing Conditions & Demolition Plan - Enlargement
GREEN VALLEY COUNTRY CLUB
POLE BARN
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

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 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 1-17-2024
 DRAWING No: D 2443-03 2

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- Tree protection fencing must be installed prior to the start of any work product.

ZONING DATA:

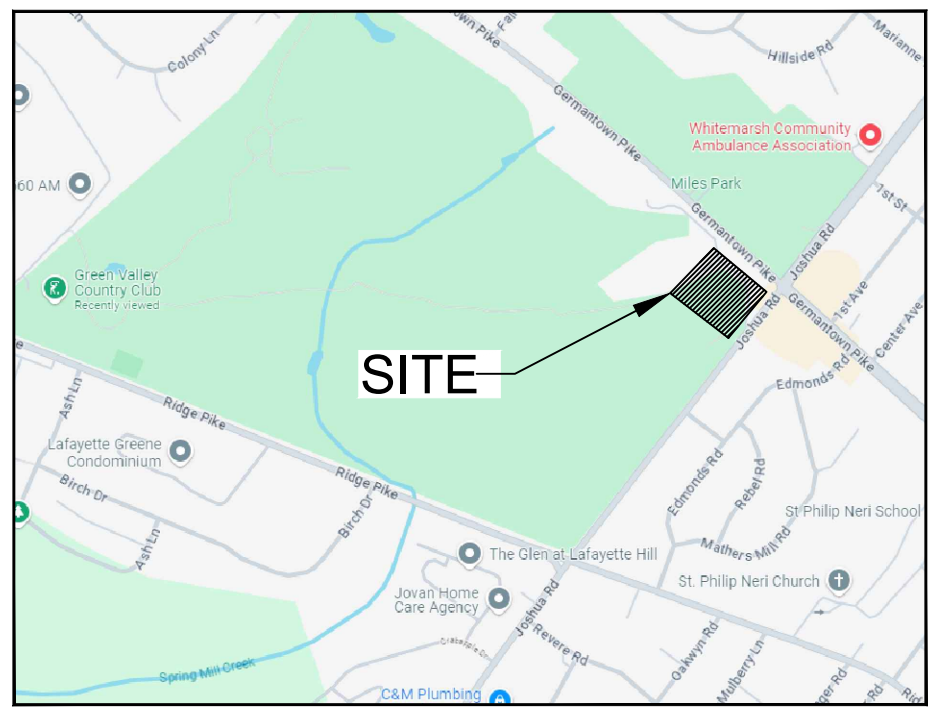
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	REQUIRED:	EXISTING:	PROVIDED:
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REAR YARD MIN.	40'	90'	0'
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BLDG. HEIGHT MAX.	20%		40'
BLDG. COVERAGE MAX.			17'-2"

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Location Map
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Legend

	Property Line
	Existing Building
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	Existing Wall
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	Existing Contour
	Existing Index Contour
	Existing Spot Grade
	Existing Sign
	Existing Light Pole
	Existing Utility Pole
	Existing Utility Valve
	Existing Manhole
	Existing Tree Line
	Existing Evergreen Tree and Deciduous Tree
	Proposed Sidewalk
	Proposed Grass Seed
	Proposed Gravel
	Proposed Building
	Proposed Asphalt Paving
	Proposed Foundation Wall
	Staging Area
	Stockpile Area
	Proposed Contour
	Proposed Index Contour
	Proposed Spot Grade
	Proposed Ballards
	Limit of Disturbance
	Tree Protection Fencing

LIMIT OF DISTURBANCE = 4,845 S.F. / 0.11 AC.

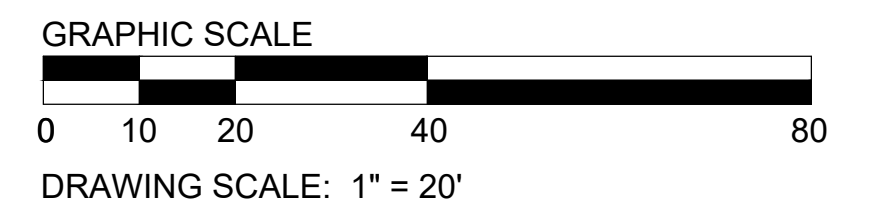
EXISTING IMPERVIOUS COVERAGE

BARN	= 2,360 S.F.
PAVING TO BE REMOVED	= 1,576 S.F.
TOTAL	= 3,936 S.F.

PROPOSED IMPERVIOUS COVERAGE

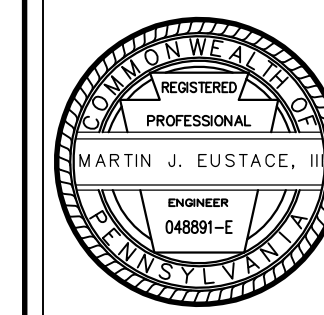
POLE BARN	= 2,592 S.F.
PAVING	= 989 S.F.
STONE AREA	= 300 S.F.
CONCRETE PAD	= 25 S.F.
TOTAL	= 3,906 S.F.

REDUCTION IN IMPERVIOUS COVERAGE = 29 S.F.



Site Improvement Plan
GREEN VALLEY COUNTRY CLUB
POLE BARN

201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



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Willow Grove, PA 19090
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DRAWN BY: DSC
CHECKED BY: MJE
DATE: 1-17-2025
DRAWING No.: D 2443-03 3

X:\PROJECTS\2400 - 24690\243103 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\02 4-site improvement plan.dwg January 17, 2025

SITE DATA:

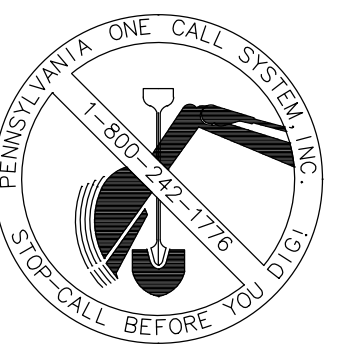
Address: 201 RIDGE PIKE
LAFAYETTE HILL, PA 19444
Zoned: A-RESIDENTIAL DISTRICT
(RECREATION DISTRICT OVERLAY)
Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

OWNER/ APPLICANT:

GREEN VALLEY COUNTRY CLUB
201 RIDGE PIKE
LAFAYETTE HILL, PA 19444

PARCEL INFORMATION:

Parcel ID: 65-00-09754-00-9



Serial Number: 20243051347

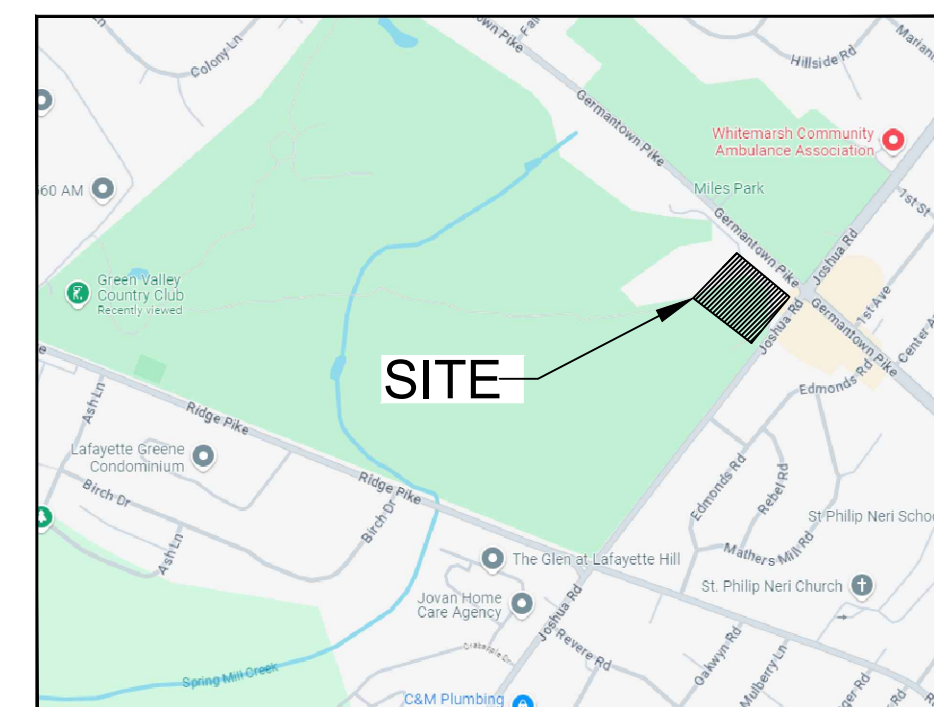
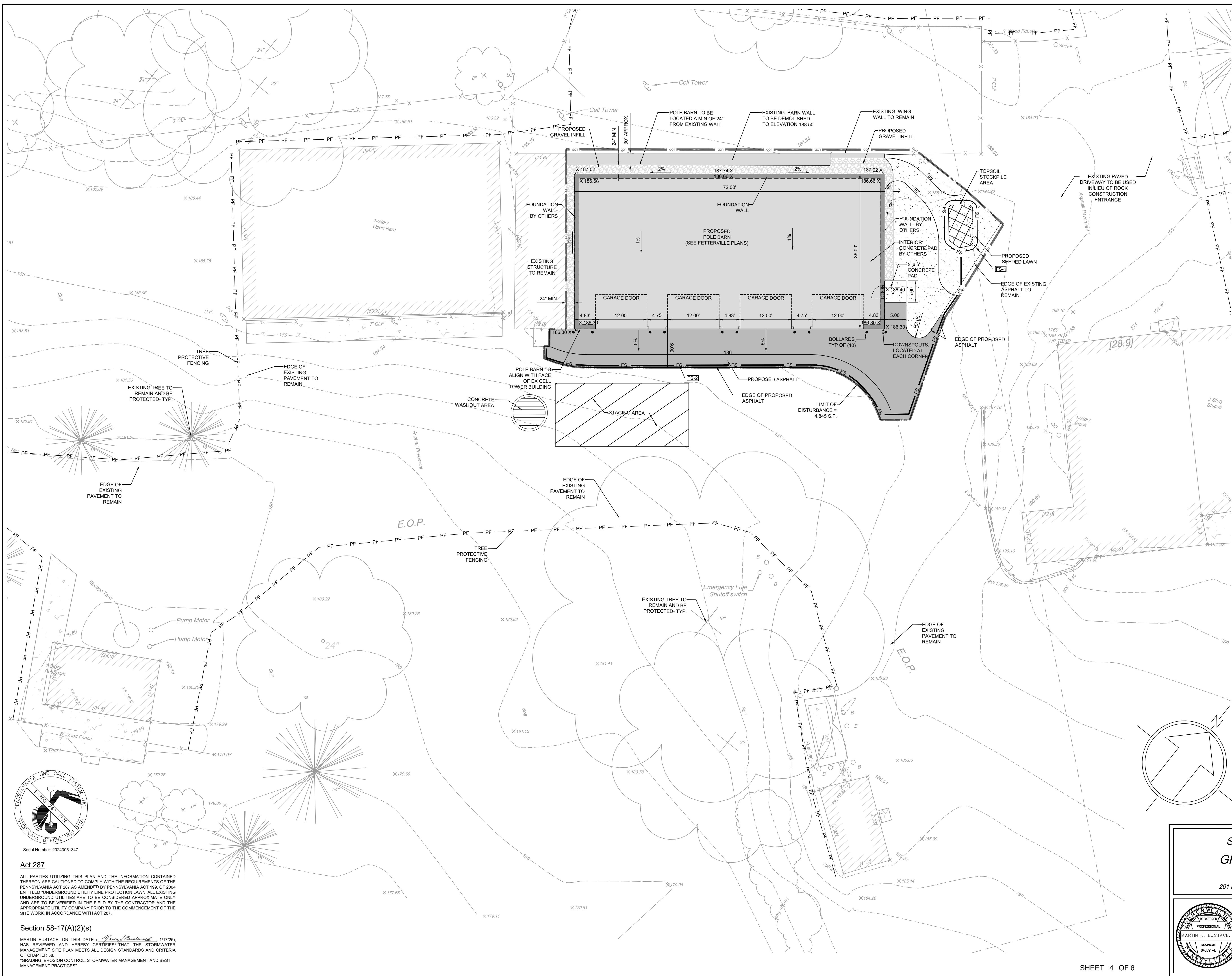
Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK IN ACCORDANCE WITH ACT 287.

Section 58-17(A)(2)(s)

MARTIN EUSTACE, ON THIS DATE 1/17/25, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"

X:\PROJECTS\2400 - 2469\243\03 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\02 4-site improvement plan.dwg January 17, 2025



Location Map
Scale: 1" = 100'

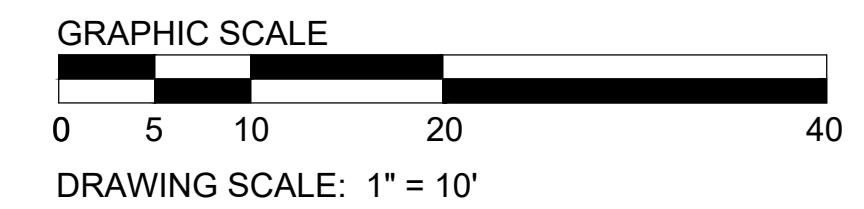
- Legend**
- Property Line
 - Existing Building
 - Existing Asphalt Paving
 - Existing Wall
 - Existing Concrete
 - Existing Fence
 - Existing Contour
 - Existing Index Contour
 - Existing Spot Grade
 - Existing Sign
 - Existing Light Pole
 - Existing Utility Valve
 - Existing Manhole
 - Existing Tree Line
 - Existing Evergreen Tree and Deciduous Tree
 - Proposed Sidewalk
 - Proposed Grass Seed
 - Proposed Gravel
 - Proposed Building
 - Proposed Asphalt Paving
 - Proposed Foundation Wall
 - Staging Area
 - Stockpile Area
 - Proposed Contour
 - Proposed Index Contour
 - Proposed Spot Grade
 - Proposed Bollards
 - Limit of Disturbance
 - Tree Protection Fencing

LIMIT OF DISTURBANCE = 4,845 S.F. / 0.11 AC.

EXISTING IMPERVIOUS COVERAGE	
BARN	= 2,360 S.F.
PAVING TO BE REMOVED	= 1,575 S.F.
TOTAL	= 3,935 S.F.

PROPOSED IMPERVIOUS COVERAGE	
POLE BARN	= 2,592 S.F.
PAVING	= 989 S.F.
STONE AREA	= 300 S.F.
CONCRETE PAD	= 25 S.F.
TOTAL	= 3,906 S.F.

REDUCTION IN IMPERVIOUS COVERAGE = 29 S.F.



Act 287

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Site Improvement Plan - Enlargement
GREEN VALLEY COUNTRY CLUB
POLE BARN
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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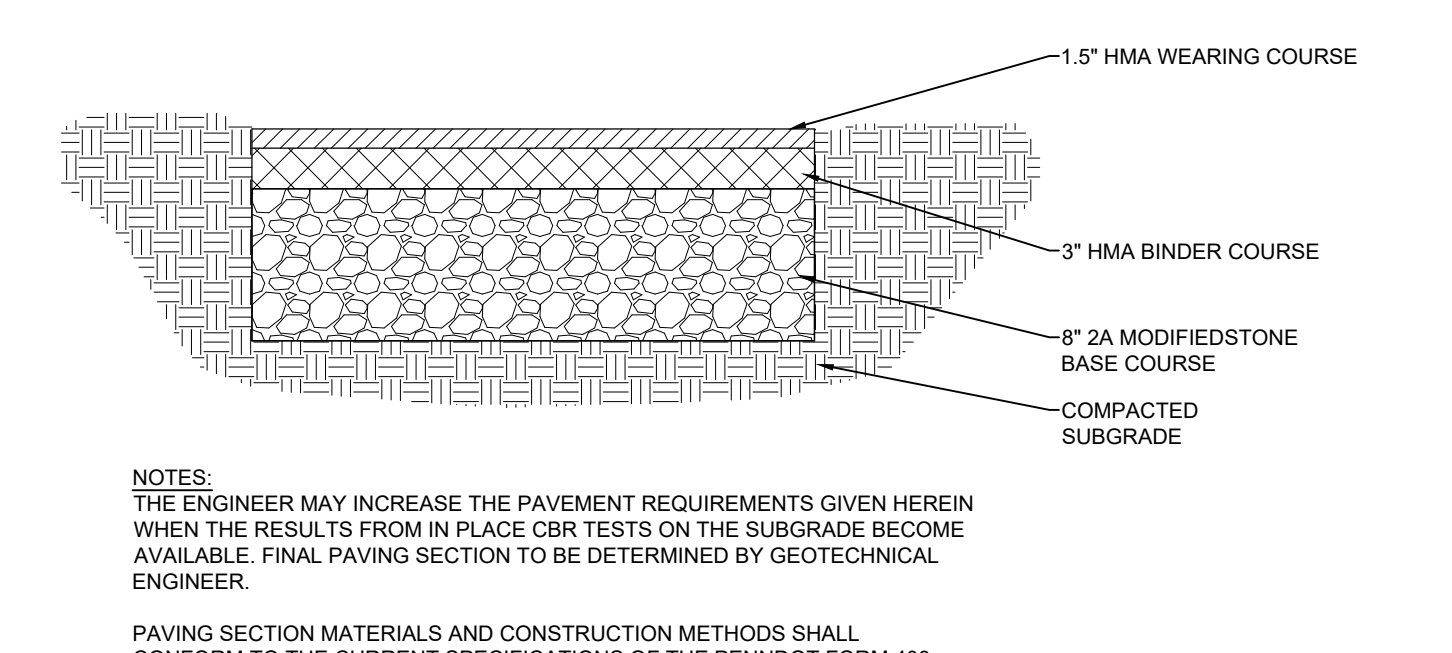
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LANDSCAPE SPECIFICATIONS

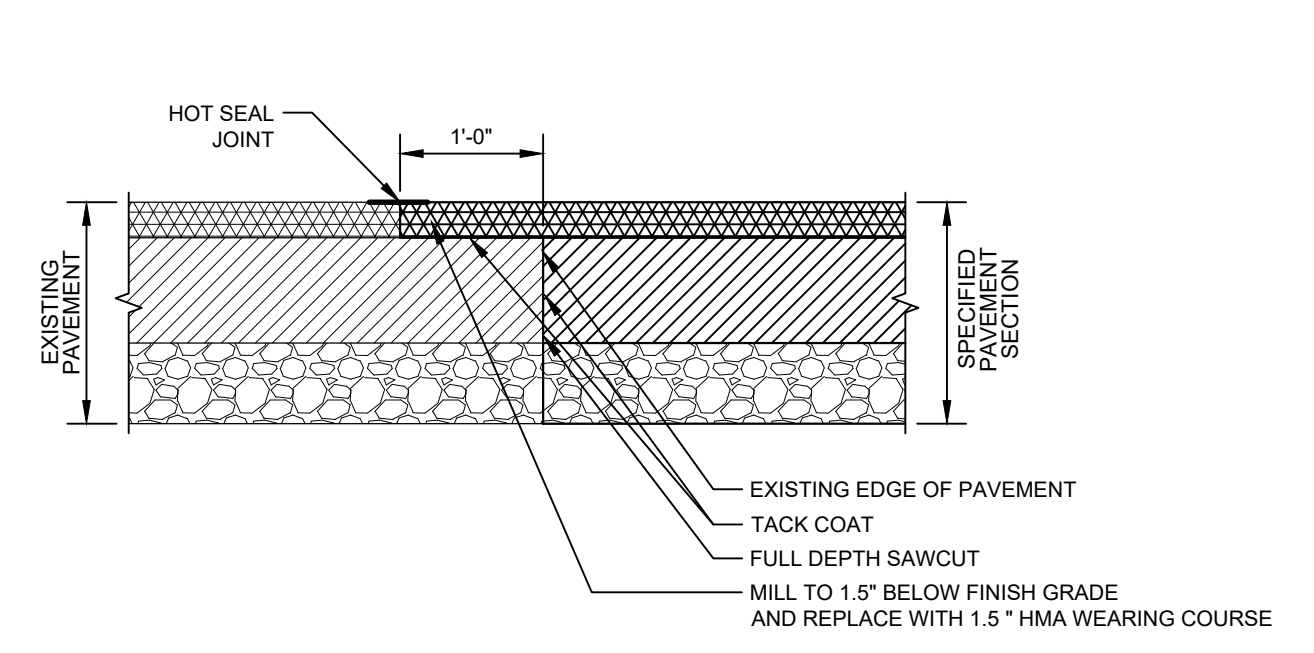
1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
 - A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 - B. TOPSOIL - NATURAL, FRAGILE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A pH RANGE BETWEEN 4.5 TO 7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - C. LAWN - ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 - II. SOO SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOO INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED, TO HOLD SOO IN PLACE WITH A MINIMUM 2 PEGS PER 4' PIECE OF SOO.
 - D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF TRIPLE SHREDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
 - E. FERTILIZER:
 - I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL CONTRACT. ANALYSIS AND NAME OF MANUFACTURER, FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 4% POTASSIUM BY WEIGHT. FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - F. PLANT MATERIAL:
 - I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
 - II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
 - III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES PRIOR TO USE.
 - IV. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 4% POTASSIUM BY WEIGHT. FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - V. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT COMPLETELY CALLED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR TO WEIGH DOWN BRANCHES.
 - VI. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSE FOLIAGE, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, EGGS OR LARVAE.
 - VII. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
 - VIII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - IX. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
 - X. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
 - XI. SHOULD PLANT MATERIAL SUBSTITUTIONS BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION ON (SPECIES, VARIETY, SIZE, ECT) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES:
 - A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS:
 - A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
 - B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 - C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE DETAIL)
6. SOIL MODIFICATIONS:
 - A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE

- CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12", USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0.
 - II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING:
 - A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
 - B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL:
 - A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED SURFACE.
 - B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 - C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - D. ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELLED AND LIGHTLY COMPACTED TO MEET LINES AND GRADES (MINUS 1"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
 - E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING:
 - A. INSOFAR AS IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH, PROPERLY SPACED SO AS TO NOT DAMAGE PLANTS, WATERED AND MAINTAINED SO QUALITY IS NOT LOST.
 - B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN ALLOWABLE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 - C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHES SHALL BE REMOVED. PLANTS DISFIGURED BY PRUNING SHALL BE REPLACED.
 - D. ALL PLASTIC, WOOD, OR OTHER SOLID CONTAINERS SHALL BE REMOVED FROM PLANTS PRIOR TO INSTALLATION. RECYCLE APPROPRIATE MATERIALS. PLANTS WITH FABRIC AND/OR WIRE BASKETS SHALL BE PLACED TO PROPER GRADE IN PLANT PIT. ONCE AT GRADE AND PLUMB, ALL FABRIC AND WIRE BASKETS SHALL BE CUT AT MIDPOINT OF BALL AND REMOVED. TREATED FABRIC SHALL BE REMOVED IN ITS ENTIRETY.
 - E. POSITION TREES BY STAKES AND SHRUBS BY SETTING IN POSITION AT THEIR INTENDED LOCATIONS AS PER THE PLANS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKE NECESSARY ADJUSTMENTS AS DIRECTED.
 - F. NO DECIDUOUS SHADE TREES SHALL BE LOCATED CLOSER THAN 10 FT. TO SANITARY AND WATER UTILITIES WITHOUT USE OF ROOT BARRIER PER DETAIL.
 - G. NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED CLOSER THAN 5 FT. FROM A STRUCTURE, WALKS OR CURB LINES.
 - H. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCIES.
 - I. PLANTING DATES DECIDUOUS TREES/SHRUBS: MARCH 15 TO JUNE 30 AUGUST 15 TO NOVEMBER 1 EVERGREEN TREES/SHRUBS: MARCH 15 TO JUNE 30 AUGUST 15 TO OCTOBER 1
 - J. LAWN: IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN SEEDING SPECIFICATIONS.
 - K. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION.
 - L. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. IT IS NOT RECOMMENDED IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA

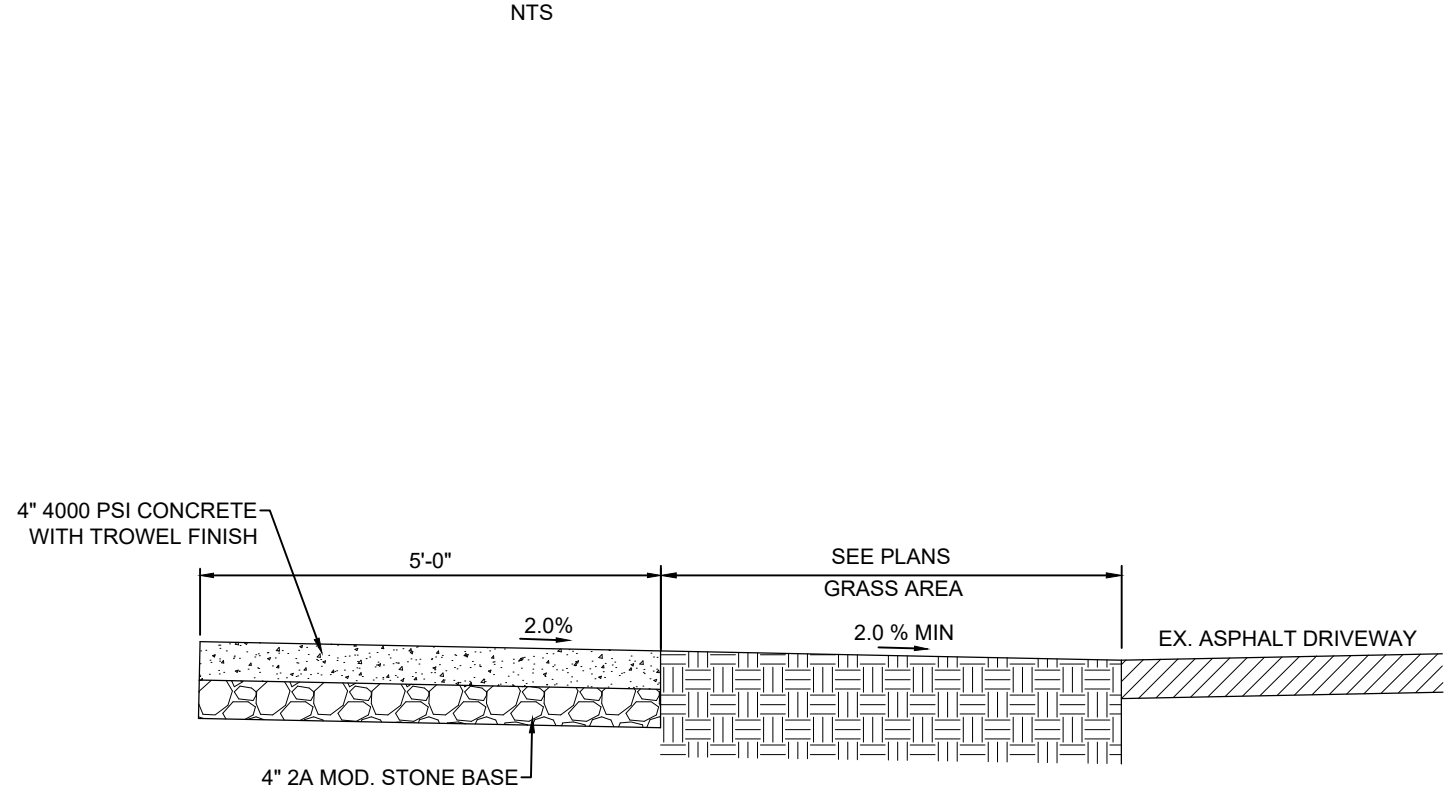
- BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES KOELERUTERA VARIETIES QUERCUS VARIETIES LIQUIDAMBAR STRYCFILUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES ACER FROEMA VARIETIES
- PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS. SEE DETAILS FOR WIDTH AND DEPTH. THE ROOT BALL SHALL REST ON UNDISTURBED EARTH. EACH PLANT PIT SHALL BE BACKFILLED AND PULDED TO COMPACT IN SIX (6") INCH LAYERS.
- PREPARED SOIL MIXED THOROUGHLY PRIOR TO PLACING IN PIT.
 - I. 1 PART PEAT MOSS OR COMPOSTED BY VOLUME
 - II. 1 PART TOPSOIL
 - III. 21 GRAM 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - A) 2 TABLETS PER 1 GALLON PLANT
 - B) 3 TABLETS PER 5 GALLON PLANT
 - C) 4 TABLETS PER 15 GALLON PLANT
 - D) LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
- N. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.
- O. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- P. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
- Q. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. PLACE NO MULCH WITHIN THREE (3") INCHES OF TRUNK OF THE TREE OR SHRUB.
- R. DO NOT CUT LEADERS OF ANY TREES.
- S. ALL TREE WRAP SHALL BE REMOVED UPON INSTALLATION.
- T. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION AND IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- U. CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL DEER GUARDS ON TREE TRUNKS TO PROTECT TREES FROM DEER DAMAGE. TREES DAMAGED BY DEER RUBS THAT HAVE NOT BEEN PROTECTED WILL BE REPLACED UNDER WARRANTY.
10. TRANSPLANTING (WHEN REQUIRED):
 - A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. ROOT BALLS BE MINIMUM ONE SIZE LARGER THAN REQUIRED BY STANDARDS FOR NURSERY STOCK.
 - B. PLANTS REMOVED, STORED AND PROTECTED PRIOR TO REPLANTING, THEY SHALL BE HEALED IN SEE 9.A. ABOVE.
 - C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND OCT 1.
 - D. UPON REPLANTING, USE PLANTING SPECIFICATIONS ABOVE AND ADD ROOT GROWTH HORMONE PER MANUFACTURING RECOMMENDATIONS.
 - E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 - F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN THE SAME PLANTING PIT. TREES GREATER THAN SIX INCHES (6") DBH SHALL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING:
 - A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE THROUGH GUARANTEE AND MAINTENANCE PERIOD.
 - B. SITE OWNER SHALL PROVIDE WATER WHETHER AVAILABLE ON SITE OR NEEDS TO BE TRANSPORTED. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
 - C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE & MAINTENANCE:
 - A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 - B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
 - C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT GUARANTEE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
 - D. LAWNS SHALL BE ACCEPTED AND MAINTENANCE FOR LAWNS SHALL BECOME OWNER'S RESPONSIBILITY WHEN THERE IS 85% COVERAGE OF FULL HEALTHY STAND OF LAWN GRASS, WEEDFREE AND NO BARESPOTS LARGER THAN ONE (1) SQUARE FOOT AND IN NO CASE LESS THAN 90 DAYS.
 - E. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE 12 MONTH GUARANTEE PERIOD.
13. CLEANUP:
 - A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
 - B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



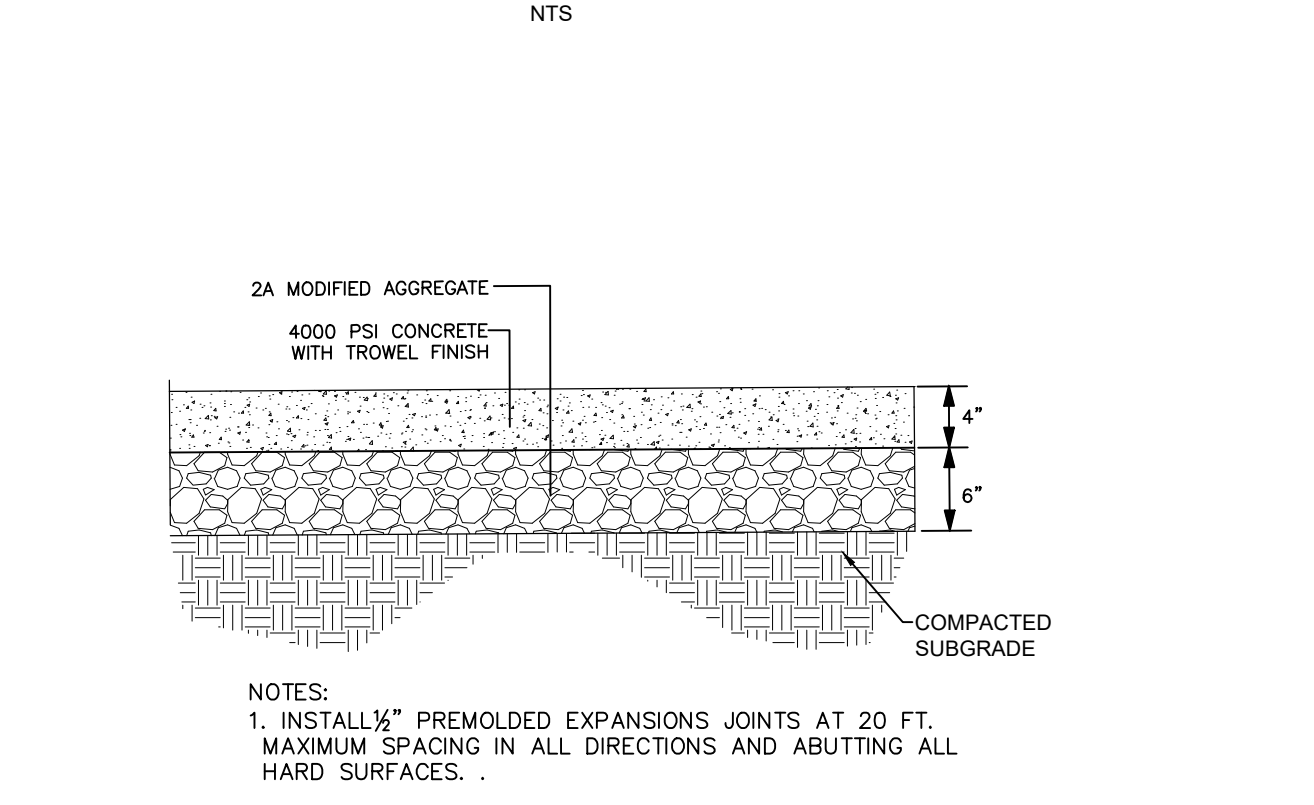
ASPHALT PAVING SECTION
N.T.S.



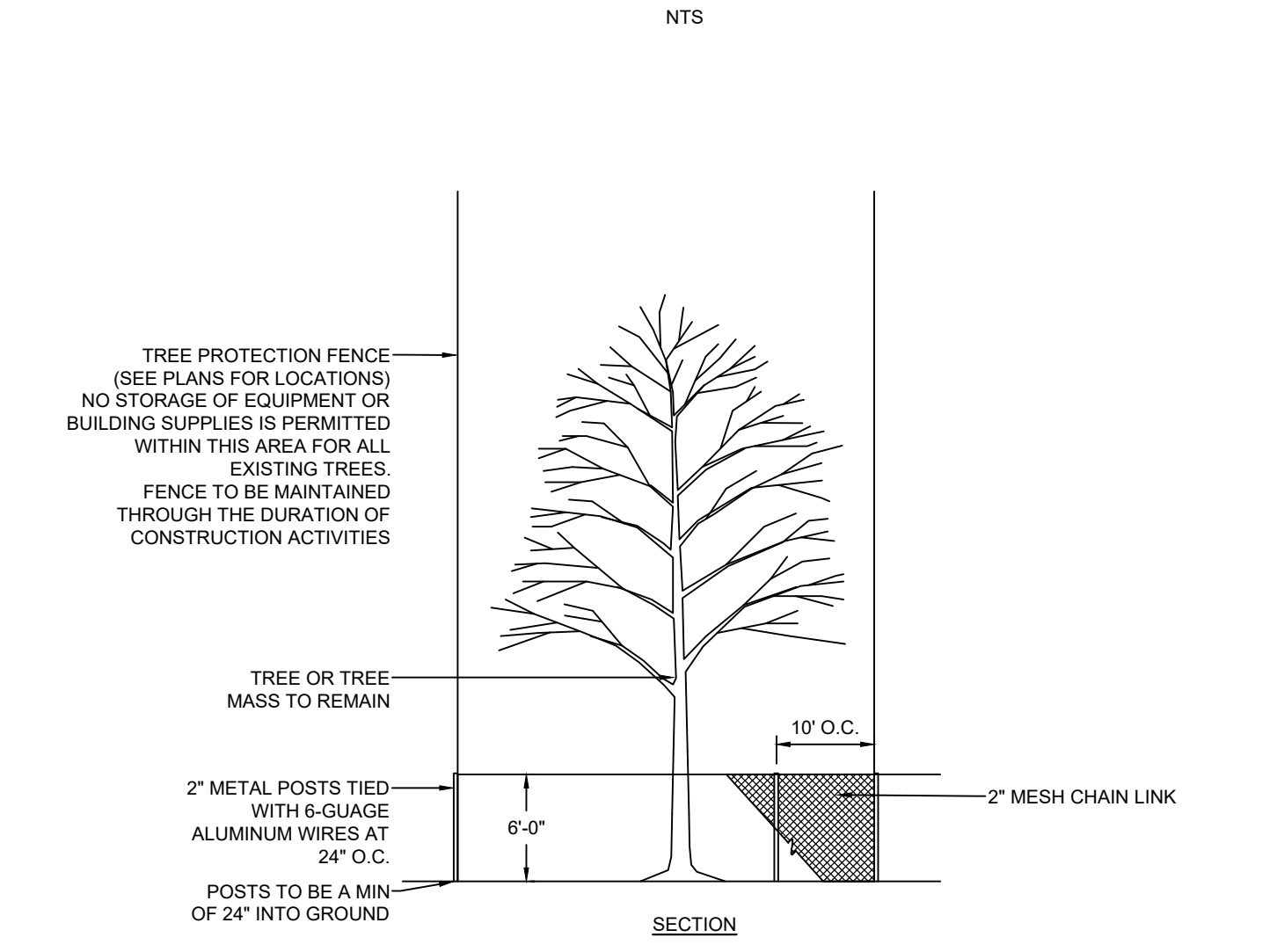
TYPICAL PAVEMENT TIE-IN DETAIL
N.T.S.



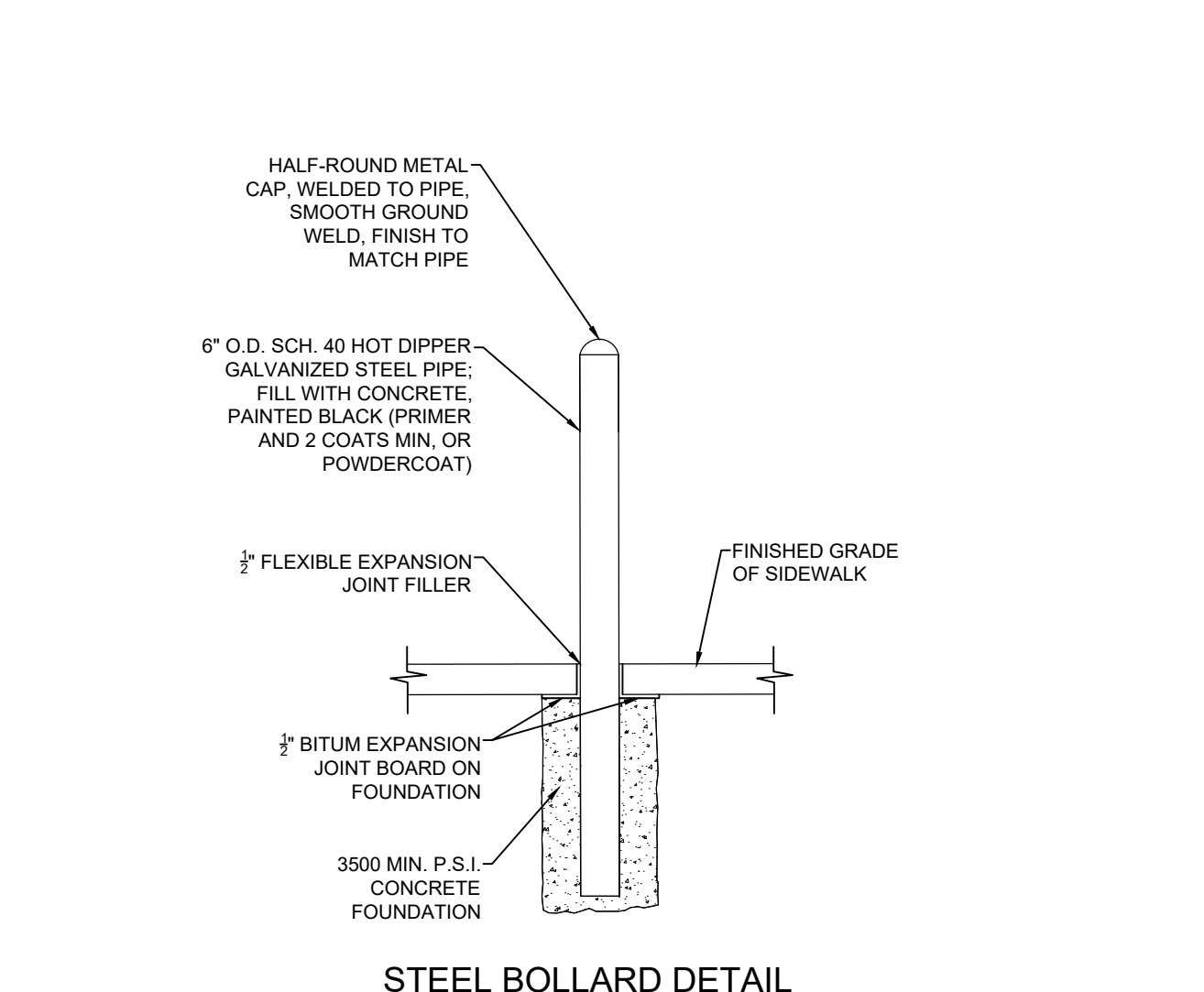
CONCRETE PAD, GRASS, ASPHALT INTERFACE
N.T.S.



CONCRETE PAD SECTION - INSIDE POLE BARN
N.T.S.



TREE PROTECTION DETAIL
N.T.S.



STEEL BOLLARD DETAIL
N.T.S.

- TREE PROTECTION SPECIFICATIONS:**
1. PRE-CONSTRUCTION PRUNING:
 - 1.1. SOME TREES MAY REQUIRE LOWER-BRANCH PRUNING TO ALLOW FOR THE OPERATION OF CONSTRUCTION EQUIPMENT. IT MAY BE NECESSARY TO PRUNE TO A HEIGHT OF 15' OR MORE TO ALLOW FOR CLEARANCE OF CONSTRUCTION VEHICLES. TRAINED PERSONNEL SHOULD DO A PRE-CONSTRUCTION PRUNING. ALL WORK PERFORMED BY PRUNING CREWS SHOULD BE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
 2. CONSTRUCTION PERSONNEL NOTIFICATION:
 - 2.1. ALL CONTRACTOR EMPLOYEES, INCLUDING SUPERVISORY PERSONNEL AND ALL SUBCONTRACTORS AND THEIR PERSONNEL SHOULD BE MADE AWARE THAT THE EXISTING TREES TO BE RETAINED ARE VALUABLE AND NEED TO BE PROTECTED.
 3. TREE PROTECTION ZONE:
 - 3.1. PRIOR TO CONSTRUCTION TREES AND SHRUBS SHALL BE PROTECTED BY 6" HIGH CHAIN LINK FENCING, STAKED EVERY 10 FEET TO ENSURE THAT THERE IS NOT ENCROACHMENT WITHIN THE AREA OF THEIR DRIP LINE BY CHANGING GRADE, TRENCHING, STOCKPIILING OF BUILDING MATERIALS OR TOPSOIL, OR THE COMPACTING OF THE SOIL AND ROOTS BY ANY MOTOR VEHICLES, UNLESS THE FOLLOWING REGULATIONS ARE NOT MET:
 - 3.1.1. AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR TOWNSHIP LANDSCAPE ARCHITECT, EXISTING TREES WHICH HAVE NOT BEEN ADEQUATELY PROTECTED MAY BE REQUIRED TO BE REMOVED AND REPLACED.
 - 3.1.2. TREE PROTECTION FENCING SHALL BE ESTABLISHED BY ENCOMPASSING THE DIMENSIONS OF EACH ROOT PROTECTION ZONE AS CALCULATED AT 1.25 FEET (RADIUS) PER ONE INCH OF DBH.
 4. TREE WATERING:
 - 4.1. PROVISIONS SHOULD BE MADE TO WATER DESIGNATED TREES DURING PERIOD OF DROUGHTS. PERIODS OF DROUGHT ARE DEFINED AS A TIME WHEN THERE IS LESS THAN 1" OF RAINFALL DURING ANY 30-DAY PERIOD. TREES SHOULD BE WATERED AT A RATE OF 50 GALLONS PER INCH DIAMETER APPLICATION SHOULD BE MADE SO THAT THE WATER SLOWLY SOAKS INTO THE GROUND AND DOES NOT RUN OFF.
 5. POST-CONSTRUCTION PRUNING:
 - 5.1. SOME TREES MAY BE INADVERTENTLY DAMAGED DURING CONSTRUCTION ACTIVITIES. ALL POST-CONSTRUCTION PRUNING SHOULD BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

WAIVER: DUE TO THE LOCATION OF THE EXISTING DRIVEWAYS AND OTHER EXISTING FEATURES, THE LOCATION OF TREE PROTECTION FENCING WILL BE AS SHOWN PER PLAN IN LIEU OF THE REQUIREMENTS SET FORTH IN CHAPTER 55 OF THE TREE PROTECTION STANDARDS.

X:\PROJECTS\2400 - 24690\2403-03 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\03 -Construction details.dwg December 30, 2024



Act 287
ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK IN ACCORDANCE WITH ACT 287.

Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE Martin Eustace 1/17/25, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
"GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"

Construction Details
GREEN VALLEY COUNTRY CLUB
POLE BARN
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

307 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 1-17-2024
DRAWING No: D 2443-03 5

STANDARD E&S PLAN NOTES

- 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.
- 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.
- 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.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- 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 before clearing and grubbing operations begin.
- 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.
- 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.
- 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 seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- 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 qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- 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, re-mulching 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.
- 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.
- 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.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- 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 outcrops shall have a minimum of 2 inches of topsoil.
- 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.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- 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.
- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- 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 disturbance 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Additional Notes:

- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
- Upon request, the applicant or their contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.

E&S CONTROL NARRATIVE

Prepared by: Martin J. Eustace, III, P.E.
 Experience: Since 1988 has prepared numerous sedimentation plans for sites up to 700 acres, located in Bradford, Bucks, Chester, Montgomery, Tioga & Philadelphia Counties.

SITE LOCATION

The project site is within the Green Valley Country Club located at Block 030 Unit 001, 201 ridge pike, Lafayette Hill, PA, Montgomery County, PA, on the corner of Germantown Pike and Joshua Road. The proposed improvements are for a Proposed Pole Barn to be replaced in kind. The property is served by public water and public sewer. The site is zoned A- Residential District & Recreational Overlay District

EXISTING SITE & PROPOSED DEVELOPMENT

The property has been developed into a golf course and this facility is one of the maintenance facilities on the site.
 The improvement area slopes from north to south and drains to the existing grass field. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.
 The proposed improvements include the demolition of the existing storage barn and construction of a new Pole Barn to be located in the same area. Access to the site shall be via the entrance at Germantown Pike.
 No additional impervious coverage is proposed.

PROPOSED E&S CONTROL

During the earthmoving period, we propose to control erosion and sedimentation by use of compost filter sock, rock construction entrance, and construction fence.
 Before any excavation begins, all perimeter compost filter sock shall be installed parallel to existing grade, as illustrated on the plans. All sedimentation control measures pertaining to the areas intended to be disturbed shall be installed and stabilized at once. Efforts shall be made to maximize protection of existing drainage features and vegetation by installing the construction fence and compost filter socks prior to beginning excavation.
 To limit the extent and duration of earth disturbance only that portion of the site that is to receive improvements shall be stripped of all vegetation and topsoil that may be present. The topsoil required for redistribution will be stockpiled, seeded and mulched immediately and protected by compost filter sock. All newly graded slopes of 3:1 and steeper shall be covered immediately with appropriate erosion control blankets. To the greatest extent possible, the contractor shall utilize construction methods that limit soil compaction during construction.
 Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance will include inspection of all erosion and sedimentation control facilities after each storm event and on a daily basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, re-mulching and renetting will be performed immediately. The owner, representative in charge of the project will be responsible for the implementation of the sedimentation control plan and the maintenance of all facilities until the project is fully stabilized.
 Stabilization of slopes and lawns shall consist of a permanent type of seeding or sodding, and will be conducted in accordance with the applicable Soil Conservation Service Specifications. Final stabilization measures of the site shall be completed immediately after this project has been fully completed. Other measures that help prevent or minimize generation of increased stormwater runoff during construction include proper sequencing and maintenance of temporary facilities.

MAINTENANCE PROGRAM

The contractor shall check the erosion and sedimentation control facilities as noted (once daily or weekly per BMP - see respective details), prior to any anticipated rainfall events, and after every runoff event. Sediment barriers shall be maintained in good repair, remove silt build up per detail, spread and stabilize on site. Seeded areas that washed away shall be filled and graded as necessary and then reseeded and mulched. Where sediment barrier has been washed out by concentrated runoff, repair fencing and provide rock filter berm backing to fencing to a depth of 2' by 20' wide. Inlet filter bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding by bypassing the inlet. Inspections must be logged onto DEP form 3800-FM-BCW0271d, dated 12/2019 and kept on site at all times.

RECYCLING OR DISPOSAL OF MATERIALS

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 at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.
 Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.
 Construction traffic must enter and exit the site and disturbed areas at the designated entrance. Water trucks will be used as needed during construction to reduce dust generation on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.
 Non-stormwater components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State health department. Water used for construction that does not originate from an approved public supply must not discharge from the site.

TOPSOIL APPLICATION NOTES

Graded areas should be scarified or otherwise loosened to a depth of 3 to 5 inches to permit bonding of the topsoil to the surface areas and to provide a roughened surface to prevent topsoil from sliding down slope.
 Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum - 2 inches on fill outcrops. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage. Irregularities in the surface resulting from topsoil placement should be corrected in order to prevent formation of depressions unless such depressions are part of the PCSM plan.
 Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedling preparation. Compacted soils should be scarified 6 to 12 inches along contour wherever possible prior to seeding.

TABLE 11.1
 Cubic Yards of Topsoil Required for Application to Various Depths

Depth (in)	Per 1,000 SF	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1074

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
 Pure Live Seed: 81%
 Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
 Provide clean, unchopped or not finely broken straw mulch on all seeded areas.
 Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-20 Equiv. = 0.50 Tons/Ac.
 Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
 Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
 Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
 Anchor Material: Organic Guar-gum Based Tackifier
 Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
 Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

PROPOSED PERMANENT SEEDING - LAWN

80% Turf Type Tall Fescue (3 dark green drought tolerant varieties min.)
 10% Kentucky Bluegrass (drought tolerant variety)
 10% Turf Type Perennial Ryegrass Rate: 6 Lbs. per 1,000 s.f. = 262 lbs/Ac.
 Fertilizer: 25 Lbs./1,000 s.f./10-20-20 Equiv. = 0.50 Tons/Ac.
 Lime 240 Lbs./1,000 s.f. = 6 Tons/Ac.
 Straw mulch: 140 Lbs./1,000 s.f. = 3 Tons/Ac.
 Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
 Anchor Material: Organic Guar-gum Based Tackifier
 Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
 Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

CONSTRUCTION SEQUENCE

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.

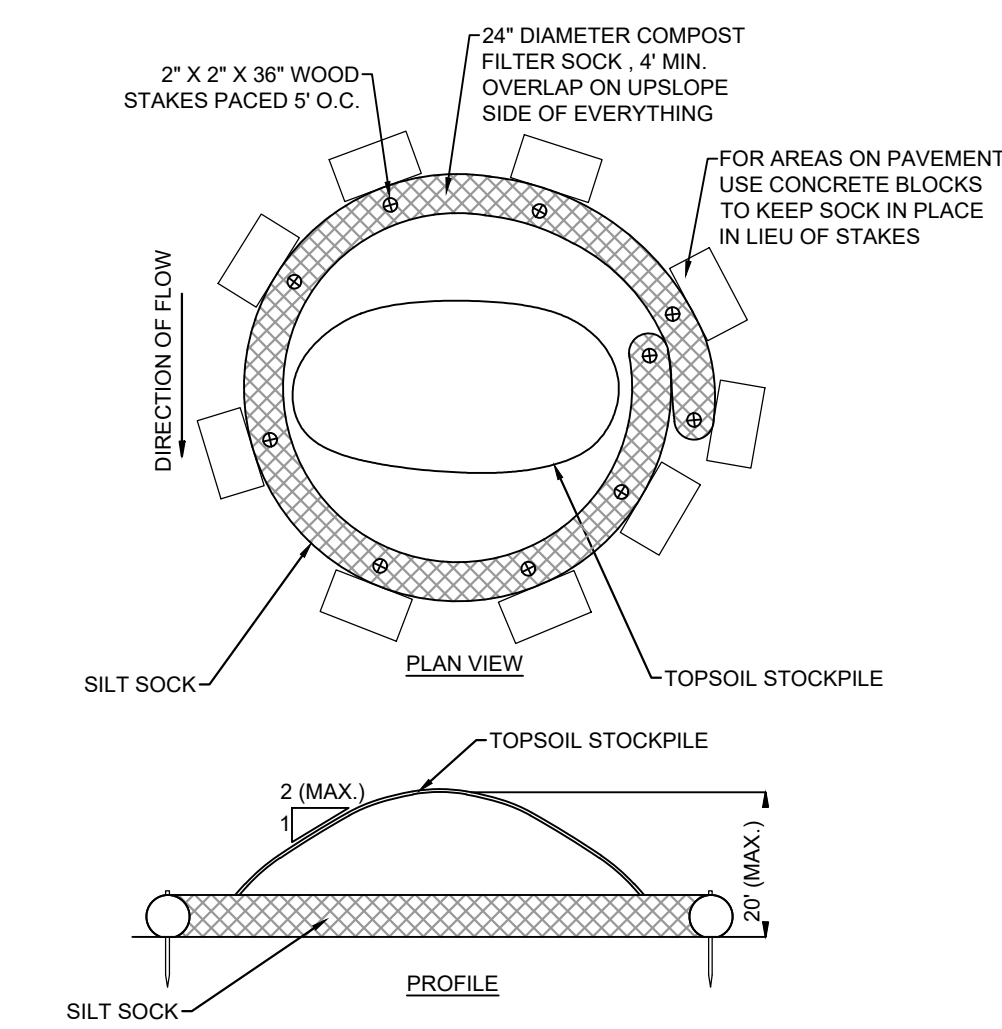
At least 7 days before starting any earth disturbance activities, all operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.

At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all existing utilities prior to start of work.

Before implementing any revisions to the approved erosion and sediment control plan, or revisions to other plans which may affect the effectiveness of the approved E&S control plan(s), the operator must receive the approval of the revisions from the Montgomery County Conservation District and Township.

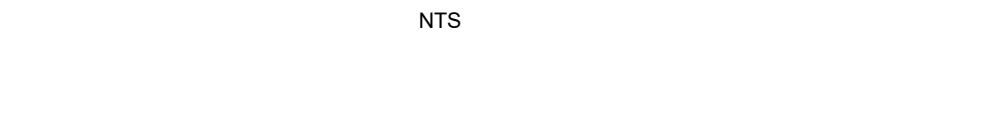
Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits and/or E&S plans.
 Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

- Stake out the limit of disturbance. Install compost filter sock, construction fence, and rock construction entrance as shown on plans.
- Construction vehicles shall enter or exit the site via the existing paved driveway at Germantown Pike. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Germantown Pike. The sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
- Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
- Strip and stockpile topsoil from areas of proposed building additions and patio. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
- Rough grade in the area of improvements. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
- Begin building foundation walls.
- Complete building construction.
- Perform final site grading where necessary. Install concrete pad.
- Install sod, permanent seeding, landscaping, etc.
- Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
- Contact Montgomery County Conservation District once 70% uniform perennial cover is reached and before any BMPs are removed.
- Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.
- Within 30 days after the completion of earth disturbance activities authorized by the permit, including the permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a stated signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and approved E&S and PCSM Plans. See BMP Construction sequence on PCSM Plan for critical stages.



NOTE: COMPOST FILTER SOCK MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES.

TOPSOIL STOCKPILE AREA DETAIL



NOTE: COMPOST FILTER SOCK MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES.

CONCRETE WASHOUT

- Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
- Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas, which are either at finished grade or will not be redisturbed within 1 year, must be stabilized in accordance with permanent seeding specifications.
- Stockpiles must be stabilized immediately.
- Hay or straw mulch must be applied at rates of at least 3.0 tons per acre. Straw mulch should be applied in long strands, not chopped or finely broken.
- Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a daily/weekly basis as noted. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
- Site inspections and maintenance of all BMPs shall be conducted daily/weekly as noted, after every runoff event and also prior to any anticipated precipitation events. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
- All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, re-mulching, and renetting, must be performed immediately. If erosion and sediment BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be needed.
- Where BMPs are found to fail to alleviate erosion and sediment pollution, the 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 recurrence of the non-compliance.
 - The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
- An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
- Erosion control blankets must be installed on all slopes 3:1 or greater on all disturbed areas within 50 feet of streams and wetlands.

ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

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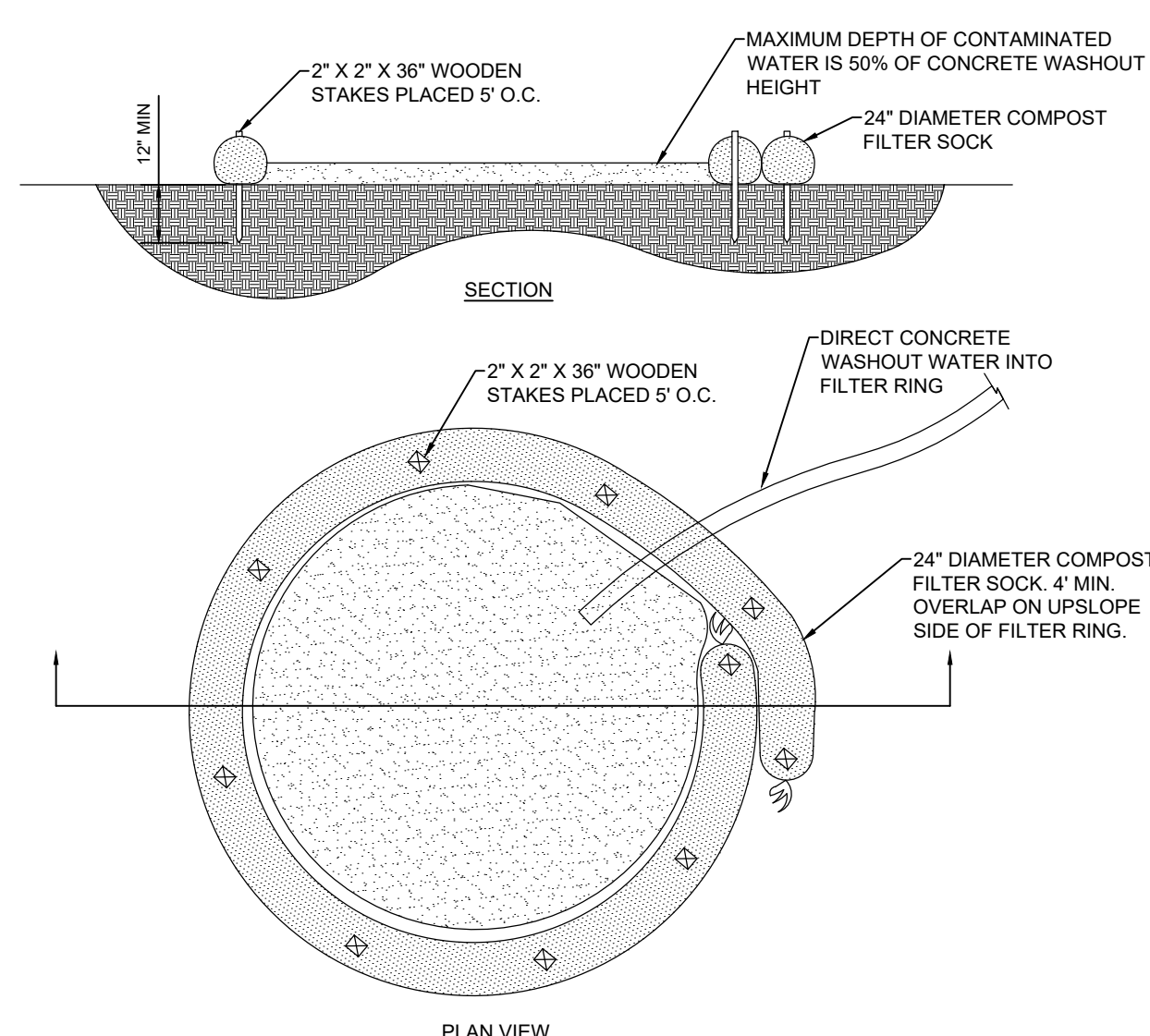
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NOTE: COMPOST FILTER SOCK MUST BE PLACED A

LAND DEVELOPMENT PLANS
GREEN VALLEY COUNTRY CLUB - PADEL COURTS
201 RIDGE PIKE, LAFAYETTE HILL, PA- WHITEMARSH TOWNSHIP

prepared for
GREEN VALLEY COUNTRY CLUB

prepared by

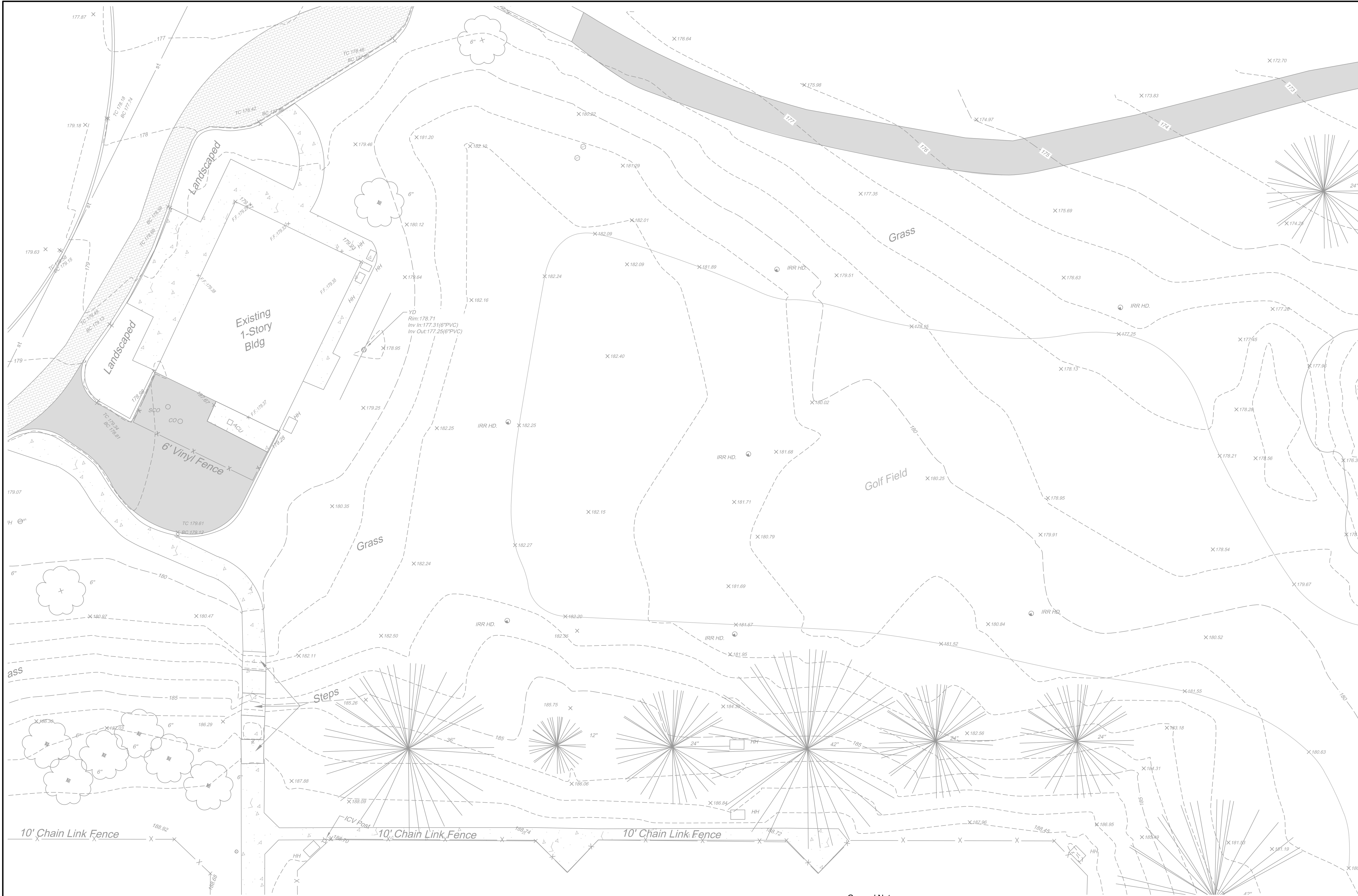


607 Easton Road
 Building B - 2nd Floor
 Willow Grove, PA 19090

Tel: (215) 346-8757
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 www.eustaceeng.com

Sheet List				
Drawing Number	Sheet Number	Name	Date	Last Revised
D 2443-04 00	0 of 9	Cover Sheet	11/15/2024	
D 2443-04 1	1 of 9	Existing Conditions Plan	11/15/2024	
D 2443-04 2	2 of 9	Grading & Utilities Plan	11/15/2024	
D 2443-04 3	3 of 9	Layout & Materials Plan	11/15/2024	
D 2443-04 4	4 of 9	Erosion & Sediment Control Plan	11/15/2024	
D 2443-04 5	5 of 9	Erosion & Sediment Control Details	11/15/2024	
D 2443-04 6	6 of 9	Landscape Plan	11/15/2024	
D 2443-04 7	7 of 9	Landscape Notes & Details	11/15/2024	
D 2443-04 8	8 of 9	Construction Details	11/15/2024	
D 2443-04 9	9 of 9	Wall & Furnishing Details	11/15/2024	

X:\PROJECTS\2400 - 24690\24304 - Green Valley Country Club Padel Development\01 - Existing conditions plan.dwg November 13, 2024



Location Map
Scale: 1" = 1000'

Legend

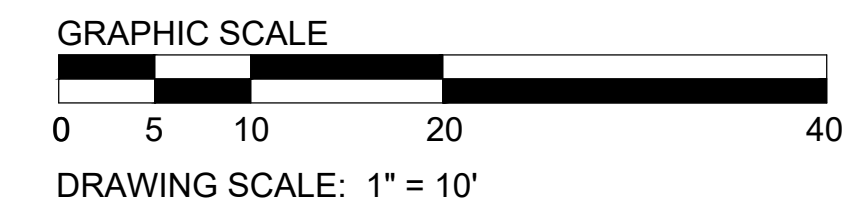
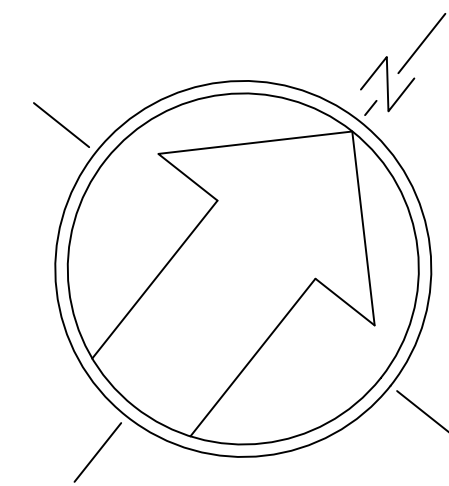
	Property Line
	Right-of-Way Line
	Setback Line
	Existing Building
	Existing Asphalt Paving
	Existing Curb
	Existing Concrete
	Existing Brick Paving
	Existing Contour
	Existing Index Contour
	Existing Spot Grade
	Existing Sign
	Existing Light Pole
	Existing Utility Pole
	Existing Utility Valve
	Existing Manhole
	Existing Treeline
	Existing Evergreen Tree and Deciduous Tree
	Existing Storm Line

NOTE: UTILITIES IN PROJECT AREA ARE TO BE REMOVED OR RELOCATED AS NEEDED.

Site Data:
 Address: 201 RIDGE PIKE
 LAFAYETTE HILL, PA. 19444
 Zoned: A-RESIDENTIAL DISTRICT (RECREATION DISTRICT OVERLAY)
 Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

Owner/Applicant:
 GREEN VALLEY COUNTRY CLUB
 201 RIDGE PIKE
 LAFAYETTE HILL, PA. 19444

Parcel Information:
 Parcel ID: 65-00-09754-00-9



Serial Number: 20243051401

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

General Notes:

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- This Plan was prepared in accordance with the instructions of the Client.
- This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
- Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitemarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the Whitemarsh Township Zoning Code as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
- This plan may not depict the location of all in-ground interment sites within the area shown hereon. In-ground interment sites may exist within this area and were not visible at the time of the survey. It is the end user's responsibility to coordinate all site activity with the property owner to avoid conflicts.
- This property has access to Germantown Pike as shown hereon and is a public roadway.
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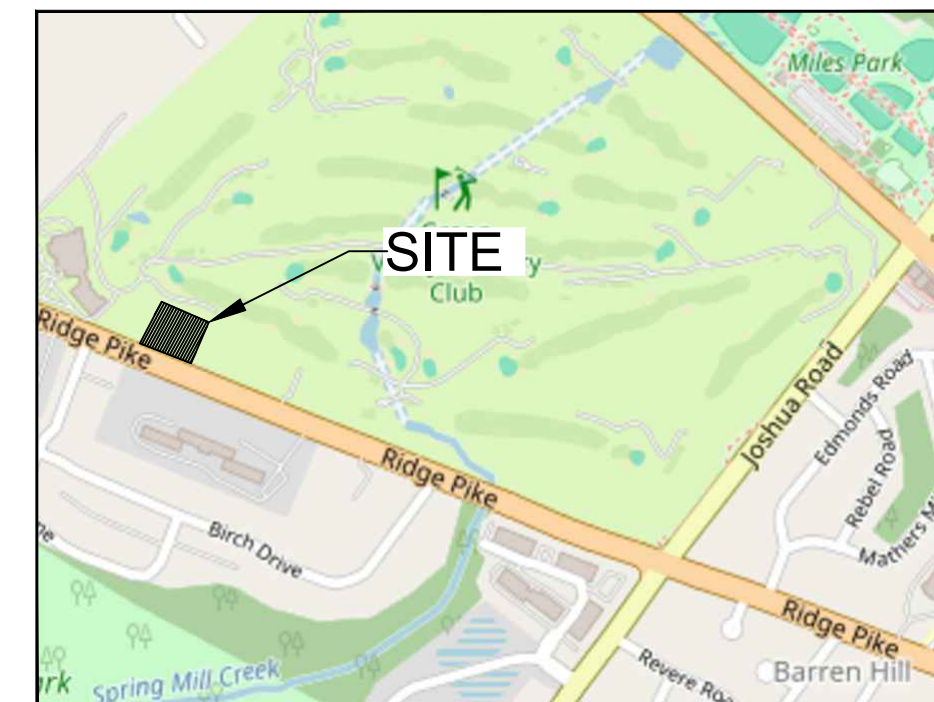
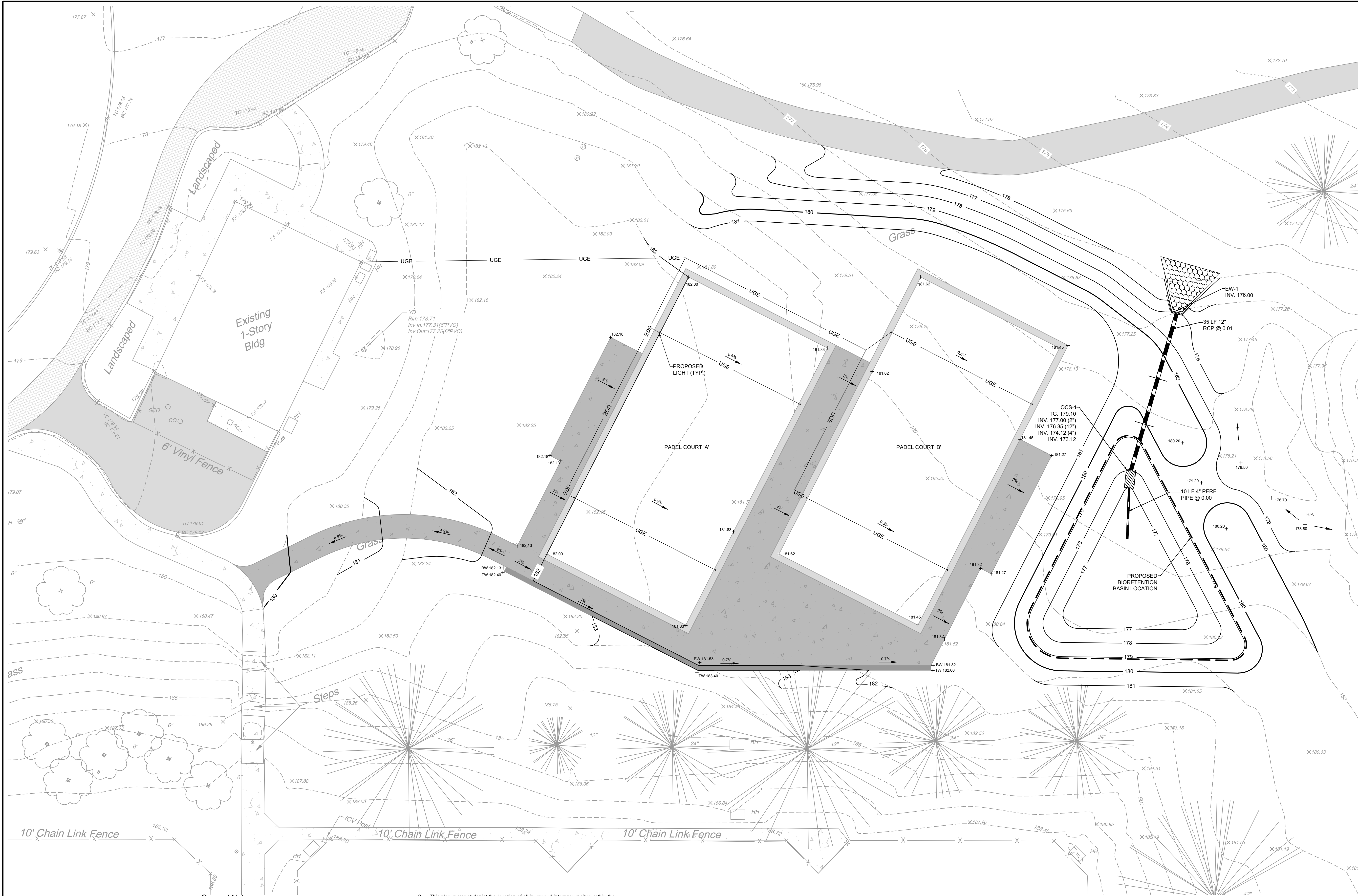
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PADEL COURTS
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DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 11-15-2024
 DRAWING No.: D 2443-04 01

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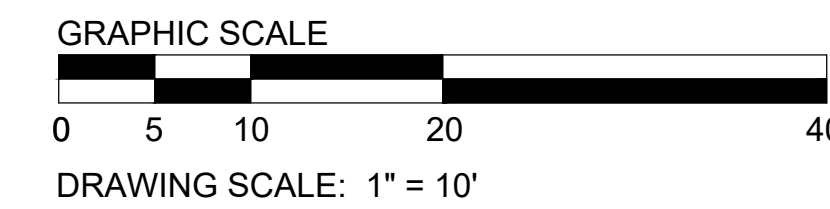
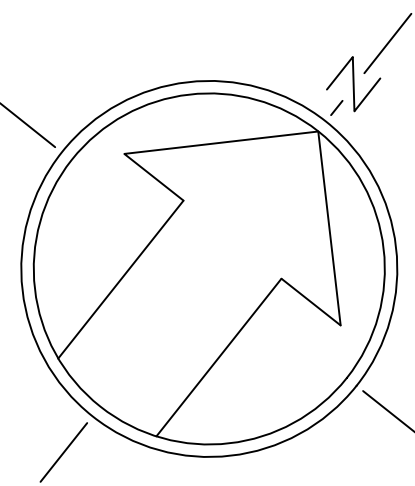
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- Legend**
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 - Existing Concrete
 - Existing Brick Paving
 - Existing Contour
 - Existing Index Contour
 - Existing Sign
 - Existing Treeline
 - Existing Evergreen Tree and Deciduous Tree
 - Proposed Sidewalk
 - Proposed Contour
 - Proposed Index Contour
 - Proposed Spot Grade
 - Proposed Inlet
 - Proposed Storm Line
 - Proposed Riprap
 - Soil Boundary
 - Proposed Electric Line
 - Proposed Landscape area
 - Proposed Bioretention Basin
 - Proposed Trees & Shrubs

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DESCRIPTION	ZONING DATA TABLE	
	REQUIRED	EXISTING
WHITMARSH TOWNSHIP	ZONING DISTRICT - A - RESIDENTIAL	
USE DESCRIPTION	RECREATIONAL DISTRICT OVERLAY SECTION 116-177	
LOT AREA	60 AC MIN	177.36 AC
LOT WIDTH	500 FT MIN	3388 FT
FRONT YARD	150 FT MIN	51.79 FT *
SIDE YARD	100 FT MIN	101.34 FT
REAR YARD	100 FT MIN	358.34 FT
MAXIMUM BUILDING COVERAGE	20%	
MAXIMUM BUILDING HEIGHT	40 FT	N/A
PARKING REQUIREMENT	1 SPACE / 4 PEOPLE OF TOTAL CAPACITY +1 PER EMPLOYEE	No Change

DESCRIPTION	ZONING DATA TABLE	
	REQUIRED	EXISTING
WHITMARSH TOWNSHIP	ZONING DISTRICT - A - RESIDENTIAL	
USE DESCRIPTION	SINGLE FAMILY	
LOT AREA	15,000 S.F.	
LOT WIDTH	90 FT MIN	
FRONT YARD	40 FT MIN	
SIDE YARD	15 FT MIN / AGR. 40 FT	
REAR YARD	40 FT MIN	
MAXIMUM BUILDING COVERAGE	20%	
MAXIMUM BUILDING HEIGHT	PRINCIPAL = 35 FT / ACCESSORY 35 FT	

PROPOSED CONCRETE AREA = 2,312 S.F.
 PROPOSED PADEL BALL COURTS = 4,852 S.F.
 INCREASE IN IMPERVIOUS COVERAGE = 7,264 S.F.

* EXISTING NON-CONFORMING.
 ** COMBINED INFORMATION FROM RESOURCE PLAN, FIELD SURVEY, AND AERIAL MAPS.



Act 287
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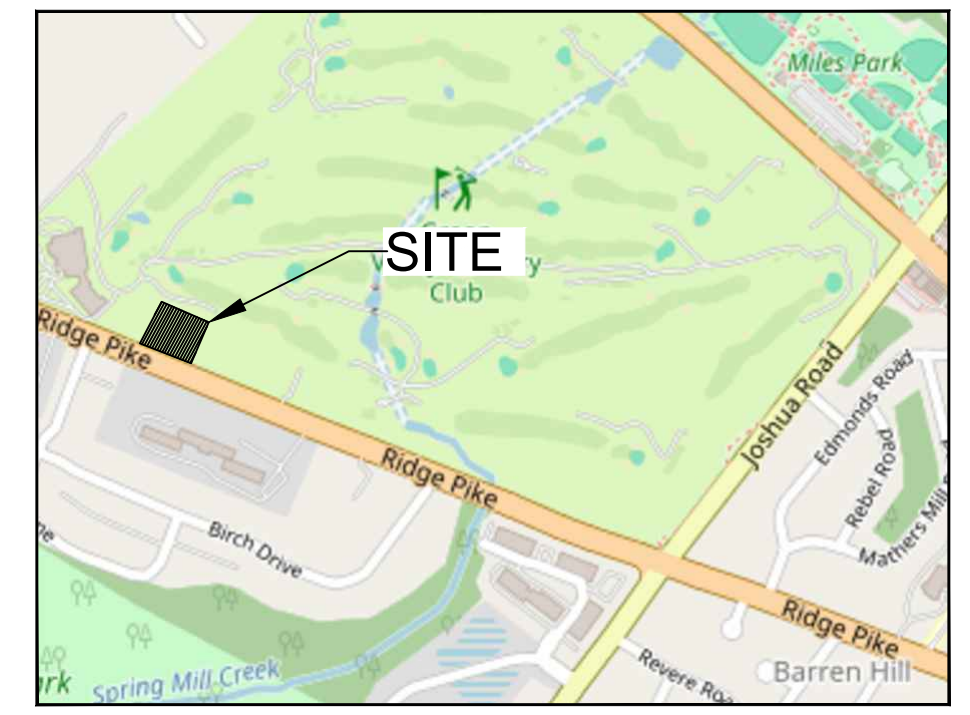
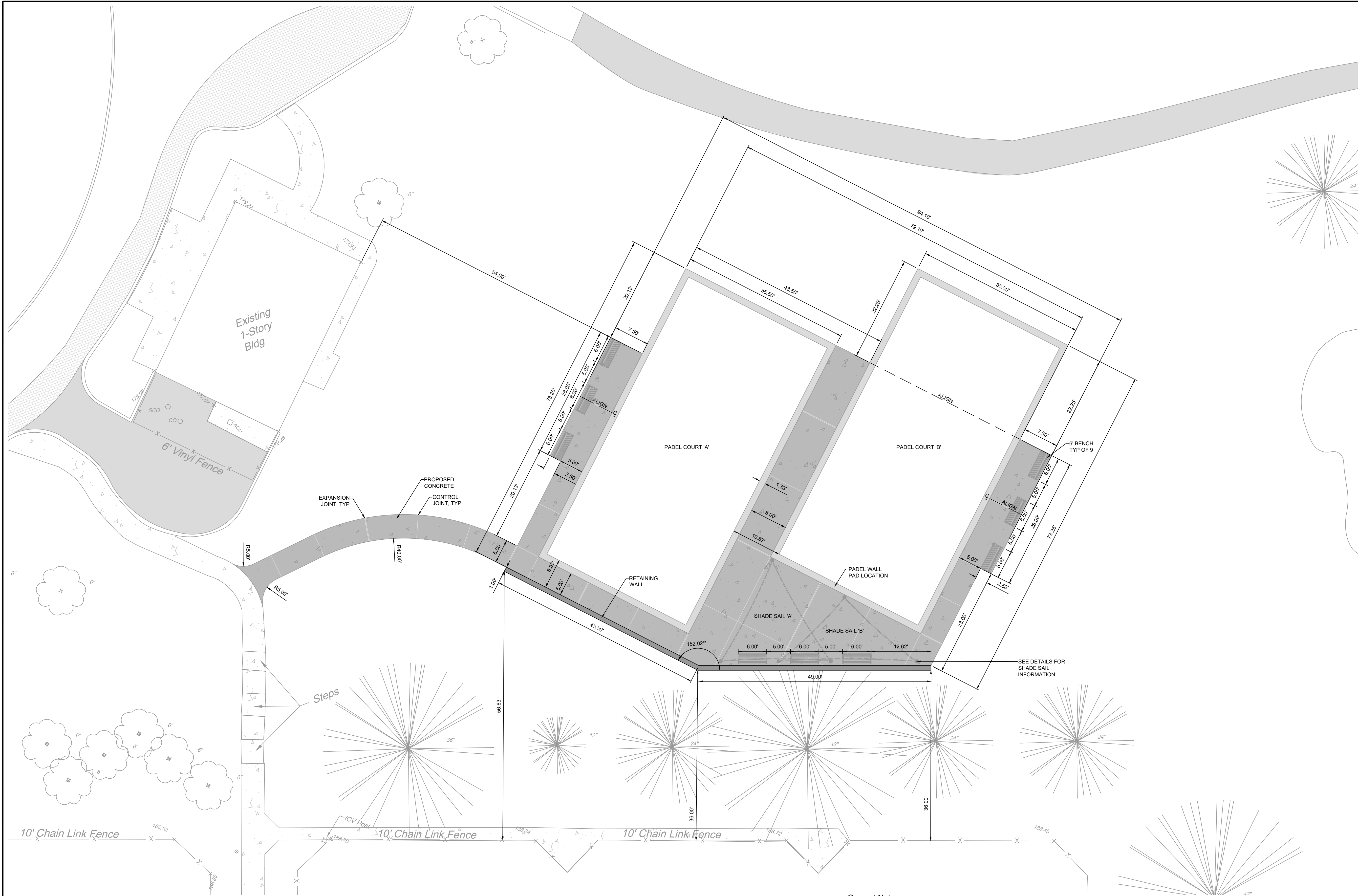
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DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 11-15-2024
 DRAWING No: D 2443-04-02

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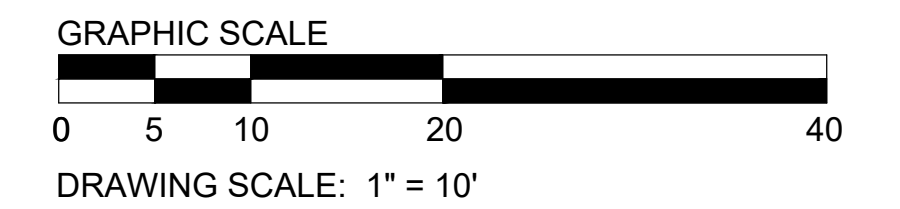
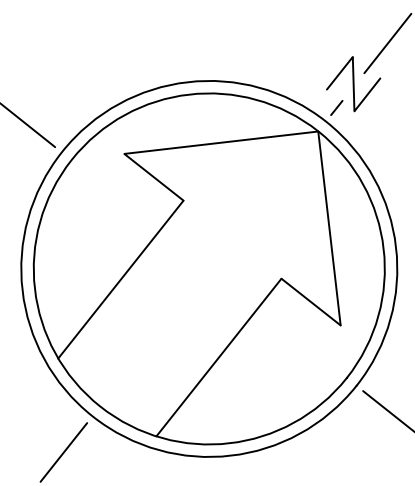
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	Existing Index Contour
	Existing Sign
	Existing Treeline
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	Proposed Sidewalk
	Proposed Contour
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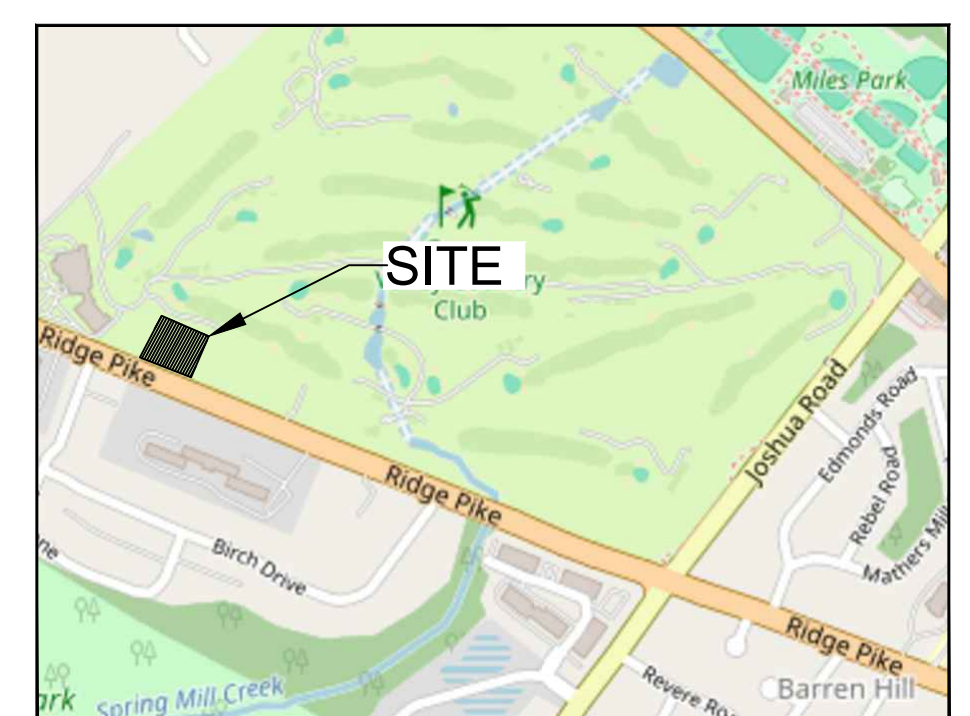
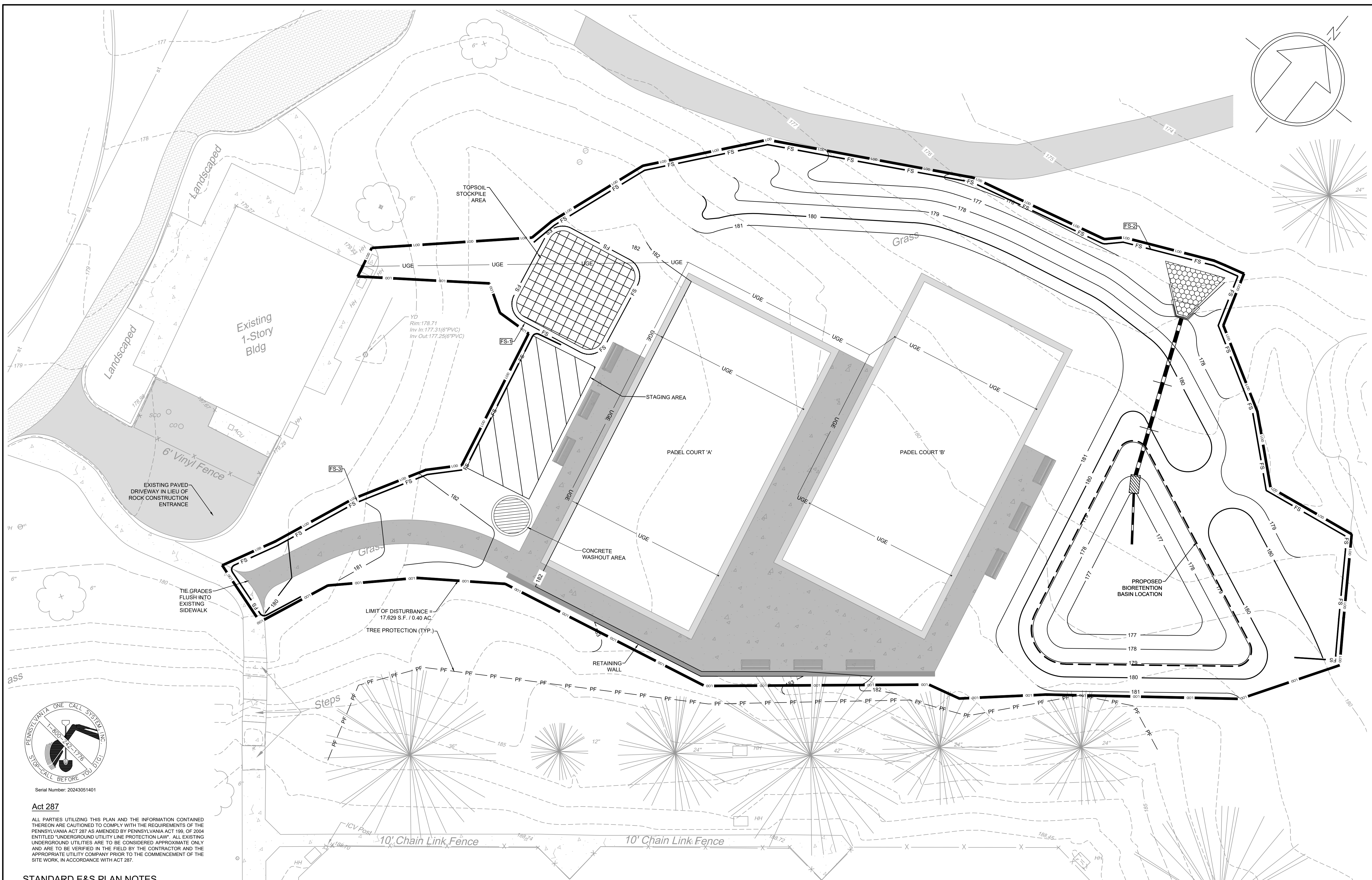


Act 287
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Layout & Materials Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

	EUSTACE ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS	DRAWN BY DSC
307 Easton Road Building B - 2nd Floor Willow Grove, PA 19090 Tel: (215) 348-8757 Fax: (215) 348-8759 www.eustaceeng.com		CHECKED BY MJE
Martin J. Eustace, III, P.E. PA Lic. PE048891E		DATE 11-15-2024
		DRAWING No. D 2443-04-03

X:\PROJECTS\2400 - 2469\2443\04 - Green Valley Country Club Padel Drawings\Land Development\04-erosion control plan.dwg November 13, 2024



Location Map
Scale: 1" = 1000'

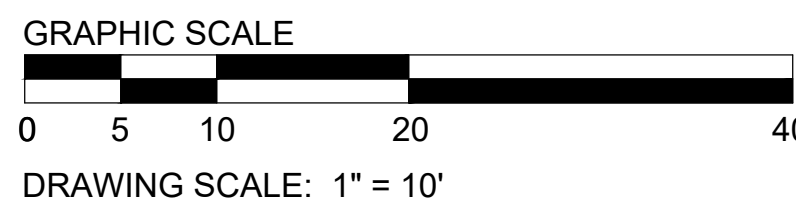
Legend

	Property Line
	Right-of-Way Line
	Setback Line
	Existing Building
	Existing Asphalt Paving
	Existing Concrete
	Existing Brick Paving
	Existing Contour
	Existing Index Contour
	Existing Spot Grade
	Existing Sign
	Existing Light Pole
	Existing Utility Pole
	Existing Utility Valve
	Existing Manhole
	Existing Tree Line
	Existing Evergreen Tree and Deciduous Tree
	Proposed Building
	Proposed Sidewalk
	Proposed Contour
	Proposed Index Contour
	Proposed Spot Grade
	Limit of Disturbance
	Compost Filter Sock
	Tree Protection Fence
	Proposed Inlet
	Proposed Riprap
	Proposed Electric Line
	Proposed Storm Line
	Proposed Topsoil Stockpile area
	Proposed Landscape area
	Proposed Concrete Washout area
	Proposed Staging area

Site Data:
 Address: 201 RIDGE PIKE
 LAFAYETTE HILL, PA. 19444
 Zoned: A-RESIDENTIAL DISTRICT (RECREATION DISTRICT OVERLAY)
 Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

Owner/Applicant:
 GREEN VALLEY COUNTRY CLUB
 201 RIDGE PIKE
 LAFAYETTE HILL, PA. 19444

Parcel Information:
 Parcel ID: 65-00-09754-00-9



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- STANDARD E&S PLAN NOTES**
- 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.
 - 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.
 - 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.
 - Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
 - 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 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.
- 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.
- 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 seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- 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 qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Vehicles and equipment may neither enter directly nor exit directly from the project site onto Ridge Pike.
- 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, mulching 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.
- 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.
- 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.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- 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 outcrops shall have a minimum of 2 inches of topsoil.
- 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.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- 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.

- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- 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 disturbance activities cease in any area or subarea of the project, 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.
- 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.
- 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.

Erosion & Sediment Control Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
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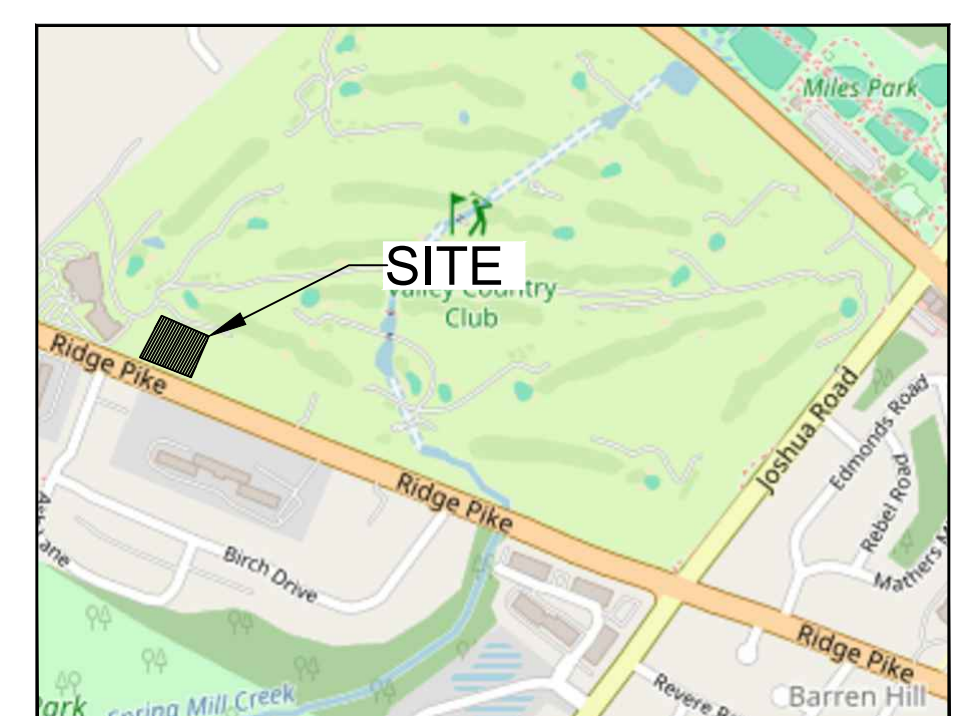
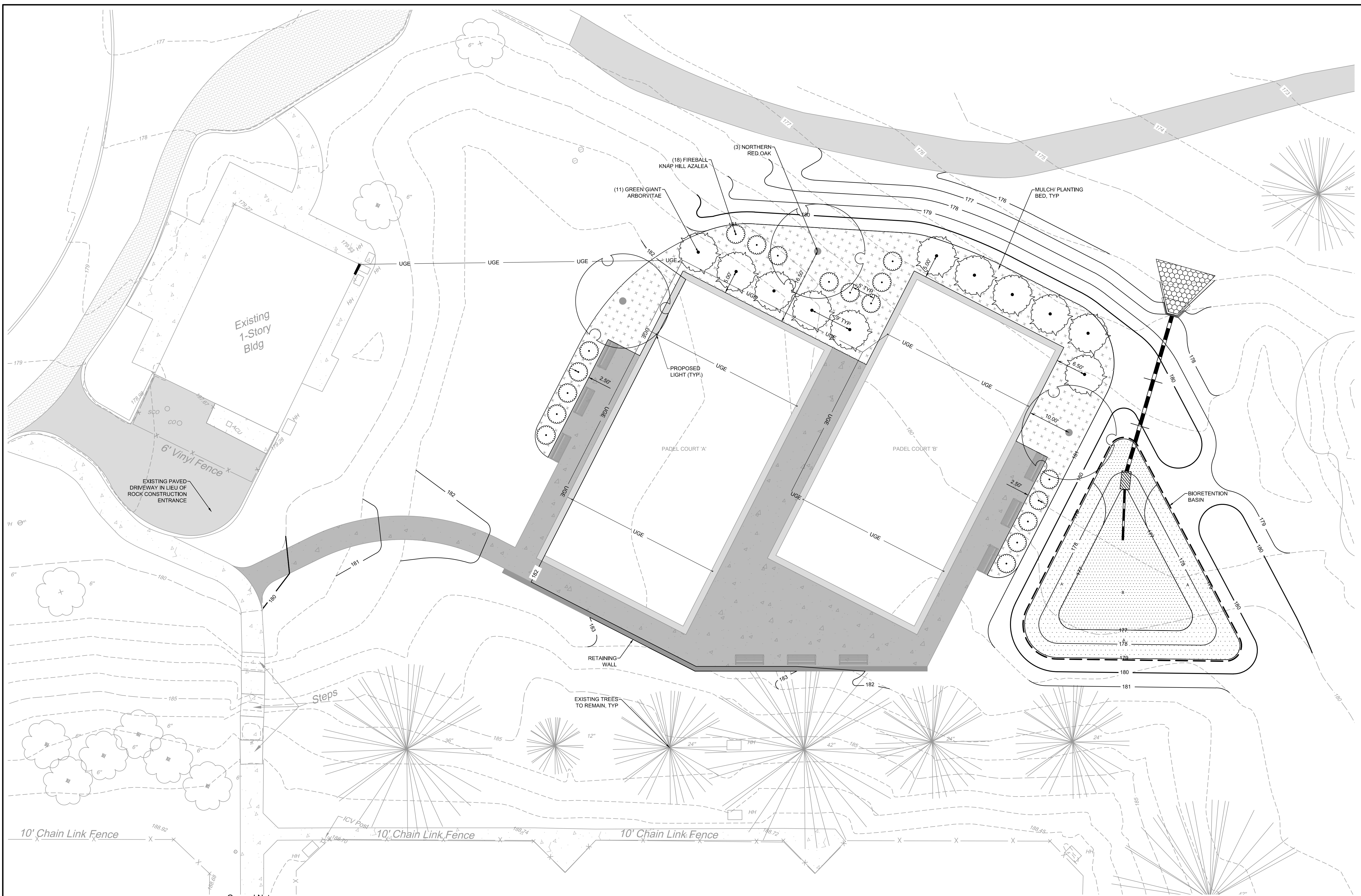
MARTIN J. EUSTACE, III, P.E.
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DRAWING No. D2443-04-04

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Location Map
Scale: 1" = 1000'

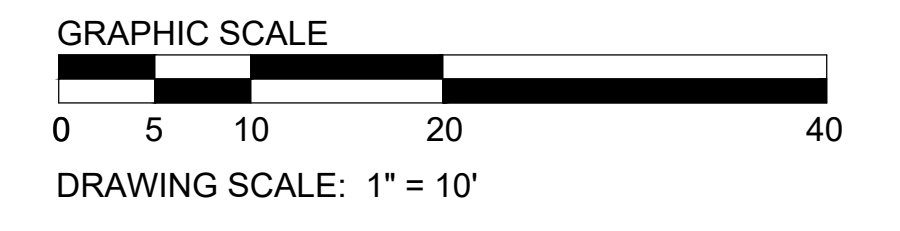
Legend

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	Proposed Spot Grade
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	Proposed Riprap
	Soil Boundary
	Proposed Electric Line
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	Proposed Bioretention Basin
	Proposed Trees & Shrubs

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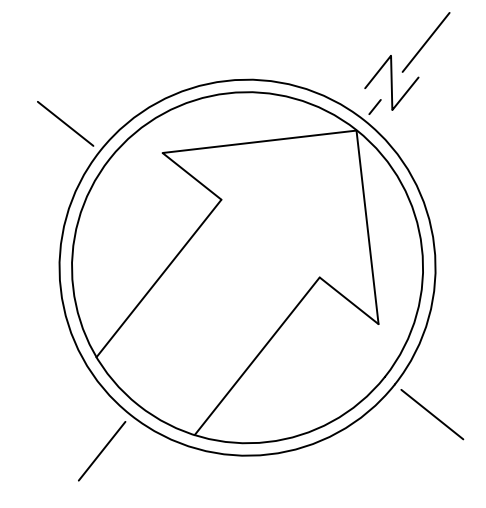
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	QR	Quercus rubra / Northern Red Oak	12' Ht.	B&B	3
SHRUBS					
	AK	Azalea x 'Fireball' / Fireball Knop Hill Azalea	5 gal.	Pot	18
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8ft ht	B&B	11

SEE SHEET 7 FOR BIORETENTION BASIN PLANTING SCHEDULE



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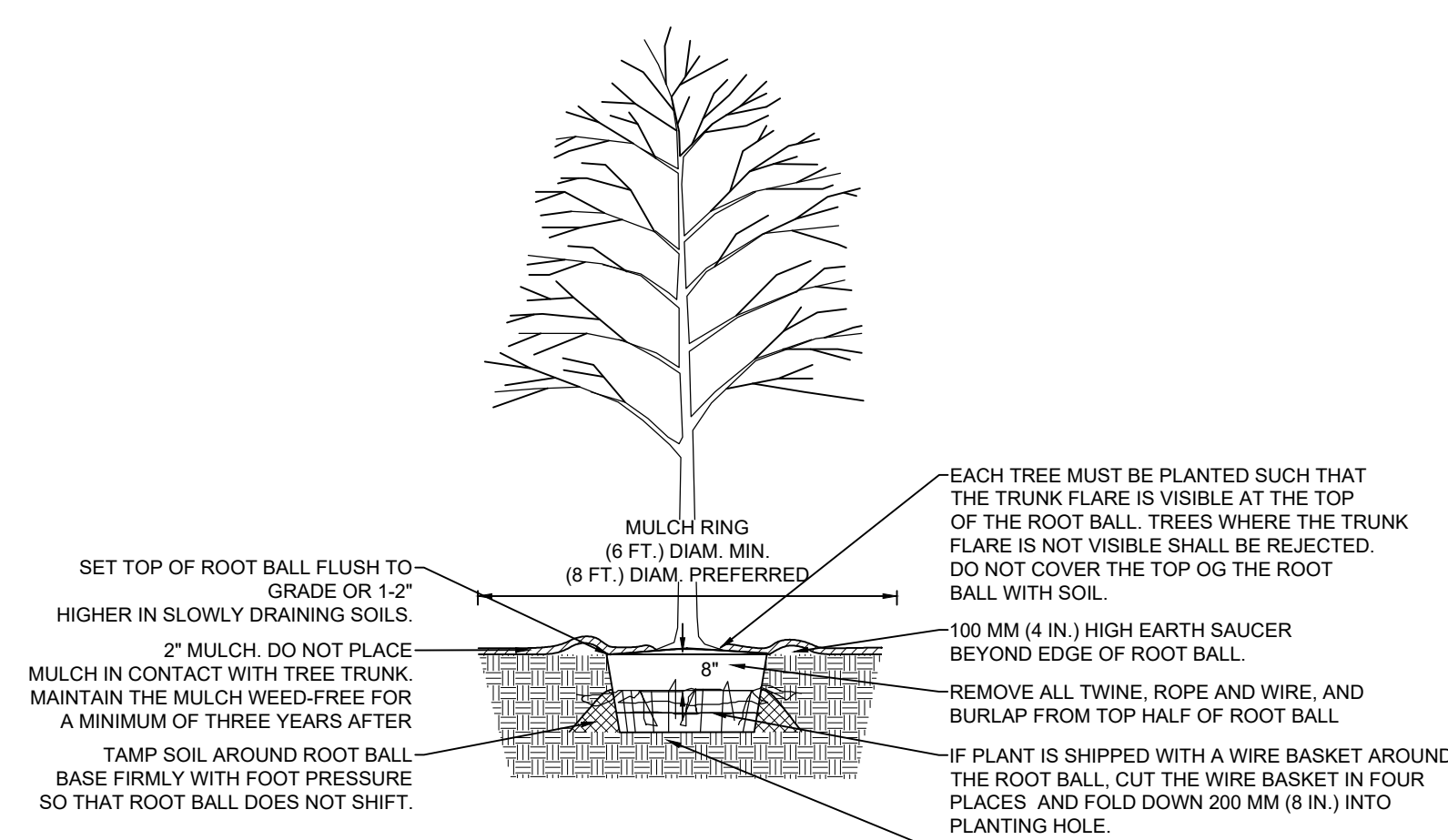
Landscape Plan
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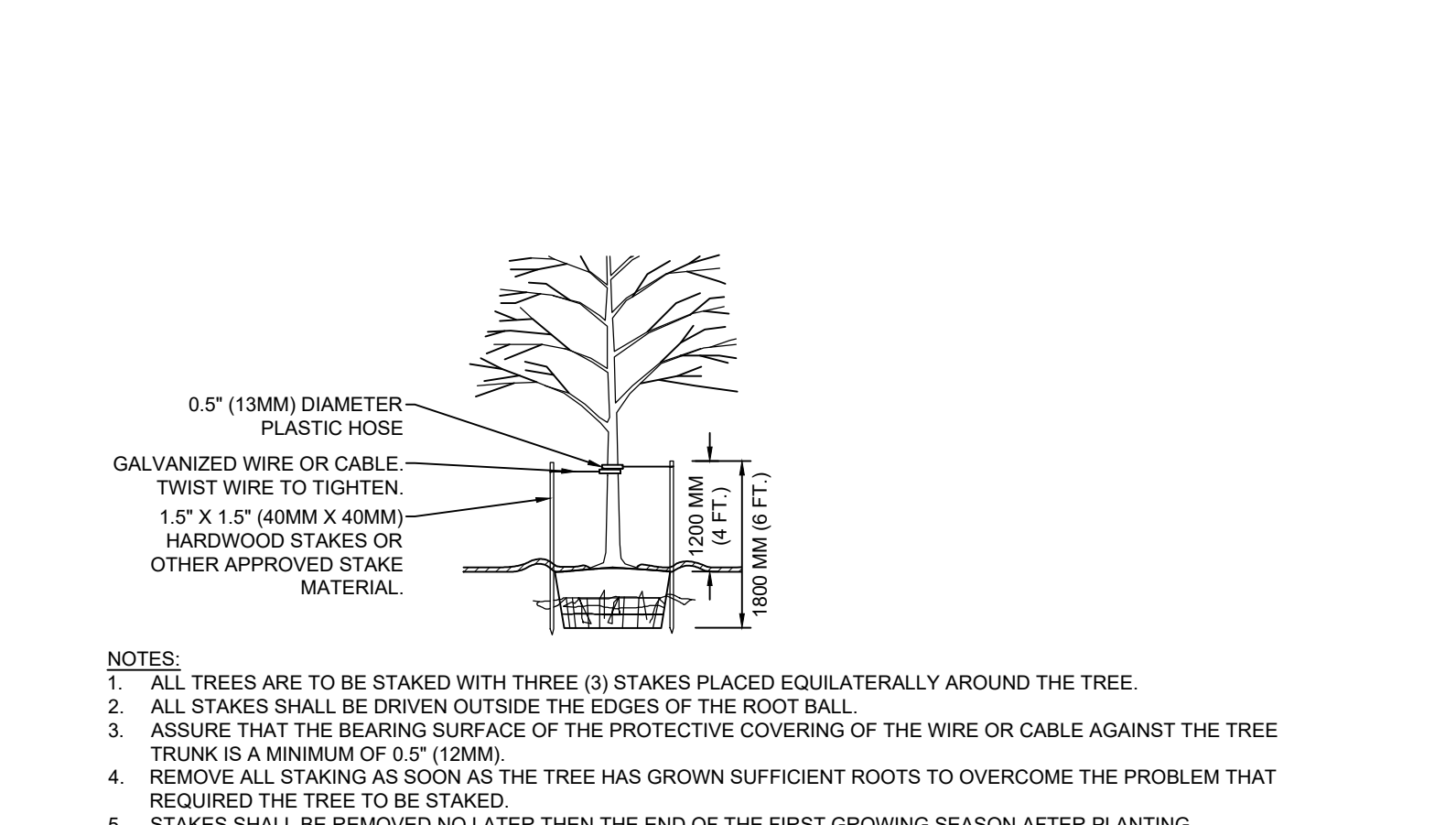
LANDSCAPE SPECIFICATIONS

- SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS:
 - GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
 - TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5% A pH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE (1) INCH, WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOS.
 - LAWN - ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT AND SEEDED OR SOODED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 2" THICK LAYER OF TRIPLE SHREDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
 - FERTILIZER:
 - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STATOCK BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 6% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - PLANT MATERIAL:
 - ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERMEN)).
 - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
 - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISCOLORATIONS OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT COMPLETELY CALLED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR HOPE AT ANY TIME AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH.
 - CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
 - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
 - ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
 - SHOULD PLANT MATERIAL SUBSTITUTIONS BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION ON (SPECIES, VARIETY, SIZE, ETC.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
- GENERAL WORK PROCEDURES:
 - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
- SITE PREPARATIONS:
 - BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS. TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
 - TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
 - SOIL PREPARATIONS:
 - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
 - TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL OPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED LEAF LOAN UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
- FINISHED GRADING:
 - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
 - LANDSCAPE CONTRACTOR SHALL VERIFY SURFACE PRIOR TO INSTALLATION OF TOPSOIL. THE SURFACE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
- TOPSOIL:
 - CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTS PRIOR TO REUSE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELLED LIGHTLY TO MEET LINES AND GRADES (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
 - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
- PLANTING:
 - INsofar AS IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH, PROPERLY SPACED SO AS TO NOT DAMAGE PLANTS, WATERED AND MAINTAINED SO QUALITY IS NOT LOST.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN ALLOWABLE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 - ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. PLANTS DISFIGURED BY PRUNING SHALL BE REPLACED.
 - ALL PLASTIC, WOOD, OR OTHER SOLID CONTAINERS SHALL BE REMOVED FROM PLANTS PRIOR TO INSTALLATION. RECYCLE APPROPRIATE MATERIALS. PLANTS WITH FABRIC AND/OR WIRE BASKETS SHALL BE PLACED TO PROPER GRADE IN PLANT PIT. ONCE AT GRADE AND PLUMB, ALL FABRIC AND WIRE BASKETS SHALL BE CUT AT MIDPOINT OF BALL AND REMOVED. TREATED FABRIC SHALL BE REMOVED IN ITS ENTIRETY.
 - POSITION TREES BY STAKES AND SHRUBS BY SETTING IN POSITION AT THEIR INTENDED LOCATIONS AS PER THE PLANS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKE NECESSARY ADJUSTMENTS AS DIRECTED.
 - NO DECIDUOUS SHADE TREES SHALL BE LOCATED CLOSER THAN 10' FT. TO A SANITARY AND WATER UTILITIES WITHOUT USE OF ROOT BARRIER PER DETAIL.
 - NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED CLOSER THAN 5' FT. FROM A STRUCTURE, WALKS OR CURB LINES.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCIES.
 - PLANTING DATES: DECIDUOUS TREES/SHRUBS: MARCH 15 TO JUNE 30; AUGUST 15 TO NOVEMBER 1; EVERGREEN TREES/SHRUBS: MARCH 15 TO JUNE 30; AUGUST 15 TO OCTOBER 1.
 - LAWN IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN SEEDING SPECIFICATIONS.
 - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION.
 - FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, IT IS NOT RECOMMENDED IF IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
 - ACER RUBRUM
 - PLATANUS X CERIFOLIA
 - BETULA VARIETIES
 - POPULUS VARIETIES
 - CARPINUS VARIETIES
 - PRUNUS VARIETIES
 - CRATAEGUS VARIETIES
 - PYRUS VARIETIES
 - KOELREUTERA
 - QUERCUS VARIETIES
 - LIQUIDAMBAR STRACIFLUA
 - TILIA TOMENTOSA
 - LIRIODENDRON TULIPIFERA
 - ZELKOVA VARIETIES
 - LAGERSTROMIA VARIETIES
 - PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, SEE DETAILS FOR WIDTH AND DEPTH. THE ROOT BALL SHALL REST ON UNDISTURBED EARTH. EACH PLANT PIT SHALL BE BACKFILLED AND PLODDED TO COMPACT IN SIX (6") INCH LAYERS.
 - PREPARED SOIL, MIXED THOROUGHLY PRIOR TO PLACING IN PIT.
 - 1 PART PEAT MOSS OR COMPOSTED BY VOLUME
 - 1 PART EXISTING SOIL
 - 1 PART TOPSOIL
 - 21 GRAM AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - A) 2 TABLETS PER 1 GALLON PLANT
 - B) 3 TABLETS PER 1 GALLON PLANT
 - C) 4 TABLETS PER 15 GALLON PLANT
 - D) LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
 - FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.
 - ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS TO BE AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
 - ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
 - ALL PLANTING AREAS AND PLANTING MATERIALS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. PLACE NO MULCH WITHIN THREE (3") INCHES OF TRUNK OF THE TREE OR SHRUB.
 - DO NOT CUT LEAVES OF ANY TREES.
 - ALL TREE WRAP SHALL BE REMOVED UPON INSTALLATION.
 - ALL PLANTINGS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
 - CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL DEER GUARDS ON TREE TRUNKS TO PROTECT TREES FROM DEER DAMAGE. TREES DAMAGED BY DEER RUBS THAT HAVE NOT BEEN PROTECTED WILL BE REPLACED UNDER WARRANTY.
 - TRANSPLANTING (WHEN REQUIRED):
 - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. ROOT BALLS BE MINIMUM ONE SIZE LARGER THAN REQUIRED BY NURSERY STOCK.
 - IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN SEE 3.A. ABOVE.
 - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND OCT 1.
 - DO NOT REPLANTING. USE PLANTING SPECIFICATIONS ABOVE AND ADD ROOT GROWTH HORMONE PER MANUFACTURING RECOMMENDATIONS.
 - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 - IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH SHALL BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
 - NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE THROUGH GUARANTEE AND MAINTENANCE PERIOD.
 - SITE OWNER SHALL PROVIDE WATER WHETHER AVAILABLE ON SITE OR NEEDS TO BE TRANSPORTED. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
 - IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
 - GUARANTEE & MAINTENANCE:
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWELVE (12) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 - ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OFF-SITE, WITHOUT EXCEPTION.
 - TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT GUARANTEE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND PREVENT DISEASES AND DISEASE.
 - LAWNS SHALL BE ACCEPTED AND MAINTENANCE FOR LAWNS SHALL BECOME OWNER'S RESPONSIBILITY WHEN THERE IS 85% COVERAGE OF FULL HEALTHY STAND OF LAWN GRASS, WEED-FREE AND NO BARE SPOTS LARGER THAN ONE (1) SQUARE FOOT AND NO CASE LESS THAN 90 DAYS.
 - THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE 12 MONTH GUARANTEE PERIOD.
 - CLEANUP:
 - UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
 - THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED.



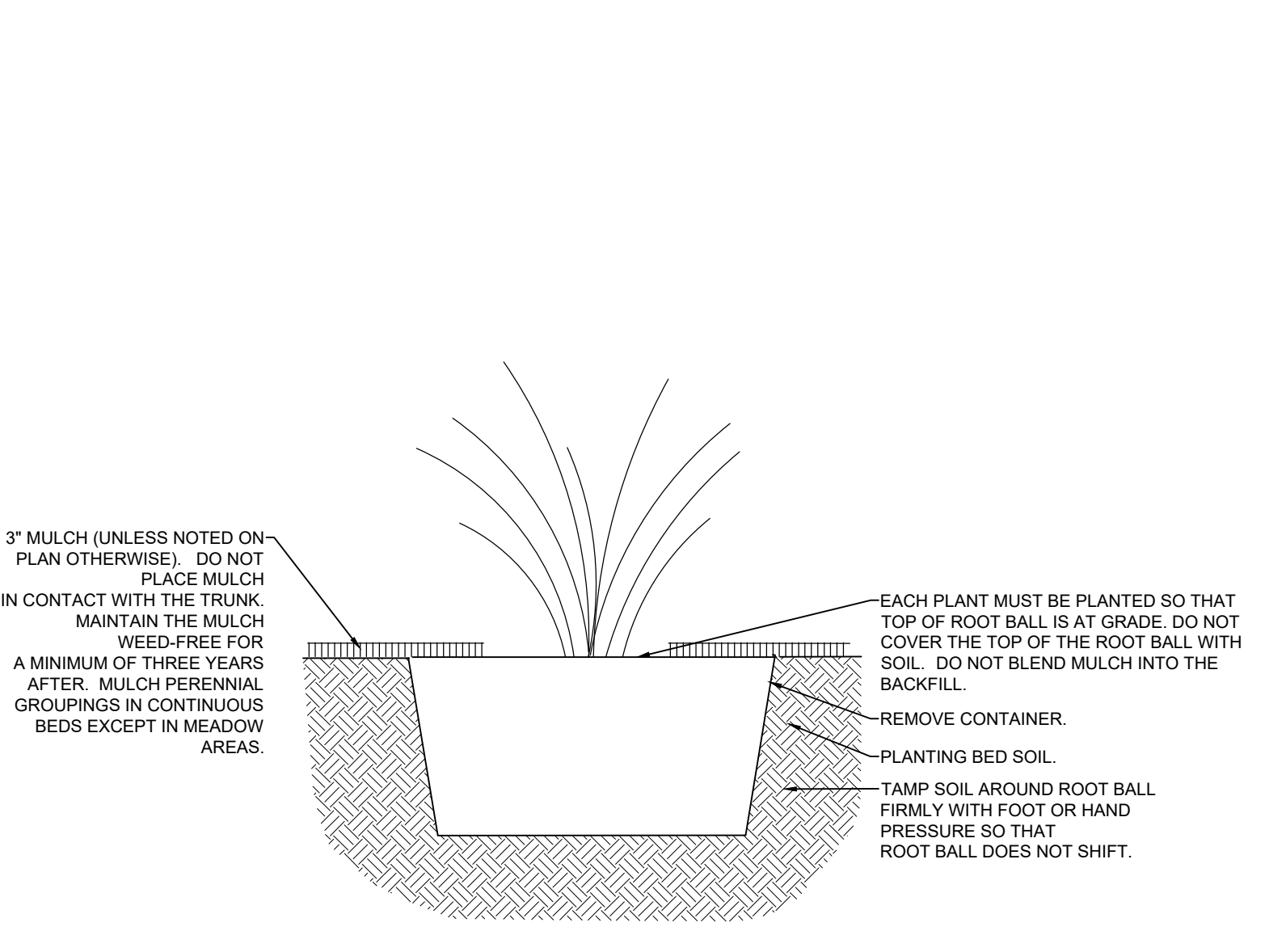
- NOTE:**
- THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STAKE THE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

TREE PLANTING DETAIL - DECIDUOUS TREES



- NOTE:**
- ALL TREES ARE TO BE STAKED WITH THREE (3) STAKES PLACED EQUILATERALLY AROUND THE TREE.
 - ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGES OF THE ROOT BALL.
 - ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5\" (12MM).
 - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.
 - STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- WIRE OF CABLE SIZES SHALL BE AS FOLLOWS:**
- TREES UP TO 2.7\" (69MM) CALIPER - 14 GAUGE
 - TREES 2.75\" (69MM) TO 3\" (76MM) CALIPER - 12 GAUGE
- TIGHTEN WIRE OF CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE ENOUGH TO ACCOMMODATE 1.5\" (38MM) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

TREE STAKING DETAIL - TREES 75MM (3 IN.) CALIPER OR LESS



- NOTE:**
- CUT ROOTS OF POTTED PERENNIAL/GRASS ROOT BALLS VERTICALLY IN LOCATIONS TO CUT CIRCULAR ROOTS 1/2\" TO 1\" DEEP, SPREAD PLUG/GROUND COVER ROOTS SLIGHTLY, WITH ONE OR TWO TEARS PARTWAY UP THE BOTTOM OF THE ROOT BALLS.

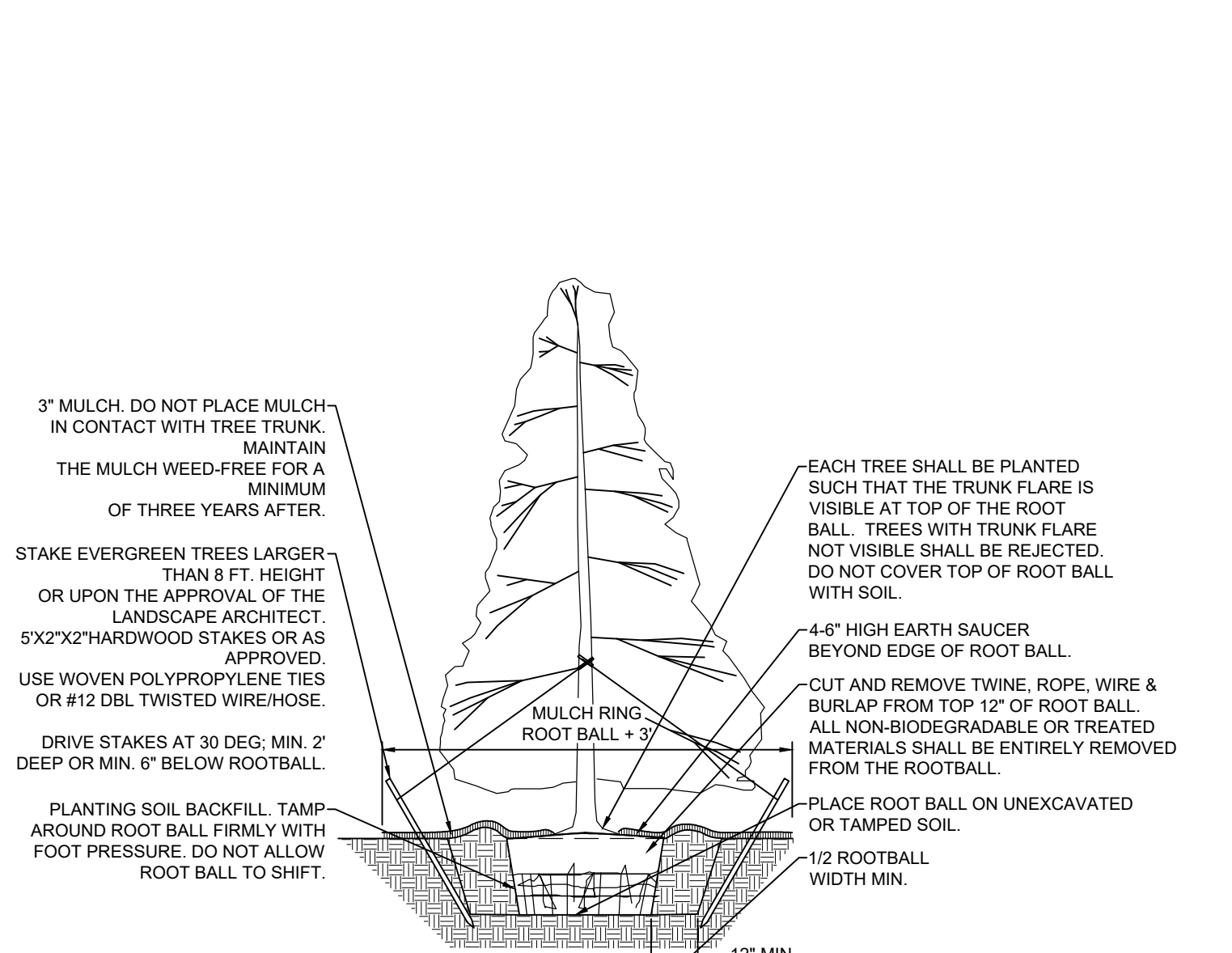
PERENNIAL, GRASS AND GROUND COVER PLANTING DETAIL

Bioorientation Basin Plant Schedule - Plugs

Symbol	Botanical Name/ Common Name	Bioorientation Basin 1		Minimum Planted Quantity	Root Mass	Spacing	General Comments
		Area A	Area B				
AG	Andropogon gerardii Big Bluestem	57	53	110	2\" plug, DP50	18\" o.c.	Facultative, Bunch Type Grass
CV	Carex vulpinoidea Fox Sedge			0	1 Gallon	18\" o.c.	Obligate, Bunch Type Grass
IV	Iris versicolor Harlequin Blueflag			80	2\" plug, DP50	18\" o.c.	Obligate, Flowering Perennial
JE	Juncus effusus Soft Rush	28	26	54	2\" plug, DP50	18\" o.c.	Facultative wetland+, Bunch Type Grass
JE	Juncus effusus Soft Rush			0	1 Gallon	18\" o.c.	Facultative wetland+, Bunch Type Grass
PV	Panicum virgatum Switch Grass	57	53	110	2\" plug, DP50	18\" o.c.	Facultative, Bunch Type Grass
pV	Panicum virgatum Switch Grass			0	1 Gallon	18\" o.c.	Facultative, Bunch Type Grass
SNB	Symphoricarum nov-belgii New York Aster	57		57	2\" plug, DP50	18\" o.c.	Facultative wetland+, Flowering Perennial
VH	Verbena hastata Blue Vervain	28	55	83	2\" plug, DP50	18\" o.c.	Facultative wetland+, Self-Seeding Flowering Perennial
VN	Vernonia noveboracensis New York Ironweed	58		58	2\" plug, DP50	18\" o.c.	Facultative wetland+, Flowering Perennial

Total Plants (0.44\"SF):	286	267			Evenly distribute plugs in clusters of same species with no less than 5 nor more than 10 plants per grouping.
Planting Areas A & B:	652 SF	609 SF			
Total Basin Areas:	1,261 SF				
	228.0	214.0	TYPE A: 652 SF	TYPE B: 609 SF	

SHRUB PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES



- NOTE:**
- THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.

EVERGREEN TREE PLANTING DETAIL

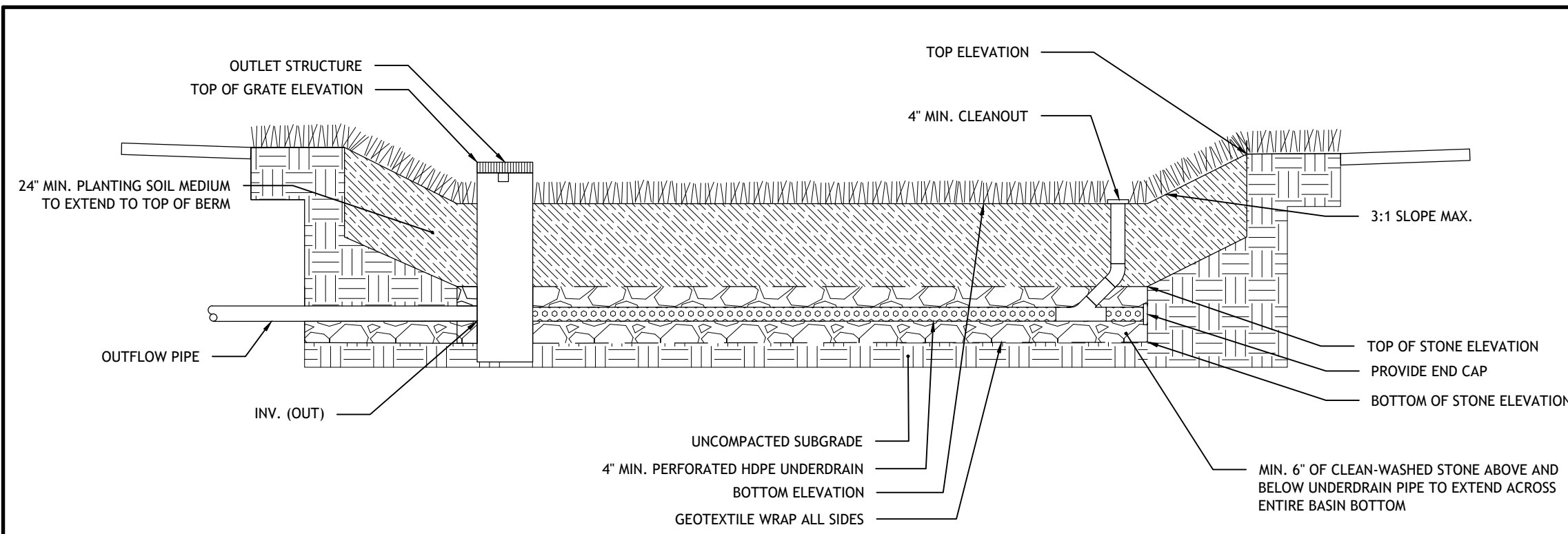
Landscape Notes & Details
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



DRAWN BY: DSC
CHECKED BY: MJE
DATE: 11-15-24
DRAWING No: 2443-06

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BASIN	OUTLET STRUCTURE	TOP ELEVATION	BOTTOM ELEVATION	TOP OF STONE ELEVATION	BOTTOM OF STONE ELEVATION	TOP OF GRATE ELEVATION	UNDERDRAIN INVERT	INV. (OUT)	OUTFLOW PIPE (DIAM./MATERIAL)
BIORETENTION-1	OCS-1	180.20	177.00	175.00	173.67	179.10	174.17	176.35	12" RCP

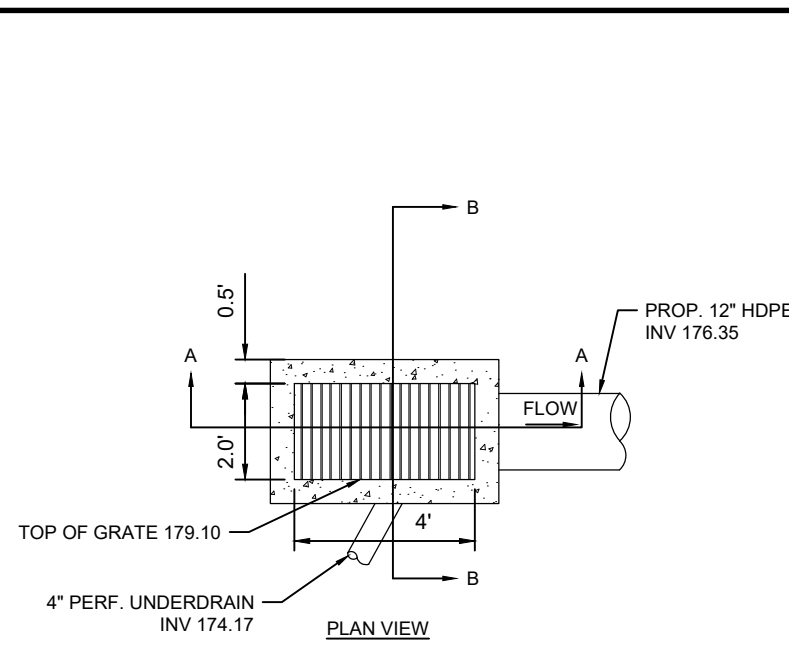
- NOTES:
- PLANTING SOIL SHOULD BE A FERTILE, NATURAL SOIL, FREE FROM LARGE STONES, ROOTS, STICKS, CLODS, PLANTS, PEAT, SOD, POCKETS OF COARSE SAND, PAVEMENT AND BUILDING DEBRIS, GLASS, NOXIOUS WEEDS INCLUDING INVASIVE SPECIES, INFESTATIONS OF UNDESIRABLE ORGANISMS AND DISEASE CAUSING PATHOGENS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - TEXTURE OF PLANTING SOIL SHOULD CONFORM TO THE CLASSIFICATION WITHIN THE USDA TRIANGLE FOR SANDY LOAM OR LOAMY SAND. PLANTING SOIL SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS REQUIRED TO MEET THE CLASSIFICATION. RANGES OF PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F-1632.

SAND (0.05-2.0 mm)	50 - 85%
SILT (0.002 TO 0.05 mm)	40% MAXIMUM
CLAY (LESS THAN 0.002 mm)	10% MAXIMUM
GRAVEL (2.0 TO 12.7 mm)	15% MAXIMUM
 - PLANTING SOIL SHOULD BE SCREENED AND FREE OF STONES LARGER THAN A HALF-INCH (1/2"; 12.7 mm) IN ANY DIMENSION. NO MORE THAN TEN PERCENT (10%) OF THE SOIL VOLUME SHOULD BE COMPOSED OF SOIL PEDS GREATER THAN ONE INCH (1").
 - CLODS, OR NATURAL CLUMPS OF SOILS, GREATER THAN THREE INCHES (3") IN ANY DIMENSION SHOULD BE ABSENT FROM THE PLANTING SOIL. SMALL CLODS RANGING FROM ONE TO THREE INCHES (1-3") AND PEDS, NATURAL SOIL CLUMPS UNDER ONE INCH (1") IN ANY DIMENSION, MAY BE PRESENT BUT SHOULD NOT MAKE UP MORE THAN TEN PERCENT (10%) OF THE SOIL BY VOLUME.
 - THE pH OF THE PLANTING SOIL SHOULD HAVE A RANGE OF 5.8-7.1.
 - SOLUBLE SALTS SHOULD BE LESS THAN 2.0 mmhos/cm (ds/m), TYPICALLY AS MEASURED BY 1:2 SOIL-WATER RATIO BASIC SOIL SALINITY TESTING. SODIC SOILS (EXCHANGEABLE SODIUM PERCENTAGE (ESP) GREATER THAN 15 AND/OR SODIUM ADSORPTION RATIO (SAR) GREATER THAN 13) SHALL NOT BE ACCEPTABLE FOR USE REGARDLESS OF AMENDMENT.
 - ORGANIC CONTENT OF PLANTING SOIL SHOULD HAVE A RANGE OF THREE TO FIFTEEN PERCENT (3-15%) BY WEIGHT AS DETERMINED BY LOSS ON IGNITION (ASTM D2974). TO ADJUST ORGANIC CONTENT, PLANTING SOIL MAY BE AMENDED, PRIOR TO PLACING AND FINAL GRADING, WITH THE ADDITION OF ORGANIC COMPOST.
 - ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH LOSS TEST.
 - GEOTEXTILE SHALL CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

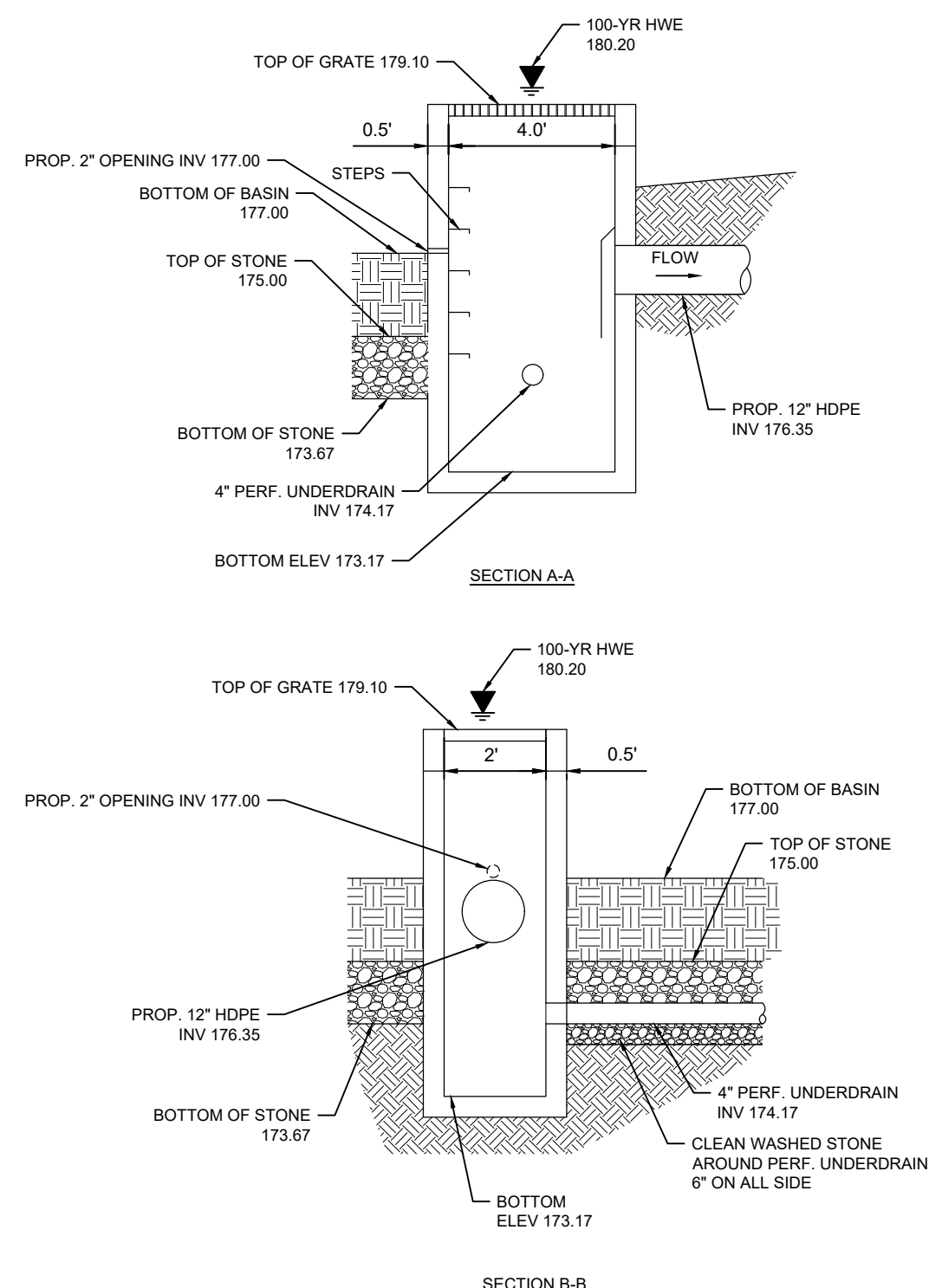
GRAB TENSILE STRENGTH (ASTM-D4632)	> OR = 120 LBS.
MULLEN BURST STRENGTH (ASTM-D3786)	> OR = 225 LBS.
FLOW RATE (ASTM-D4491)	> OR = 95 GAL./MIN./FT ²
UV RESISTANCE AFTER 500 HRS. (ASTM-D4355)	> OR = 70%

 HEAT-SET OR HEAT CALENDERED FABRICS ARE NOT PERMITTED.
 - PERFORATED HDPE UNDERDRAIN PIPE SHALL MEET THE SPECIFICATIONS OF AASHTO M252, TYPE S, OR AASHTO M294, TYPE S.

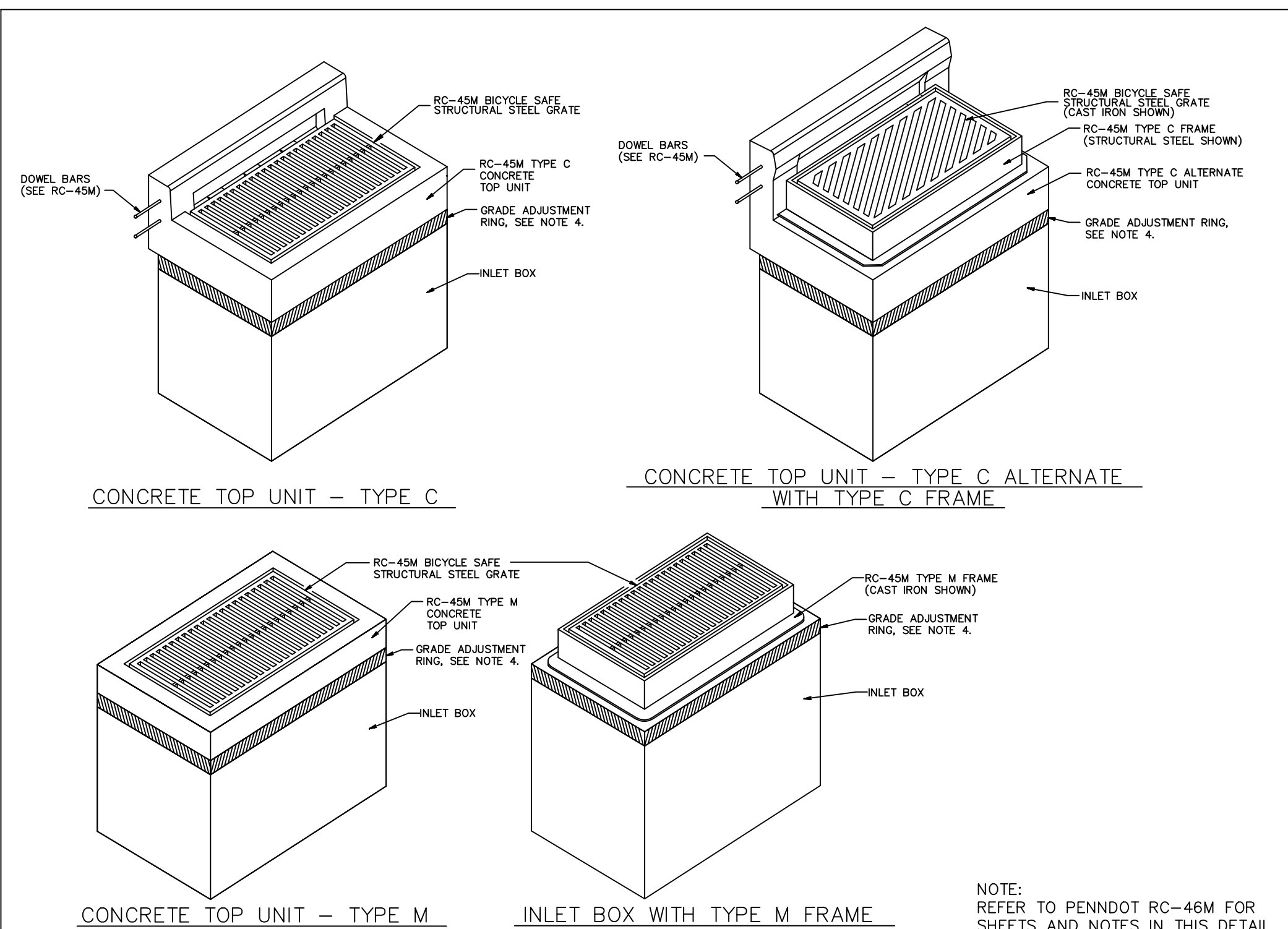
BIORETENTION SECTION



- NOTES:
- ALL JOINTS WITHIN OUTLET STRUCTURE SHALL BE WATER TIGHT.

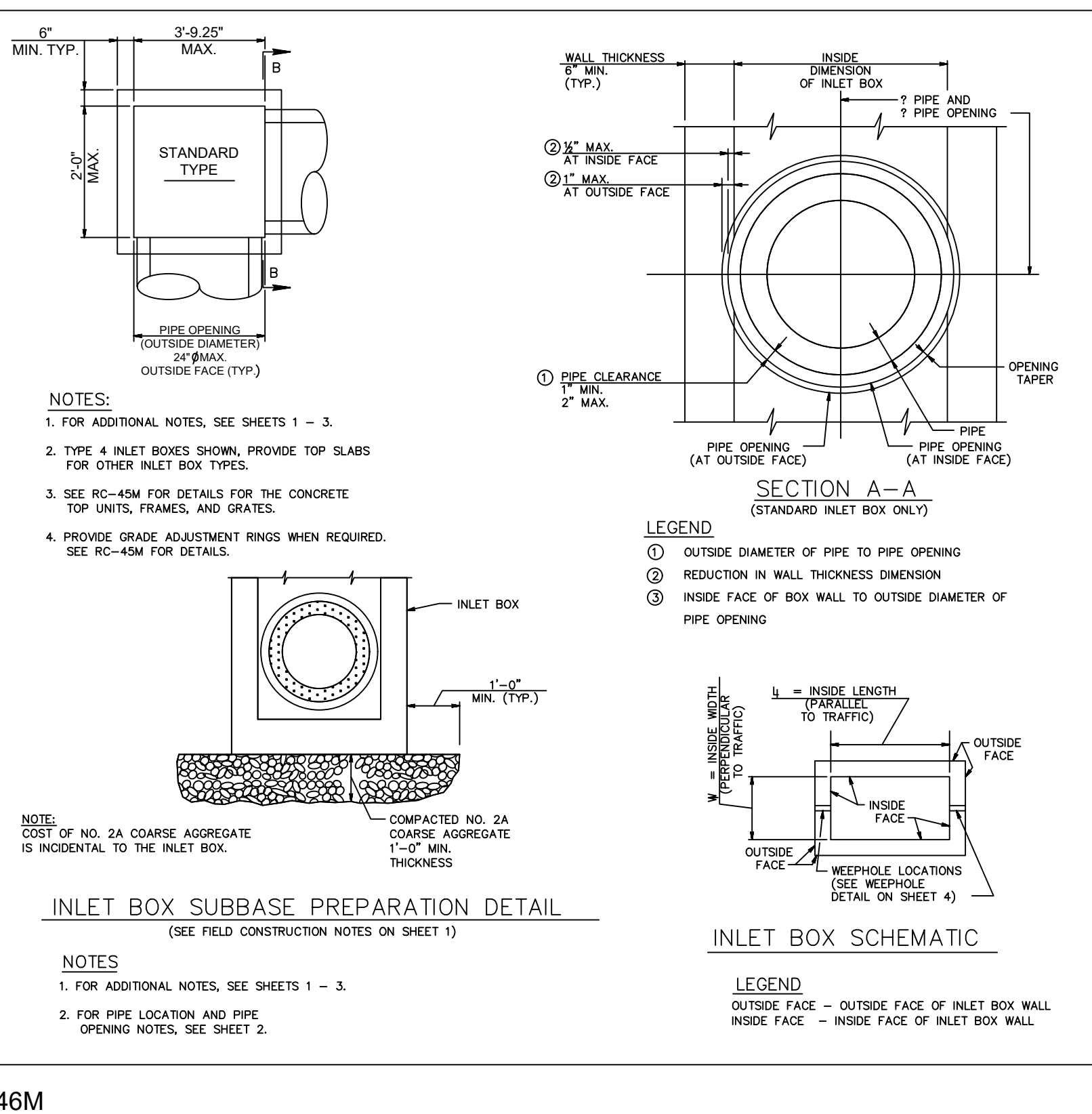


OCS-1 (BIORETENTION-1) DETAILS

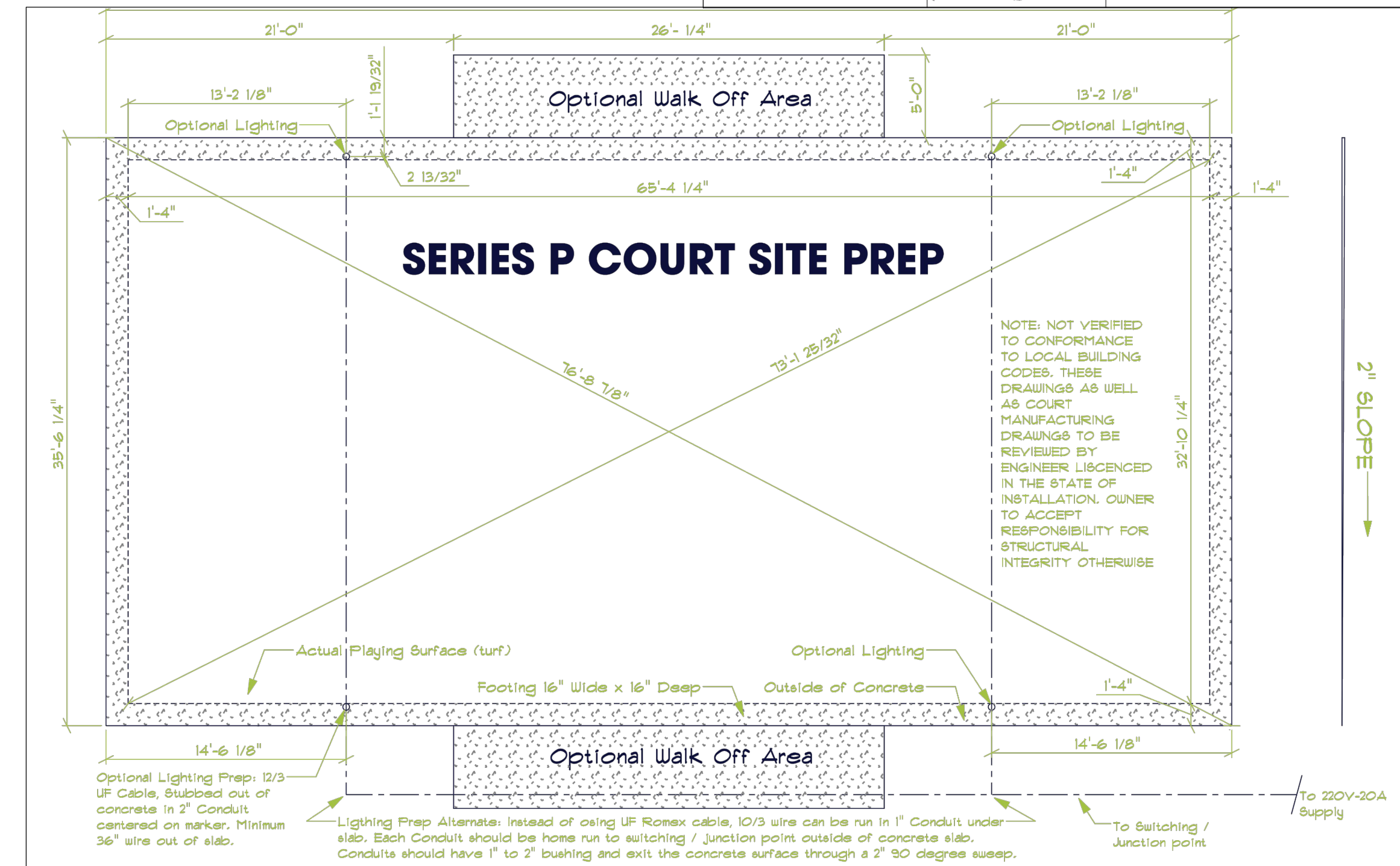
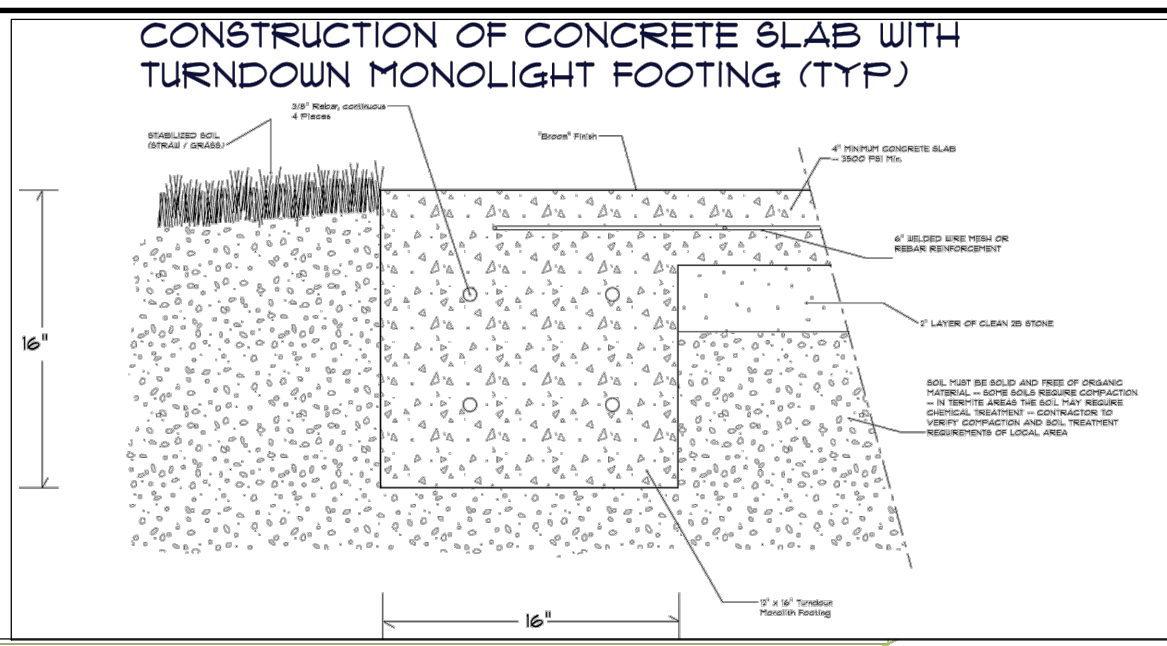


NOTE: REFER TO PENNDOT RC-46M FOR SHEETS AND NOTES IN THIS DETAIL.

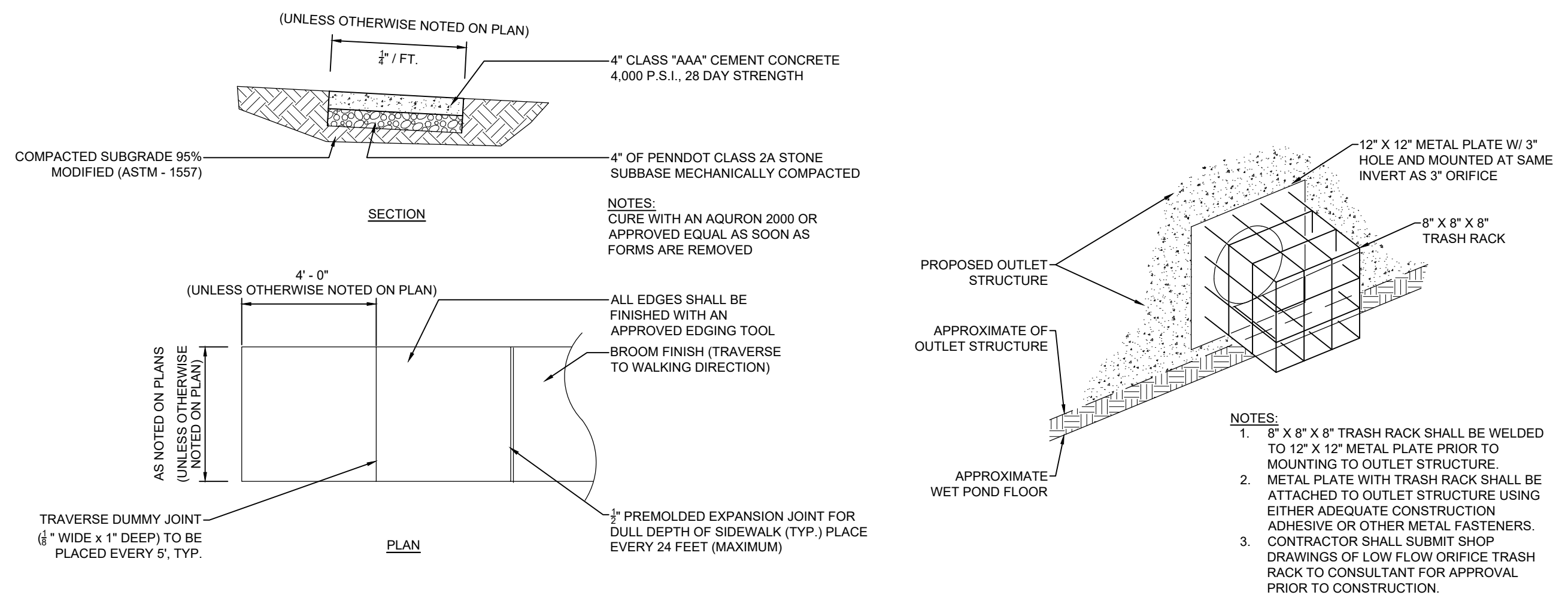
INLET BOX DETAILS- RC-46M



- NOTES:
- FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
 - FOR PIPE LOCATION AND PIPE OPENING NOTES, SEE SHEET 2.



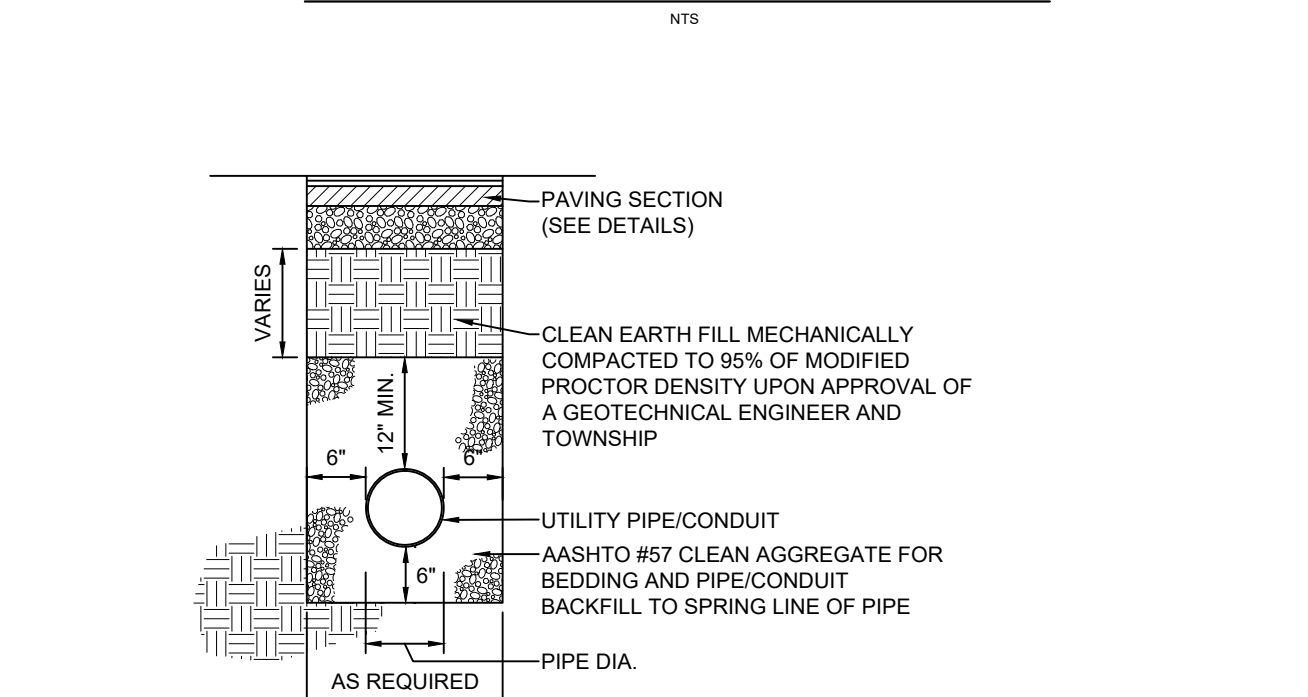
PADEL COURT DETAILS



- NOTES:
- PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 24 FEET (MAXIMUM) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE. AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAY APRONS, ETC.).
 - WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXT SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.

CONCRETE EGRESS / SIDEWALK DETAIL

LOW FLOW ORIFICE TRASH RACK DETAIL



TRENCH BEDDING DETAIL (HDPE OR PVC PIPE)

Construction Details
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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DRAWN BY: DSC
 CHECKED BY: MAE
 DATE: 11-15-2024
 DRAWING No: D 2443-04 08

GREEN VALLEY COUNTRY CLUB

PADEL COURTS CONCEPT UPDATE

OCTOBER 3, 2024

EXISTING AERIAL



CART PATH

EXISTING BUILDING

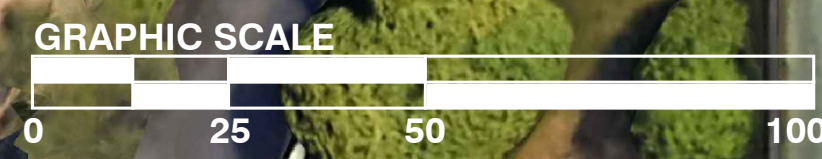
EXISTING VEGETATION

EXISTING GOLF GREEN

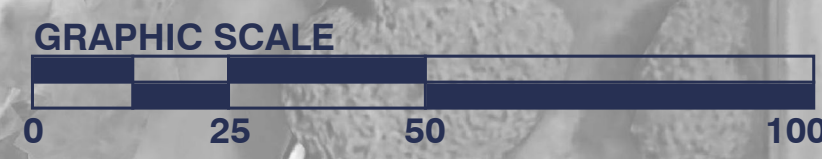
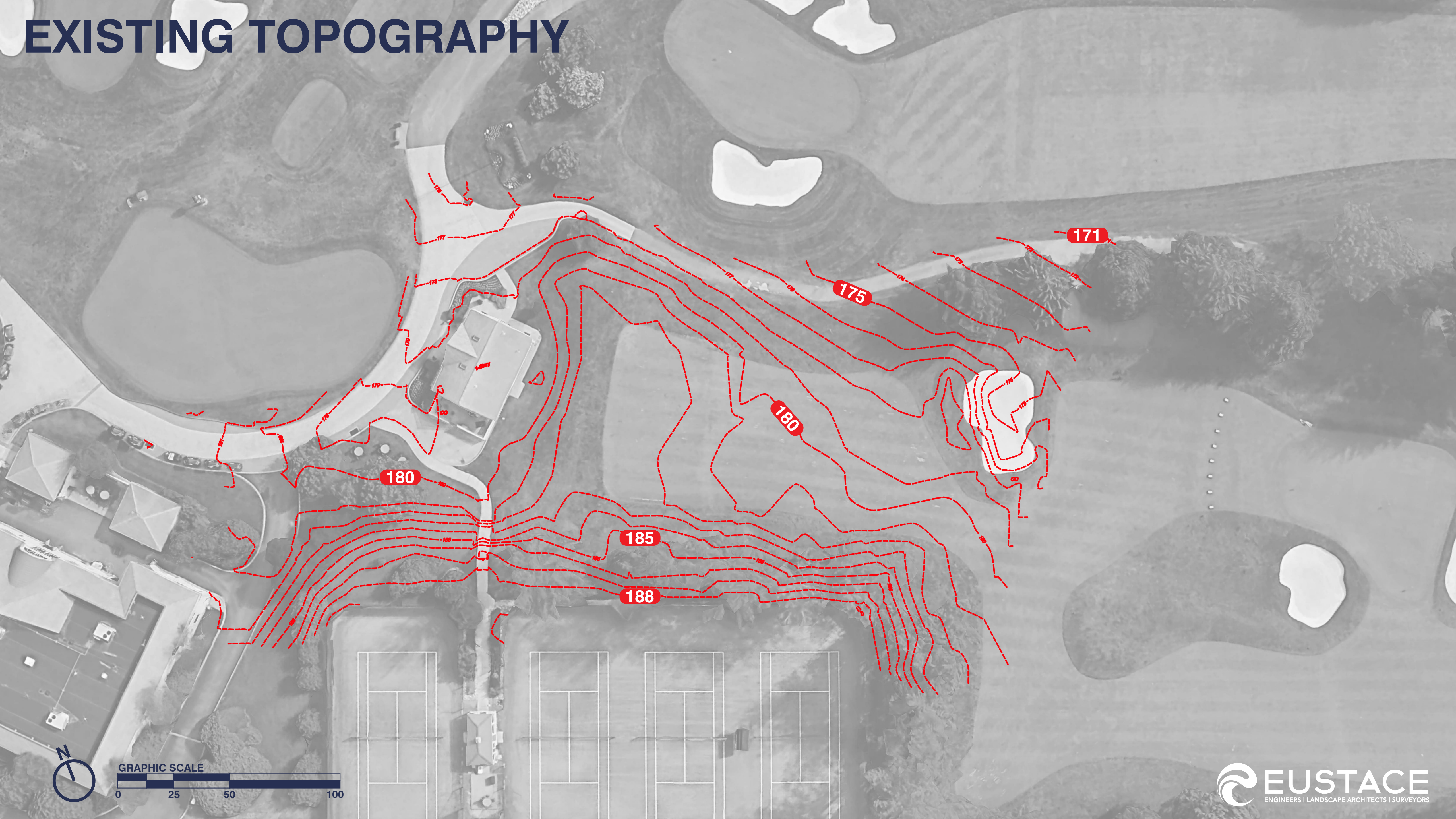
WALKWAY

EXISTING VEGETATION

EXISTING TENNIS COURTS



EXISTING TOPOGRAPHY



CONCEPT PLAN



RAIN GARDEN

25'

PLANTING

52'

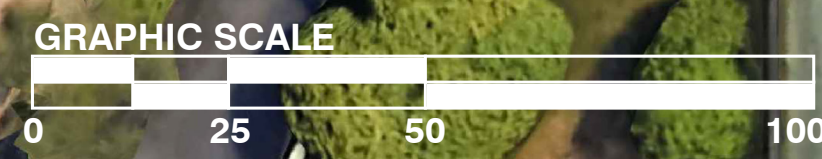
BENCHES

TREES

OVERHEAD
STRUCTURE

16" WALL

35'



FUREY & BALDASSARI, P.C.

ATTORNEYS AT LAW
1043 S. PARK AVENUE
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*also member of NJ bar

(610) 666-7500
fax (610) 666-7200

August 14, 2024

Green Valley Country Club
201 Ridge Pike
Lafayette Hill, PA 19444

RE: Whitemarsh Township Zoning Hearing Board
Application of Green Valley Country Club, No. 2024-33

Dear Applicant:

Enclosed herewith please find a true and correct copy of the Decision and Order of the Whitemarsh Township Zoning Hearing Board pursuant to the vote rendered at its meeting on August 7, 2024. Please note that your application was granted, subject to conditions as recited in the Decision and Order.

You are also hereby advised that all parties have thirty (30) days from the issuance of the Board's Decision and Order to file an appeal to the Court of Common Pleas of Montgomery County.

Sincerely,



MICHAEL E. FUREY
Solicitor to the Whitemarsh Township
Zoning Hearing Board

MEF/js
Enclosure

cc: Charles Guttenplan, Zoning Officer (w/enclosure)
Sean Kilkenny, Esquire (w/enclosure)
Anthony Sherr, Esquire (w/enclosure)

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2024-33

APPLICANT: Green Valley Country Club
Block 030, Unit 001
201 Ridge Pike
Lafayette Hill, PA 19444

FIRST HEARING DATE: 08/07/24

VOTE: 08/07/24

WRITTEN DECISION: 08/13/24

COPY MAILED: 08/14/24

A- Residential Zoning District
Recreational Overlay District

The Applicant proposes to demolish an existing building, and replace it with a new maintenance building on the property.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A variance from Section 116-183.A.(2) of the Zoning Ordinance, so as to permit a 75 foot front yard setback, rather than the 150 feet required, is **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

The Board reserves the right to issue Findings of Fact and Conclusions of Law in the event of an appeal.

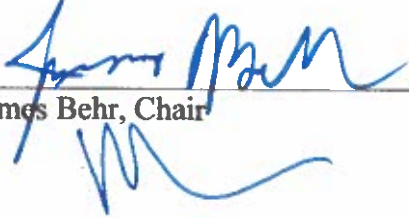
Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

No. 2024-33

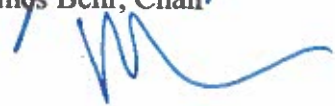
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:



James Behr, Chair



Robert A. Bacine, Vice Chair



Marc Weinstein



William E. Kramer



Gregory Nester

GRADING PLAN

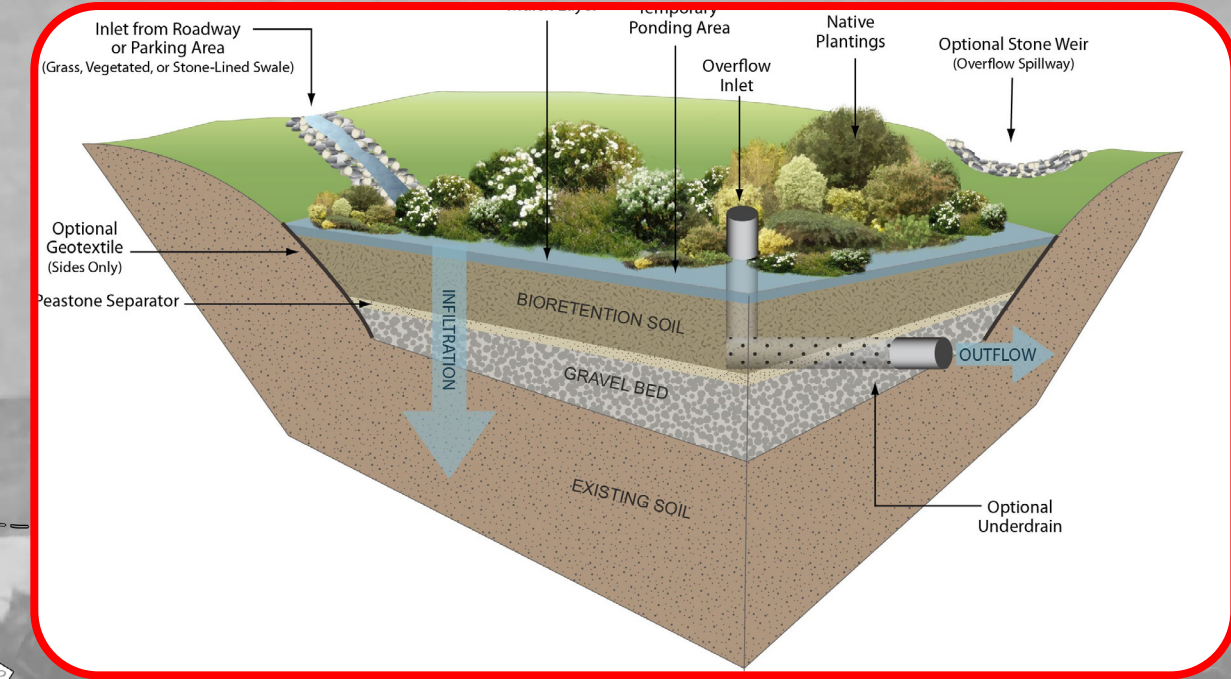
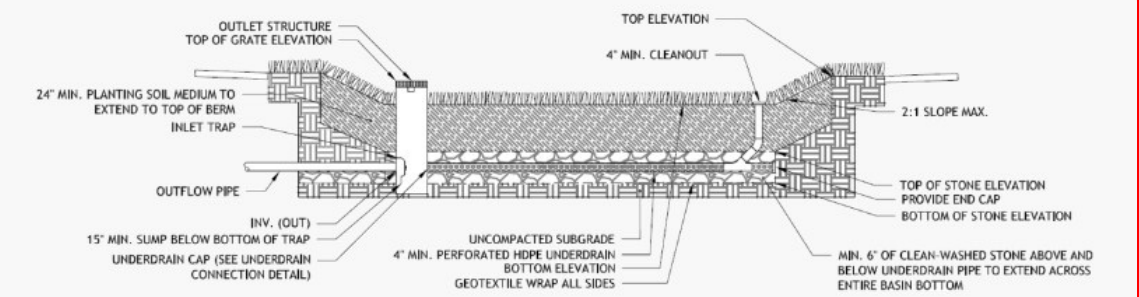
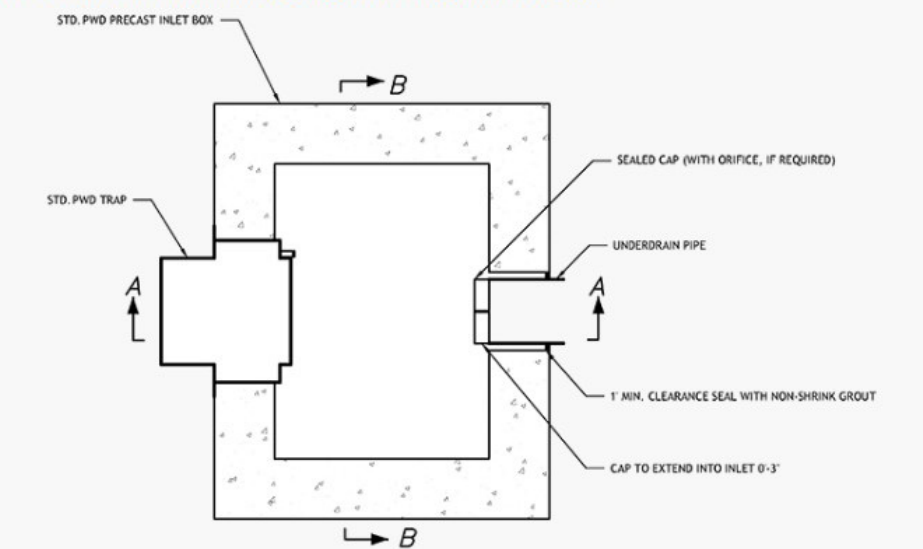


Figure 4.1-4: Bioinfiltration/Bioretention Basin Standard Detail



[\(Download CAD File\)](#)

Figure 4.1-5: Underdrain Connection Standard Detail





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 10, 2025

File No. 2025-00205

Mr. Craig T. McAnally, Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Request for Waiver of Land Development
Green Valley Country Club
201 Ridge Pike
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #01-25

Dear Mr. McAnally:

We are in receipt of an application including plans prepared by Eustace Engineering, regarding the above referenced project, requesting that the Township consider granting a waiver of Land Development for the proposed project. As requested, we have reviewed the plans for the property submitted by the applicant, which show the proposed site work. Following a cursory technical review of the above-mentioned documents, we recommend the granting of a waiver of the Land Development process. The plans will be reviewed for compliance with Chapter 58, 'Grading, Erosion Control and Stormwater Management' as part of the Earth Disturbance Permit Application. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,

Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

KH/sl

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)

\\NB1.gilmore.local\SERVER1\MUNICIPAL\2025\2500205-WshT_201 Ridge Pike (GVCC) - SLD 01-25\correspondence\SLD Waiver Req.doc



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Jacy Toll – Chair
Fran McCusker– Vice Chair
Vincent Manuele
Elizabeth Moy
Patrice Turenne

Craig T. McAnally
Township Manager

February 27, 2025

Green Valley Country Club
c/o Harry Ginther
201 Ridge Pike
Lafayette Hill, PA 19444

**RE: SLD# 01-25 / 201 Ridge Pike
Land Development Waiver Request for Pole Barn and Padel Courts
Zoning Ordinance Compliance Review Letter**

Dear Mr. Ginther:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Land Development Waiver Request, based on three sets of plans prepared by Eustace Engineering: Overall Location Map, dated February 3, 2024, with no noted revisions; Pole Barn Plan Set, dated November 7, 2024, last revised January 17, 2025; and Padel Courts Plan Set, dated November 15, 2024, with no noted revisions.

The plans propose to complete two independent projects. First is to remove the existing 2,360 S.F. barn and replace it with a 2,592 S.F. pole barn. Secondly, to create two padel ball courts, equating to 4,852 S.F. with a concrete walkway and shade areas. The site is zoned A- Residential with a Recreational Overlay over the entire property. The Recreational Overlay District governs the property given the recreational use.

Previous Plan Review

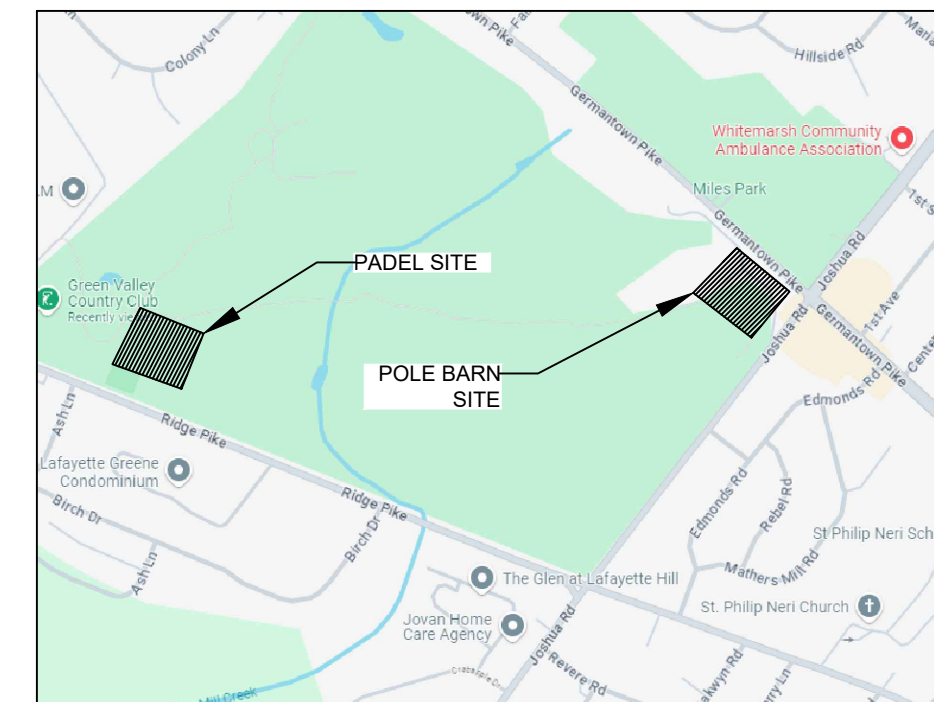
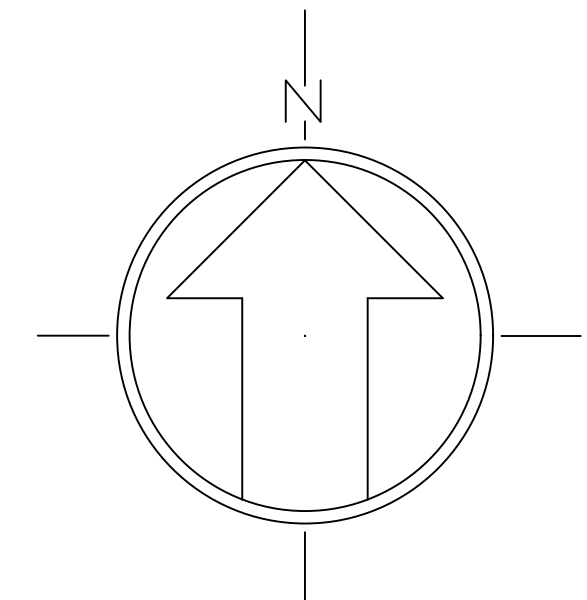
We reviewed the pole barn when it was submitted for a grading permit on November 8, 2024. On August 7, 2024, The Zoning Hearing Board (ZHB# 2024-33) granted a variance from §116-183.A(2) to allow the front yard setback requirement for the pole barn to be 75' from Germantown Pike, whereas 150' is required. The plans actually show 74.1'. However, we note that the Ultimate Right-of-Way is shown as 50' from the centerline of Germantown Pike, whereas 30' from the centerline is what is required (60' Ultimate Right-of-Way). Therefore, the actual setback is 94.1'. The plans should be revised accordingly. No additional zoning relief is necessary and all other comments have been satisfied.

Additional Zoning Compliance Comments

The following are the Zoning Ordinance compliance issues concerning the Overall Location Map as well as Padel Courts Plans. If compliance cannot be shown for any of these provisions, a modification to the plan must be made or additional relief from the Zoning Hearing Board would have to be requested.

General Notes:

- Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
- This Plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
- This Plan was prepared in accordance with the instructions of the Client.
- This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
- Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitemarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the Whitemarsh Township Zoning Code as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number 20243051347 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
- This property has access to Germantown Pike as shown hereon and is a public roadway.
- The permanent removal of topsoil from land within the Township is prohibited.



Location Map
Scale: 1" = 1000'

Legend

- Property Line
- Existing Building
- Existing Building TBR
- Existing Asphalt Paving
- Existing Asphalt Paving TBR
- Existing Wall
- Existing Concrete
- Existing Fence
- Existing Fence TBR
- Existing Contour
- Existing Index Contour
- Existing Spot Grade
- Existing Sign
- Existing Light Pole
- Existing Utility Pole
- Existing Utility Valve
- Existing Manhole
- Existing Trestle
- Existing Evergreen Tree and Deciduous Tree

SITE DATA:

Address: 201 RIDGE PIKE
LAFAYETTE HILL, PA. 19444
Zoned: A-RESIDENTIAL DISTRICT
(RECREATION DISTRICT OVERLAY)
Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

OWNER/ APPLICANT:

GREEN VALLEY COUNTRY CLUB
201 RIDGE PIKE
LAFAYETTE HILL, PA. 19444

PARCEL INFORMATION:

Parcel ID: 65-00-09754-00-9

ZONING DATA:

A-RESIDENTIAL DISTRICT:	
LOT AREA MIN.	REQUIRED: 15,000 SF
FRONT YARD MIN.	40'
SIDE YARD MIN.	15'; AGGR. 40'
REAR YARD MIN.	40'
LOT WIDTH MIN.	90'
BLDG. HEIGHT MAX.	PRINCIPLE = 35' / ACCESSORY = 20'
BLDG. COVERAGE MAX.	20%

NOTES:

- SEE ZONING INFORMATION ON INDIVIDUAL PADEL AND POLE BARN PLANS FOR ZONING COMPLIANCE INFORMATION
- THE ZONING HEARING BOARD IN ZHB #2024-33 GRANTED A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT (ON AUG 7, 2024) SINCE THE PROPOSED POLE BARN IS CLOSER THAN 150' TO GERMANTOWN PIKE
- RECREATIONAL DISTRICT OVERLAY DISTRICT GOVERNS THE PROPOSED DEVELOPMENT
- THE RIPARIAN CORRIDOR CONSERVATION DISTRICT SHALL SERVE AS A SUPPLEMENT TO THE UNDERLYING DISTRICT PROVISIONS. FOR WETLANDS AND WATER BODIES, ZONE 1 SHALL BE A MINIMUM WIDTH OF 25 FEET FROM THE OUTER EDGE OF THE WETLAND OR WATER BODY, MEASURED PERPENDICULAR TO THE EDGE AND ZONE 2 DOES NOT APPLY.

PADEL COURTS PROJECT

POLE BARN PROJECT

ZONE 1- 25 FT OFFSET FOR RIPARIAN CORRIDOR CONSERVATION DISTRICT. NOTE: OFFSET TAKEN FROM EDGE OF FLOODPLAIN

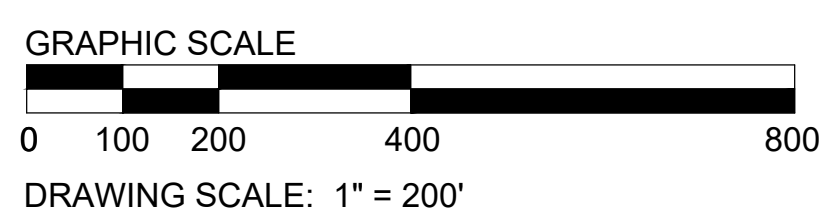
ZONE 1- 25 FT OFFSET FOR RIPARIAN CORRIDOR CONSERVATION DISTRICT. NOTE: OFFSET TAKEN FROM EDGE OF POND

EXISTING FENCE TO REMAIN

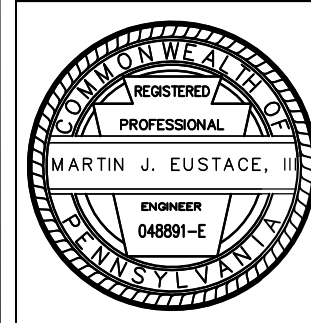


Act 287
ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE 1/17/25, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"



Overall Location Map- Padel & Pole Barn
GREEN VALLEY COUNTRY CLUB
POLE BARN
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
MARTIN J. EUSTACE, III
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Tel: (215) 348-8757
Fax: (215) 348-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.
PA Lic. PE048891E

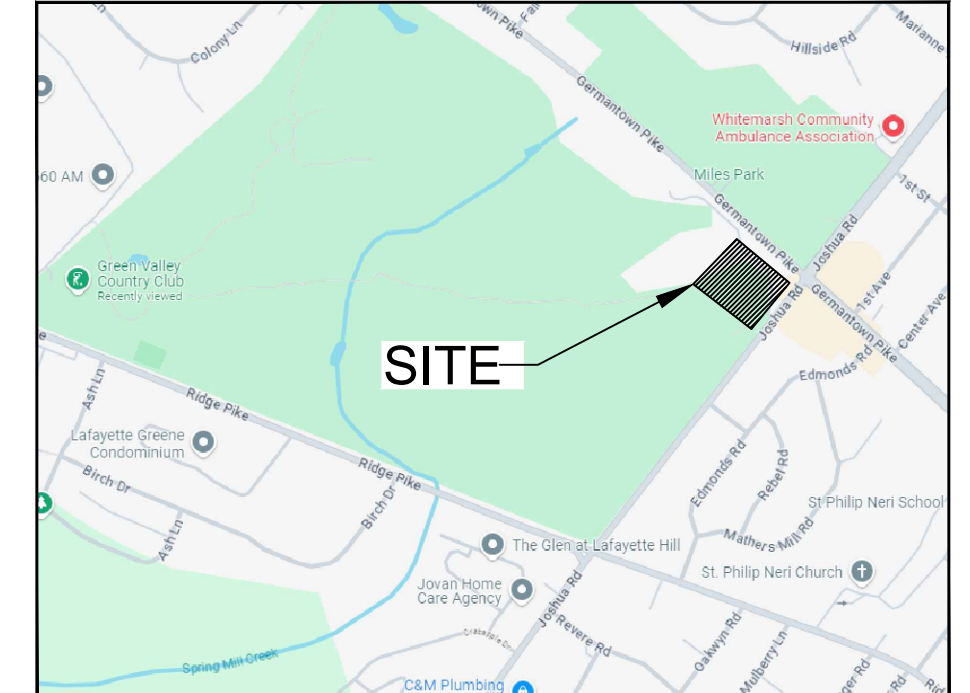
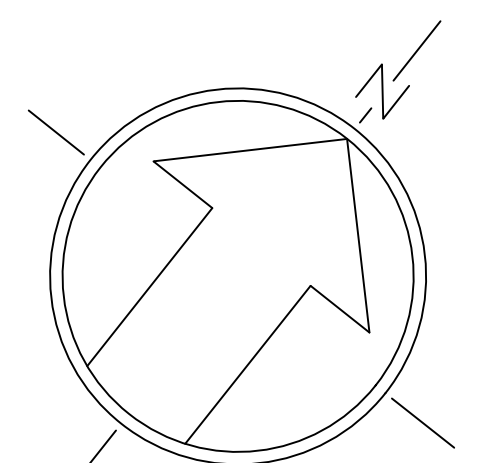
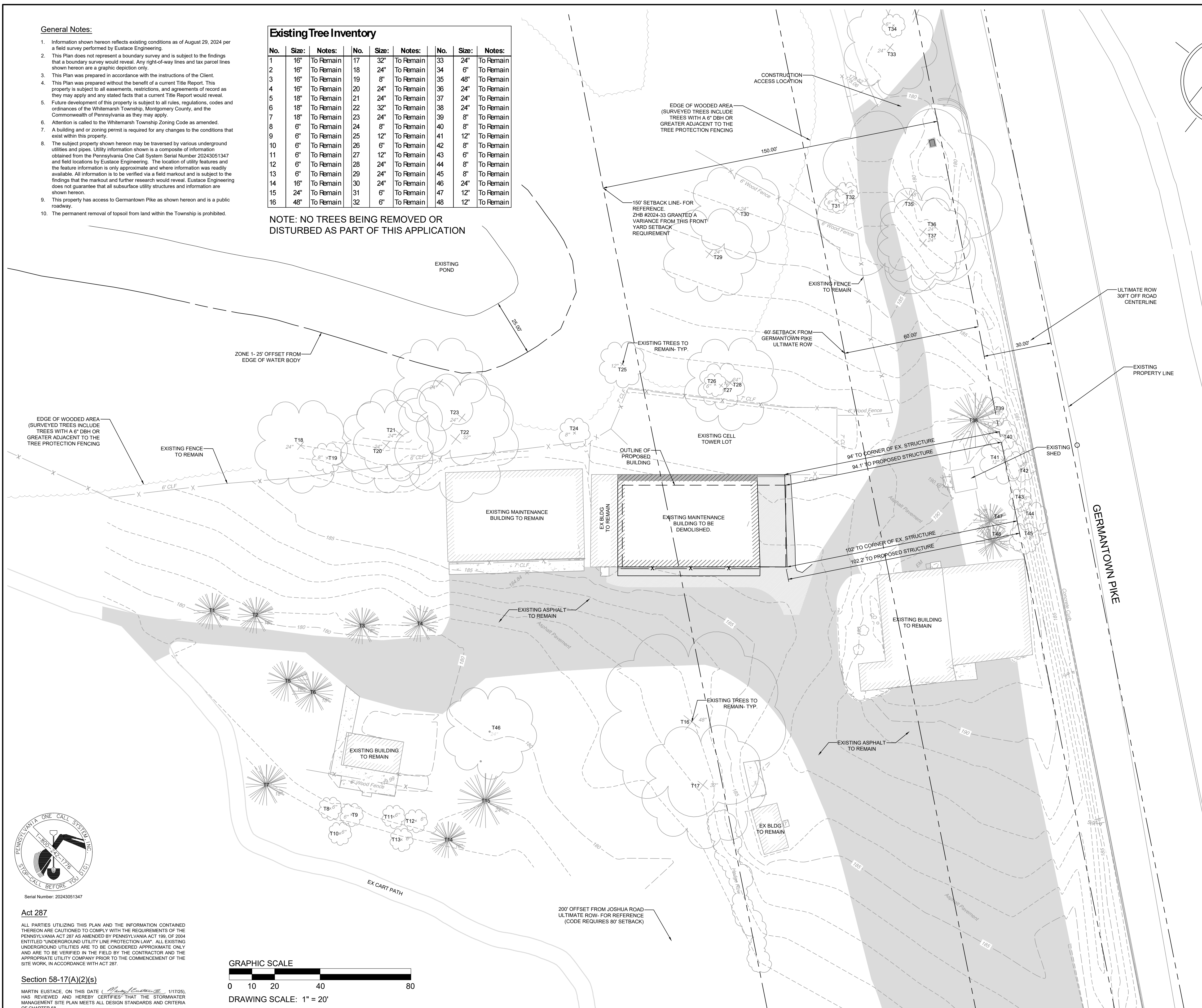
DRAWN BY: DSC
CHECKED BY: MJE
DATE: 3-11-2025
DRAWING No. D 2443-03 7

General Notes:

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- The permanent removal of topsoil from land within the Township is prohibited.

Existing Tree Inventory								
No.	Size:	Notes:	No.	Size:	Notes:	No.	Size:	Notes:
1	16"	To Remain	17	32"	To Remain	33	24"	To Remain
2	16"	To Remain	18	24"	To Remain	34	6"	To Remain
3	16"	To Remain	19	8"	To Remain	35	48"	To Remain
4	16"	To Remain	20	24"	To Remain	36	24"	To Remain
5	18"	To Remain	21	24"	To Remain	37	24"	To Remain
6	18"	To Remain	22	32"	To Remain	38	24"	To Remain
7	18"	To Remain	23	24"	To Remain	39	8"	To Remain
8	6"	To Remain	24	8"	To Remain	40	8"	To Remain
9	6"	To Remain	25	12"	To Remain	41	12"	To Remain
10	6"	To Remain	26	6"	To Remain	42	8"	To Remain
11	6"	To Remain	27	12"	To Remain	43	6"	To Remain
12	6"	To Remain	28	24"	To Remain	44	8"	To Remain
13	6"	To Remain	29	24"	To Remain	45	8"	To Remain
14	16"	To Remain	30	24"	To Remain	46	24"	To Remain
15	24"	To Remain	31	6"	To Remain	47	12"	To Remain
16	48"	To Remain	32	6"	To Remain	48	12"	To Remain

NOTE: NO TREES BEING REMOVED OR DISTURBED AS PART OF THIS APPLICATION



Location Map
Scale: 1" = 1000'

Legend

	Property Line
	Existing Building
	Existing Building TBR
	Existing Asphalt Paving
	Existing Asphalt Paving TBR
	Existing Wall
	Existing Concrete
	Existing Fence
	Existing Fence TBR
	Existing Contour
	Existing Index Contour
	Existing Spot Grade
	Existing Sign
	Existing Light Pole
	Existing Utility Pole
	Existing Utility Valve
	Existing Manhole
	Existing Treeline
	Existing Evergreen Tree
	Existing Deciduous Tree

SITE DATA:

Address: 201 RIDGE PIKE
LAFAYETTE HILL, PA. 19444
Zoned: A-RESIDENTIAL DISTRICT
(RECREATION DISTRICT OVERLAY)
Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

OWNER/APPLICANT:

GREEN VALLEY COUNTRY CLUB
201 RIDGE PIKE
LAFAYETTE HILL, PA. 19444

PARCEL INFORMATION:

Parcel ID: 65-00-09754-00-9

ZONING DATA:

A-RESIDENTIAL DISTRICT:

LOT AREA MIN.	REQUIRED: 15,000 SF
FRONT YARD MIN.	40'
SIDE YARD MIN.	15'; AGGR. 40'
REAR YARD MIN.	40'
LOT WIDTH MIN.	90'
BLDG. HEIGHT MAX.	PRINCIPLE = 35' / ACCESSORY = 20'
BLDG. COVERAGE MAX.	20%

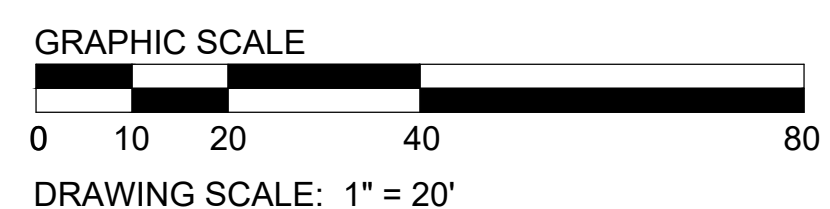
RECREATIONAL DISTRICT OVERLAY SECTION 116-177:

LOT AREA MIN.	REQUIRED: 50 AC	EXISTING: 177.36 AC	PROVIDED: 177.36 AC
FRONT YARD MIN.	150'	74'	74.1' (WAIVER)
SIDE YARD MIN.	100'	101.34'	N/A
REAR YARD MIN.	100'	0'	0'
LOT WIDTH MIN.	500'	3.388'	3.388'
BLDG. HEIGHT MAX.	40'	40'	17'-2"

- NOTES:**
- THE ZONING HEARING BOARD IN ZHB #2024-33 GRANTED A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT (ON AUG 7, 2024) SINCE THE PROPOSED POLE BARN IS CLOSER THAN 150' TO GERMANNTOWN PIKE
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Act 287
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"GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"

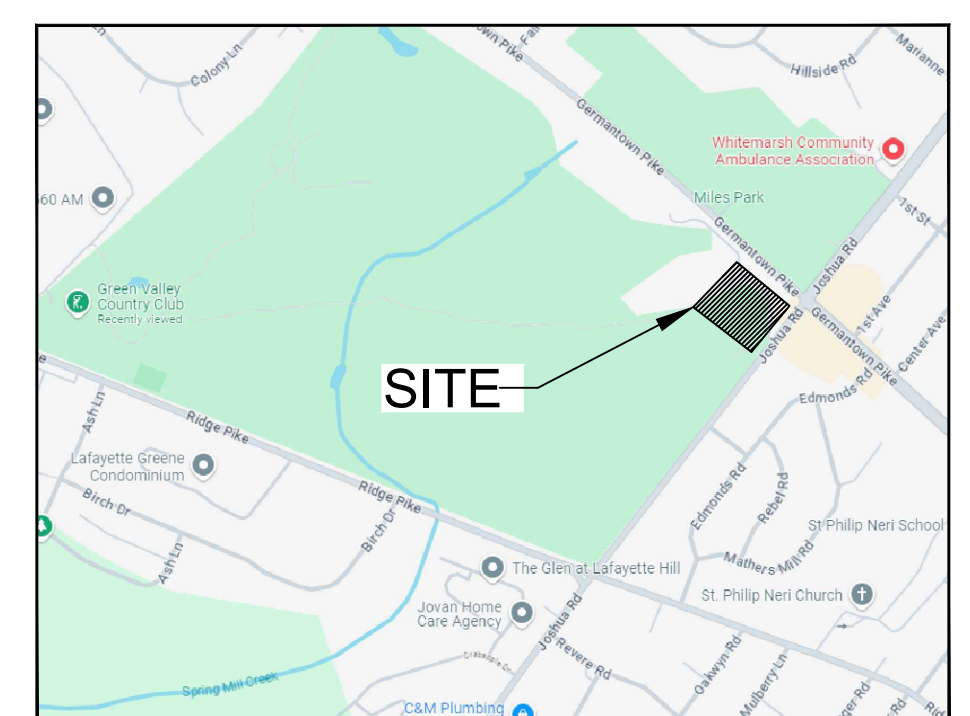
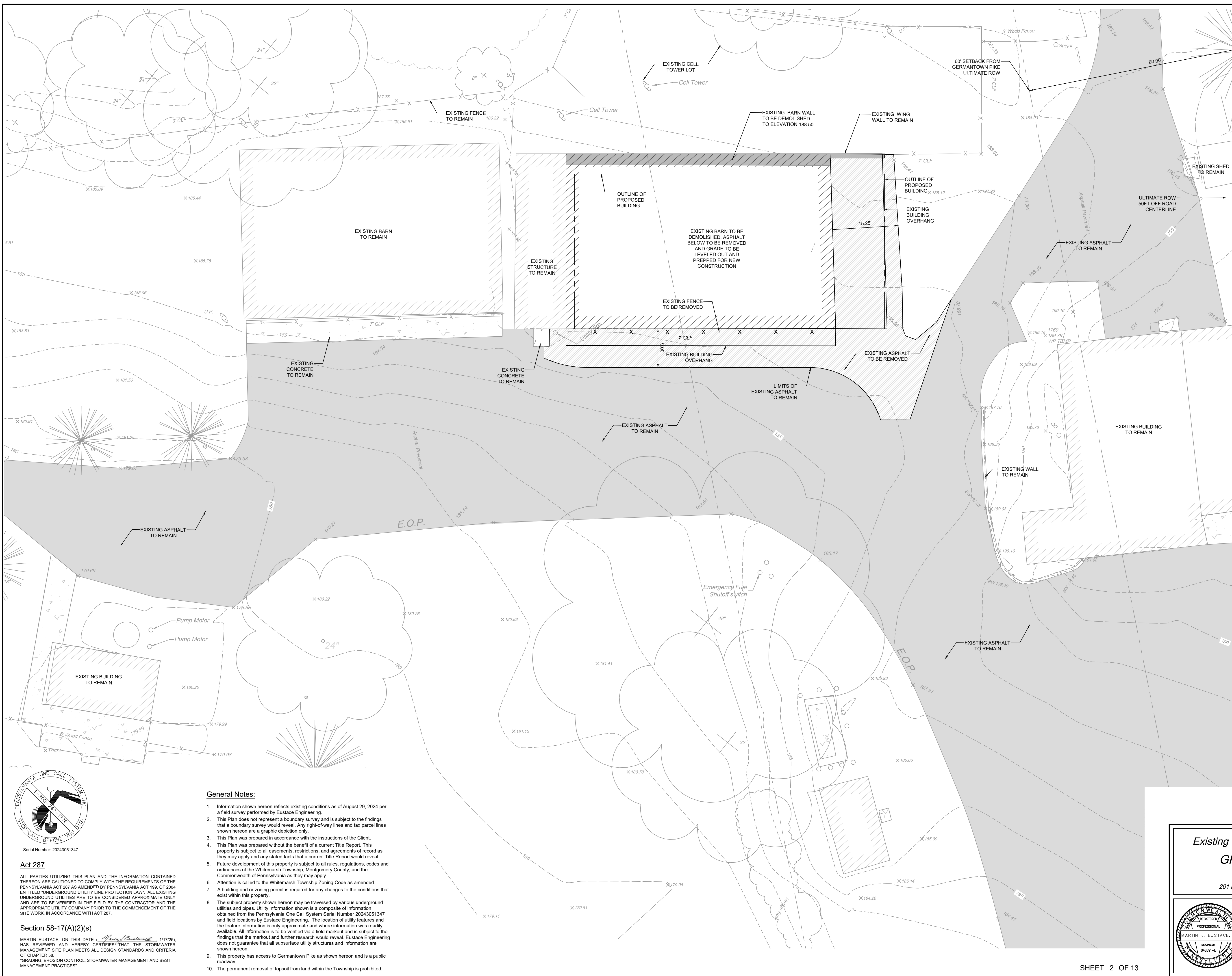
Existing Conditions & Demolition Plan
GREEN VALLEY COUNTRY CLUB
POLE BARN
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

		DRAWN BY: DSC
		CHECKED BY: MJE
		DATE: 03-11-2025
		DRAWING No. D 2443-03 1

707 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

X:\PROJECTS\2400 - 24690\241303 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\01 c-existing conditions plan.dwg March 4, 2025

X:\PROJECTS\2400 - 24699\243\103 - Green Valley Country Club Pole Barn\DRAWINGS\Land Development\01 c-existing conditions plan.dwg March 4, 2025



Location Map
Scale: 1" = 1000'

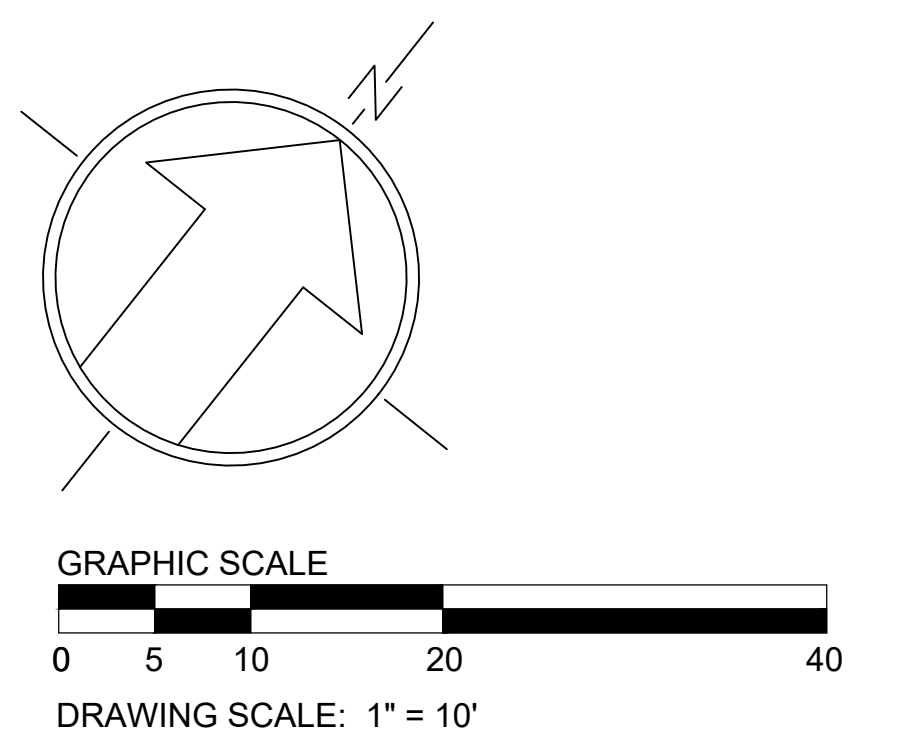
Legend

	Property Line
	Existing Building
	Existing Building TBR
	Existing Asphalt Paving
	Existing Asphalt Paving TBR
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	Existing Concrete
	Existing Fence
	Existing Fence TBR
	Existing Contour
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	Existing Spot Grade
	Existing Sign
	Existing Light Pole
	Existing Utility Pole
	Existing Utility Valve
	Existing Manhole
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 LAFAYETTE HILL, PA. 19444
 Zoned: A-RESIDENTIAL DISTRICT
 (RECREATION DISTRICT OVERLAY)
 Lot Area: 177.36 ACRES (PER REFERENCE PLAN)

OWNER/ APPLICANT:
 GREEN VALLEY COUNTRY CLUB
 201 RIDGE PIKE
 LAFAYETTE HILL, PA. 19444

PARCEL INFORMATION:
 Parcel ID: 65-00-09754-00-9



Act 287
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Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (1/17/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

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 - Attention is called to the Whitemarsh Township Zoning Code as amended.
 - A building and/or zoning permit is required for any changes to the conditions that exist within this property.
 - The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number 20243051347 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
 - This property has access to Germantown Pike as shown hereon and is a public roadway.
 - The permanent removal of topsoil from land within the Township is prohibited.

Existing Conditions & Demolition Plan- Enlargement
GREEN VALLEY COUNTRY CLUB
POLE BARN
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

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