



**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 # 02-25

Project Name:
Philadelphia Cricket Club

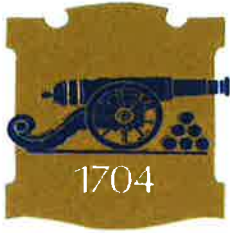
Address: 6025 W. Valley Green Rd.

Date: 3/6/25

Status: Under Review

Updates:

- Zoning Ordinance Compliance Review- 3.18.25
- Fire Marshal Review Memo- 3.28.25



This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
DM _____	Whitmarsh Township Checklist	_____
DM _____	Whitmarsh Township Application (Signature <u>MUST</u> Be Original)	_____
DM _____	Whitmarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
DM _____	Whitmarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
DM _____	Whitmarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person)	_____
N/A _____	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
DM _____	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
N/A _____	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
N/A _____	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
DM _____	Supplemental Documents Applicable to a Specific Application	_____
DM _____	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
DM _____	Three (3) Complete Sets of All Application Materials	_____
DM _____	PDF or Link to Digital File of Each Component of the Application	_____

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application Item and each Application Submission Checklist Item.

Application Type: (check one) Minor Subdivision Minor Land Development
 Major Subdivision Major Land Development
 Land Development Waiver
Plan Type: Sketch Preliminary Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: Philadelphia Cricket Club Driving Range Improvements

Location of Subdivision/Land Development: 6025 West Valley Green Road, Flourtown, PA 19031
(Primary Access Roadway Name)

Between: Cricket Road and Hunt Lane
(Roadway Name) (Roadway Name)

Number of Parcels: 1 Block Number(s): 65-00-12145-00-3 Unit Number(s): _____

Parcel Number(s): 65-00-12145-00-3

Acreeage: 211.15 acres Total Lots Proposed: 0 Zoning District: AA - Residential

Water Service Proposed: Public Private Sewer Service Proposed: Public Private

Applicant Name: The Philadelphia Cricket Club Contact Name: Daniel Meersman

Phone #: 215-247-6001 ext. 605 Fax #: 610-297-3409 Email: dmeersman@philacricquet.com

Address: 6025 West Valley Green Road, Flourtown, PA 19031

Owner of Record Name (If Different): same

Phone #: _____ Fax #: _____ Email: _____

Address: _____

Engineer Name: Brian M. Conlon, PE Firm Name: Langan Engineering & Environmental Services

Phone #: 215-845-8900 Fax #: 215-845-8901 Email: bconlon@langan.com

Address: 1818 Market Street, Suite 3300, Philadelphia, PA 19103

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 Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh 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 Whitmarsh 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 Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 3/5/25

Signature: *[Handwritten Signature]*
(Original Signature must be submitted)

Printed Name: Daniel Meersman

I, (name) Daniel Meersman (title) Chief Planning Officer of
(entity submitting application) Philadelphia Cricket Club do hereby affirm

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

Date: 3/5/25

Signature: *[Handwritten Signature]*
(Original Signature must be submitted)

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM

Date: 3/5/25

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: Philadelphia Cricket Club Driving Range Improvements

On or about 3/5/25 I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 3/5/25

Signature:



(Original Signature must be submitted)

Printed Name:

Daniel Meersman

Firm Name:

Philadelphia Cricket Club

(if applicable)

Title:

Chief Planning Officer

(if applicable)



Applicant Name: The Philadelphia Cricket Club

Development Name: Philadelphia Cricket Club Driving Range Improvements

Location of Property: 6025 W Valley Green Road, Flourtown, PA 19031

Date: 3/5/25

PROJECT COVER SHEET – *Approved at June 6, 2023 Shade Tree Commission Meeting*

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. *Maximum Tree Removal – 55-4B*
2. *Tree Replacement – 55-4D(6)(a)*
3. *Substitutions for Replacements – 55-4F*
4. *Replacement Tree Species – 55-4E*
5. *Tree and Shrub requirements for Chapters other than Chapter 55*

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6” or greater, per 55-4C(3)(a).	20
B.	33% of line (A) = maximum existing Trees which may be Removed.	6.6
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	6
	COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant’s proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.	



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater that are proposed to be Removed , per 55-4C(3)(a).	141
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	77
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	218
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	>/= 218
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant’s proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	87
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	131
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	Type text here 44
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	TBD
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	TBD
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees , per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	TBD
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	TBD
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	TBD
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	TBD
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees , per 55-4C(4)(c).	55
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	42
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	>/= 42
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the number of proposed Native Species Understory Trees.	TBD
	COMPLIANCE TEST: If Line (T) is less than line (K), he Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)
105-48	Street Trees	N/A (0)	N/A (0)	N/A (0)	0
105-39	Landscaping of Parking Facilities	N/A (0)	N/A (0)	N/A (0)	0

***NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).**

****NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

REQUIRED SHRUBS:

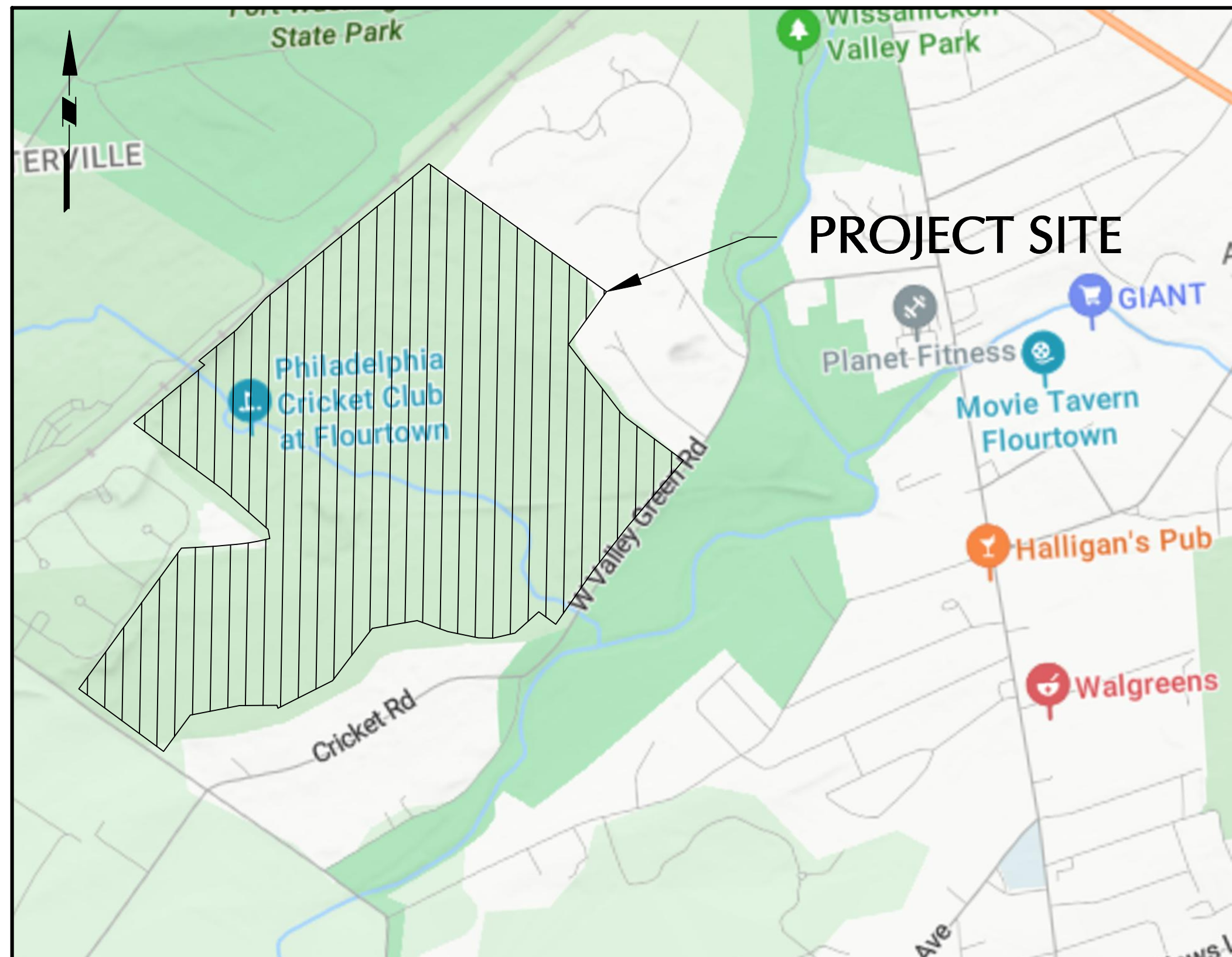
A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)
58-33	Stormwater Detention/ Retention	N/A (0)	N/A (0)	0



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****NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.***

LAND DEVELOPMENT PLANS FOR PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS SITUATED IN: WHITEMARSH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

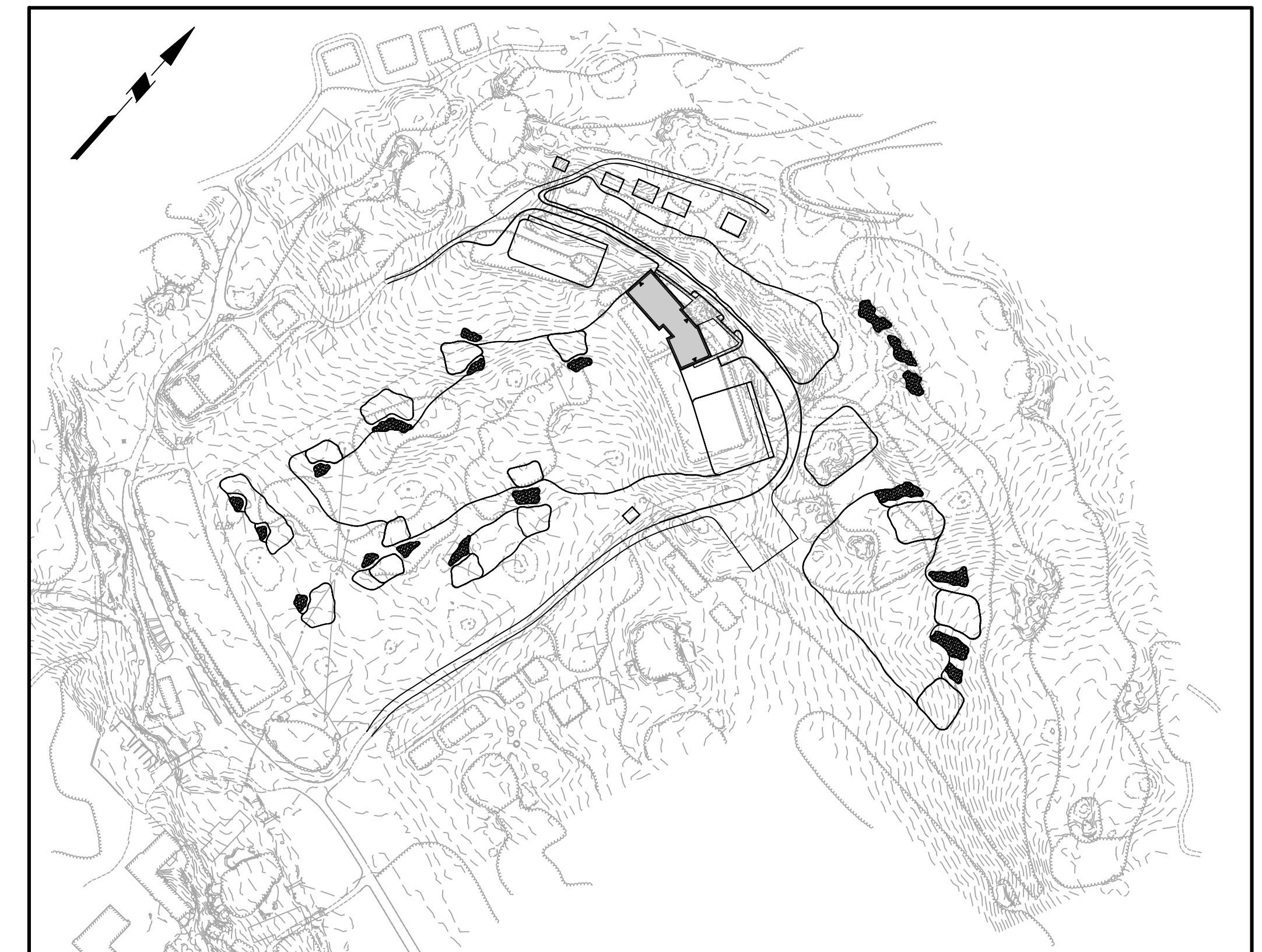


LOCATION MAP

1"=800'

DRAWING INDEX				
DRAWING SEQUENCE	DRAWING NUMBER	DRAWING TITLE	ORIGINAL DATE	DRAWING REVISION
1	GI-001	COVER SHEET	5 MARCH 2025	-
2	GI-101	TAX MAP & ZONING MAP	5 MARCH 2025	-
3	VT-101	EXISTING CONDITIONS PLAN I	5 MARCH 2025	-
4	VT-102	EXISTING CONDITIONS PLAN II	5 MARCH 2025	-
5	CA-100	NATURAL RESOURCES PLAN	5 MARCH 2025	-
6	CD-100	TREE SURVEY & REMOVAL PLAN	5 MARCH 2025	-
7	CS-100	MASTER SITE CONSTRUCTION PLAN	5 MARCH 2025	-
8	CS-101	SITE CONSTRUCTION PLAN I	5 MARCH 2025	-
9	CS-102	SITE CONSTRUCTION PLAN II	5 MARCH 2025	-
10	CG-100	MASTER GRADING & DRAINAGE PLAN	5 MARCH 2025	-
11	CG-101	GRADING & DRAINAGE PLAN I	5 MARCH 2025	-
12	CG-102	GRADING & DRAINAGE PLAN II	5 MARCH 2025	-
13	CG-501	SITE CONSTRUCTION DETAILS	5 MARCH 2025	-
14	CE-100	MASTER SOIL EROSION & SEDIMENT CONTROL PLAN	5 MARCH 2025	-
15	CE-101	NATURAL RESOURCES PLAN I	5 MARCH 2025	-
16	CE-102	NATURAL RESOURCES PLAN II	5 MARCH 2025	-
17	CE-501	SOIL EROSION & SEDIMENT CONTROL NOTES	5 MARCH 2025	-
18	CE-502	SOIL EROSION & SEDIMENT CONTROL DETAILS	5 MARCH 2025	-

PROJECT SITE:
WHITEMARSH TOWNSHIP TAX MAP PARCEL #65-00-12145-00-3
TAX MAP ID #650538002
WHITEMARSH ZONING DISTRICT: AA- RESIDENTIAL DISTRICT, RECREATIONAL OVERLAY DISTRICT, FLOODPLAIN CONSERVATION OVERLAY DISTRICT
LOT AREA: 211.15 ACRES



SITE MAP

1"=200'

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.



ACT 287 AS AMENDED	
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.	
PENNSYLVANIA ONE CALL 1-800-242-1776	
AQUA PENNSYLVANIA INC. DEANNA L. GIOTI 700 WEST SPOUL ROAD SPRINGFIELD, PA. 19064 (610) 541-4160	VERIZON INC. SAM CARIZZI 1350 WELSO ROAD NORTH WALES, PA. 19454 (215) 789-7746
PECO ENERGY COMPANY 400 PARK AVE. WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS, INC. 190 SHOEMAKER ROAD POTTSTOWN, PA. 19464 (800) 266-2278
WHITEMARSH TOWNSHIP 616 GERMANTOWN PIKE LAFAYETTE HILL, PA 19444 (610) 825-5535	WHITEMARSH TOWNSHIP AUTHORITY P.O. BOX 447 462 GERMANTOWN PIKE, SUITE 1 LAFAYETTE HILL, PA 19444 (484) 344-5230

APPLICANT/OWNER:

PHILADELPHIA CRICKET CLUB
DANIEL L. MEERSMAN
6025 WEST VALLEY GREEN ROAD
FLOURTOWN, PA 19031
PHONE: 215-247-6001 EXT. 605
FAX: 610-297-3409
EMAIL: DMEERSMAN@PHILACRICKET.COM

CIVIL ENGINEER:

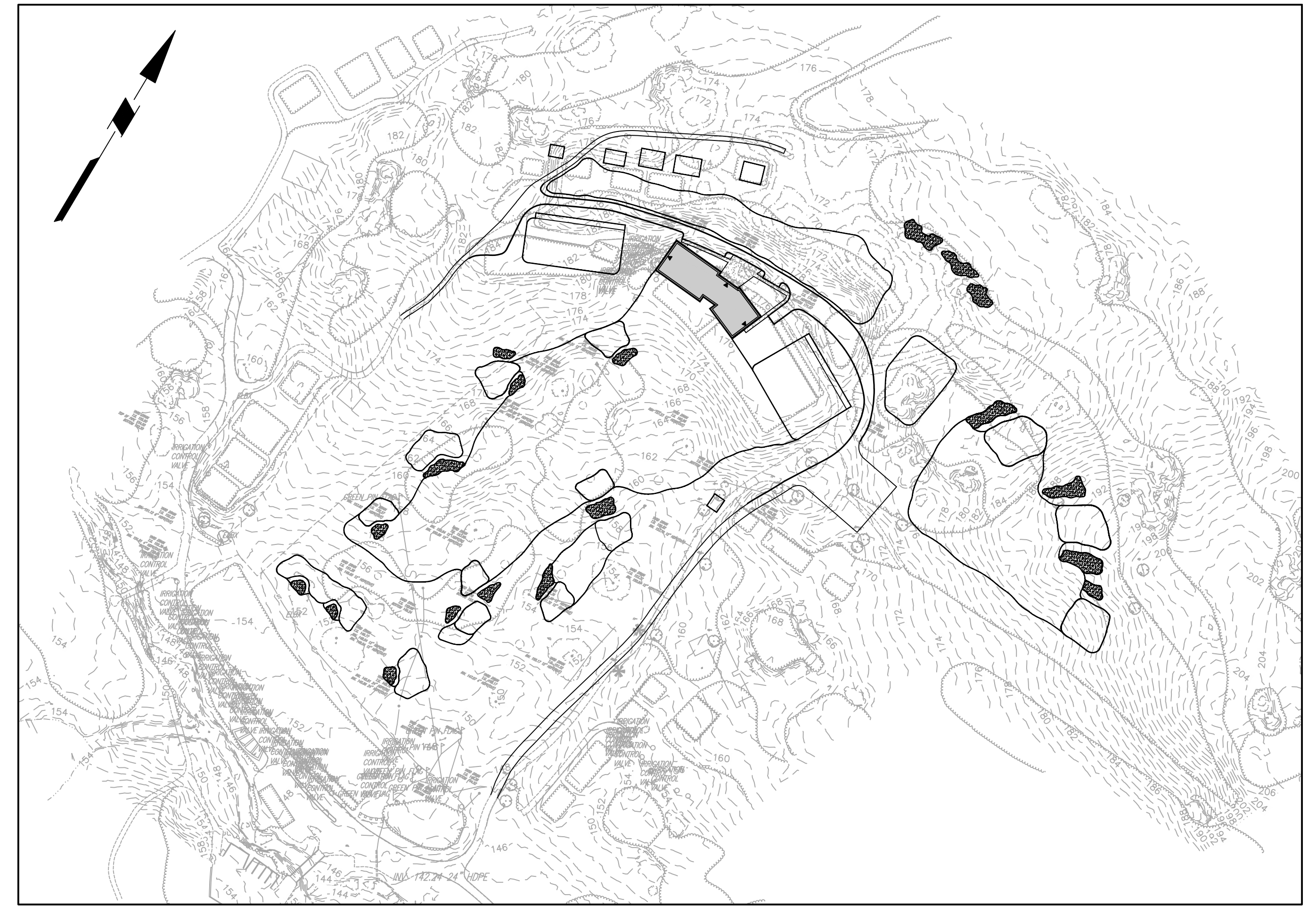
LANGAN

1818 Market Street, Suite 3300, Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

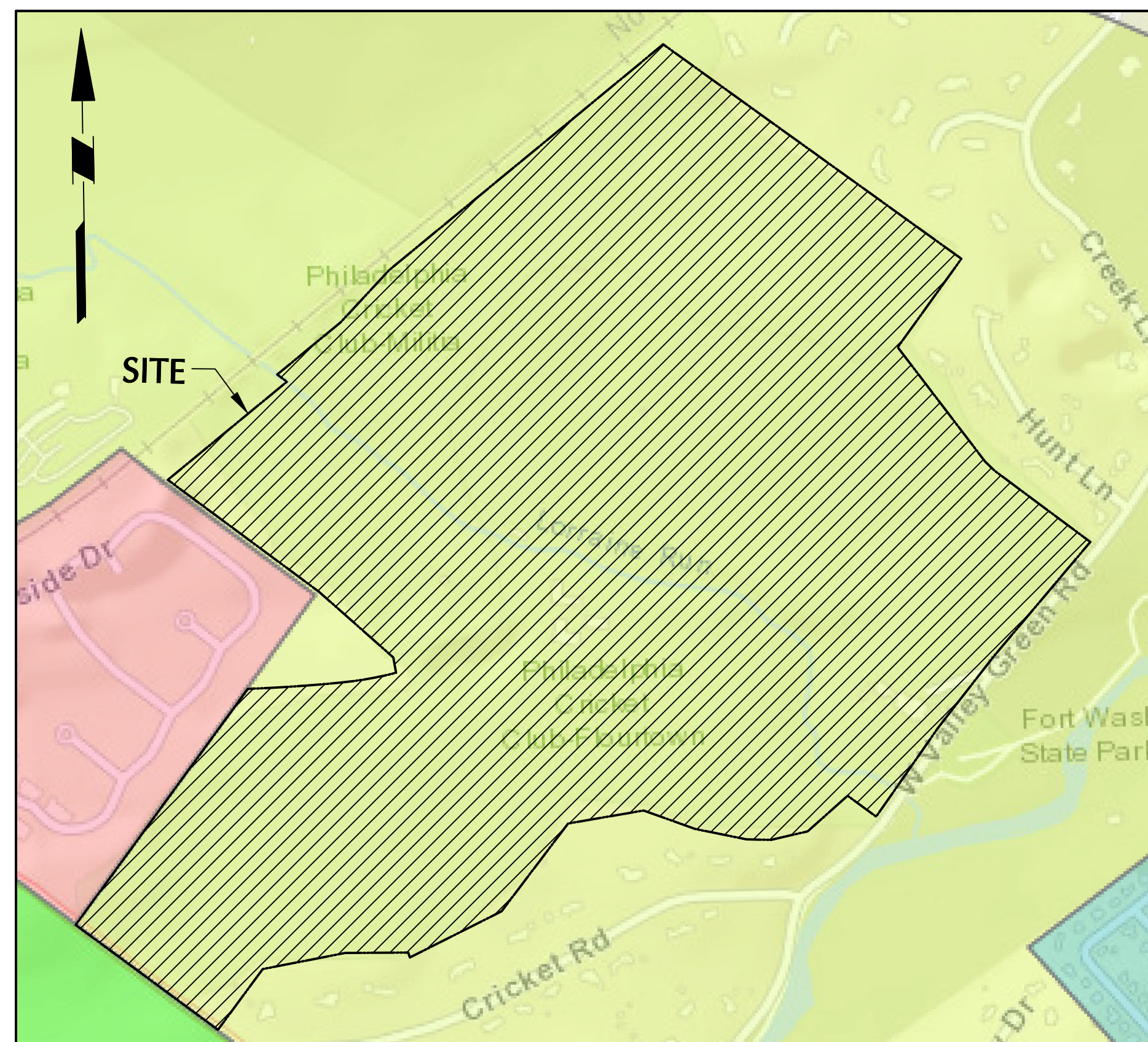
<p style="text-align: center;">BRIAN M. CONLON PROFESSIONAL ENGINEER PA Lic. No. PE061782</p>	<p>Date Submitted: 5 MARCH 2025</p> <p>Drawing No. GI-001</p> <p style="text-align: center;">SHEET 1 OF 18</p>
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EXISTING CONDITIONS PLAN
SCALE 1" = 150'



PROPOSED SITE PLAN
SCALE 1" = 150'



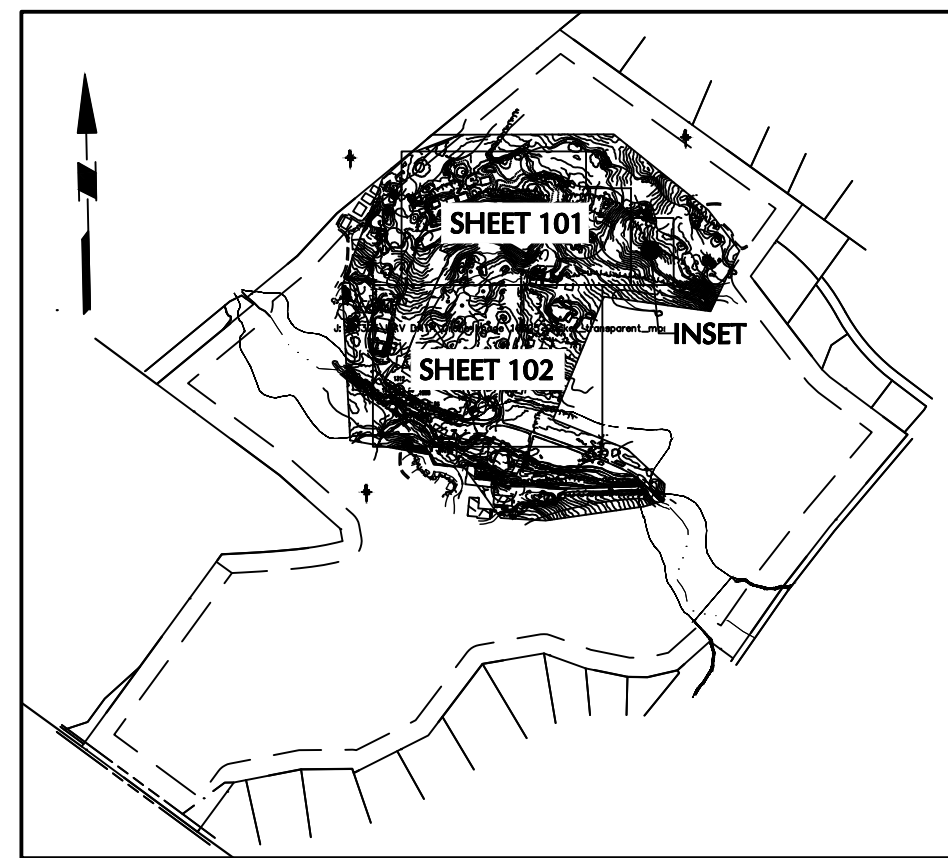
ZONING MAP - WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA
SCALE 1" = 500'



TAX MAP - WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA
SCALE 1" = 500'

Date	Description	No.
Revisions		
Signature	<i>Brian Michael Conlon</i>	Date
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
TAX MAP & ZONING MAP		
Project No.	GI-101	
Date		
Drawn By		
Checked By		
220210002		
5 MARCH 2025		
DSD		
BMC		
Sheet 2 of 18		

LANEAM Project No. 220210002



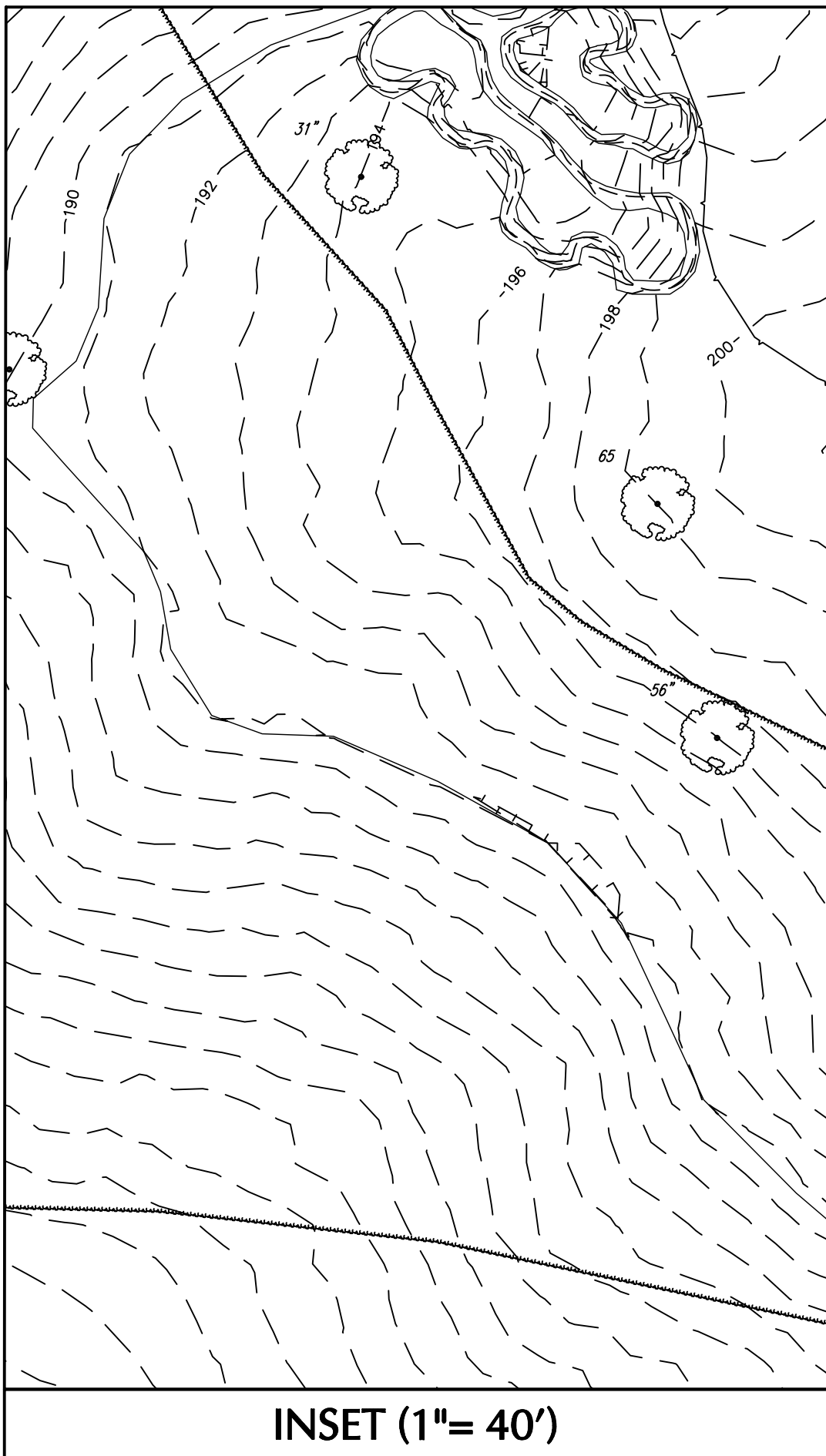
KEY MAP
1"=1,000'

ABBREVIATIONS:

- AGC = AGGREGATE
- BC = BOTTOM OF CURB
- CD = CLEAN OUT
- C/W = CANTYWAY
- D = DEED DESCRIBED
- DDP = DEPRESSED CURB
- D/Y = DOUBLE YELLOW LINE
- EL = ELEVATION
- ELBX = ELECTRIC BOX
- EM = ELECTRIC METER
- EDP = EDGE OF FINING
- FF = FIRST FLOOR ELEVATION
- GM = GAS METER
- GV = GUY WIRE
- GV = GAS VALVE
- HCP = HANDICAP PARKING SIGN/SPOT
- ICV = IRRIGATION CONTROL VALVE
- IN = INVERT ELEVATION
- LA = LANDSCAPED AREA
- OV = OVERHEAD WIRES
- RD = ROOF DRAIN
- R/W = RIGHT-OF-WAY
- S = SURVEY
- SWK = SINGLE WHITE LINE
- SYL = SINGLE YELLOW LINE
- TC = TOP OF CURB
- TS = TOP OF SLATE
- TEZY = TELEPHONE/COMM. BOX
- TW = TOP OF WALL
- UP = UTILITY POLE
- URD = UNDERGROUND ROOF DRAIN
- WL = WETLAND
- WM = WATER METER
- WV = WATER VALVE

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- FLOOD PLAN LINE
- EDGE OF FINING
- EDGE OF GRAVEL
- EDGE OF SAND
- CENTERLINE
- BUILDING LINE
- MUNICIPAL BOUNDARY LINE
- SOILS LINE
- SOIL TYPE DESIGNATION
- WATER/STREAM/POND
- STORM PIPE
- SANITARY SEWER
- SANITARY LATERAL
- BUILDING SETBACK LINE
- GAS LINE
- OVERHEAD WIRES
- OV = OVERHEAD ELECTRIC LINE
- UE = UNDERGROUND ELECTRIC LINE
- OT = OVERHEAD TELECOMMUNICATION LINE
- UT = UNDERGROUND TELECOMMUNICATION LINE
- W = WATER SERVICE LINE
- FENCE LINE
- CURB RIM
- CONCRETE CURB LINE
- LEGAL RIGHT-OF-WAY
- TREE LINE
- BRUSH LINE
- MOW LINE
- WETLANDS
- GUY WIRE
- UTILITY POLE
- AIR CONDITIONING UNIT
- WELL
- STREET SIGN
- GAS MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- WATER MANHOLE
- GENERAL UTILITY MANHOLE
- STORM INLET TYPE "C"
- STORM INLET TYPE "M"
- STORM INLET TYPE "S"
- CITY STORM INLET
- LIGHT POST
- FIRE HYDRANT
- SANITARY CLEAN OUT
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- ROOF DRAIN
- MONUMENT FOUND
- MONUMENT SET
- PIPE/REBAR FOUND
- 5/8" REBAR SET
- STAKE FOUND
- STAKE SET
- SITE BENCHMARK
- DECIDUOUS TREE
- CONIFER TREE
- SLANTED TEXT=EXISTING INFORMATION
- UPRIGHT TEXT=PROPOSED INFORMATION
- TITLE REPORT NOTE



INSET (1"= 40')

MATCH LINE TO INSET ON THIS SHEET

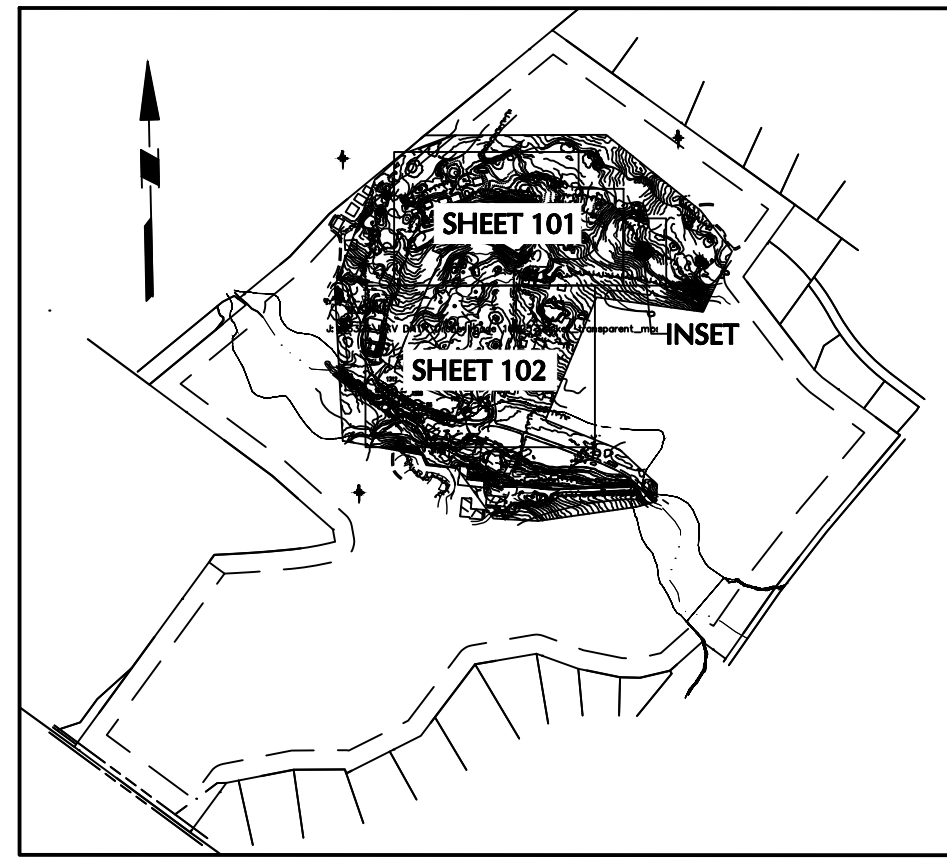
MATCH LINE TO SHEET VT-102

Date	Description	No.
Revisions		
Signature	Date	
<i>Brian Michael Conlon</i>		
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
EXISTING CONDITIONS PLAN I		
Project No.	Drawing No.	
220210002	VT-101	
Date	5 MARCH 2025	
Drawn By	DSD	
Checked By	BMC	
Sheet 3 of 18		

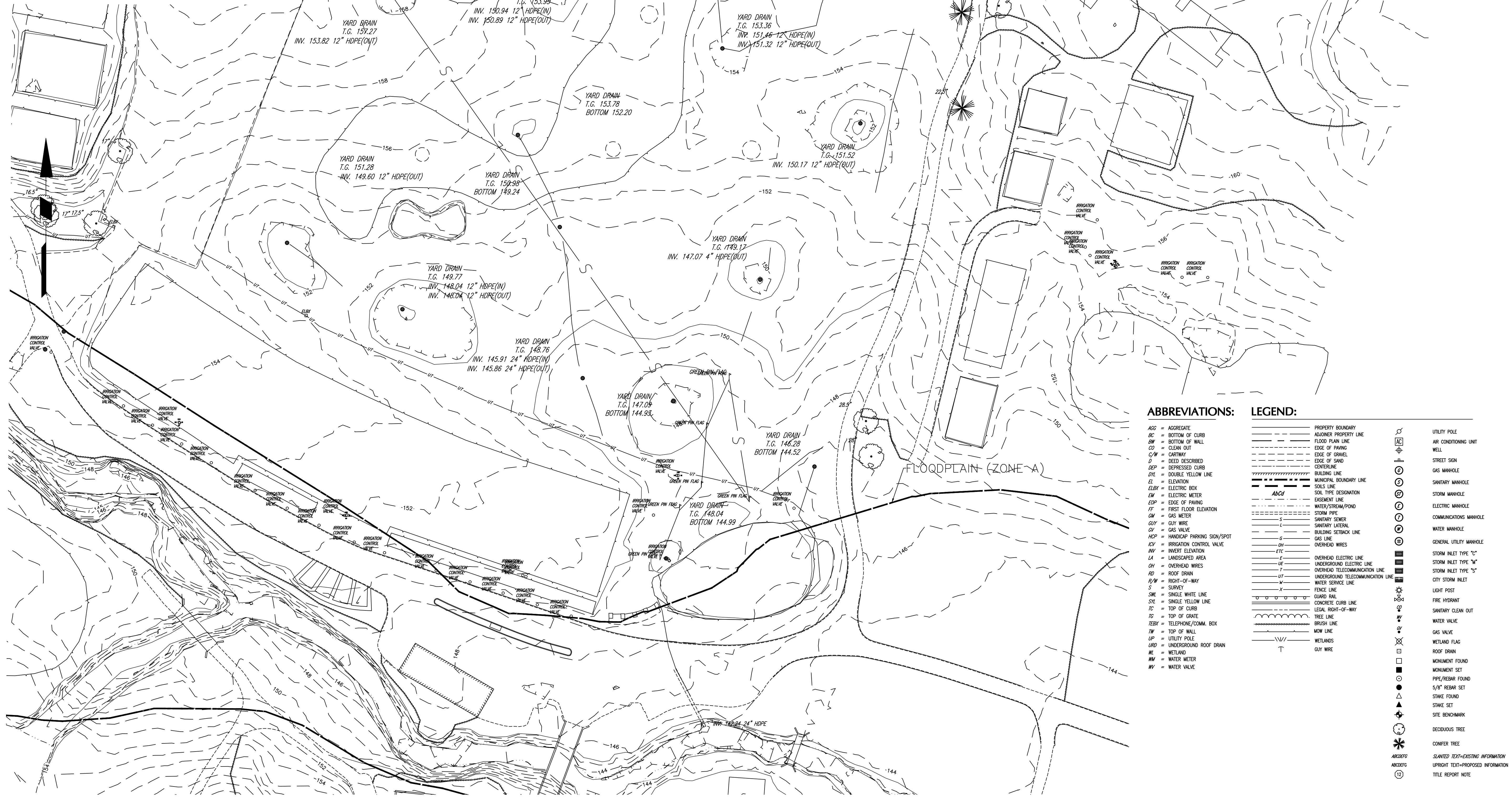


SCALE: 1" INCH = 40 FEET

MATCH LINE TO SHEET VT-101



KEY MAP
1"=1,000'

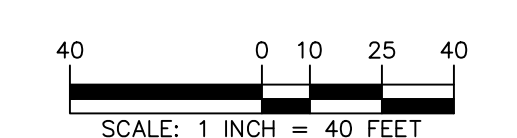


ABBREVIATIONS:

- ACC = AGGREGATE
- BC = BOTTOM OF CURB
- DN = CLEAN OUT
- CD = CARTWAY
- D = DEED DESCRIBED
- DEP = DEPRESSED CURB
- DY = DOUBLE YELLOW LINE
- ELE = ELEVATION
- ELBX = ELECTRIC BOX
- EM = ELECTRIC METER
- ESP = EDGE OF PAVING
- FF = FIRST FLOOR ELEVATION
- GM = GAS METER
- GV = GAS VALVE
- HEP = HANDICAP PARKING SIGN/SPOT
- IRV = IRRIGATION CONTROL VALVE
- INV = INVERT ELEVATION
- LA = LANDSCAPED AREA
- OH = OVERHEAD WIRES
- RD = ROOF DRAIN
- RFW = RIGHT-OF-WAY
- S = SURFSET
- SNE = SINGLE WHITE LINE
- SYL = SINGLE YELLOW LINE
- TC = TOP OF CURB
- TG = TOP OF GRADE
- TEBX = TELEPHONE/COMM. BOX
- TW = TOP OF WALL
- UP = UTILITY POLE
- URD = UNDERGROUND ROOF DRAIN
- WE = WETLAND
- WM = WATER METER
- WV = WATER VALVE

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- FLOOD PLAIN LINE
- EDGE OF PAVING
- EDGE OF GRAVEL
- EDGE OF SAND
- CONTRELINE
- BUILDING LINE
- MUNICIPAL BOUNDARY LINE
- SOIL TYPE DESIGNATION
- ABCD
- WATER/STREAM/POND
- EASEMENT LINE
- WATER SERVICE LINE
- STORM PIPE
- SANITARY SEWER
- SANITARY LATERAL
- BUILDING SERVICE LINE
- GAS LINE
- OVERHEAD WIRES
- ETC
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELECOMMUNICATION LINE
- UNDERGROUND TELECOMMUNICATION LINE
- WATER SERVICE LINE
- BRUSH LINE
- GUARD RAIL
- CONCRETE CURB LINE
- LEGAL RIGHT-OF-WAY
- TREE LINE
- BRUSH LINE
- MOW LINE
- WETLANDS
- GUY WIRE
- UTILITY POLE
- AIR CONDITIONING UNIT
- WELL
- STREET SIGN
- GAS MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- WATER MANHOLE
- GENERAL UTILITY MANHOLE
- STORM INLET TYPE "C"
- STORM INLET TYPE "M"
- STORM INLET TYPE "S"
- CITY STORM INLET
- LIGHT POST
- FIRE HYDRANT
- WATER CLEAN OUT
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- ROOF DRAIN
- MONUMENT FOUND
- MONUMENT SET
- PIPE/REBAR FOUND
- 5/8" REBAR SET
- STAKE FOUND
- STAKE SET
- SITE BENCHMARK
- DECIDUOUS TREE
- CONIFER TREE
- SLANTED TEXT=EXISTING INFORMATION
- UPRIGHT TEXT=PROPOSED INFORMATION
- TITLE REPORT NOTE



Date	Description	No.
Revisions		
Signature: <i>Brian Michael Conlon</i>		Date:
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS		
WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA		
Drawing Title		
EXISTING CONDITIONS PLAN II		
Project No.		VT-102
Date		
Drawn By		
Checked By		
BMC		Sheet 4 of 18



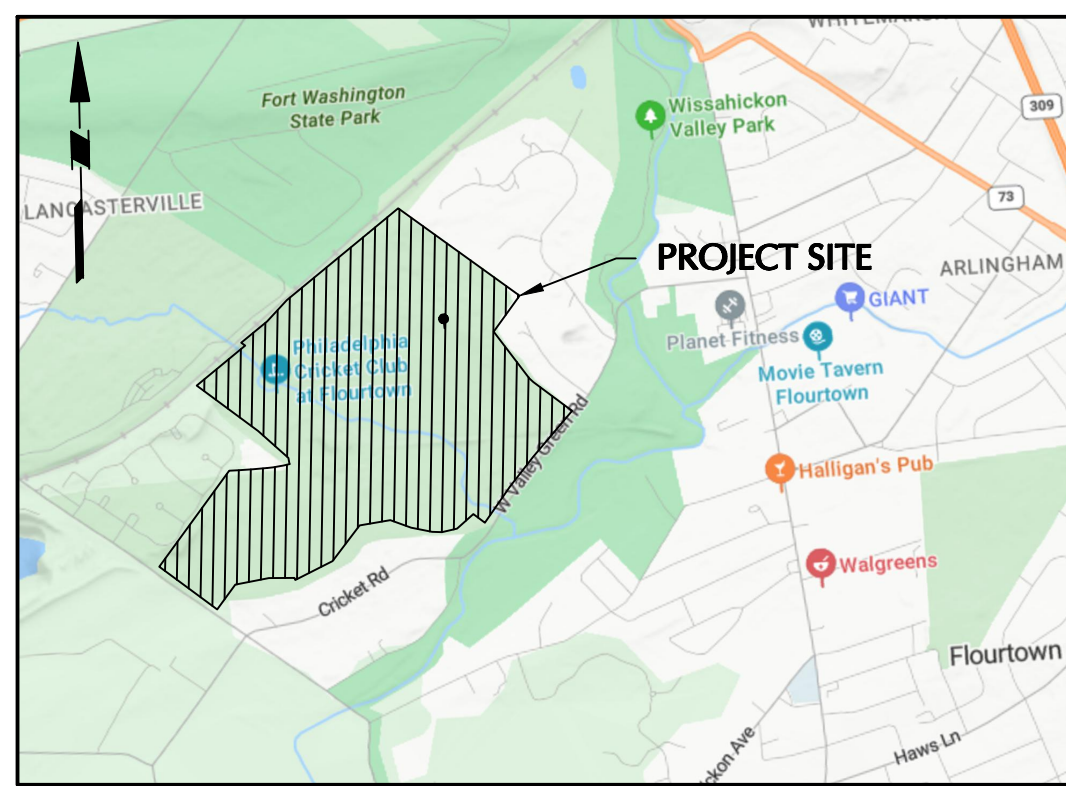
OVERALL PROPERTY - SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	COLOR
1	0.0%	8.0%	6,873,282	Green
2	8.0%	15.0%	1,535,434	Orange
3	15.0%	25.0%	468,360	Red
4	25.0%	> 25%	339,918	Dark Red

LIMIT OF DISTURBANCE - SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	COLOR
1	0.0%	8.0%	619,987	Green
2	8.0%	15.0%	202,197	Orange
3	15.0%	25.0%	52,737	Red
4	25.0%	> 25%	17,266	Dark Red

- NOTES:
- SLOPES BETWEEN 15-25% COMPRISE 11% OF THE SITE DISTURBANCE WHICH IS LESS THAN THE MAXIMUM 30% ALLOWABLE.
 - SLOPES GREATER THAN 25% TOTAL 5% OF THE SITE DISTURBANCE WHICH IS LESS THAN THE MAXIMUM 15% ALLOWABLE.

Date	Description	No.	
Revisions			
Signature	<i>Brian Michael Conlon</i>	Date	
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com			
Project			
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title			
NATURAL RESOURCES PLAN			
Project No.	CA-101		
Date			
Drawn By			
Checked By			
220210002	5 MARCH 2025	DSD	BMC
Sheet 5 of 18			

LANEAN Project No. 220210002



KEY MAP
1"=2,000'

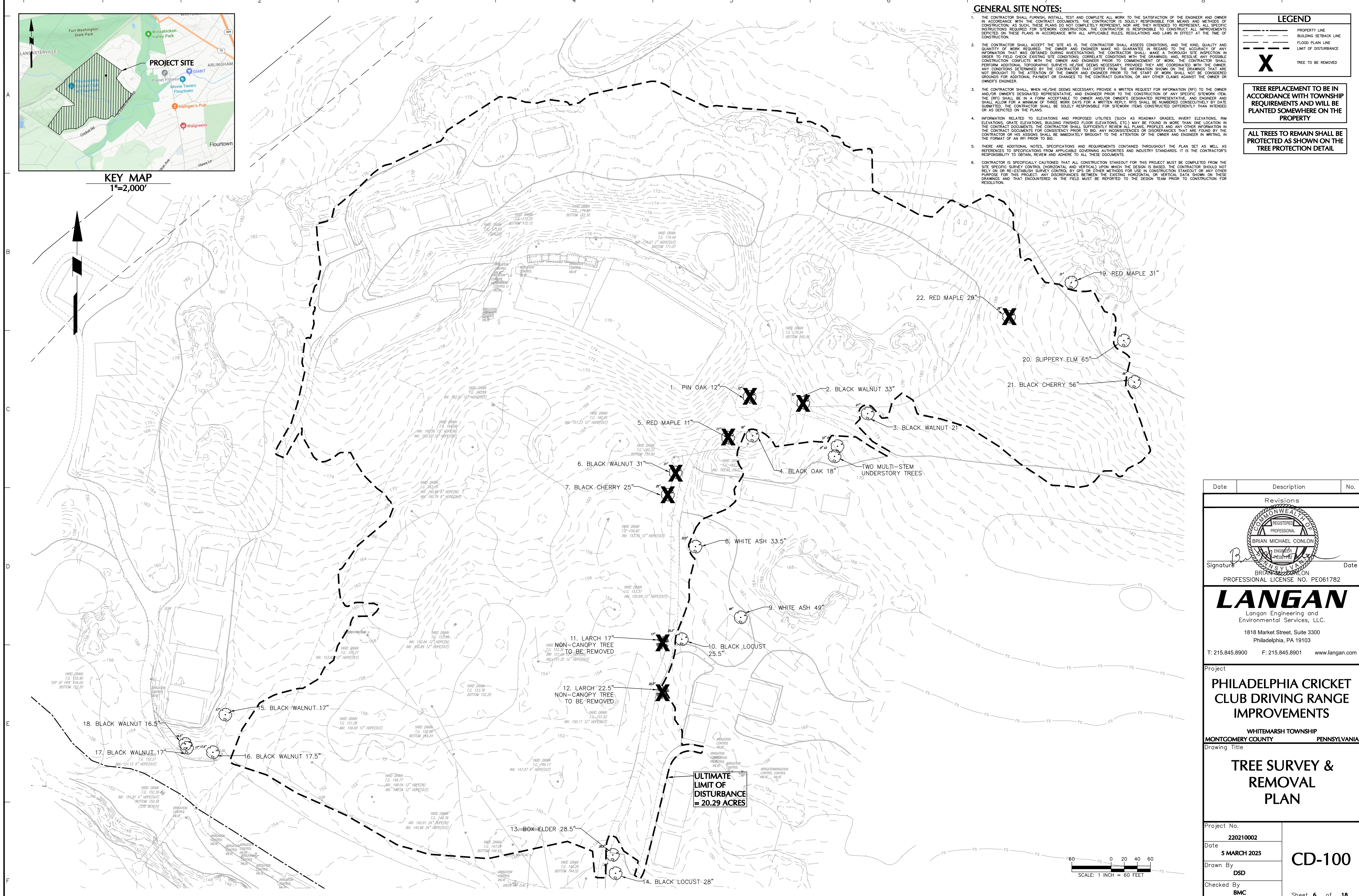
GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	FLOOD PLAIN LINE
	LIMIT OF DISTURBANCE
	TREE TO BE REMOVED

TREE REPLACEMENT TO BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS AND WILL BE PLANTED SOMEWHERE ON THE PROPERTY

ALL TREES TO REMAIN SHALL BE PROTECTED AS SHOWN ON THE TREE PROTECTION DETAIL

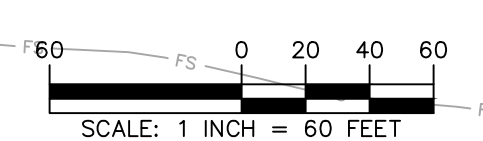


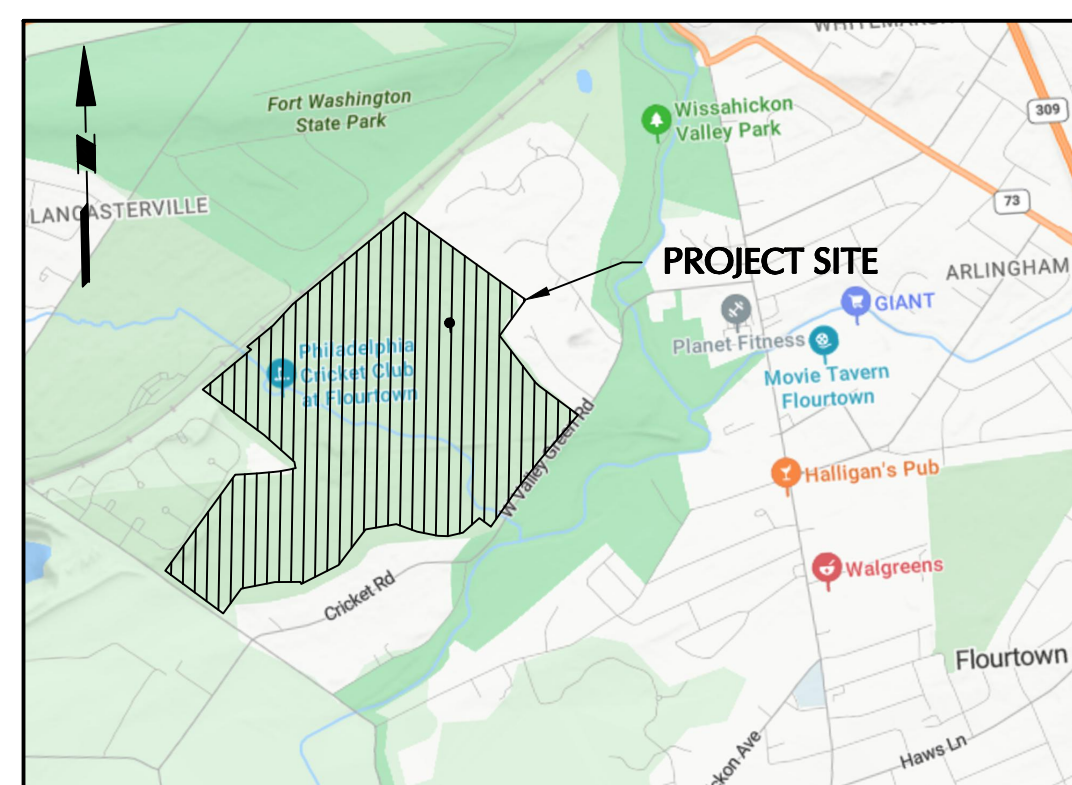
Date	Description	No.
Revisions		
Signature	Brian Michael Conlon	Date
PROFESSIONAL LICENSE NO. PE061782		
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		

Project
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title

TREE SURVEY & REMOVAL PLAN

Project No.	220210002	CD-100
Date	5 MARCH 2025	
Drawn By	DSD	
Checked By	BMC	
Sheet 6 of 18		





KEY MAP
1"=2,000'

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE OR REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS, WHERE DEEMED NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, R/W ELEVATIONS, GRADE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

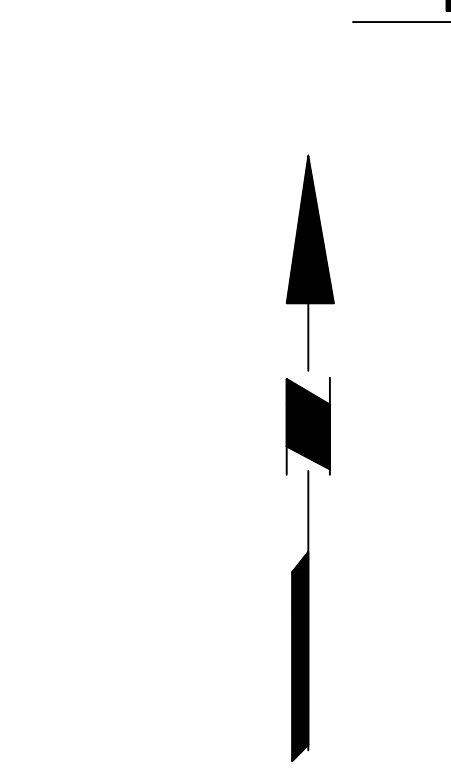
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ZONING AND LAND DEVELOPMENT REGULATIONS			
ZONING SUMMARY - TAX MAP PARCEL #65-00-12145-00-3			
ZONING DISTRICT DESIGNATION: RESIDENTIAL (AA), RECREATIONAL OVERLAY DISTRICT, FLOODPLAIN OVERLAY DISTRICT			
APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED
PERMITTED USES:	CLUBHOUSE/GOLF COURSE	CLUBHOUSE/GOLF COURSE	CLUBHOUSE/GOLF COURSE
DIMENSIONAL REQUIREMENTS			
MINIMUM LOT AREA:	135 FEET	211.15 ACRES	211.15 ACRES
MINIMUM WIDTH AT BUILDING SETBACK LINE:	50 FEET	1,704 FEET	1,704 FEET
MINIMUM FRONT YARD:	50 FEET	> 50 FEET	> 50 FEET
MINIMUM SIDE YARD:	25 FEET (EACH)	> 25 FEET (EACH)	> 25 FEET (EACH)
MINIMUM REAR YARD:	50 FEET	> 50 FEET	> 50 FEET
MAXIMUM HEIGHT (PRINCIPAL BUILDING):	35 FEET	< 35 FEET	< 35 FEET
MAXIMUM HEIGHT (ACCESSORY BUILDING):	20 FEET	< 20 FEET	< 20 FEET
MAXIMUM BUILDING COVERAGE:	15%	< 15%	< 15%

SITE CONSTRUCTION NOTES:

- APPLICANT/OWNER:
THE PHILADELPHIA CRICKET CLUB
DANIEL L. MEERSMAN
6025 WEST VALLEY GREEN ROAD
FLOUERTOWN, PA 19031
PHONE: 215-247-6001 EXT. 605
FAX: 610-297-3409
EMAIL: DMERSMAN@PHILACRICKET.COM
- SITE ADDRESS:
6025 WEST VALLEY GREEN RD
FLOUERTOWN, PA 19031
- THE OVERALL PROPERTY CONSISTS OF APPROXIMATELY 211.15 ACRES LOCATED IN MONTGOMERY COUNTY, OVER TAX PARCEL #: 65-00-12145-00-3, TAX MAP ID #: 650330002.
- SOURCE OF TITLE: RECORD BOOK 5859, PAGE 1421
- ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
- THIS APPLICATION PROPOSES THE CONSTRUCTION OF A 10,694 SF GOLF PERFORMANCE CENTER AS WELL AS THE RECONFIGURATION OF THE GOLF SHORT GAME/DRIVING RANGE FACILITY.
- THIS SITE PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS AT THE SUBJECT SITE DURING A FIELD SURVEY BY LANGAN ENGINEERING AND THE FOLLOWING REFERENCE PLAN:
A. "TOPOGRAPHIC SURVEY PLAN", DATED 02/12/25, PREPARED BY HOWELL SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
- ALL TOWNSHIP, COUNTY AND STATE OCCUPANCY PERMITS SHALL BE OBTAINED FOR CONSTRUCTION AND IMPROVEMENTS WITHIN TOWNSHIP, COUNTY AND STATE ROADS.
- THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL APPLICABLE PROVISIONS, STANDARDS AND SPECIFICATIONS CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA DEP, PENNDOT, AND OSHA WHERE APPLICABLE.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, EXIT DOORS, RAMPS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TOPSOIL IS TO BE RE-Spread OVER ALL LANDSCAPED AND LAWN AREAS TO A UNIFORM MINIMUM DEPTH OF 6 INCHES.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN FLOOD HAZARD ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THIS PROPERTY IS ALSO PARTIALLY LOCATED WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THIS PROPERTY IS ALSO LOCATED IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD PER NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NO. 42001031 PANEL 376 OF 451, DATED MARCH 2, 2016.
- THE CONTRACTOR IS TO NOTIFY THE TOWNSHIP AND TOWNSHIP ENGINEER 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- MAINTENANCE AND OWNERSHIP OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER. A BLANKET EASEMENT SHALL BE PROVIDED OVER THE SITE FOR INSPECTION BY THE TOWNSHIP.

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	ZONING BOUNDARY LINE
	FLOOD PLAIN LINE
	WATER/STREAM/POND
	BUILDING LINE
	CURB
	DOORWAY
	BUILDING FOOTPRINT
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	CONCRETE SIDEWALK
	BUNKER
	FAIRWAY/GREEN/TEE
	FENCE LINE
	GUARD RAIL
	CONCRETE CURB LINE
	TREE LINE
	BRUSH LINE
	MOW LINE
	WETLANDS
	EDGE OF PAVING
	EDGE OF GRAVEL
	BUILDING LINE

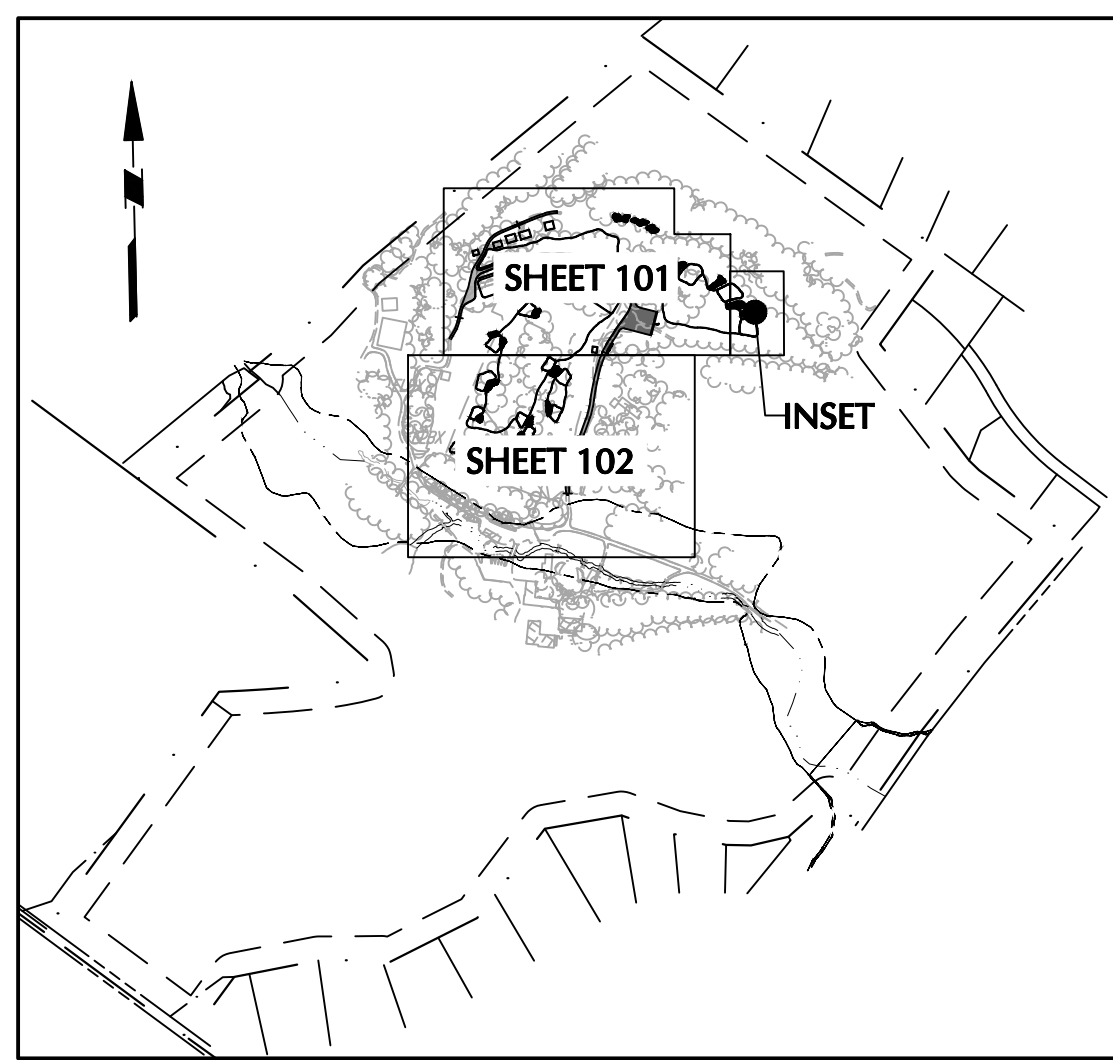
REFER TO DRAWING CS-101 AND CS-102 FOR DETAILED SITE PLAN INFORMATION



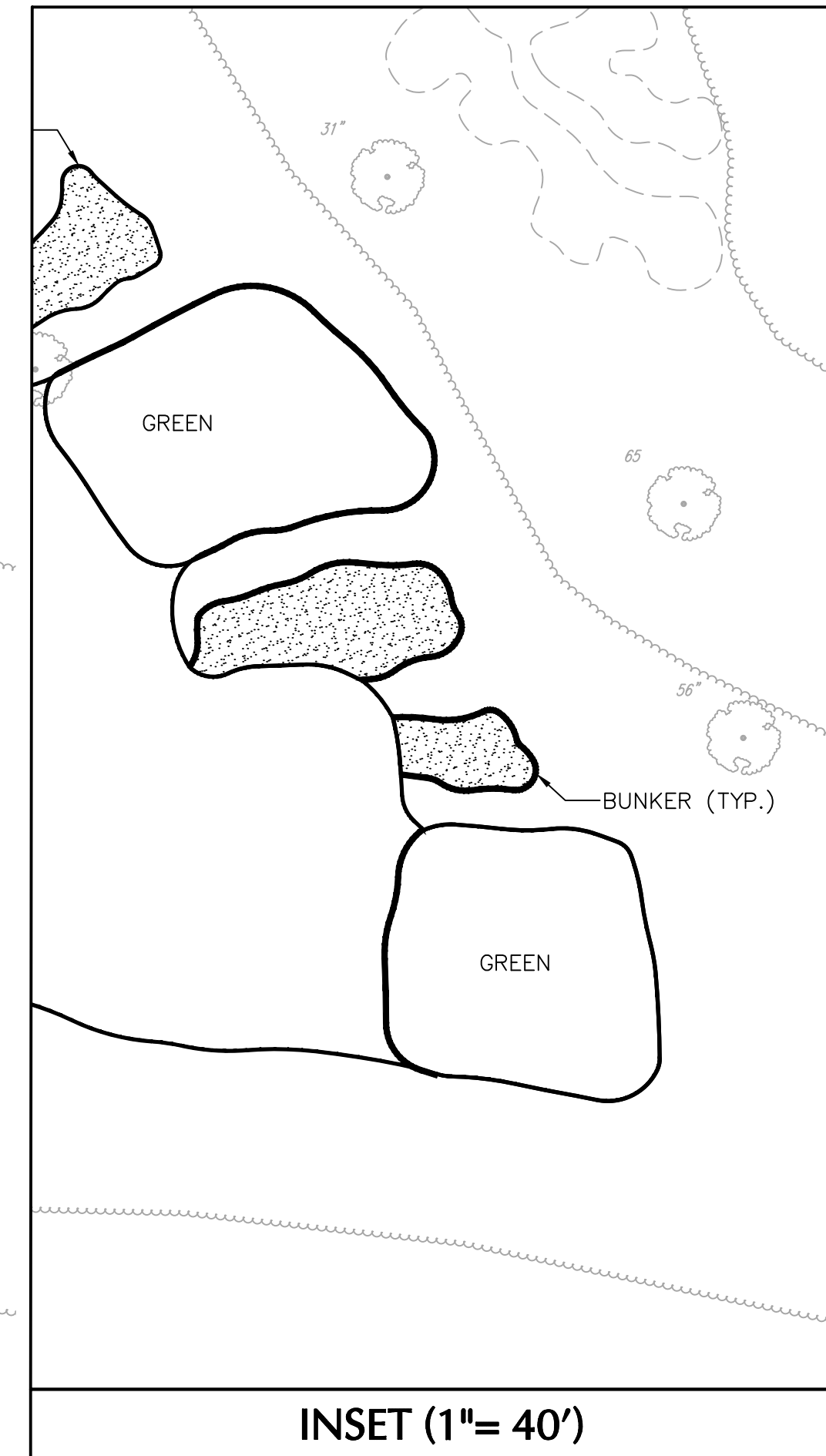
KEY MAP
1"=2,000'



Date	Description	No.
Revisions		
Signature	Brian Michael Conlon	Date
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
MASTER SITE CONSTRUCTION PLAN		
Project No.	220210002	CS-100 Sheet 7 of 18
Date	5 MARCH 2025	
Drawn By	DSD	
Checked By	BMC	

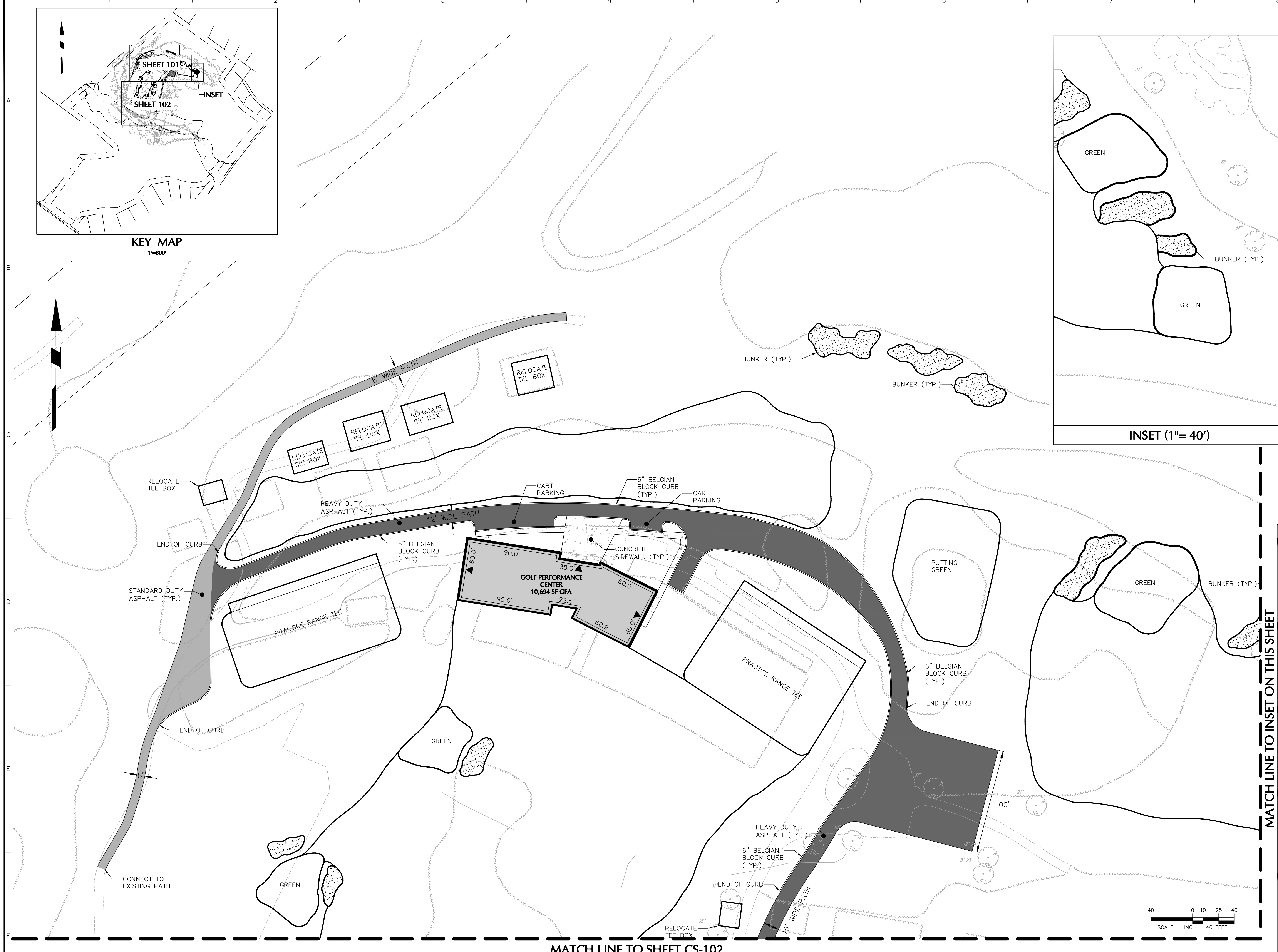


KEY MAP
1"=800'



INSET (1"= 40')

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	ZONING BOUNDARY LINE
	FLOOD PLAIN LINE
	WATER/STREAM/POND
	BUILDING LINE
	CURB
	DOORWAY
	BUILDING FOOTPRINT
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	CONCRETE SIDEWALK
	BUNKER
	FAIRWAY/GREEN/TEE
	FENCE LINE
	GUARD RAIL
	CONCRETE CURB LINE
	TREE LINE
	BRUSH LINE
	MOW LINE
	WETLANDS
	EDGE OF PAVING
	EDGE OF GRAVEL
	BUILDING LINE



MATCH LINE TO SHEET CS-102

MATCH LINE TO INSET ON THIS SHEET

Date	Description	No.
Revisions		

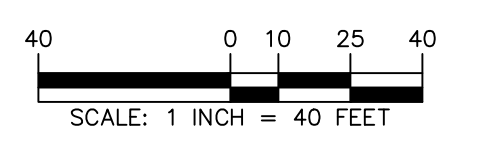
Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

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 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

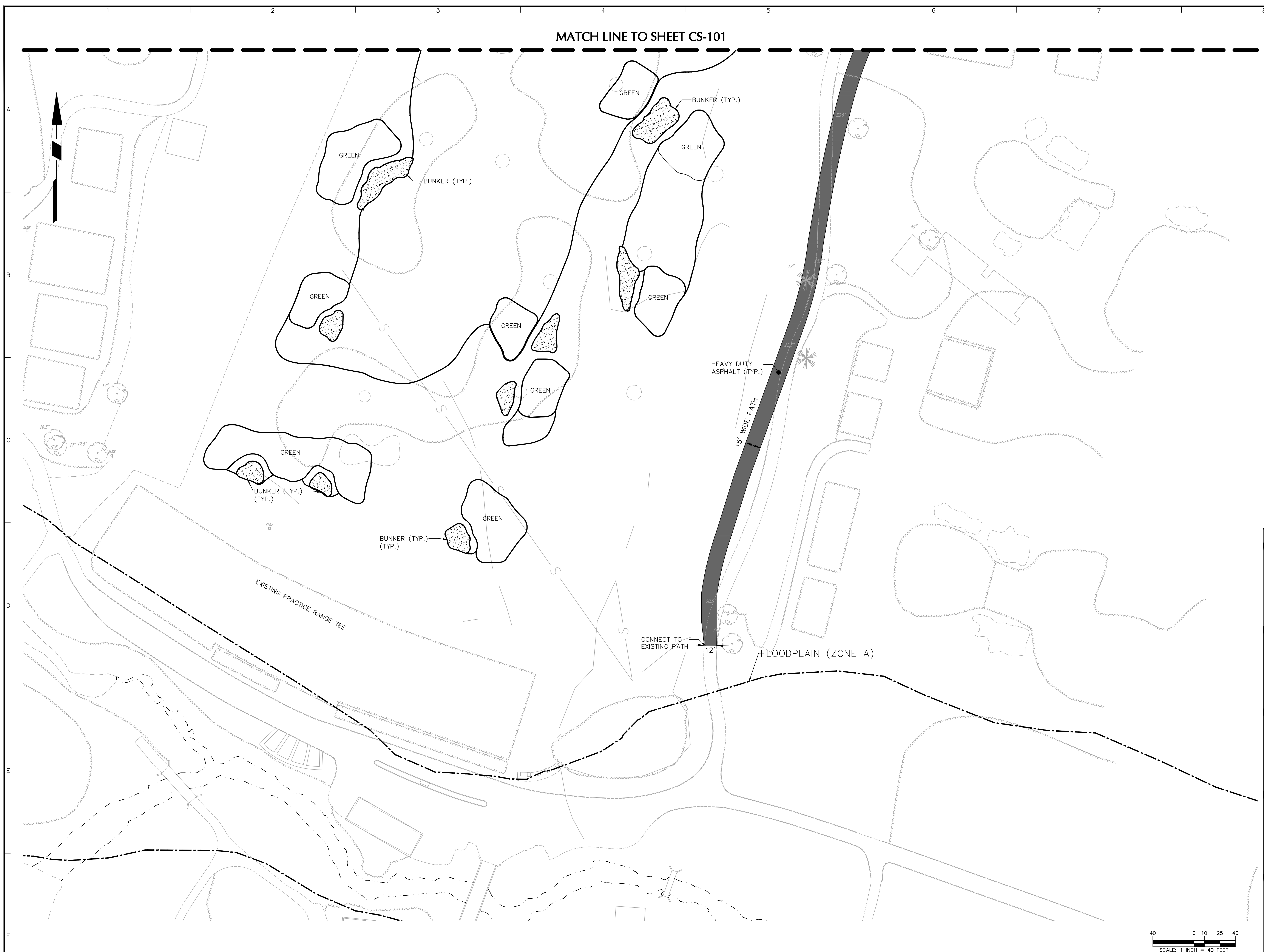
Project
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

SITE CONSTRUCTION PLAN I

Project No. 220210002	Drawing No. CS-101
Date 5 MARCH 2025	CS-101
Drawn By DSD	
Checked By BMC	



MATCH LINE TO SHEET CS-101



LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	ZONING BOUNDARY LINE
	FLOOD PLAIN LINE
	WATER/STREAM/POND
	BUILDING LINE
	CURB
	DOORWAY
	BUILDING FOOTPRINT
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	CONCRETE SIDEWALK
	BUNKER
	FAIRWAY/GREEN/TEE
	FENCE LINE
	GUARD RAIL
	CONCRETE CURB LINE
	TREE LINE
	BRUSH LINE
	MOW LINE
	WETLANDS
	EDGE OF PAVING
	EDGE OF GRAVEL
	BUILDING LINE

Date	Description	No.
Revisions		
Signature		Date
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Project

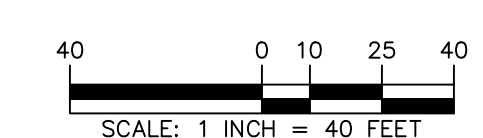
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS

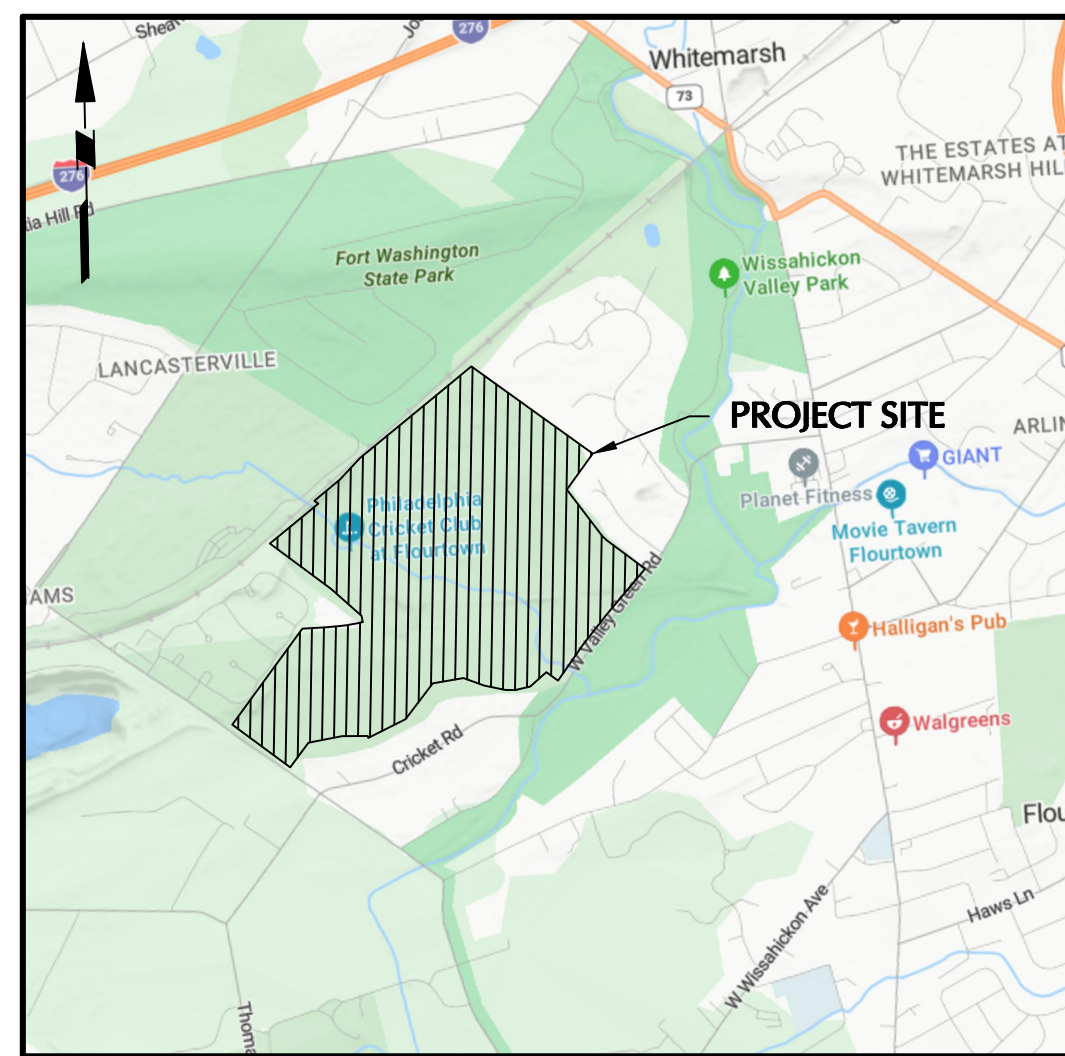
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SITE CONSTRUCTION PLAN II

Project No.	220210002	Drawing No.	CS-102
Date	5 MARCH 2025		
Drawn By	DSD		
Checked By	BMC	Sheet 9 of 18	





KEY MAP
1"=2,000'

GRADING AND DRAINAGE NOTES:

- THIS SITE PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS AT THE SUBJECT SITE DURING A FIELD SURVEY BY LANGAN ENGINEERING AND THE FOLLOWING REFERENCE PLANS:
 - "TOPOGRAPHIC SURVEY PLAN", DATED 02/12/25, PREPARED BY HOWELL SURVEY.
- IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR HIS REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STORM DRAINAGE FACILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. ALL CONTRACTORS AND OTHER PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREIN ARE CAUTIONED THAT EACH INDIVIDUAL USING THIS PLAN MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE STARTING WORK. CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. ALL PERISHABLE AND OTHER ORGANIC MATTER SHALL BE REMOVED FROM THE CONSTRUCTION SITE. REFER TO DRAWING CD-101, THE SITE DEMOLITION PLAN, FOR ALL EXISTING FEATURES TO BE REMOVED.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILL. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL VEGETATED AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE EROSION AND SEDIMENTATION CONTROL PLAN IS AN INTEGRAL PART OF THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION OF CERTAIN PHASES. THE EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE REFERENCED AND USED IN CONJUNCTION WITH THIS DRAWING TO COMPLETE CONSTRUCTION PHASING.
- EXISTING DRAINAGE STRUCTURES ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- STORM DRAINAGE STRUCTURES SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE DRAWINGS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AS SHOWN ON SHEET CG-501. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS STATED OTHERWISE.
- ALL CONNECTIONS TO STORM DRAINAGE STRUCTURES SHALL BE SUPPORTED BY MEANS OF A CONCRETE CRADLE TO A POINT OUTSIDE OF THE MAIN BODY OF THE PIPE. CRADLES SHALL BE CONSTRUCTED ON UNDISTURBED SOIL. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- STORM SEWER PIPES SHALL NOT ENTER THE CORNERS OF INLET BOXES. PIPE CONNECTIONS SHALL BE MADE AT THE SIDES OR ENDS OF BOXES.
- AT LOCATIONS WHERE PROPOSED DRAINAGE TIES INTO EXISTING DRAINAGE, INVERTS AND CONNECTIONS AT EXISTING STRUCTURES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ROP STORM PIPE SHALL BE CLASS III PER ASTM C-76, WITH JOINTS SEALED BY BUTYL RUBBER TAPE, RUBBER RING GASKETS OR EXTERNAL GASKETS CONFORMING TO ASTM C-877. ALL JOINTS AND BUTYL TAPE JOINTS SHALL BE WRAPPED AND MORTARED ON THE OUTSIDE. THE INSIDE OF ALL 36-INCH AND LARGER CONCRETE PIPE SHALL ALSO BE MORTARED.
- HDPE STORM PIPE SHALL BE PER ASTM F-2160, WITH JOINTS SEALED PER ASTM D-3212. BEDDING AND BACKFILL REQUIREMENTS FOR HDPE PIPE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON DRAWING CG-501.
- TOP OF GRATE ELEVATIONS REPRESENT ELEVATIONS AT THE CURBLINE.
- THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY FLAT SPOTS THAT WILL RESULT IN STANDING WATER (PUDDLING OR PONING). CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL AND GRADING SHALL BE REMOVED IMMEDIATELY. STOCKPILING OF DEBRIS IS NOT PERMITTED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITIES ENTERING THE BUILDING INCLUDING SANITARY SEWER, LATERALS, DOMESTIC WATER, AND FIRE PROTECTION SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO THEIR FACILITIES.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEERING STUDY.
- THE SUBSURFACE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH WATER TIGHT CONNECTIONS/GASKETS.



GENERAL SITE NOTES:

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL, HORIZONTAL AND VERTICAL, UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA FROM THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF INLETS AND REPRESENT LINEAR FOOTAGE.

EXISTING DRAINAGE PATTERNS HAVE BEEN MAINTAINED

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION.

POTENTIAL DISCHARGE TO SURFACE WATER - TRIBUTARY 00856 TO WISSAHICKON CREEK DESIGNATED/EXISTING USE OF WATER-TSF (TROUT STOCKING), MF (MIGRATORY FISH)

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MINIMIZES ANY INCREASE IN STORMWATER RUNOFF VOLUME.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MINIMIZES IMPERVIOUS AREAS.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MINIMIZES LAND CLEARING AND GRADING.

THERMAL IMPACTS OF STORMWATER RUNOFF WILL BE MITIGATED BY SUBSURFACE INFILTRATION.

PROTECT INFILTRATION AREAS DURING CONSTRUCTION.

MAP SYMBOL	SOIL TYPE AND CHARACTERISTICS	LIMITATIONS (SEE "SOIL LIMITATIONS AND RESOLUTIONS" NOTES FOR RESOLUTIONS)										TYPICAL DEPTHS	
		CORROSIVE TO CONCRETE	CORROSIVE TO STEEL	DWELLINGS WITH BASEMENTS	DWELLINGS WITHOUT BASEMENTS	LAWNS, LANDSCAPING, AND GOLF FAIRWAYS	LOCAL ROADS AND STREETS	SHALLOW EXCAVATIONS	SMALL COMMERCIAL BUILDINGS	UNPAVED LOCAL ROADS AND STREETS	DEPTH TO WATER TABLE	DEPTH TO BEDROCK	
DUB (B)	DUFFYVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	>80"	>80"	
LaA (C)	LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	18"-36"	48"-99"	
LaB (C)	LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	18"-36"	48"-99"	

THE SITE HAS BEEN DESIGNED TO PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.

SPOT ELEVATIONS PROVIDED REPRESENT BOTTOM OF CURB ELEVATIONS. TOP OF CURB ELEVATIONS ARE PLUS 0.5' ABOVE BOTTOM OF CURB UNLESS OTHERWISE NOTED.

SPOT ELEVATIONS SHOWN OFFSET FROM THE CURB AND GUTTER LINES ARE THE ELEVATIONS ALONG SAID LINES AND ARE SHOWN OFFSET FOR GRAPHICAL PURPOSES ONLY.

THE PROPOSED DESIGN UTILIZES STRUCTURAL AND NONSTRUCTURAL BMPs THAT INTEND TO PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF

CRITICAL STAGES OF BMP INSTALLATION: THE CRITICAL STAGES OF THE IMPLEMENTATION OF THE PCSM PLAN WHERE A LICENSED PROFESSIONAL OR DESIGNER WILL BE PRESENT ARE DENOTED IN THE BMP CONSTRUCTION SEQUENCES ON CE-100.

LEGEND

— 48 —	EXISTING CONTOUR
— D —	EXISTING STORM PIPE
— (H) —	EXISTING STORM INLET
— (S) —	EXISTING STORM MANHOLE
— W —	EXISTING SANITARY SEWER
— C —	EXISTING GAS
— T&E —	EXISTING TELEPHONE/ELECTRIC
+ 15.50	EXISTING SPOT ELEVATION
+ TC 15.50	PROPOSED SPOT ELEVATION
+ BC 15.50	PROPOSED TOP OF CURB ELEVATION & EXISTING PAVEMENT ELEVATION TO REMAIN
— (48) —	PROPOSED CONTOUR
— (S) —	PROPOSED STORM PIPE
— (H) —	PROPOSED STORM INLET
— (S) —	PROPOSED STORM MANHOLE
— () —	PROPERTY LINE
— () —	LIMIT OF DISTURBANCE

CONTRACTOR SHALL DETERMINE APPROPRIATE MEANS AND METHODS OF CONSTRUCTION BASED ON FIELD VERIFIED CONDITIONS IN ORDER TO ACHIEVE DESIGN INTENT AS PRESENTED BY THE CONTRACT DRAWINGS AND SPECIFICATIONS.

POTENTIAL FOR GEOLOGIC FORMATIONS AND SOIL CONDITIONS TO CAUSE POLLUTION DURING CONSTRUCTION.

THE URBAN SOILS PRESENT AT THIS REDEVELOPMENT SITE HAVE THE POTENTIAL TO CAUSE POLLUTION IN THE FORM OF SOIL EROSION. THE E&S BMPs ON DRAWINGS CE100-103 ARE DESIGNED TO MINIMIZE THIS POLLUTION DURING CONSTRUCTION. THE PCSM PLANS INCLUDE BMPs TO REDUCE POLLUTION AFTER CONSTRUCTION IS COMPLETE.

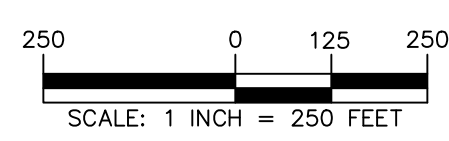
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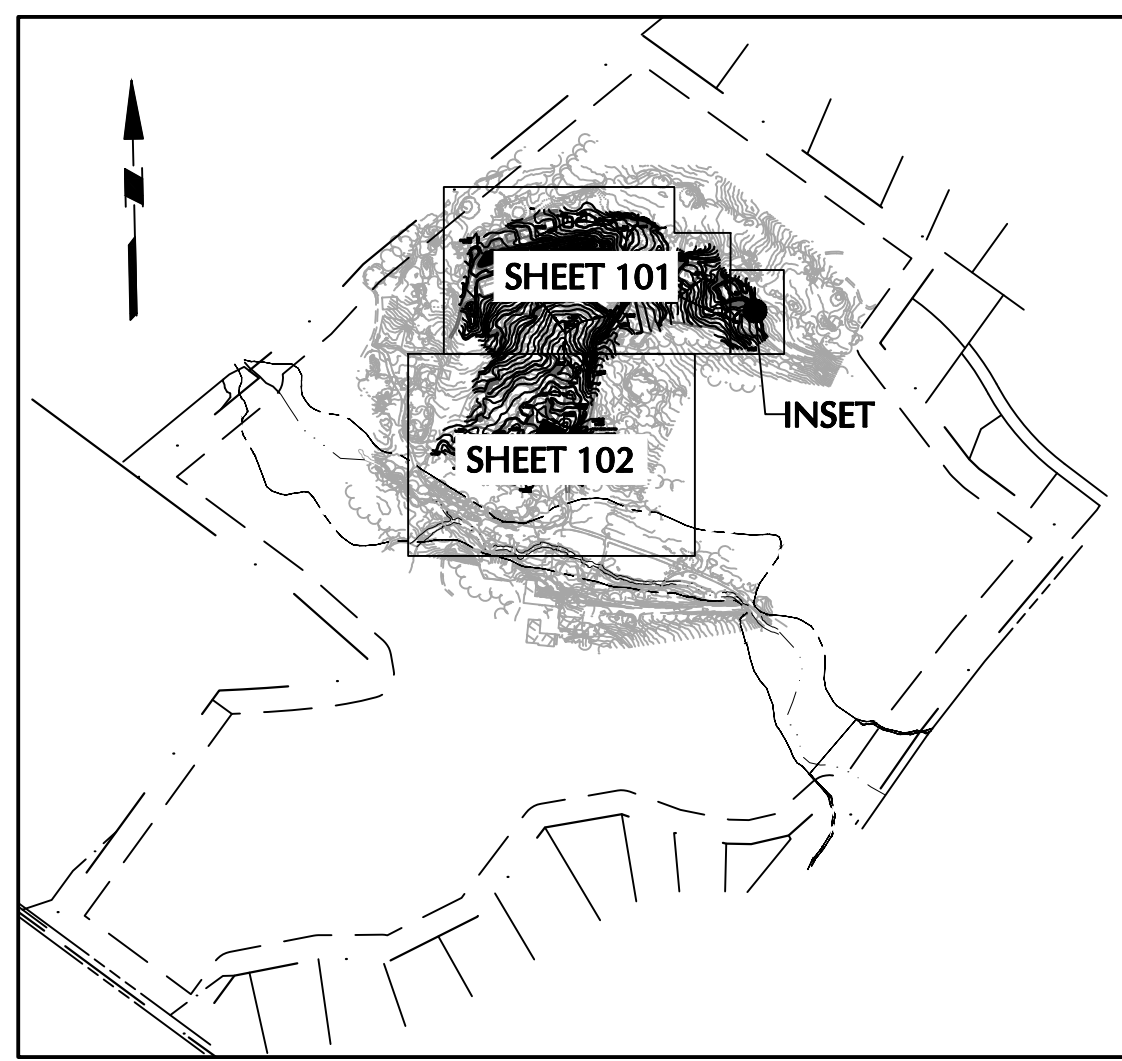
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Project
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WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title

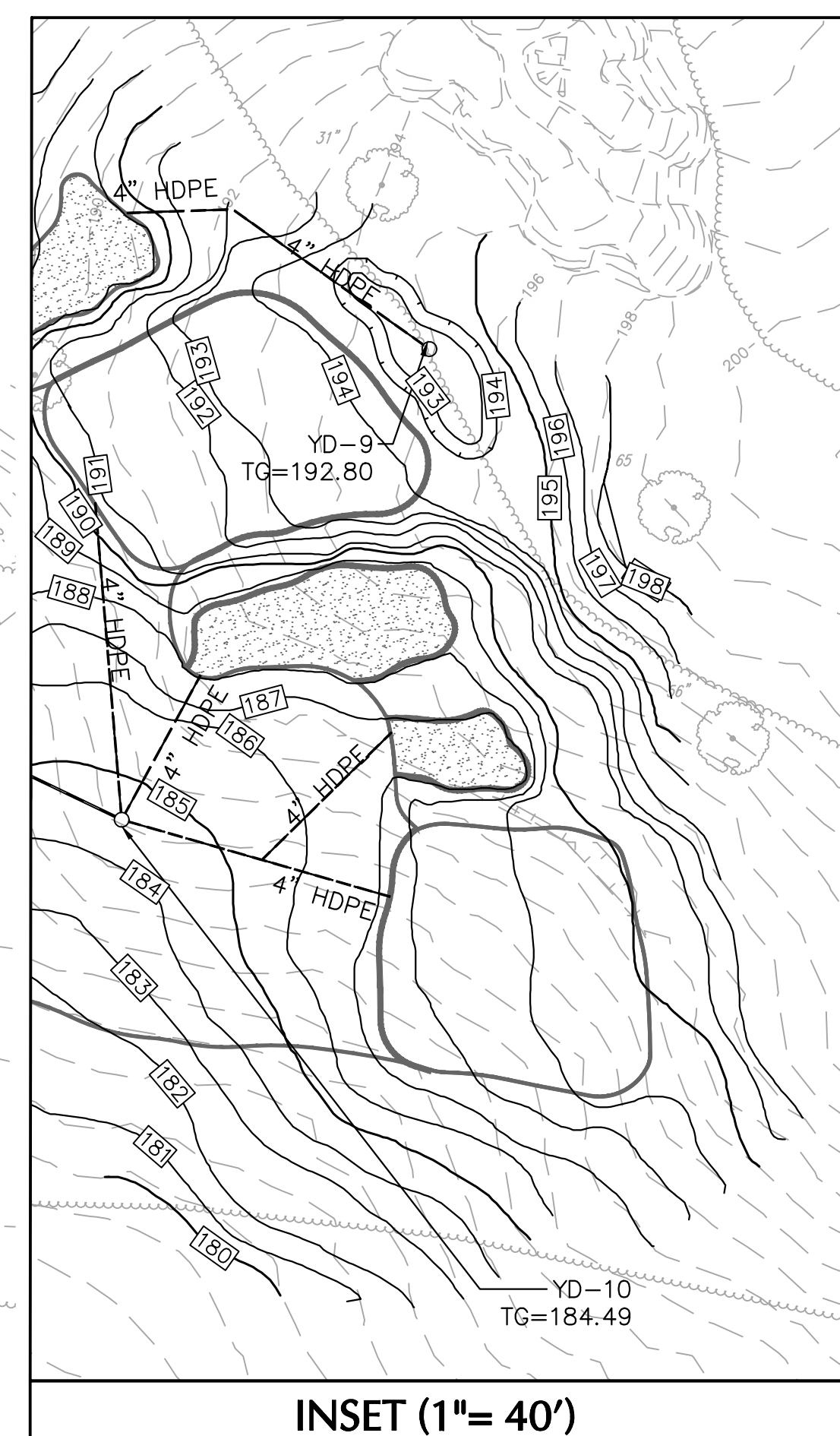
MASTER GRADING & DRAINAGE PLAN

Project No.	220210002	CG-100
Date	5 MARCH 2025	
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Sheet 10 of 18		



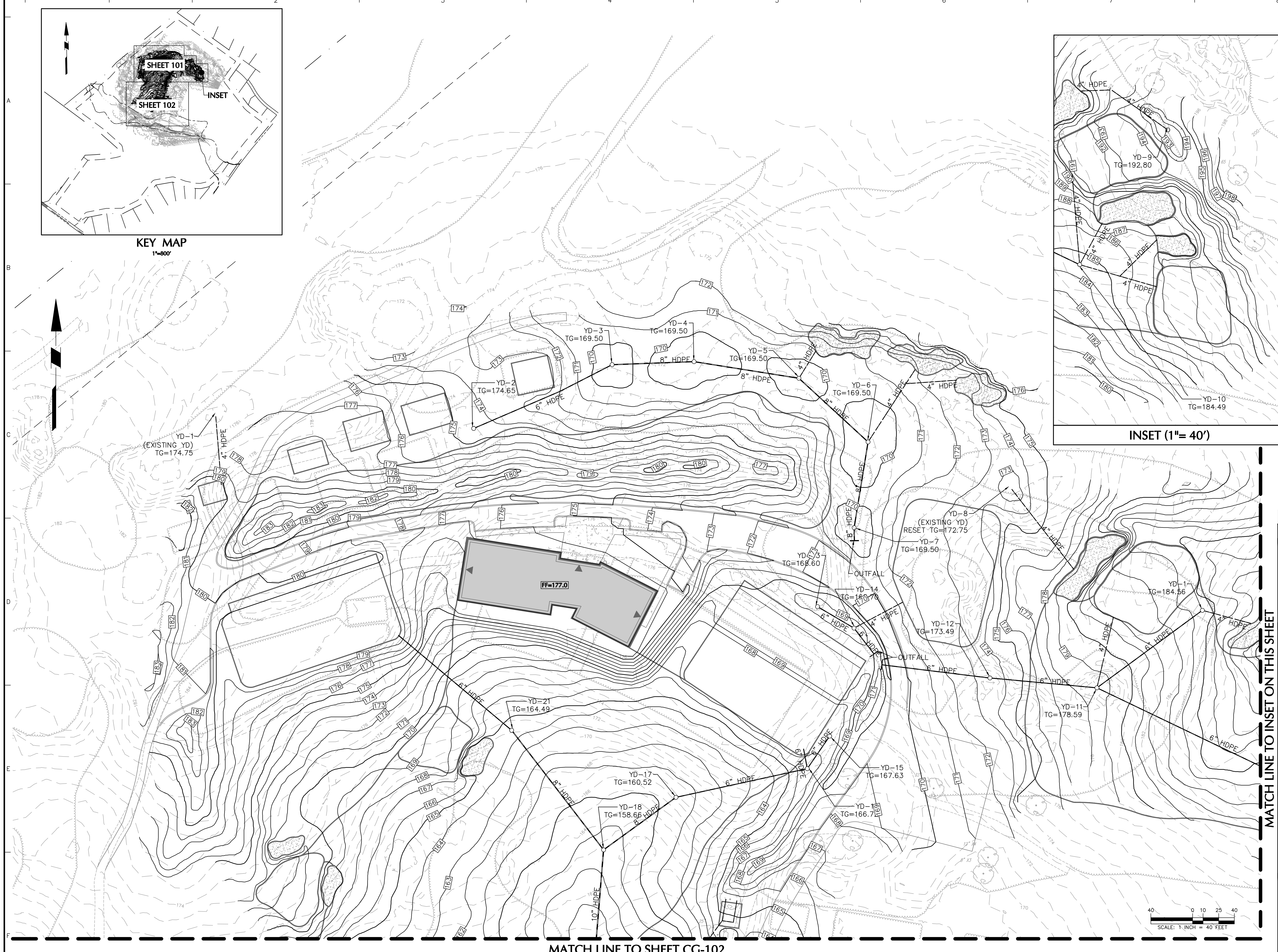


KEY MAP
1"=800'



INSET (1"= 40')

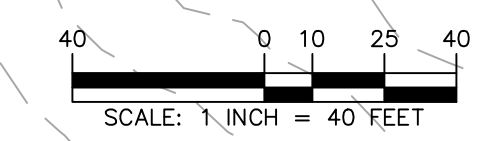
LEGEND	
48	EXISTING CONTOUR
D	EXISTING STORM PIPE
⊠	EXISTING STORM INLET
⊙	EXISTING STORM MANHOLE
S	EXISTING SANITARY SEWER
W	EXISTING WATER
G	EXISTING GAS
T&E	EXISTING TELEPHONE/ELECTRIC
+15.50	EXISTING SPOT ELEVATION
15.50	PROPOSED SPOT ELEVATION
TC 15.50	PROPOSED TOP OF CURB ELEVATION & EXISTING PAVEMENT ELEVATION TO REMAIN
BC 15.50±	
48	PROPOSED CONTOUR
---	PROPOSED STORM PIPE
⊠	PROPOSED STORM INLET
⊙	PROPOSED STORM MANHOLE
---	PROPERTY LINE
---	LIMIT OF DISTURBANCE



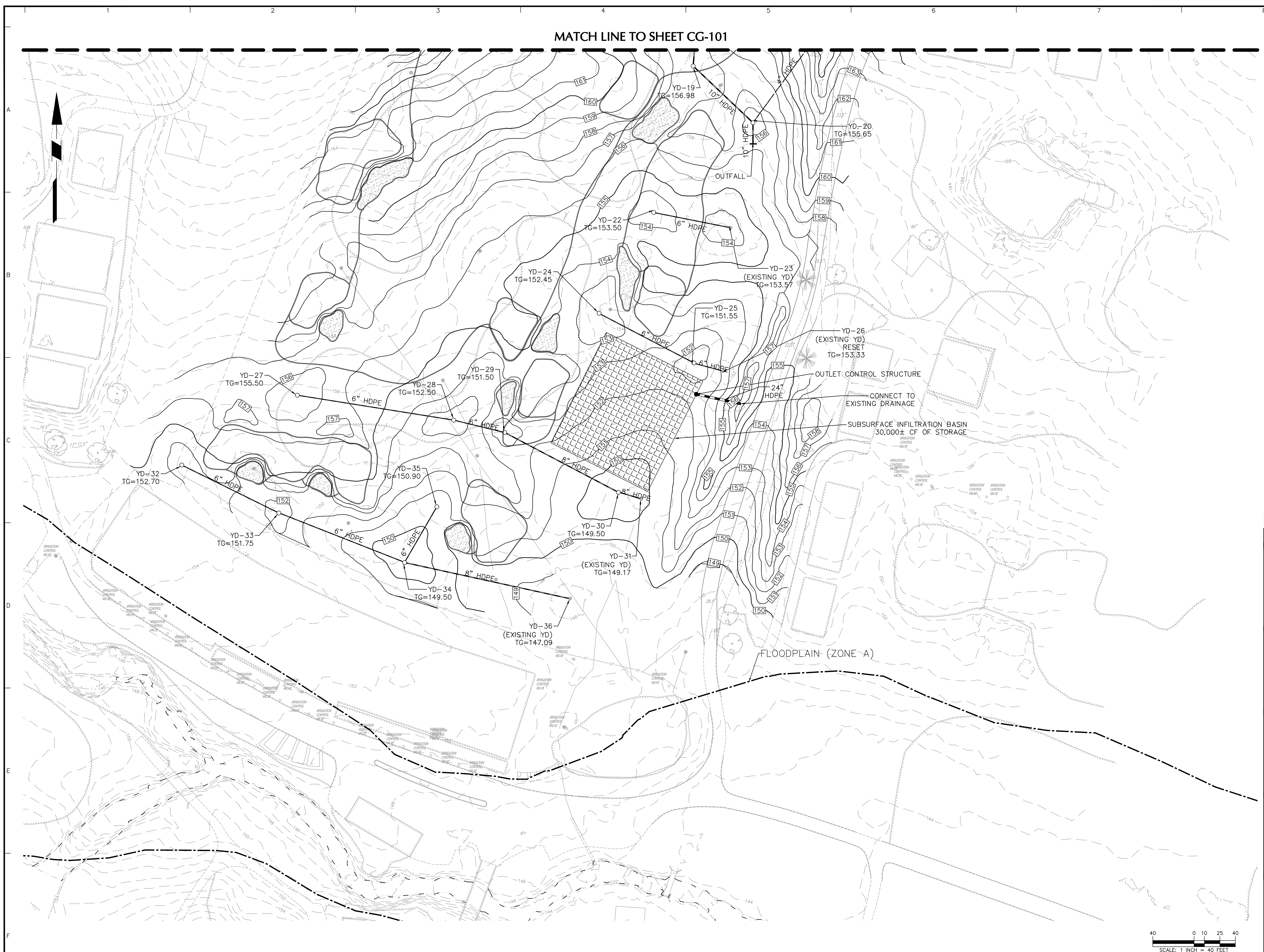
MATCH LINE TO INSET ON THIS SHEET

MATCH LINE TO SHEET CG-102

Date	Description	No.
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WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA		
GRADING & DRAINAGE PLAN I		
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Sheet 11 of 18		

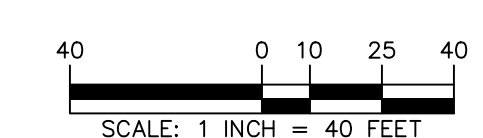


MATCH LINE TO SHEET CG-101



LEGEND	
	EXISTING CONTOUR
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING TELEPHONE/ELECTRIC
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION & EXISTING PAVEMENT ELEVATION TO REMAIN
	PROPOSED CONTOUR
	PROPOSED STORM PIPE
	PROPOSED STORM INLET
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Project		
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
GRADING & DRAINAGE PLAN II		
Project No.	Drawing No.	
220210002	CG-102	
Date	5 MARCH 2025	
Drawn By	DSD	
Checked By	BMC	
Project No. 220210002		Sheet 12 of 18



NOTES:

1. BEDDING, HAUNCH, INITIAL BACKFILL AND COVER SHALL BE CLASS I MATERIAL. CLASS I MATERIAL MUST BE EVENLY SPREAD INTO THE HAUNCH AND BETWEEN CORRUGATIONS. IF CLASS I MATERIAL IS USED, THE CLASS II MATERIAL SHOULD BE SPREAD IN 6-INCH-THICK LIFTS AND NOMINALLY COMPACTED USING A HAND-OPERATED COMPACTION EQUIPMENT. IF CLASS II MATERIAL IS USED, THE CLASS II MATERIAL SHOULD BE SPREAD IN 6-INCH-THICK LIFTS AND COMPACTED TO AT LEAST 95% OF THE MATERIALS MAX DRY DENSITY.
2. FINAL BACKFILL MATERIAL SHALL BE EITHER CLASS I (A OR B) OR CLASS II MATERIAL. THESE MATERIALS CAN EITHER BE IMPORTED OR PROCESSED FROM ON-SITE MATERIAL GENERATED DURING ROCK EXCAVATION.
3. FINAL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
4. THE SEPARATOR FABRIC IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE NEED FOR A SEPARATOR FABRIC TO PREVENT SOIL PARTICLE MIGRATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER ONCE GRADATION DATA IS PROVIDED FOR ALL PROPOSED BACKFILL MATERIALS.

GENERAL NOTES:

1. MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294 LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.
2. RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE VIRGIN COMPOUNDS, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3350 FOR THE CELL CLASSIFICATION 335400C.
3. COUPLING BANDS: EXCEPT AS OTHERWISE REQUIRED HEREIN, COUPLING BANDS AND OTHER HARDWARE FOR CORRUGATED POLYETHYLENE PIPE SHALL DEMONSTRATE THAT THEY MEET THE SOIL TIGHTNESS REQUIREMENTS OF AASHTO SECTION 28 "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES."

CORRUGATED BANDS SHALL LAP EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION.

THE CORRUGATIONS IN THE BAND SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE AT LEAST TWO FULL CORRUGATIONS FROM THE END OF EACH PIPE.

WHEN INFILTRATION OR EXFILTRATION IS A CONCERN, THE COUPLING BANDS MAY BE REQUIRED TO HAVE GASKETS. THE GASKET MATERIAL SHALL BE CLOSED-CELL EXPANDED RUBBER OR NEOPRENE.

OTHER COUPLINGS MAY BE BELL & SPIGOT AND CONFORM TO THE REQUIREMENTS OF AASHTO M294.

4. DESIGNATION OF TYPE: THE PIPE MAY BE ONE OR BOTH OF THE FOLLOWING TYPE:

TYPE S: THIS PIPE WILL HAVE A FULL CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINER.

TYPE D: THIS PIPE SHALL CONSIST OF AN ESSENTIALLY SMOOTH WATERWAY BRAZED CIRCUMFERENTIALLY WITH CIRCULAR RISERS WHICH ARE FORMED SIMULTANEOUSLY WITH A SMOOTH OUTER WALL.

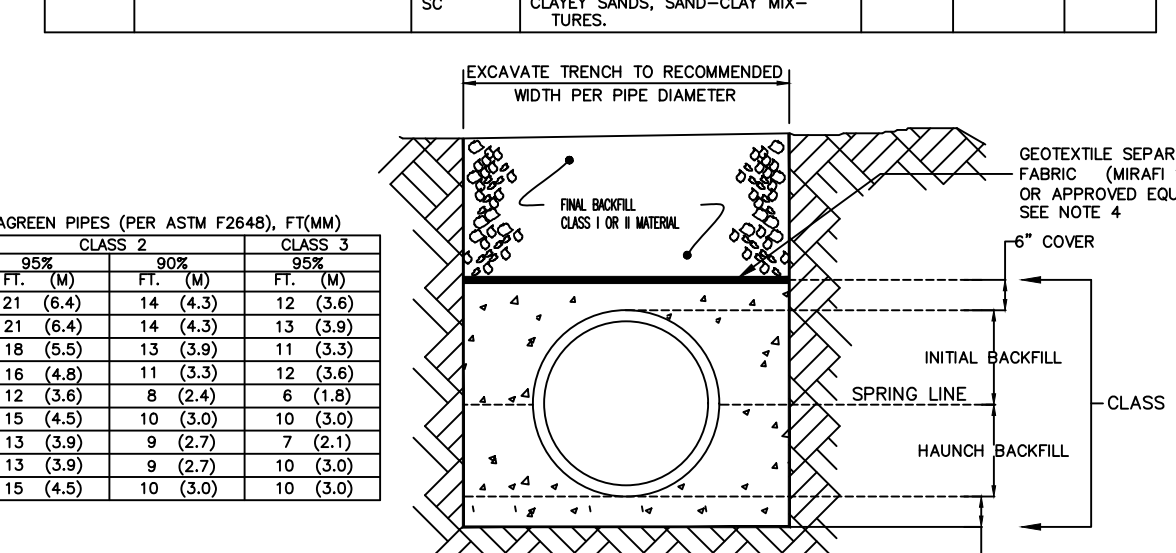
5. INSTALLATION: CORRUGATED POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 1 AND ASTM D-2321, LATEST EDITION, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."

MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
12 (300)	12	18	12	18	12	18
15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
60 (1500)	60	66	60	66	60	66

CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

CLASS	TYPE	SOIL GROUP SYMBOLS	DESCRIPTION	PERCENTAGE PASSING SIEVE SIZES
IA	MANUFACTURED AGGREGATES OPEN-GRADED, CLEAN.	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CHIPPERS OR SHELLS, LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES.	100% $\leq 10 \mu$ $\leq 5 \mu$
IB	MANUFACTURED, PROCESSED AGGREGATES DENSE-GRADED, CLEAN.	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS II MATERIALS) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS, CONTAIN LITTLE OR NO FINES (SEE 21.1.8.).	100% $\leq 50 \mu$ $\leq 5 \mu$
II	COARSE-GRAINED SOILS, CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100% $\leq 50 \mu$ $\leq 5 \mu$ $\leq 5 \mu$ OF "COARSE FRACTION"
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	
		SW	WELL-GRADED SANDS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	
		SP	POORLY-GRADED SANDS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	
	COARSE-GRAINED SOILS, BORDERLINE CLEAN TO W/ FINES	E.G. GW-GC SP-SM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES.	100% VARIES $\leq 5 \mu$ TO $\leq 50 \mu$
III	COARSE-GRAINED SOILS, WITH FINES	GM	SILTY GRAVELS, GRAVEL-SAND MIXTURES.	100% $\leq 50 \mu$ OF "COARSE FRACTION" $\leq 50 \mu$ OF "COARSE FRACTION"
		GC	CLAYEY GRAVELS, GRAVEL-SAND MIXTURES.	
		SM	SILTY SANDS, SAND-SILT MIXTURES.	
		SC	CLAYEY SANDS, SAND-CLAY MIXTURES.	



MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
12 (300)	12	18	12	18	12	18
15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
60 (1500)	60	66	60	66	60	66

MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
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15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
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MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
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15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
60 (1500)	60	66	60	66	60	66

MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
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18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
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48 (1200)	48	54	48	54	48	54
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MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
12 (300)	12	18	12	18	12	18
15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
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MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
12 (300)	12	18	12	18	12	18
15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
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15 (375)	15	21	15	21	15	21
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24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
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48 (1200)	48	54	48	54	48	54
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15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
60 (1500)	60	66	60	66	60	66

MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

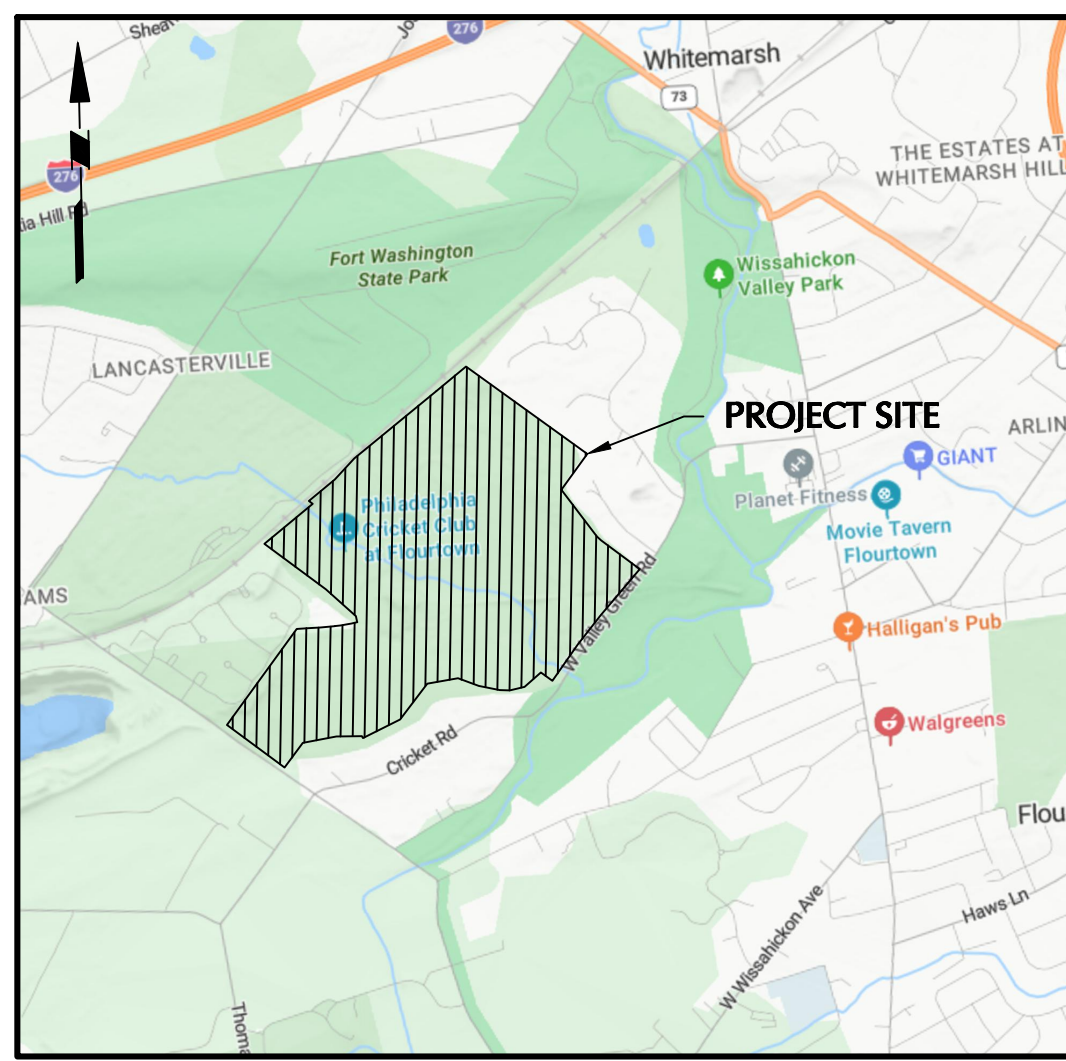
DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
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15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
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15 (375)	15	21	15	21	15	21
18 (450)	18	24	18	24	18	24
24 (600)	24	30	24	30	24	30
30 (750)	30	36	30	36	30	36
36 (900)	36	42	36	42	36	42
42 (1050)	42	48	42	48	42	48
48 (1200)	48	54	48	54	48	54
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MINIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2846, FT(M))

DIAMETER OF PIPE (IN.)	CLASS 1		CLASS 2		CLASS 3	
	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)	MIN. (IN.)	MAX. (IN.)
12 (300)	12	18	12	18	12	18
15 (375)						



KEY MAP
1"=2,000'

THE EXISTING SUBGRADE IN THE LOCATION OF THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT. CONTRACTOR TO USE LIGHTWEIGHT CONSTRUCTION EQUIPMENT AND OPERATE MACHINERY FROM OUTSIDE THE FOOTPRINT OF THE SUBSURFACE BASINS WHENEVER POSSIBLE.

THE SOILS PRESENT AT THIS REDEVELOPMENT SITE HAVE THE POTENTIAL TO CAUSE POLLUTION IN THE FORM OF SOIL EROSION. THE E&S BMPs SHOWN ON DRAWINGS CE101-CE102 ARE DESIGNED TO MINIMIZE THIS POLLUTION.

POTENTIAL DISCHARGE TO SURFACE WATER - TRIBUTARY 00856 TO WISSAHICKON CREEK DESIGNATED/EXISTING USE OF WATER-TSF (TROUT STOCKING), MF (MIGRATORY FISH)

AFTER THE ENTIRE SITE IS STABILIZED, CONTRACTOR SHOULD ADJUST ALL GRADES, AND ALL PROPOSED AND EXISTING STORM DRAINAGE PIPES, TO MATCH WITH THOSE ON FINAL APPROVED SET OF PLANS.

IN AREAS OF EXCAVATION, ALL EXISTING UTILITIES TO REMAIN SHALL BE CHECKED FOR PROPER COVER AS REQUIRED BY THE UTILITY OWNER. SHOULD MINIMUM COVER NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SAID UTILITY COMPANY TO LOWER THE UTILITY TO PROVIDE PROPER COVER.

REFER TO SHEET CE-501 & CE-502 FOR SOIL EROSION & SEDIMENT CONTROL NOTES AND CONSTRUCTION SEQUENCES

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT NOR ARE THEY INTENDED TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL WORK IN ACCORDANCE WITH THESE PLANS AND IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND, RESOLVE ANY POSSIBLE CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL REFORM IN ACCORDANCE WITH THE DRAWINGS AND, RESOLVE ANY NECESSARY. PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORKING DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRAVE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION TAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

EROSION AND SEDIMENT CONTROL PLAN MINIMIZES EXTENT AND DURATION OF EARTH DISTURBANCE.

EROSION AND SEDIMENT CONTROL PLAN MEASURES PROVIDED ARE DESIGNED TO MITIGATE ANY THERMAL INPUTS ON SITE.

EROSION AND SEDIMENT CONTROL PLAN MEASURES PROVIDED ARE DESIGNED TO MITIGATE POLLUTION ON SITE.

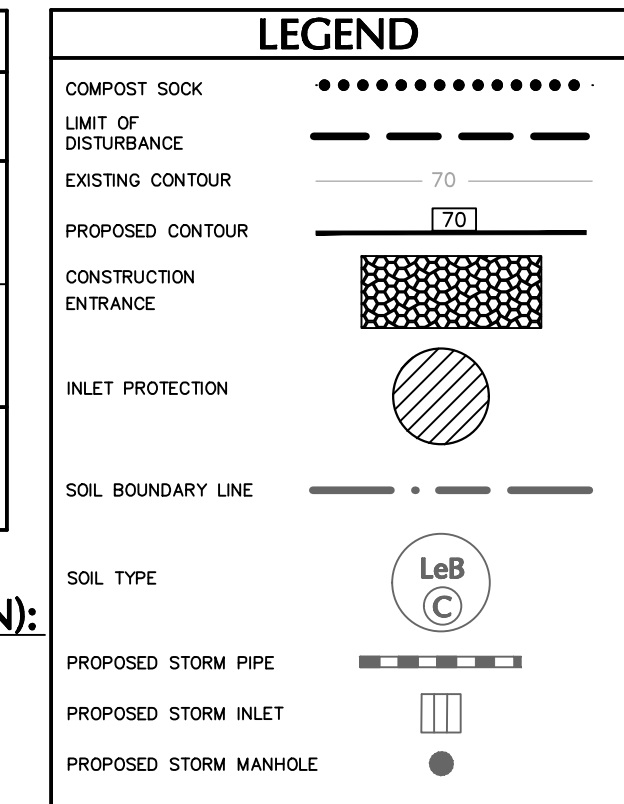
EROSION AND SEDIMENT CONTROL PLAN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.

EROSION AND SEDIMENT CONTROL PLAN MINIMIZES SOIL COMPACTION.

NOTE TO THE CONTRACTOR:
THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ONLY THE LOCATION OF VISIBLE UTILITIES ON OR ABOVE THE SURFACE OF THE EARTH THAT CAN BE REASONABLY LOCATED USING STANDARD SURVEY PROCEDURES HAVE BEEN PLOTTED. NO CERTIFICATION IS MADE BY LANGAN AS TO THE ACCURACY OR COMPLETENESS OF THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. IT IS IMPERATIVE THAT PRIOR TO ANY CONSTRUCTION IN THE AREA, A UTILITY MARK-OUT IS ORDERED BY CALLING 1 (800) 242-1776.

BOTH RUNOFF FROM AND RUNOFF PASSING THROUGH DISTURBED AREAS WILL BE ROUTED THROUGH SEDIMENT CONTROL MEASURES AND FACILITIES TO MINIMIZE SEDIMENT TRANSPORT AND GENERATION OF INCREASED STORMWATER RUNOFF.

MAP SYMBOL	SOIL TYPE AND CHARACTERISTICS	LIMITATIONS (SEE 'SOIL LIMITATIONS AND RESOLUTIONS' NOTES FOR RESOLUTIONS)										TYPICAL DEPTHS	
		CORROSIVE TO CONCRETE	CORROSIVE TO STEEL	DWELLINGS WITH BASEMENTS	DWELLINGS WITHOUT BASEMENTS	LANDS, LANDSCAPING, AND FERTILIZERS	LOCAL ROADS AND STREETS	SHALLOW EXCAVATIONS	SMALL COMMERCIAL BUILDINGS	UNPAVED LOCAL ROADS AND STREETS	DEPTH TO WATER TABLE	DEPTH TO BEDROCK	
Dub (B)	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	>80"	>80"
La (C)	LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	18"-36"	48"-99"
LaB (C)	LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	18"-36"	48"-99"

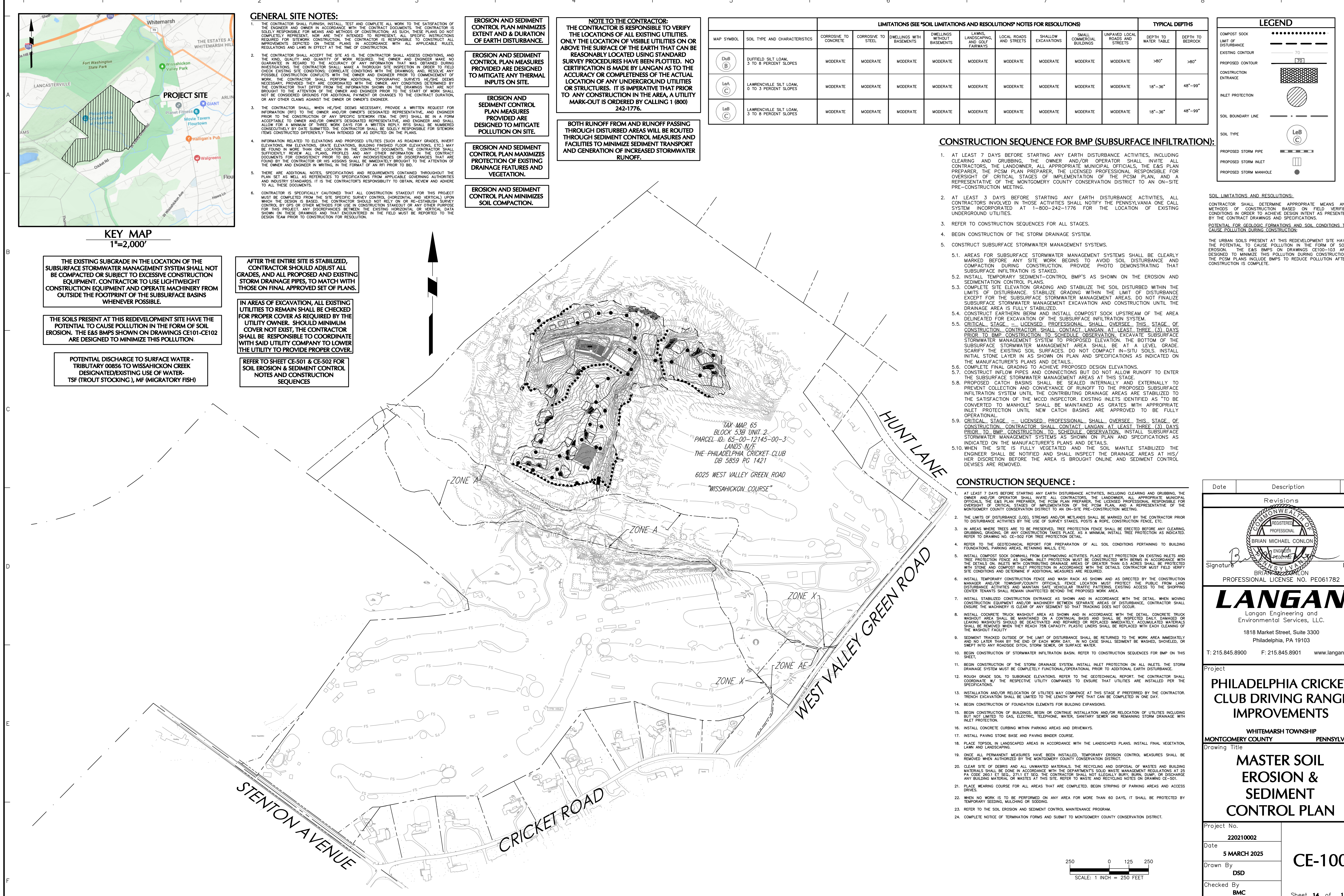


CONSTRUCTION SEQUENCE FOR BMP (SUBSURFACE INFILTRATION):

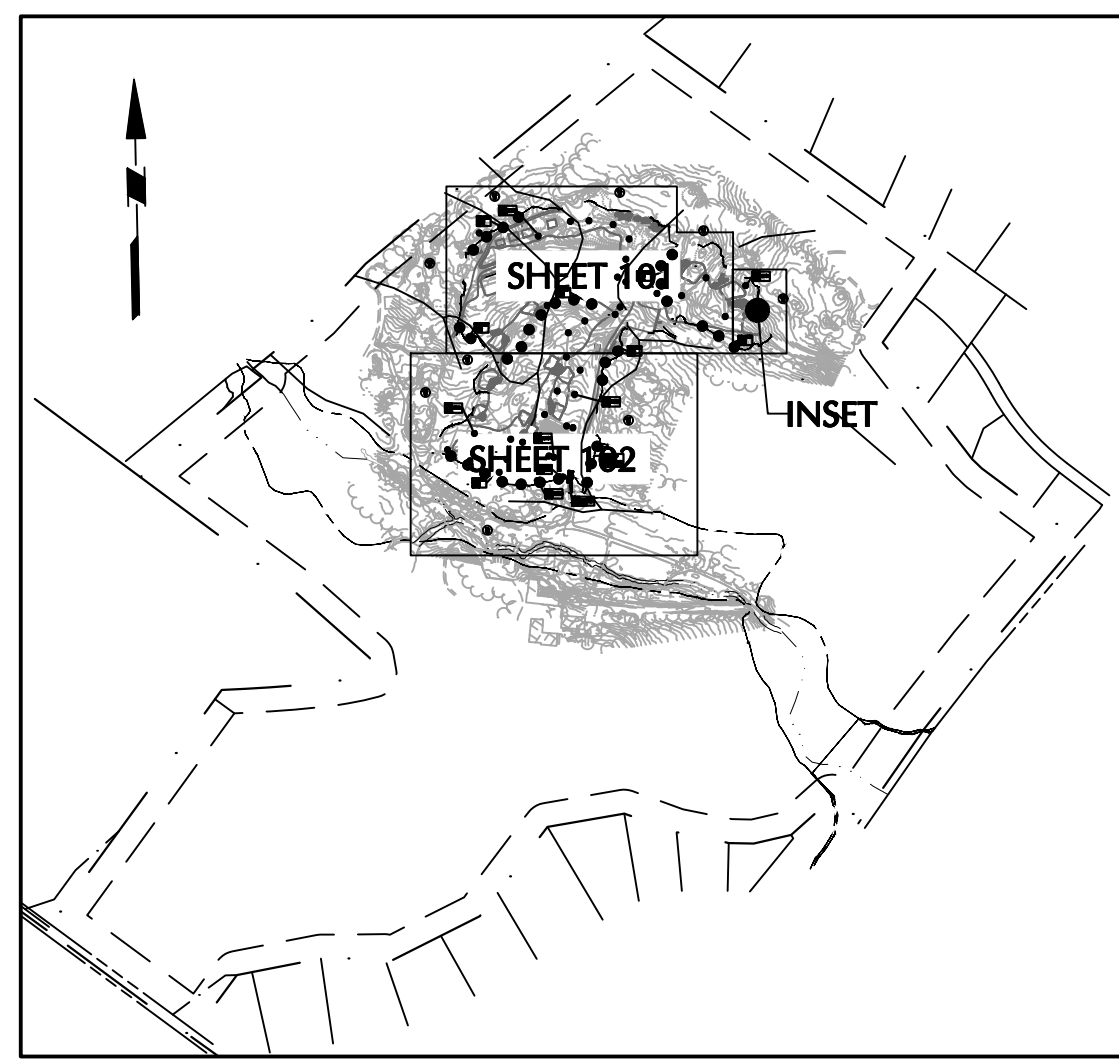
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION 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 THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- REFER TO CONSTRUCTION SEQUENCES FOR ALL STAGES.
- BEGIN CONSTRUCTION OF THE STORM DRAINAGE SYSTEM.
- CONSTRUCT SUBSURFACE STORMWATER MANAGEMENT SYSTEMS.
 - AREAS FOR SUBSURFACE STORMWATER MANAGEMENT SYSTEMS SHALL BE CLEARLY MARKED BEFORE ANY SITE WORK BEGINS TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION. PROVIDE PHOTO DEMONSTRATING THAT SUBSURFACE INFILTRATION IS STAKED.
 - INSTALL TEMPORARY SEDIMENT-CONTROL BMP'S AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS.
 - COMPLETE SITE ELEVATION GRADING AND STABILIZE THE SOIL DISTURBED WITHIN THE LIMITS OF DISTURBANCE. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT FOR THE SUBSURFACE STORMWATER MANAGEMENT AREAS. DO NOT FINALIZE SUBSURFACE STORMWATER MANAGEMENT EXCAVATION AND CONSTRUCTION UNTIL THE DRAINAGE AREA IS FULLY STABILIZED.
 - CONSTRUCT EARTHEN BERM AND INSTALL COMPOST SOCK UPSTREAM OF THE AREA DELINEATED FOR EXCAVATION OF THE SUBSURFACE INFILTRATION SYSTEM.
 - CRITICAL STAGE - LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION. CONTRACTOR SHALL CONTACT LANGAN AT LEAST THREE (3) DAYS PRIOR TO BMP CONSTRUCTION TO SCHEDULE OBSERVATION. EXCAVATE SUBSURFACE STORMWATER MANAGEMENT SYSTEM TO PROPOSED ELEVATION. THE BOTTOM OF THE SUBSURFACE STORMWATER MANAGEMENT AREA SHALL BE AT A LEVEL GRADE. SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS. INSTALL INITIAL STONE LAYER IN AS SHOWN ON PLAN AND SPECIFICATIONS AS INDICATED ON THE MANUFACTURER'S PLANS AND DETAILS.
 - COMPLETE FINAL PREPROPOSED DESIGN ELEVATIONS.
 - CONSTRUCT INFLOW PIPES AND CONNECTIONS BUT DO NOT ALLOW RUNOFF TO ENTER THE SUBSURFACE STORMWATER MANAGEMENT AREAS AT THIS STAGE.
 - PROPOSED CATCH BASINS SHALL BE SEALED INTERNALLY AND EXTERNALLY TO PREVENT COLLECTION AND CONVEYANCE OF RUNOFF TO THE PROPOSED SUBSURFACE INFILTRATION SYSTEM UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED TO THE SATISFACTION OF THE MCOCD INSPECTOR. EXISTING INLETS IDENTIFIED AS "TO BE CONVERTED TO MANHOLE" SHALL BE MAINTAINED AS GRADES WITH APPROPRIATE INLET PROTECTION UNTIL NEW CATCH BASINS ARE APPROVED TO BE FULLY OPERATIONAL.
 - CRITICAL STAGE - LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION. CONTRACTOR SHALL CONTACT LANGAN AT LEAST THREE (3) DAYS PRIOR TO BMP CONSTRUCTION TO SCHEDULE OBSERVATION. INSTALL SUBSURFACE STORMWATER MANAGEMENT SYSTEMS AS SHOWN ON PLAN AND SPECIFICATIONS AS INDICATED ON THE MANUFACTURER'S PLANS AND DETAILS.
 - WHEN THE VEGETATION AND THE VEGETATION MANTLE STABILIZED THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT THE DRAINAGE AREAS AT HIS/HER DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT CONTROL DEVICES ARE REMOVED.

CONSTRUCTION SEQUENCE :

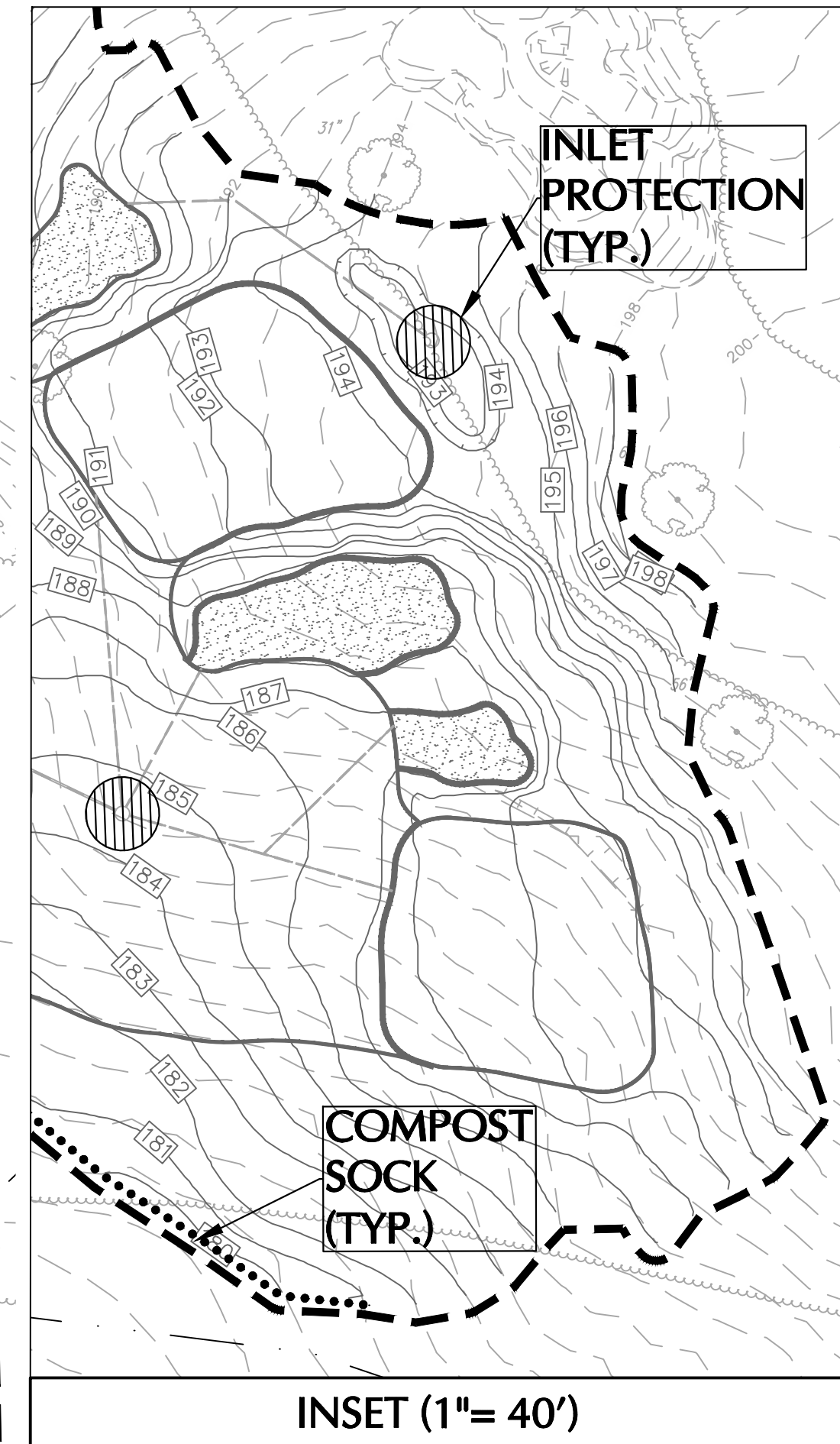
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- THE LIMITS OF DISTURBANCE (LOD), STREAMS AND/OR WETLANDS SHALL BE MARKED OUT BY THE CONTRACTOR PRIOR TO DISTURBANCE ACTIVITIES BY THE USE OF SURVEY STAKES, POSTS & ROPS, CONSTRUCTION FENCE, ETC.
- IN AREAS WHERE TREES ARE TO BE PRESERVED, TREE PROTECTION FENCE SHALL BE ERECTED BEFORE ANY CLEARING, GRUBBING, GRADING, OR ANY CONSTRUCTION TAKES PLACE. AS A MINIMUM, INSTALL TREE PROTECTION AS INDICATED. REFER TO DRAWING NO. CE-502 FOR TREE PROTECTION DETAIL.
- REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF ALL SOIL CONDITIONS PERTAINING TO BUILDING FOUNDATIONS, PARKING AREAS, RETAINING WALLS, ETC.
- INSTALL COMPOST SOCK DOWNHILL FROM EARTHMOVING ACTIVITIES. PLACE INLET PROTECTION ON EXISTING INLETS AND CONSTRUCTION FENCE AS SHOWN ON PLAN AND SPECIFICATIONS WITH BERRS IN ACCORDANCE WITH THE DETAILS ON INLETS WITH CONTRIBUTING DRAINAGE AREAS OF GREATER THAN 0.5 ACRES. SHALL BE PROTECTED WITH STONE AND COMPOST INLET PROTECTION IN ACCORDANCE WITH THE DETAILS. CONTRACTOR MUST FIELD VERIFY SITE CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE REQUIRED.
- INSTALL TEMPORARY CONSTRUCTION FENCE AND WASH RACK AS SHOWN AND AS DIRECTED BY THE CONSTRUCTION MANAGER AND/OR TOWNSHIP/COUNTY OFFICIALS. FENCE LOCATION MUST PROTECT THE PUBLIC FROM LAND DISTURBANCE ACTIVITIES AND MAINTAIN SAFE VEHICULAR TRAFFIC PATTERNS. EXISTING ACCESS TO THE SHOPPING CENTER TENANTS SHALL REMAIN UNAFFECTED BEYOND THE PROPOSED WORK AREA.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN AND IN ACCORDANCE WITH THE DETAIL. WHEN MOVING CONSTRUCTION EQUIPMENT AND/OR MACHINERY BETWEEN SEPARATE AREAS OF DISTURBANCE, CONTRACTOR SHALL ENSURE THE MACHINERY IS CLEAR OF ANY SEDIMENT SO THAT TRACKING DOES NOT OCCUR.
- INSTALL CONCRETE TRUCK WASHOUT AREA AS SHOWN AND IN ACCORDANCE WITH THE DETAIL. CONCRETE TRUCK WASHOUT AREA SHALL BE MAINTAINED ON A CONTINUOUS BASIS AND SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- SEDIMENT TRACKED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE RETURNED TO THE WORK AREA IMMEDIATELY AND NO LATER THAN BY THE END OF EACH WORK DAY. IN NO CASE SHALL SEDIMENT BE WASHED, SHOVELLED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- BEGIN CONSTRUCTION OF STORMWATER INFILTRATION BASIN. REFER TO CONSTRUCTION SEQUENCES FOR BMP ON THIS SHEET.
- BEGIN CONSTRUCTION OF THE STORM DRAINAGE SYSTEM. INSTALL INLET PROTECTION ON ALL INLETS. THE STORM DRAINAGE SYSTEM MUST BE COMPLETELY FUNCTIONAL/OPERATIONAL PRIOR TO CONSTRUCTION OF EARTH DISTURBANCE.
- ROUGH GRADE SOIL TO SUBGRADE ELEVATIONS. REFER TO THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL COORDINATE W/ THE RESPECTIVE UTILITY COMPANIES TO ENSURE THAT UTILITIES ARE INSTALLED PER THE SPECIFICATIONS.
- INSTALLATION AND/OR RELOCATION OF UTILITIES MAY COMMENCE AT THIS STAGE IF PREFERRED BY THE CONTRACTOR. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE COMPLETED IN ONE DAY.
- BEGIN CONSTRUCTION OF FOUNDATION ELEMENTS FOR BUILDING EXPANSIONS.
- BEGIN CONSTRUCTION OF BUILDINGS. BEGIN OR CONTINUE INSTALLATION AND/OR RELOCATION OF UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, WATER, SANITARY SEWER AND REMAINING STORM DRAINAGE WITH INLET PROTECTION.
- INSTALL CONCRETE CURBING WITHIN PARKING AREAS AND DRIVEWAYS.
- INSTALL PAVING STONE BASE AND PAVING BINDER COURSE.
- PLACE TOPSOIL IN LANDSCAPED AREAS IN ACCORDANCE WITH THE LANDSCAPED PLANS. INSTALL FINAL VEGETATION, LAWN AND LANDSCAPING.
- ONCE ALL PERMANENT MEASURES HAVE BEEN INSTALLED, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN AUTHORIZED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
- CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. THE RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ. 2711 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE. REFER TO WASTE AND RECYCLING NOTES ON DRAWING CE-501.
- PLACE WEARING COURSE FOR ALL AREAS THAT ARE COMPLETED. BEGIN STRIPING OF PARKING AREAS AND ACCESS DRIVES.
- WHEN NO WORK IS TO BE PERFORMED ON ANY AREA FOR MORE THAN 60 DAYS, IT SHALL BE PROTECTED BY TEMPORARY SEEDING, MULCHING OR SOILING.
- REFER TO THE SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM.
- COMPLETE NOTICE OF TERMINATION FORMS AND SUBMIT TO MONTGOMERY COUNTY CONSERVATION DISTRICT.



Date	Description	No.
Revisions		
Signature	Date	
LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS		
WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
MASTER SOIL EROSION & SEDIMENT CONTROL PLAN		
Project No.	220210002	
Date	5 MARCH 2025	
Drawn By	DSD	
Checked By	BMC	
		CE-100
		Sheet 14 of 18

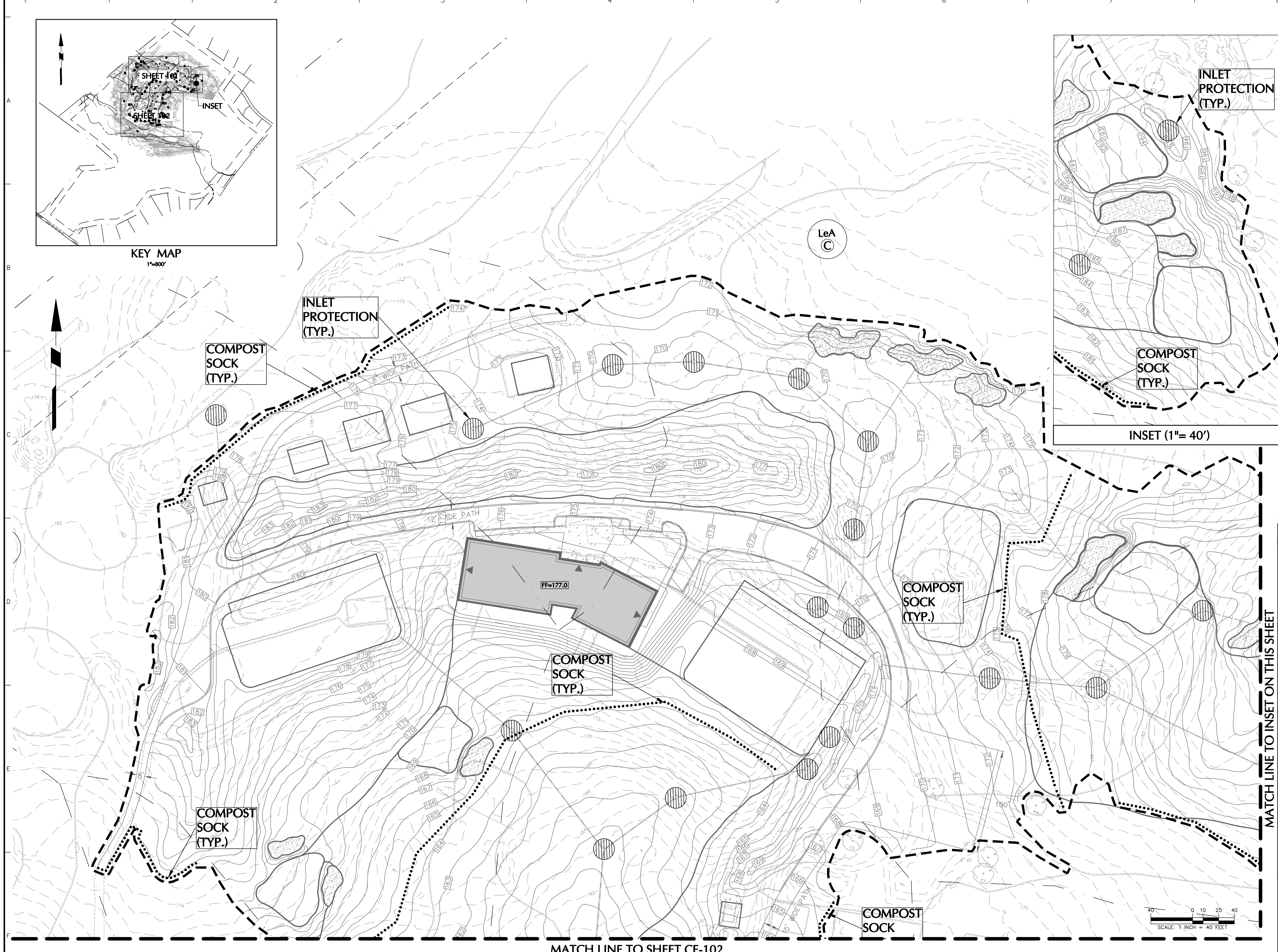


KEY MAP
1"=800'



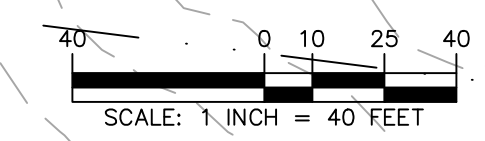
INSET (1"= 40')

LEGEND	
COMPOST SOCK
LIMIT OF DISTURBANCE	-----
EXISTING CONTOUR	-----
PROPOSED CONTOUR	-----
CONSTRUCTION ENTRANCE	[Hatched Box]
INLET PROTECTION	[Hatched Circle]
SOIL BOUNDARY LINE	-----
SOIL TYPE	LeA LeB LeC
PROPOSED STORM PIPE	-----
PROPOSED STORM INLET	[Circle]
PROPOSED STORM MANHOLE	[Circle]



MATCH LINE TO INSET ON THIS SHEET

MATCH LINE TO SHEET CE-102



Date	Description	No.
Revisions		

Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

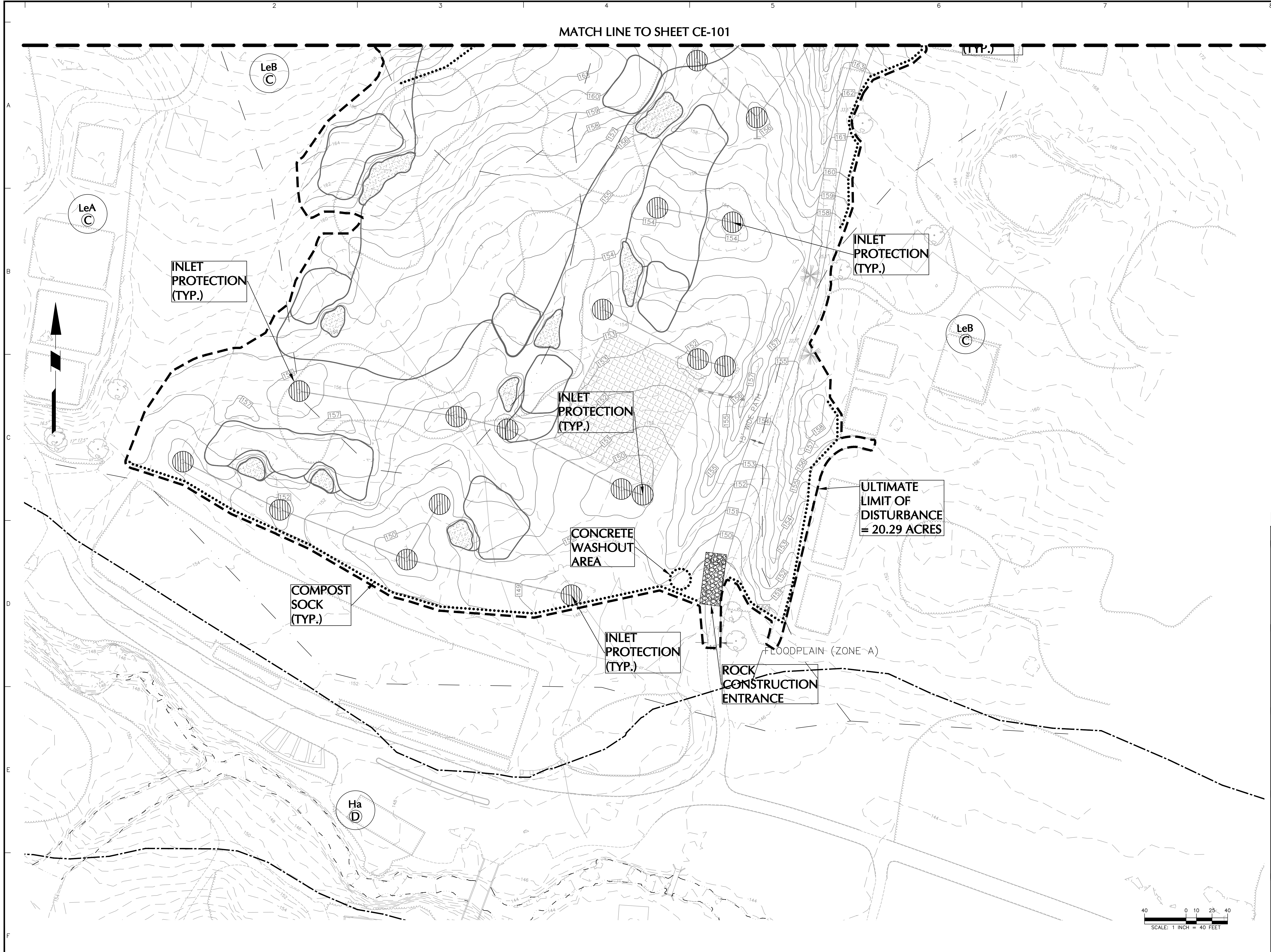
Project
PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

SOIL EROSION & SEDIMENT CONTROL PLAN I

Project No. 220210002	Drawing No. CE-101
Date 5 MARCH 2025	Sheet 15 of 18
Drawn By DSD	
Checked By BMC	

MATCH LINE TO SHEET CE-101

LEGEND	
COMPOST SOCK
LIMIT OF DISTURBANCE	-----
EXISTING CONTOUR	70
PROPOSED CONTOUR	70
CONSTRUCTION ENTRANCE	[Hatched Box]
INLET PROTECTION	[Hatched Circle]
SOIL BOUNDARY LINE	-----
SOIL TYPE	LeB C
PROPOSED STORM PIPE	-----
PROPOSED STORM INLET	[Square]
PROPOSED STORM MANHOLE	[Circle]



INLET PROTECTION (TYP.)

INLET PROTECTION (TYP.)

INLET PROTECTION (TYP.)

ULTIMATE LIMIT OF DISTURBANCE = 20.29 ACRES

CONCRETE WASHOUT AREA

COMPOST SOCK (TYP.)

INLET PROTECTION (TYP.)

ROCK CONSTRUCTION ENTRANCE

FLOODPLAIN (ZONE-A)

Date	Description	No.
Revisions		

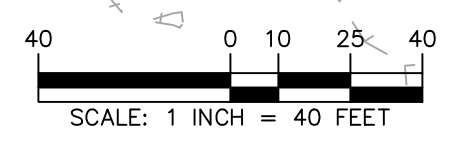
Signature: *Brian Michael Conlon* Date: _____
 BRIAN MICHAEL CONLON
 PROFESSIONAL LICENSE NO. PE061782

LANGAN
 Langan Engineering and Environmental Services, LLC.
 1818 Market Street, Suite 3300
 Philadelphia, PA 19103
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title:

SOIL EROSION & SEDIMENT CONTROL PLAN II

Project No. 220210002	Drawing No. CE-102
Date 5 MARCH 2025	Sheet 16 of 18
Drawn By DSD	
Checked By BMC	



STANDARD E&S NOTES FROM PADEP APPENDIX C OF MARCH 2012 EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL

- IF ANY OF THESE NOTES CONFLICT WITH OTHER NOTES ON THIS DRAWING, THESE NOTES SHALL APPLY.
- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE 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 NOTICED 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 NOTIFY ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE LOCAL CONSERVATION DISTRICT, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE E&S PLAN, AND A REPRESENTATIVE OF THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
 - AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY DISTURBED, THE OWNER AND/OR OPERATOR SHALL NOTIFY THE PENNSYLVANIA LOCAL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 - 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 OBSTRUCTABLE MATERIAL.
 - CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. 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.
 - VEHICLES AND EQUIPMENT SHALL BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN. CLEARING AND GRUBBING OPERATIONS BEGIN.
 - TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED (THE LOCATION(S) SHOWN ON THE PLAN MAPS) IN THE AMOUNT NECESSARY TO FULFILL THE CONDITION UNTIL A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY MEASURABLE RAIN EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
 - ONCE ACCEPTED FROM THE CONTRACTOR, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.
 - MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES, SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTURBED ON-SITE IN SUCH A WAY AS NOT TO CHANGE DRAINAGE PATTERNS AS THEY EXIST ON THAT PARTICULAR DAY.
 - ALL COMPOST FILTER SOCK AND SILT FENCES INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED PER THE CHART ON THIS SHEET (CE-501).
 - THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORKDAY. THE STRUCTURE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.
 - PRIOR TO 4:00 PM AND AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.
 - WHEN VEGETATION IS BARE OR SPARSE IN STEEP SLOPE AREAS, JUTE NETTING WILL BE USED TO HELP STABILIZE AREAS OF EROSION WHEN RESEDED. ALL JUTE MATTING INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - SEDIMENT ACCUMULATION IN THE NETTING SHALL BE INSPECTED EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
 - JUTE NETTING WILL BE CLEANED WHEN CLOGGED WITH SEDIMENTS TO KEEP THE MATTING FUNCTIONAL.
 - REPLACE NETTING WITH SEED AND MULCH AS NEEDED.
 - ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING JUTE MATTING DUE TO WEATHERING.
 - ALL ROCK FILTERS INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - SEDIMENT ACCUMULATION IN THE ROCK FILTERS SHALL BE INSPECTED EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
 - ROCK FILTERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DESTRUCTION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEED AS NEEDED.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP PRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES AND SEDIMENT TRAPS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS ONCE THEY REACH THEIR DESIGNATED CATCH ELEVATION.

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE PROGRAM:

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY MEASURABLE RAIN EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
 - ONCE ACCEPTED FROM THE CONTRACTOR, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.
 - MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES, SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTURBED ON-SITE IN SUCH A WAY AS NOT TO CHANGE DRAINAGE PATTERNS AS THEY EXIST ON THAT PARTICULAR DAY.
 - ALL COMPOST FILTER SOCK AND SILT FENCES INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED PER THE CHART ON THIS SHEET (CE-501).
 - THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORKDAY. THE STRUCTURE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.
 - PRIOR TO 4:00 PM AND AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.
 - WHEN VEGETATION IS BARE OR SPARSE IN STEEP SLOPE AREAS, JUTE NETTING WILL BE USED TO HELP STABILIZE AREAS OF EROSION WHEN RESEDED. ALL JUTE MATTING INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - SEDIMENT ACCUMULATION IN THE NETTING SHALL BE INSPECTED EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
 - JUTE NETTING WILL BE CLEANED WHEN CLOGGED WITH SEDIMENTS TO KEEP THE MATTING FUNCTIONAL.
 - REPLACE NETTING WITH SEED AND MULCH AS NEEDED.
 - ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING JUTE MATTING DUE TO WEATHERING.
 - ALL ROCK FILTERS INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
 - SEDIMENT ACCUMULATION IN THE ROCK FILTERS SHALL BE INSPECTED EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
 - ROCK FILTERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DESTRUCTION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEED AS NEEDED.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP PRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES AND SEDIMENT TRAPS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS ONCE THEY REACH THEIR DESIGNATED CATCH ELEVATION.

TEMPORARY SEEDING

- THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDDED AND MULCHED:
 - THE SURFACE OF TOPSOIL STOCKPILES.
 - THE SURFACE OF EXPOSED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON.
- SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE TOPSOIL STOCKPILES OR ROUGH GRADED AREAS. THE FOLLOWING SHALL BE PLANTED:
 - RYEGRASS - BLUE TAG CERTIFIED - 100# - 4 TO 5 LBS. PER 1,000 SQUARE FOOT ANNUAL TYPE - TYPICAL PERENNIAL TYPE - NOT APPLICABLE
- PREPARE AREAS TO BE SEEDDED AS FOLLOWS:
 - REMOVE ALL DEBRIS, INCLUDING LARGE STONE. TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE OF 100 LBS. PER 1,000 SQUARE FEET.
 - BEFORE AUGUST, SEPTEMBER OR OCTOBER SEEDING APPLY 20-25 LBS. OF 5-10-10 FERTILIZER PER 1,000 SQUARE FOOT. BEFORE FEBRUARY, MARCH, APRIL, MAY, JUNE, JULY OR NOVEMBER SEEDING APPLY 40 POUNDS OF 10-5-5 FERTILIZER PER 1,000 SQUARE FEET. WORK INTO TOP INCH OF SOIL.
- SOW SEED AT THE INDICATED RATE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION, SOW SECOND LOT AT RIGHT ANGLE TO FIRST. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.
- PLACE CLEAN DRY STRAW OR HAY MULCH WITHIN 48 HOURS AFTER SEEDING. PLACE AT THE RATE OF 1,200 LBS. PER 1,000 SQUARE YARD
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

TEMPORARY MULCHING

- MULCH PROPOSED LANDSCAPE AREAS OR TOPSOIL STOCKPILES IF EARTHWORK IS COMPLETED OUTSIDE OF THE RECOMMENDED PLANTING SEASONS FOR TEMPORARY SEEDING OR DUE TO UNFAVORABLE WEATHER CONDITIONS.
- MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF THE TOPSOIL STOCKPILE OR ROUGH GRADING.
- MULCH WITH SUITABLE FIBROUS GRASS, SHEDDED ASH HARDWOOD, PINEWOOD BARK, STRAW, OR HAY UNFORMLY AND CONTINUOUSLY TO A LOOSE DEPTH OF 3 INCHES MINIMUM. ANCHOR AS REQUIRED.
- PROPERLY MAINTAIN MULCHED AREAS UNTIL PERMANENT STABILIZATION MEASURES ARE COMPLETE. REAPPLY MULCH MATERIALS WHICH BECAME DISLOADED AT INITIAL OR MODIFIED RATES AS NECESSARY. IF A SLOPE FAILURE OCCURS WHICH REQUIRES RESEEDING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE, REPLACE MULCH AS NECESSARY.

PERMANENT SEEDING

- PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINAL GRADING IS COMPLETED. SEED WITH PERENNIAL RYEGRASS PER THE APPLICATION RATES BELOW.
- REMOVE ALL DEBRIS, INCLUDING LARGE STONES. TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE OF 4 TONS PER ACRE. BEFORE JUNE 15, APPLY 870-1200 LBS. OF 5-10-10 FERTILIZER PER ACRE. BEFORE OCTOBER 30, APPLY 1740 LBS. OF 10-5-5 FERTILIZER PER ACRE. WORK FERTILIZER INTO TOP INCH OF SOIL.
- SEED ONLY AT THE FOLLOWING TIMES: MARCH 1 TO NOVEMBER 15.
- APPLY SEED AT A RATE OF 160 LBS. PER ACRE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION, SOW SECOND LOT AT RIGHT ANGLE TO FIRST LOT. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.
- MULCH SEEDED AREAS WITH STRAW OR HAY AT THE RATE OF 3 TONS PER ACRE. ANCHOR MULCH, COMPLY WITH THE REQUIREMENTS OF SECTION 805 - MULCHING, PENNDOT PUBLICATION 408. ANCHOR MULCH AS SPECIFIED.
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

EMERGENCY SEEDING

- DURING CONSTRUCTION, ALL DISTURBED AREAS SHOULD BE SEEDDED ACCORDING TO THE FOLLOWING INSTRUCTIONS: SEEDING RECOMMENDATIONS FOR SIX (6) TO TWELVE (12) MONTH PERIODS:
- INSTALL NEEDED WATER-CONTROL MEASURES.
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - LIME ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY TWO (2) TONS OF GROUND LIMESTONE, PER ACRE.
 - FERTILIZE ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY 40-40-40, PER ACRE.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP (4) INCHES OF SURFACE SOIL BY DISING OR OTHER SUITABLE MEANS.
 - SEED ONE (1) OF THE FOLLOWING MIXTURES AT THE MOST SUITABLE DATE. APPLY UNIFORMLY WITH A DRILL OR BY BROADCASTING.
 - MARCH 1 TO OCTOBER 1 - TWENTY (20) POUNDS OF ANNUAL RYE OR FIELD BROMEGRASS PER ACRE.
 - MARCH 1 TO MAY 30 - TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND SIXTY-FOUR (64) POUNDS OF SPRING OATS PER ACRE.
 - AUGUST 1 TO NOVEMBER 1 - TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND ONE HUNDRED TWELVE (112) POUNDS OF WINTER RYE PER ACRE.
 - HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
 - COVER GRASS AND LEGUME SEEDS ONE-QUARTER (1/4) INCH DEEP WITH CULTIPACKER OR HARROW. COVER RYE OR OATS ABOUT TWO (2) INCHES DEEP.
 - MOW RYE OR OATS JUST BEFORE THEY HEAD OUT IF SLOPE PERMITS.

- 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 SPILL OR RELEASE 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 LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES)
- 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 CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. EMPLOYERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE OPERATIONS 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 THAT 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, SHOVELLED, OR SWEEP 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.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

UTILITY INSTALLATION AND TRENCH EXCAVATION GUIDELINES

- CONSTRUCTION REQUIREMENTS -
 - LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENT IN ACCORDANCE WITH "HAZOP" GUIDELINES.
 - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO THE FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- BACKFILLING - AFTER THE PIPE AND ITS APPURTENANCES HAVE BEEN SATISFACTORILY INSTALLED AND COVERED, THE TRENCH SHALL BE BACKFILLED IN SIX (6) INCH LAYERS AND IN SUCH A MANNER AS NOT TO DISTURB THE PIPE. HOWEVER, 8-INCH LAYERS WILL BE PERMITTED WHEN USING VIBRATORY COMPACTION EQUIPMENT PROVIDED BACKFILL MATERIAL IS SUITABLE FOR COMPACTION TESTING. EACH LAYER OF BACKFILL SHALL BE THOROUGHLY COMPACTED WITH MECHANICAL TAMPORS OR BY OTHER ACCEPTED METHODS, FOR THE FULL TRENCH WIDTH. THE BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.
- EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY LEAK TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
 - DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.
 - SIDES OF TRENCHES SHALL BE KEPT AS NEARLY VERTICAL AS POSSIBLE, AND THE TRENCHES SHALL BE EXCAVATED TRUE TO THE LINE SO THAT A CLEAR SPACE EIGHT (8") INCHES IN WIDTH IS PROVIDED ON EACH SIDE OF THE BARREL OF THE PIPE TO A HEIGHT NOT LESS THAN ONE (1) FOOT ABOVE THE TOP OF THE PIPE. IF SHRETTING IS REQUIRED AT THE LEVEL OF THE PIPE, THE DIMENSIONS IN THE FOREGOING SENTENCE SHALL BE APPLIED TO THE INSIDE FACES OF THE SHRETTING.
 - THE TOWNSHIP SHALL HAVE THE RIGHT TO LIMIT THE AMOUNT OF TRENCH OPENING IN ADVANCE OF PIPE LAYING AND THE EACH AMOUNT OF PIPE Laid IN ADVANCE OF BACKFILLING, BUT IN NO CASE SHALL MORE THAN FOUR HUNDRED (400) FEET OF TRENCH BE OPENED AT ANY ONE PLACE IN ADVANCE OF THE COMPLETED PIPE. THE TRENCH SHALL NOT BE OPENED FOR A DISTANCE OF MORE THAN FIVE HUNDRED (500) FEET AT ANY ONE TIME.
 - NO TRENCH WITHIN A PUBLIC STREET SHALL BE LEFT UNCOVERED AT THE CLOSE OF THE WORK DAY. ANY OTHER TRENCH SHALL BE LEFT UNCOVERED FOR MORE THAN FIVE CONSECUTIVE WORKING DAYS. STEEL PLATES OF ADEQUATE STRENGTH MAY BE USED TO COVER OPENINGS WITH THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEER.
 - PRIOR TO PERFORMING ANY BLASTING, THE CONTRACTOR MUST OBTAIN ALL NECESSARY LICENSES AND PERMITS. PROTECTIVE MEASURES MUST BE USED TO INSURE SAFETY TO THE GENERAL PUBLIC.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT FROM THE USE OF EXPLOSIVES. ALL BLASTING SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED BLASTER, AND SHALL BE SUBJECT TO STATE, COUNTY AND LOCAL REGULATIONS.
 - WHEN PIPE IS TO BE INSTALLED IN FILL, THE EMBANKMENT SHALL BE CONSTRUCTED TO AT LEAST ONE (1) FOOT ABOVE THE PROPOSED TOP OF THE PIPE. THE EMBANKMENT SHALL THEN BE EXCAVATED TO THE PROPER FORM AND GRADE, AND THE PIPE INSTALLED. THE EMBANKMENT SHALL THEN BE CONSTRUCTED TO NOT LESS THAN THREE AND ONE HALF (3 1/2) FEET ABOVE THE TOP OF THE PIPE.


MAINTENANCE OF PROPOSED BMP'S

- COMPOST FILTER SOCK - INSPECT COMPOST FILTER SOCKS WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCK SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. PHOTODEGRADABLE SOCKS SHALL BE REPLACED AFTER 1 YEAR. FOLLOW MANUFACTURER'S RECOMMENDATIONS. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- PUMPED WATER FILTER BAG - INSPECT PUMPED WATER FILTER BAGS WEEKLY AND AFTER EACH RUNOFF EVENT. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME HALF FULL OF SEDIMENT. FILTER BAGS SHALL BE INSPECTED DAILY, IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- STONE AND CONCRETE BLOCK INLET PROTECTION - INSPECT STONE AND CONCRETE BLOCK INLET PROTECTION WEEKLY AND AFTER EACH RUNOFF EVENT. BOLLER CHANNEL BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNELS SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE, DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- STANDARD SILT FENCE - SILT FENCE SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS UNTIL THE SITE IS STABILIZED. ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
- A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE Bucks COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTURBED ON-SITE IN SUCH A WAY AS NOT TO CHANGE DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION PHASE. COMPOST SOCK AND/OR SILT FENCE INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
- THE COMPOST SOCKS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
 - ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FUNCTIONAL DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH ONE-HALF THE ABOVE-CROWN HEIGHT OF THE FENCE.
 - ADDITIONAL COMPOST SOCKS CAN BE ADDED BEHIND OR ABOVE EXISTING SOCK IF CONDITIONS WARRANT.
 - ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING COMPOST SOCKS DUE TO WEATHERING.
- AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.
- THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.
- RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT REGULATIONS IN 25 PA. CODE 260.1 ET SEQ. 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
- PROJECT WASTES MAY INCLUDE CONCRETE, ASPHALT, TOPSOIL, DETERGENTS, PAINTS, CLEANING SOLVENTS, PESTICIDES, WOOD SCRAPS, FERTILIZERS AND PETROLEUM BASED PRODUCTS.

GENERAL NOTES:

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE E&S PLAN, AND A REPRESENTATIVE OF THE Bucks COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA LOCAL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. SEE THE SEQUENCE OF CONSTRUCTION.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE Bucks COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PCSM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70 PERCENTUAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS 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. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 30 FEET. STOCKPILE SLOPE SIDES MUST BE 2:1 OR FLATTER.
- 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.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOODY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
- PERMANENT VEGETATION TO BE SEEDDED OR SOODED ON ALL EXPOSED AREAS WITHIN 4 DAYS AFTER FINAL GRADING. MULCH TO BE USED AT A RATE OF 1,200 LBS. PER 1,000 SQUARE YARDS FOR PROTECTION UNTIL SEEDING IS ESTABLISHED. SEE SEEDING MIXTURE BELOW.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
- PRIOR TO ANY SITE GRADING, SOIL EROSION FACILITIES SHALL BE INSTALLED TO ALLOW THE MAJORITY OF STORM FLOW TO BE TRANSPORTED TO THE PROPOSED OUTLET WITHOUT ERODING THE SITE. SEE SEQUENCE OF CONSTRUCTION.
- ALL INLETS NOT TO BE USED AS SEDIMENT TRAPS SHALL BE TEMPORARILY PROTECTED BY FILTERS PLACED IMMEDIATELY AFTER THEIR CONSTRUCTION. FILTERS SHALL REMAIN IN PLACE UNTIL THE SITE IS PERMANENTLY STABILIZED.
- CONSTRUCTION FENCE SHALL BE INSTALLED WHERE INDICATED ON DEMOLITION PLANS. TREE PROTECTION FENCE SHALL BE INSTALLED AROUND ALL INDIVIDUAL TREES WITHIN THE LIMIT OF DISTURBANCE NOT MARKED FOR REMOVAL.
- 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK. BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM USED ASPHALT DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO DETERMINE THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
- ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SEARCHES, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECT TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF CLEAN FILL."

BMP	Maintenance	Frequency
Compost Filter Sock	Inspect Silt Fence	Weekly and after each runoff event
	Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.	Weekly or after each runoff event
	Photodegradable socks shall be replaced after 1 year. Follow manufacturer's recommendations.	Photodegradable socks: After 1 year
Concrete Washout Area	Complete report for all inspections and/or maintenance as completed.	As required
	Inspect Concrete Washout Area	Weekly and after each runoff event
	All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately.	Daily
	Accumulated materials should be removed when they reach 75% capacity.	As needed
Rock Construction Entrance	Impermeable geomembrane should be replaced with each cleaning of the facility.	As needed
	Complete report for all inspections and/or maintenance as completed.	As required
	Inspect Rock Construction Entrance	Weekly and after each runoff event
	Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose.	As needed
Filter Bag Inlet Protection	All sediment deposited on paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50 foot increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.	As needed
	Complete report for all inspections and/or maintenance as completed.	As required
	Inspect Filter Bag Inlet Protection	Weekly and after each runoff event
Filter Bag Inlet Protection	Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet.	As needed
	Damaged or clogged bags shall be replaced.	As needed
	Complete report for inspections/maintenance as inspections/maintenance are completed	As required

Date	Description	No.
Revisions		
		
Signature		Date

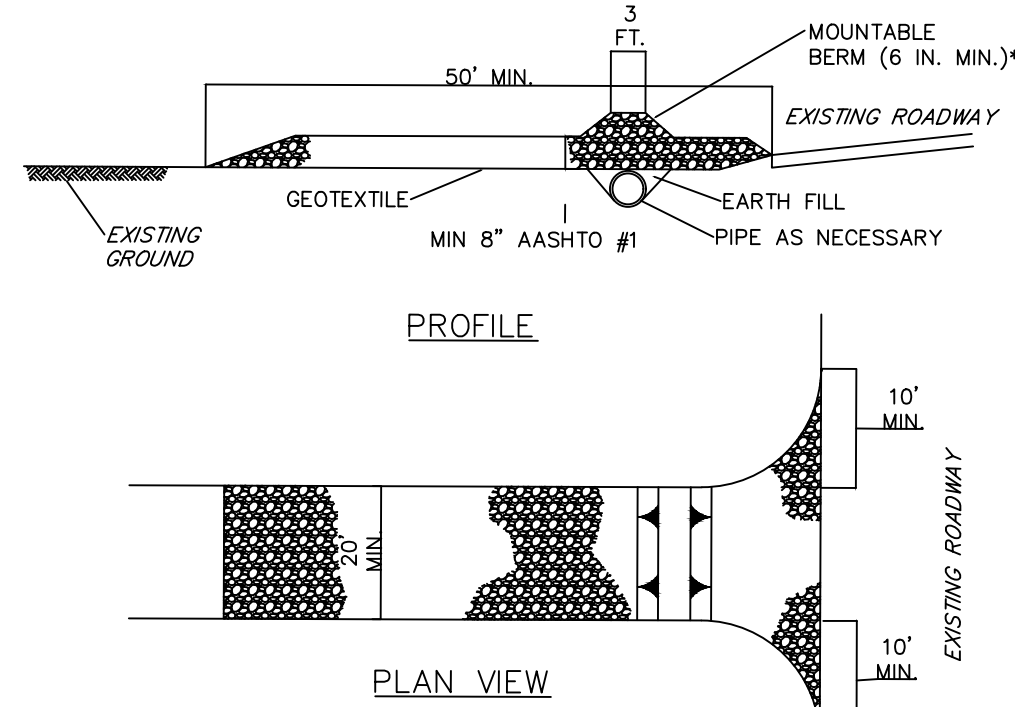
LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title

SOIL EROSION & SEDIMENT CONTROL NOTES

Project No.	22
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* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

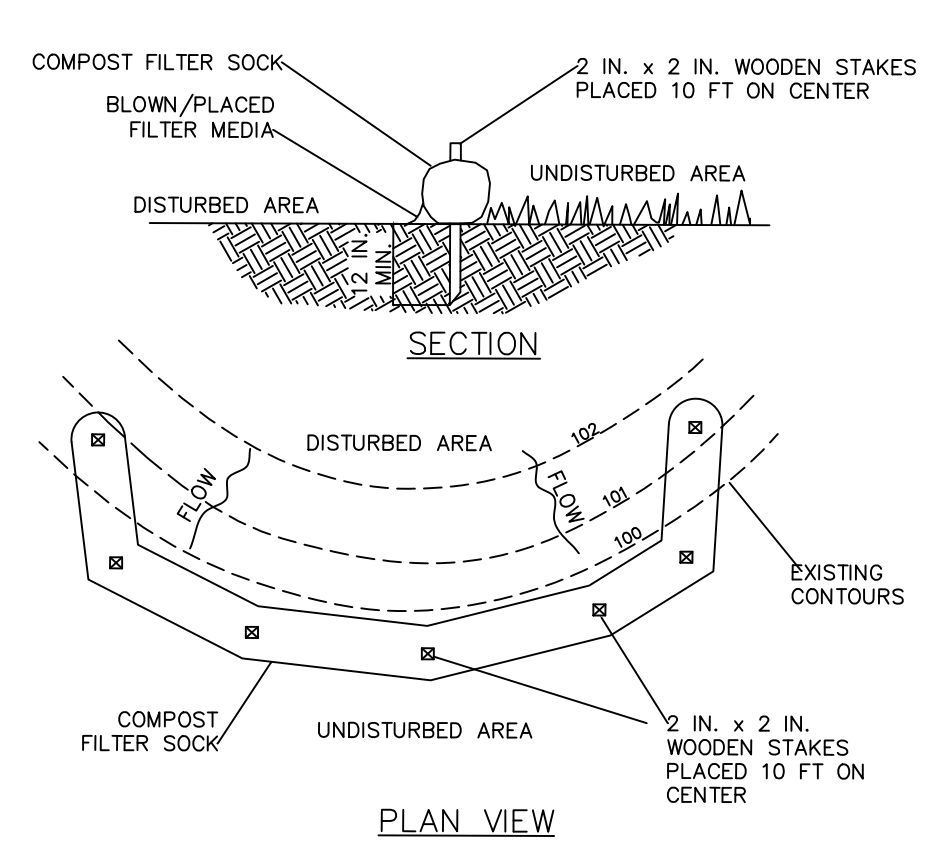
NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

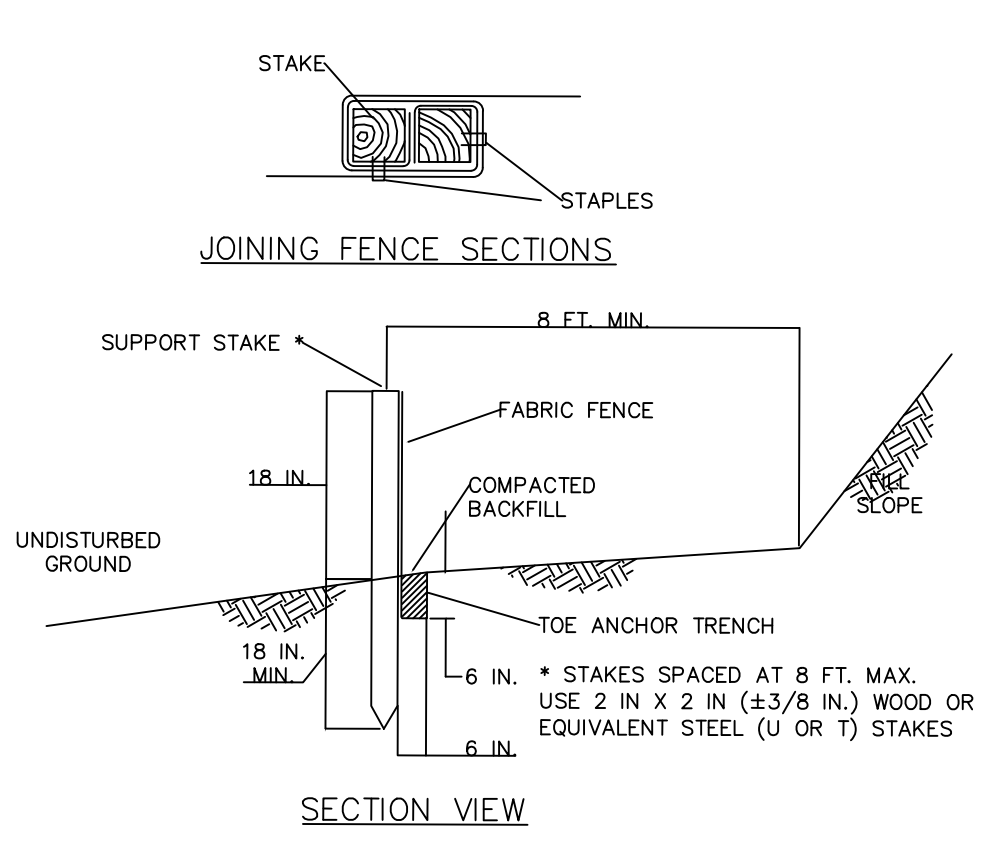
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

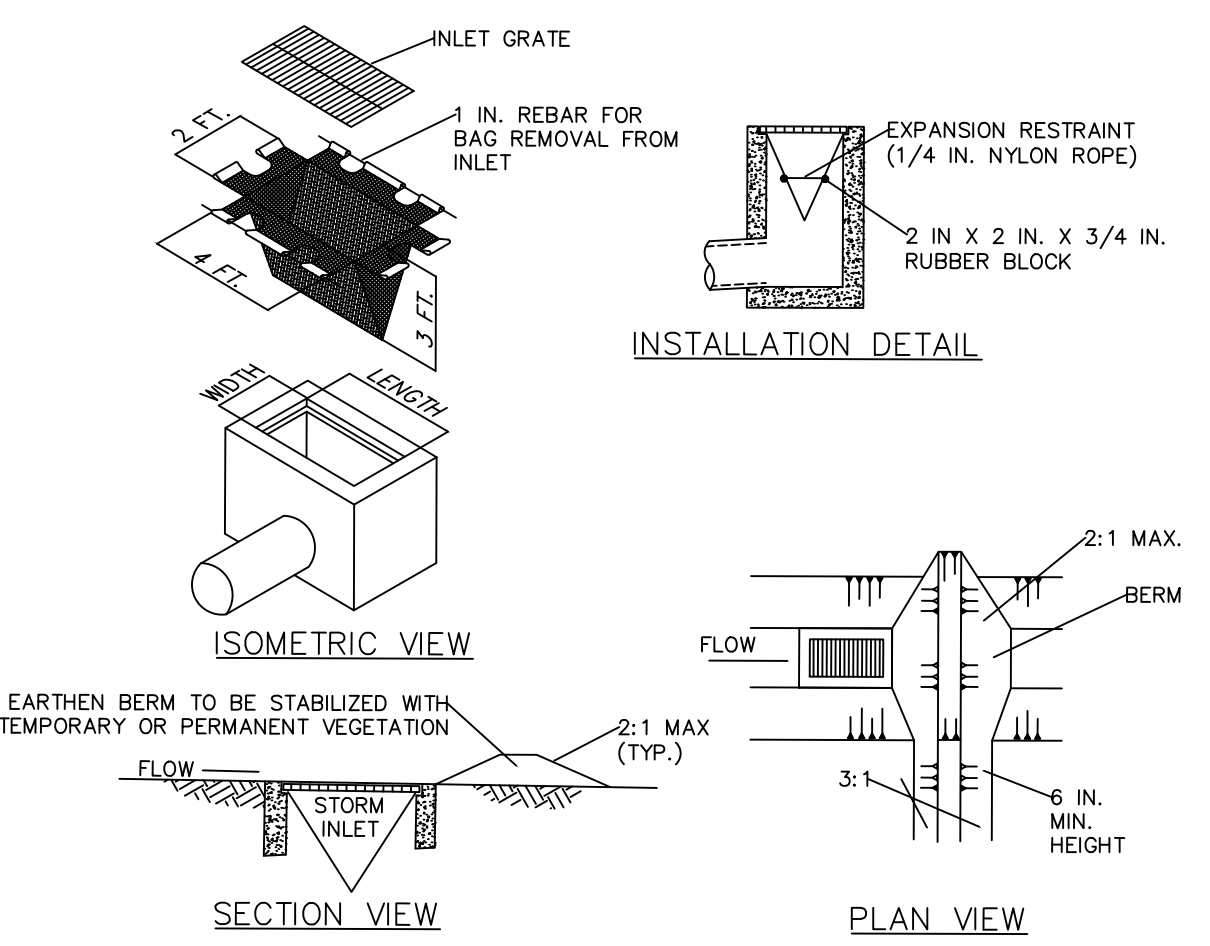
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

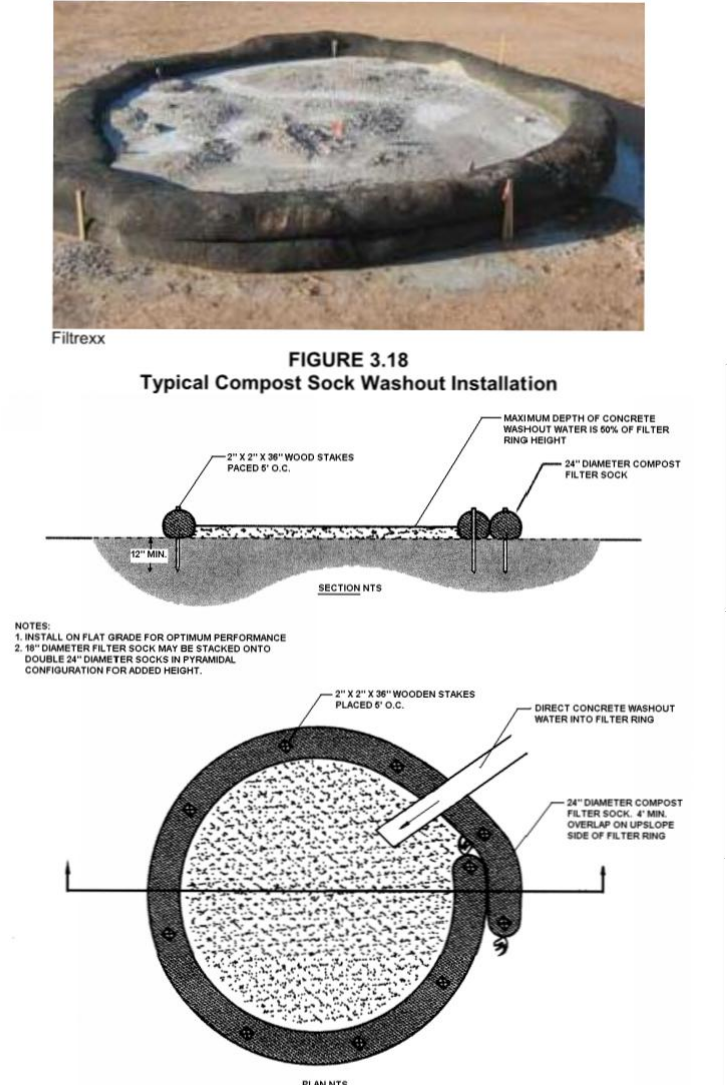
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the sock.

NOTES:

COMPOST SOCKS SHALL BE STAKED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AROUND PERIMETER OF THE GEOMEMBRANE TO FORM A RING. THE ENDS OF THE SOCK SHALL BE LOCATED AT THE UPSLOPE CORNER.

CONTRACTOR SHALL ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS.

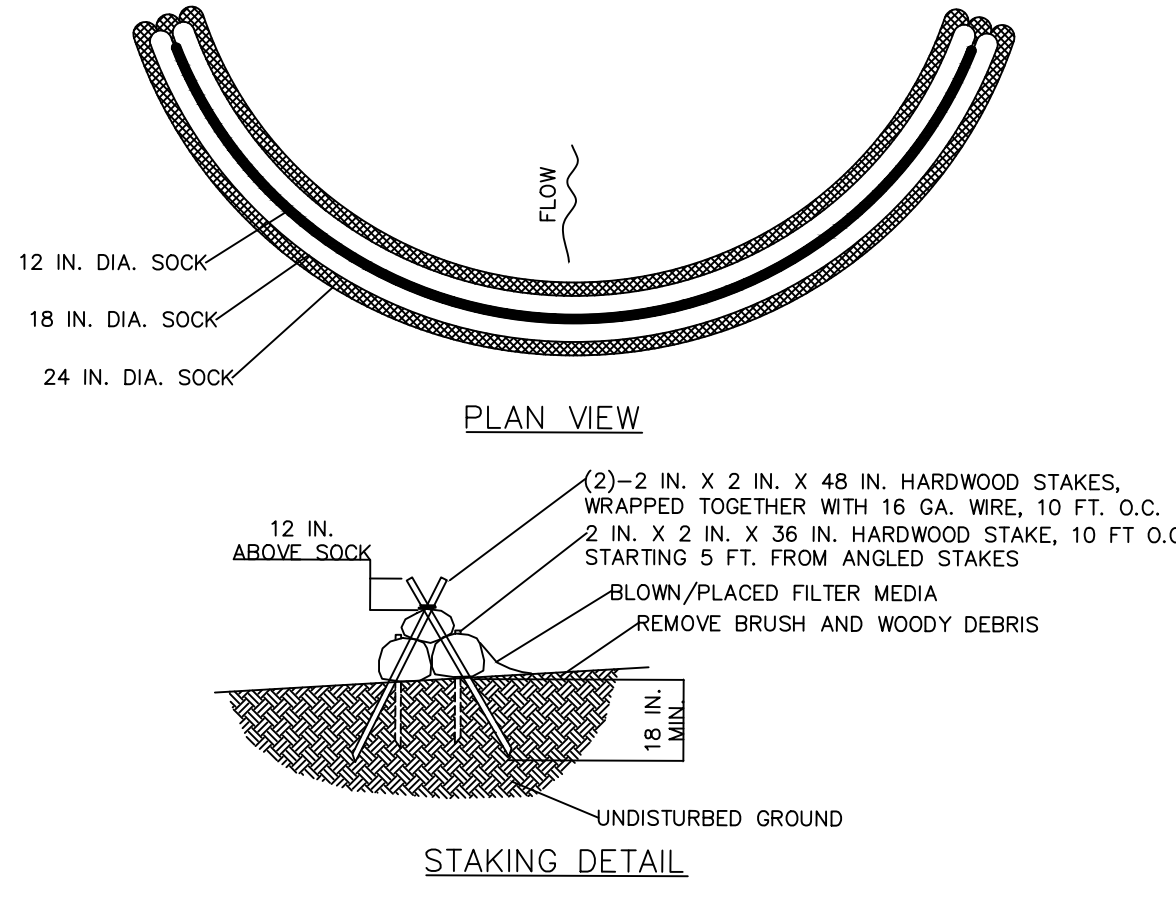
WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.

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

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

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

ROCK CONSTRUCTION ENTRANCE



DESIGN NOTES:

- COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP.
- MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT.
- SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL HEIGHT OF THE TRAP.
- SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN ON THE PLAN VIEW.
- ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

NOTES:

SOCK MATERIAL SHALL MEET THE STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST SOCK SEDIMENT TRAPS SHALL NOT EXCEED THREE SOCKS IN HEIGHT AND SHALL BE STACKED IN PYRAMIDAL FORM AS SHOWN ABOVE. MINIMUM TRAP HEIGHT IS ONE 24" DIAMETER SOCK. ADDITIONAL STORAGE MAY BE PROVIDED BY MEANS OF AN EXCAVATED SUMP 12" DEEP EXTENDING 1 TO 3 FEET UPSLOPE OF THE SOCKS ALONG THE LOWER SIDE OF THE TRAP.

COMPOST SOCK SEDIMENT TRAPS SHALL PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12" FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE. (SEE MANUFACTURER FOR ANTICIPATED SETTLEMENT.)

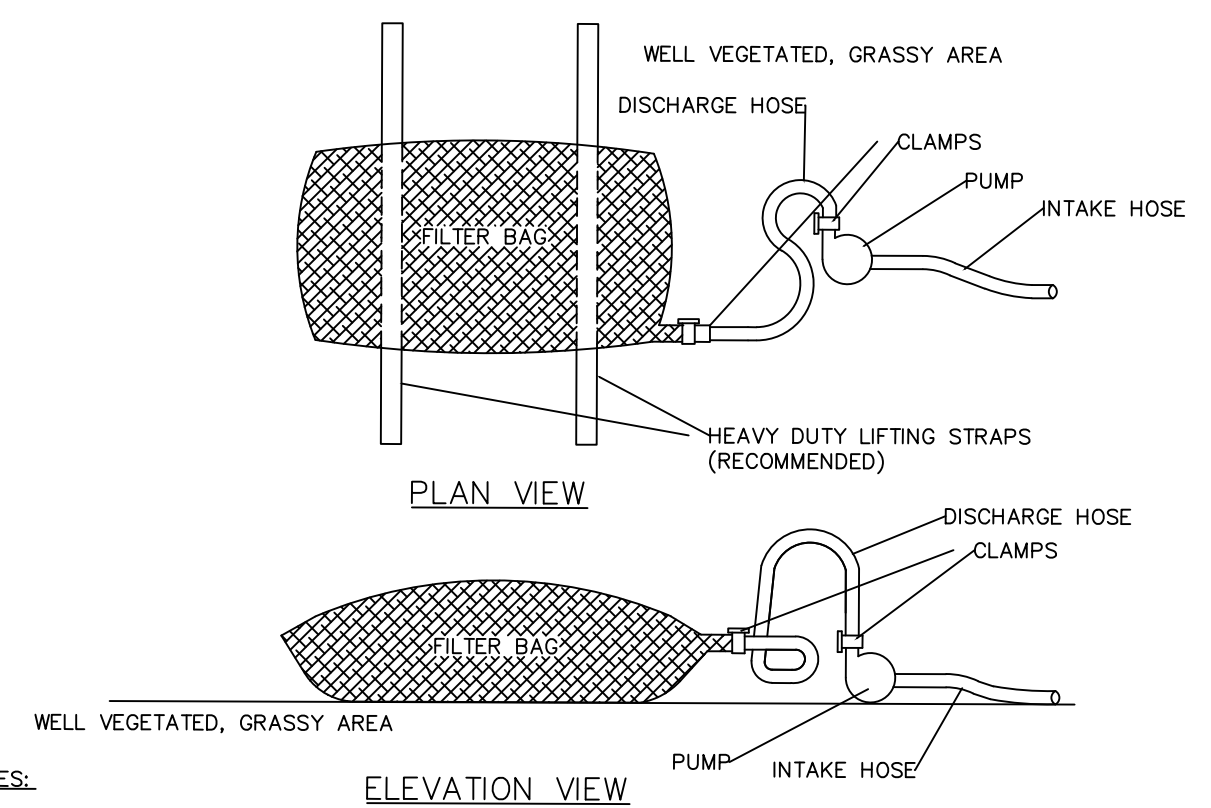
THE MAXIMUM TRIBUTARY DRAINAGE AREA IS 5.0 ACRES. SINCE COMPOST SOCKS ARE "FLOW-THROUGH," NO SPILLWAY IS REQUIRED.

COMPOST SOCK SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE SOCKS.

PHOTODEGRADABLE AND BIODEGRADABLE SOCKS SHALL NOT BE USED FOR MORE THAN 1 YEAR.

COMPOST SOCK SEDIMENT TRAP

COMPOST FILTER SOCK



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SOLE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

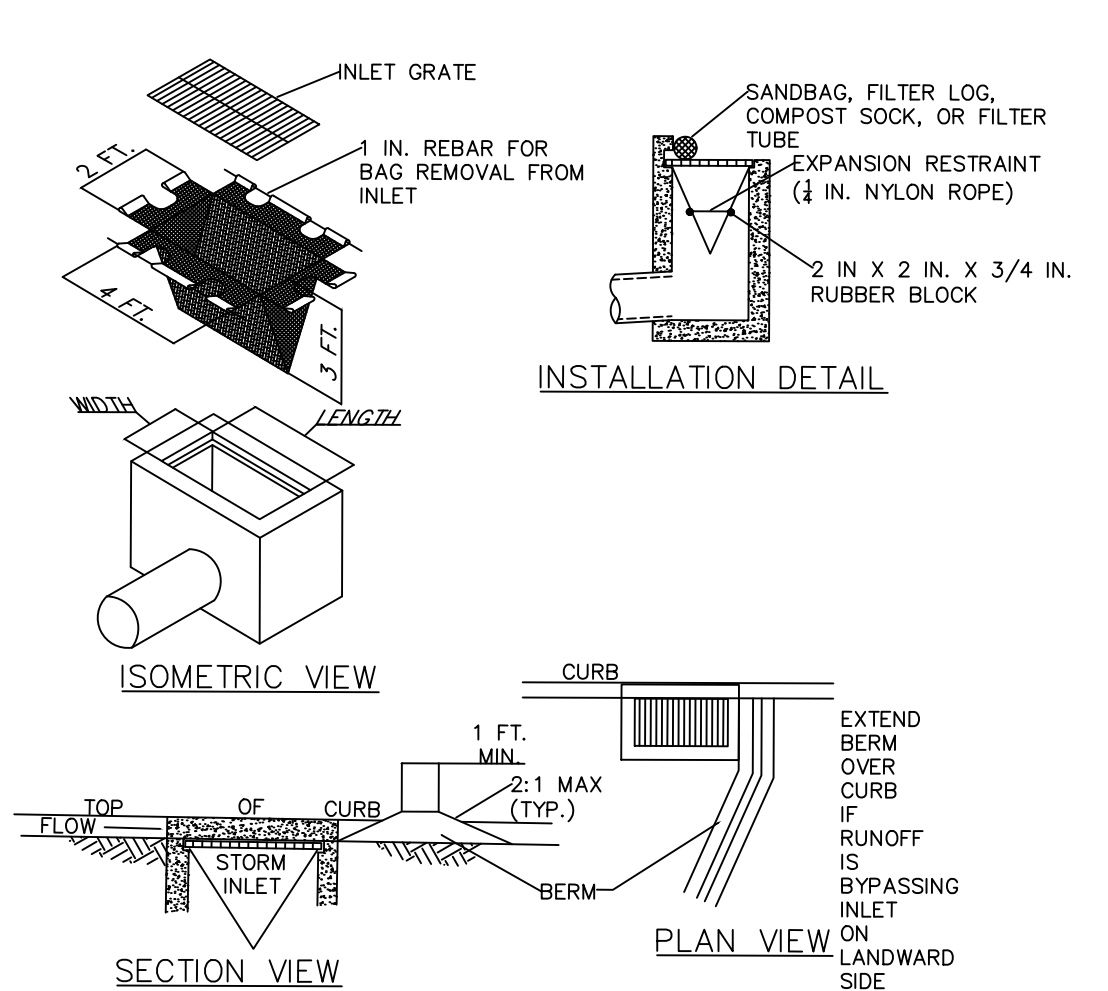
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG

SILT FENCE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

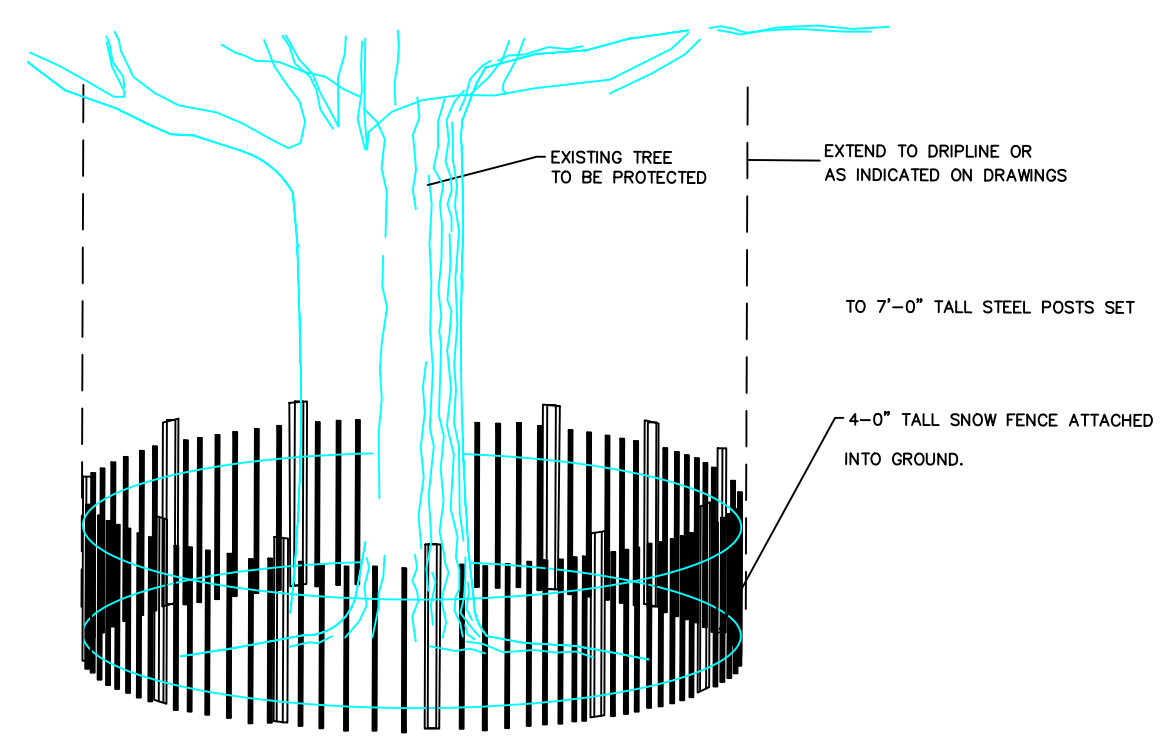
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE C INLET

FILTER BAG INLET PROTECTION - TYPE M INLET



NOTES:

FENCE TO BE INSTALLED & LOCATION APPROVED BY LANDSCAPE ARCHITECT BEFORE WORK BEGINS. FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.

TREE PROTECTION FENCE

Date	Description	No.
Revisions		
Signature	Brian Michael Conlon	Date
PROFESSIONAL LICENSE NO. PE061782		

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

PHILADELPHIA CRICKET CLUB DRIVING RANGE IMPROVEMENTS

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title

SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS

Project No.	Drawing No.
220210002	CE-502
Date	
5 MARCH 2025	
Drawn By	
Checked By	
DSD	
BMC	Sheet 18 of 18



Whitemarsh TOWNSHIP

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

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March 19, 2025

Philadelphia Cricket Club
c/o Daniel Meersman
6025 West Valley Green Road
Flourtown, PA 19031

**RE: SLD# 02-25 / 6025 West Valley Green Road
Land Development Waiver Request for Driving Range Improvements
Zoning Ordinance Compliance Review Letter**

Dear Mr. Meersman:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Land Development Waiver Request, based on plans prepared by Langan Engineering, dated March 5, 2025, with no noted revisions.

The plans propose to improve the existing driving range by creating a golf performance center, relocating tee boxes, and adding pathways and putting greens. The site is zoned AA- Residential with a Recreational Overlay over the entire property. The Recreational Overlay District governs the property given the recreational use.

The following are the Zoning Ordinance compliance issues concerning the Driving Range Improvements. Modifications to the plan must be made to address these issues.

Section Description

1. §116-11. All building setback lines and dimensions must be measured from the Ultimate Rights-of-Way, in accordance with the following:

Street Name	Ultimate R.O.W
W. Valley Green Rd.	60 feet
Stenton Ave.	80 feet

Ultimate Rights-of-Way must be shown on Sheet CS-100 Master Site Construction Plan.

2. §116-183. Although the plans lists all applicable Districts for the site, a note must be added indicating that it is the Recreational Overlay District that governs the developments proposed. Additionally, the zoning table should be modified to list the dimensional requirements for the Recreational Overlay District.

3. §116-258. While no improvements are taking place within the Riparian Corridor, it must be labeled on the plans. Based on our analysis, the width of the floodplain is greater and therefore should also be labeled as the edge of the Riparian Corridor. See below for how the Riparian Corridor is determined in this case.

Water Feature Surface	Minimum Corridor Width
Perennial streams.	Zone 1: Minimum width of 25' from each defined edge of the watercourse at bank full flow, measured perpendicular to the edge of the watercourse. Zone 2: Minimum width of 50' from the outer edge of Zone 1, measured perpendicular to the edge of Zone 1, or equal to the extent of the one-hundred-year floodplain, or 25' beyond the outer edge of a wetland along the stream, whichever is greater. (Total minimum width of Zones 1 and 2 = 150' plus the width of the stream.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McNally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Andrew Thomas, Township Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Brian M. Conlon, P.E., Applicant's Engineer

WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer.

From: Andrew G. Thomas, Fire Marshal



Subject: SLD#02-25: Philadelphia Cricket Club
Driving Range Improvements
(Waiver Request)
6025 W Valley Green Road
Flourtown, PA 19031

Date: 03/28/2025

After reviewing the submitted Plan for 6025 W Valley Green Road, the following items must be addressed.

1. What is the location of the closest fire hydrant to this new structure?
2. Is there a plan to have this building equipped with a fire sprinkler system?
3. Is there a plan to have this building equipped with a fire alarm system?
4. Please provide drawings showing this building is accessible by fire apparatus and the access roads they will travel.
5. Are there elevation drawings of this building yet?
 - a. How many stories will it be?
 - b. What is the overall layout and purpose of the building?
 - i. Is this an indoor simulator or is this just a covered area with tee boxes?

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshwp.org