



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD # 01-25 R1

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

Address: 201 Ridge Pike

Date: 9.18.25

Status: Waiver for Land Development:
UNDER REVIEW

Updates:

- Township Engineer Review Memo- 9.18.25
- Zoning Ordinance Compliance Review Letter- 11.5.25
- Revised Plan Set- 11.12.25

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

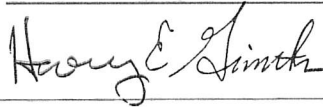
Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

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: 9/12/25

Signature:



(Original Signature must be submitted)

Printed Name:

Harry Ginther

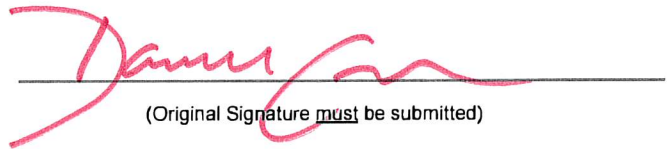
I, **(name)** Darrell Campana **(title)** Project Manager of

(entity submitting application) Eustace Engineering do hereby affirm

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

Date: 9/12/25

Signature:



(Original Signature must be submitted)

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

prepared for
GREEN VALLEY COUNTRY CLUB

prepared by



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

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

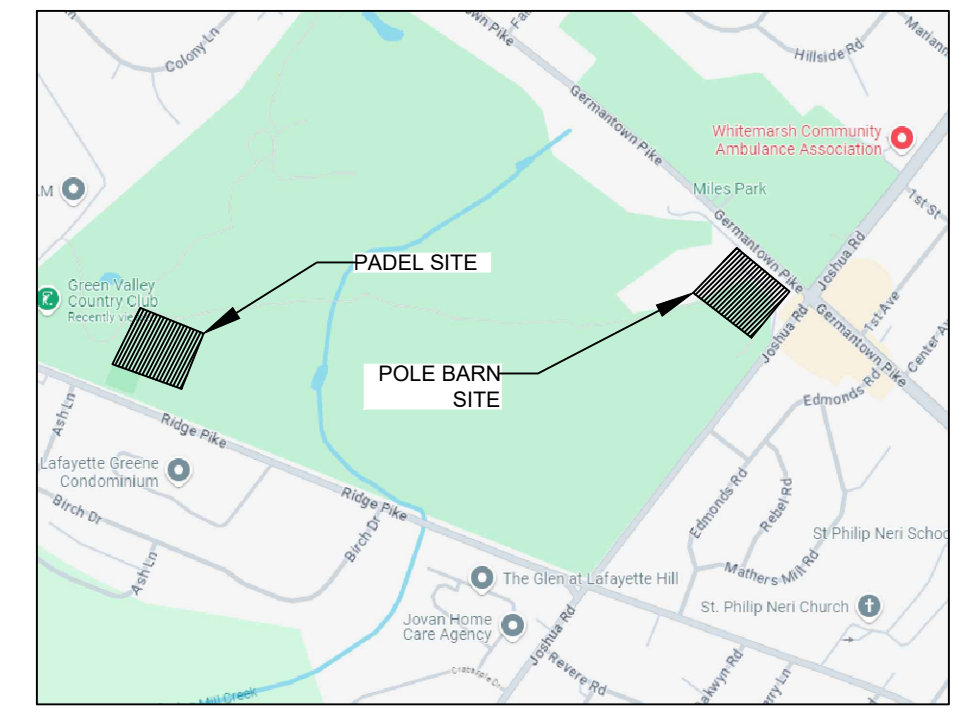
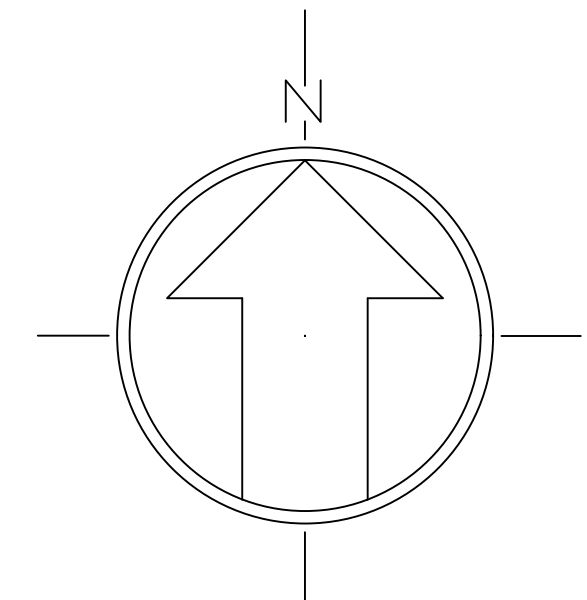
PLAN INDEX

| DRAWING NO. | SHEET NO. | NAME | DATE | LAST REVISED |
|--------------|-----------|---|----------|--------------|
| D 2443 04 00 | 0 OF 10 | COVER SHEET | 04-11-25 | 09-12-25 |
| D 2443 04 01 | 1 OF 10 | OVERALL LOCATION MAP- PADEL & POLE BARN | 04-11-25 | 09-12-25 |
| D 2443 04 01 | 2 OF 10 | OVERALL EXISTING CONDITIONS PLAN | 04-11-25 | 09-12-25 |
| D 2443 04 02 | 3 OF 10 | EXISTING CONDITIONS & DEMOLITION PLAN | 04-11-25 | 09-12-25 |
| D 2443 04 03 | 4 OF 10 | GRADING & UTILITIES PLAN | 04-11-25 | 09-12-25 |
| D 2443 04 04 | 5 OF 10 | LAYOUT & MATERIALS PLAN | 04-11-25 | 09-12-25 |
| D 2443 04 05 | 6 OF 10 | EROSION & SEDIMENT CONTROL PLAN | 04-11-25 | 09-12-25 |
| D 2443 04 06 | 7 OF 10 | EROSION & SEDIMENT CONTROL DETAILS | 04-11-25 | 09-12-25 |
| D 2443 04 07 | 8 OF 10 | LANDSCAPE PLAN | 04-11-25 | 09-12-25 |
| D 2443 04 08 | 9 OF 10 | LANDSCAPE NOTES & DETAILS | 04-11-25 | 09-12-25 |
| D 2443 04 09 | 10 OF 10 | CONSTRUCTION DETAILS | 04-11-25 | 09-12-25 |

PROJECT NO. 2443-04

General Notes:

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



Location Map
Scale: 1" = 1000'

Legend

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

SITE DATA:

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

OWNER/APPLICANT:

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

PARCEL INFORMATION:

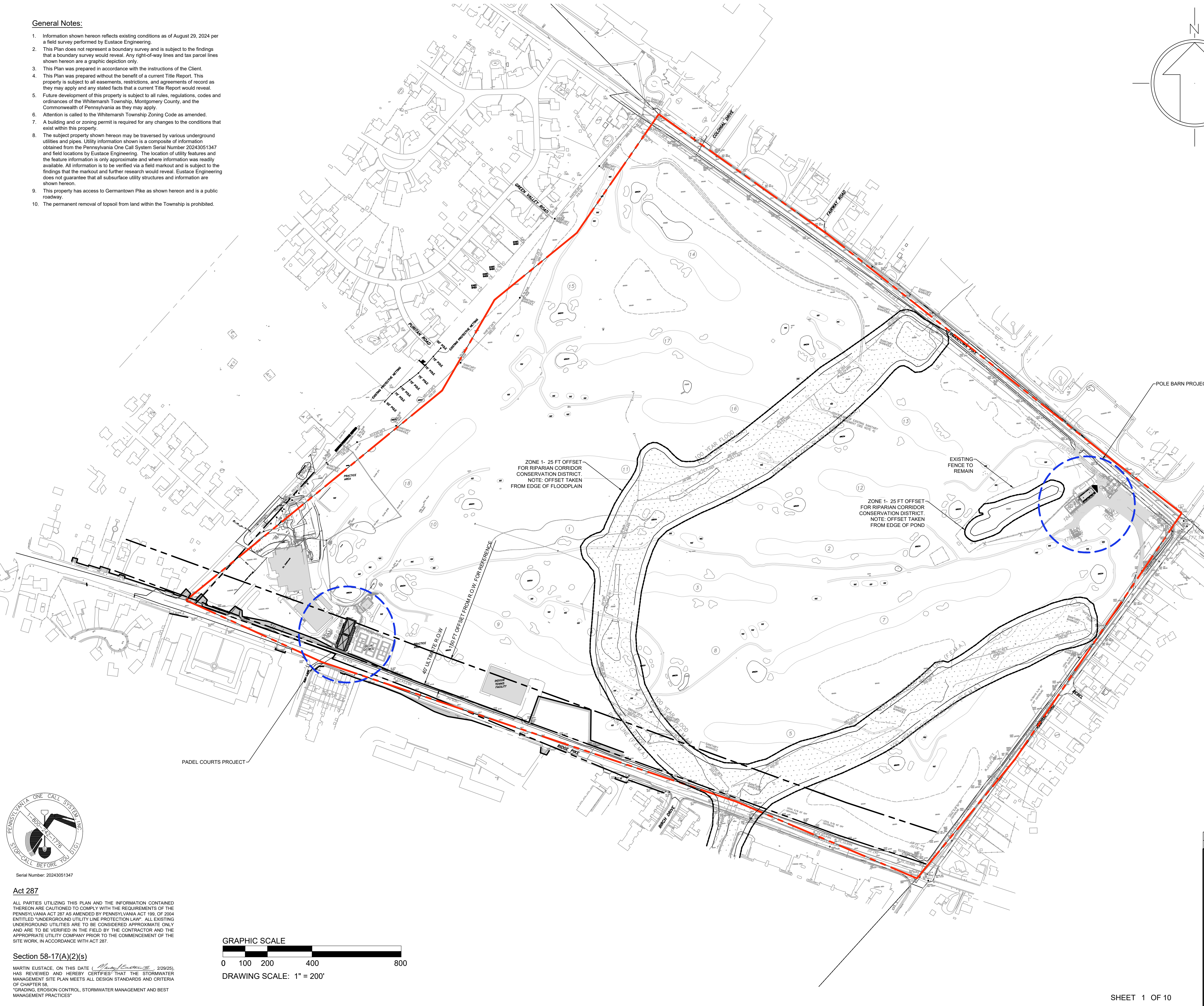
Parcel ID: 65-00-09754-00-9

ZONING DATA:

| A-RESIDENTIAL DISTRICT: | | REQUIRED: |
|-------------------------|-----------------------------------|-----------|
| LOT AREA MIN. | 15,000 SF | |
| FRONT YARD MIN. | 40' | |
| SIDE YARD MIN. | 15'; AGGR. 40' | |
| REAR YARD MIN. | 40' | |
| LOT WIDTH MIN. | 30' | |
| BLDG. HEIGHT MAX. | PRINCIPLE = 35' / ACCESSORY = 20' | |
| BLDG. COVERAGE MAX. | 20% | |

NOTES:

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

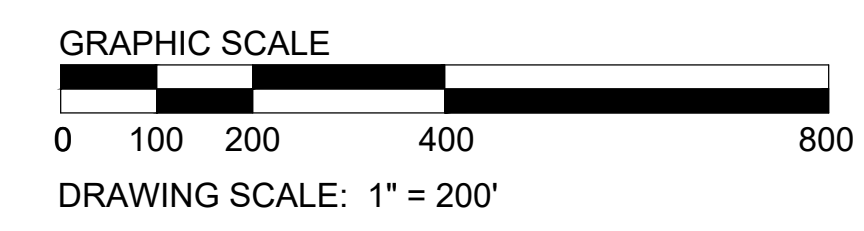


X:\PROJECTS\2400 - 24690\243104 - Green Valley Country Club Padel Ball\DRAWINGS\Land Development\09 d-Overall Location Map.dwg, September 9, 2025



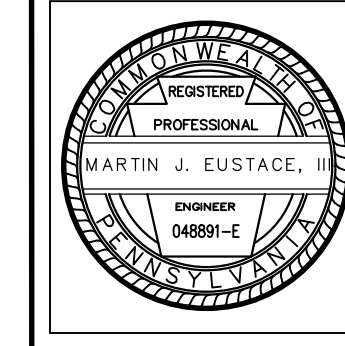
Act 287
ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED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

Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE (09/12/2025), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES



| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

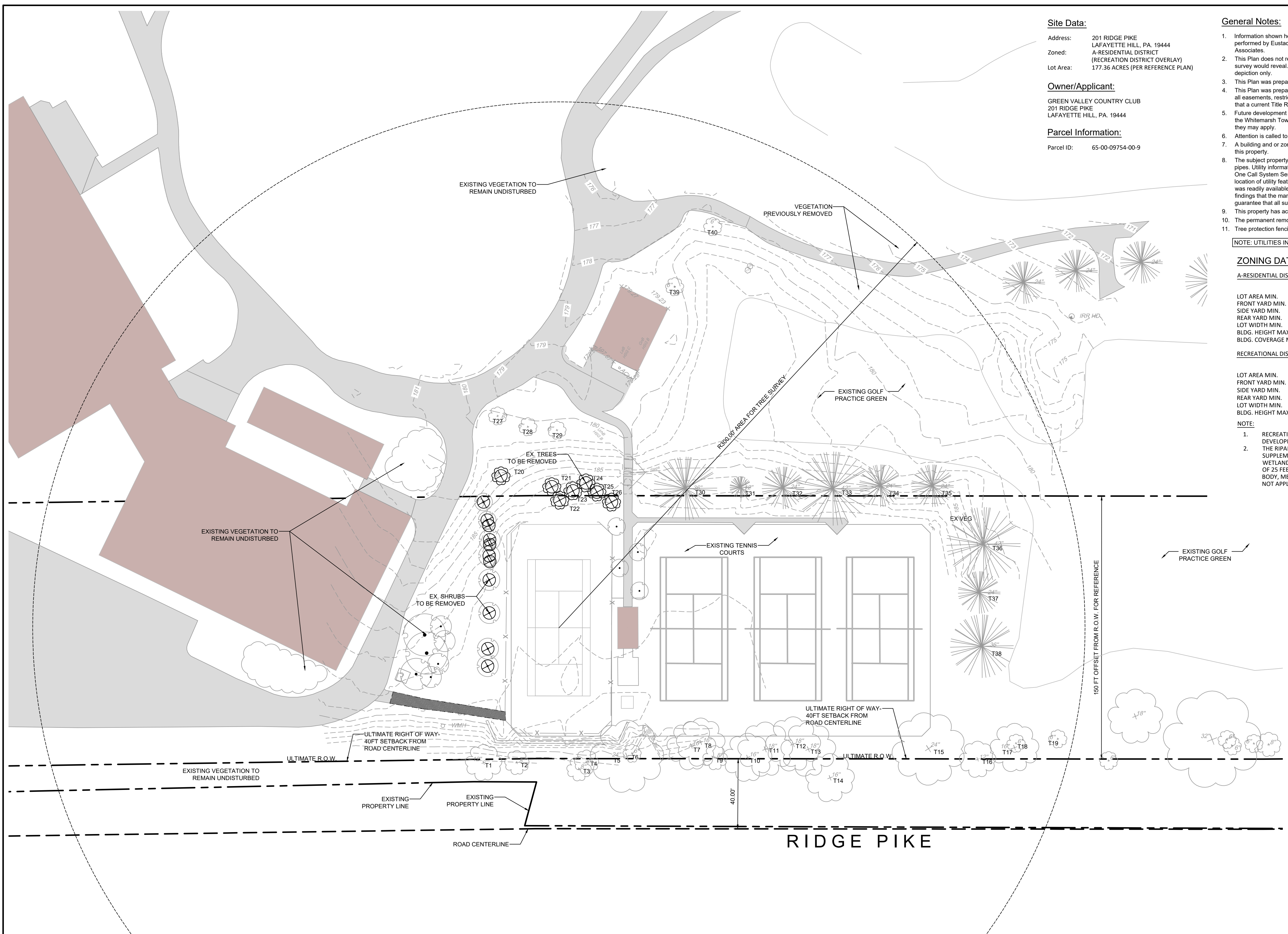
Overall Location Map- Padel & Pole Barn
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



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

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-18-2025
DRAWING No.: D2443-03.7

X:\PROJECTS\2400 - 24699\243\04 - Green Valley Country Club Padel Ball\DRAWINGS\Land Development\01 4-existing conditions plan.dwg September 11, 2025



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

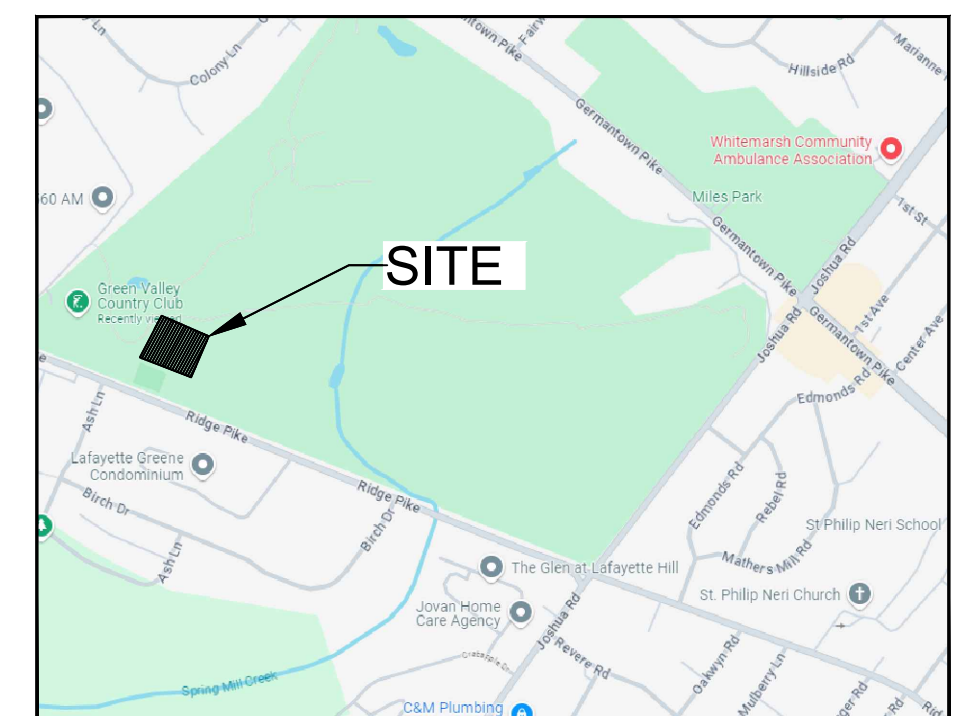
Owner/Applicant:
 GREEN VALLEY COUNTRY CLUB
 201 RIDGE PIKE
 LAFAYETTE HILL, PA. 19444

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

General Notes:

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

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



Location Map
 Scale: 1" = 1000'

ZONING DATA:

A-RESIDENTIAL DISTRICT:

| REQUIRED: | PROVIDED: |
|---|-----------|
| LOT AREA MIN. 15,000 SF | 177.36 AC |
| FRONT YARD MIN. 40' | N/A |
| SIDE YARD MIN. 15'; AGGR. 40' | N/A |
| REAR YARD MIN. 40' | N/A |
| LOT WIDTH MIN. 90' | N/A |
| BLDG. HEIGHT MAX. PRINCIPLE = 35' / ACCESSORY = 20' | N/A |
| BLDG. COVERAGE MAX. 20% | N/A |

RECREATIONAL DISTRICT OVERLAY SECTION 116-177:

| REQUIRED: | EXISTING: | PROVIDED: |
|-----------------------|-----------|-----------|
| LOT AREA MIN. 60 AC | 177.36 AC | 177.36 AC |
| FRONT YARD MIN. 150' | N/A | N/A |
| SIDE YARD MIN. 100' | N/A | N/A |
| REAR YARD MIN. 100' | N/A | N/A |
| LOT WIDTH MIN. 500' | 3,388' | 3,388' |
| BLDG. HEIGHT MAX. 40' | N/A | N/A |

- NOTE:**
- RECREATIONAL DISTRICT OVERLAY DISTRICT GOVERNS THE PROPOSED DEVELOPMENT
 - THE RIPARIAN CORRIDOR CONSERVATION DISTRICT SHALL SERVE AS A SUPPLEMENT TO THE UNDERLYING DISTRICT PROVISIONS. FOR WETLANDS AND WATER BODIES, ZONE 1 SHALL BE A MINIMUM WIDTH OF 25 FEET FROM THE OUTER EDGE OF THE WETLAND OR WATER BODY, MEASURED PERPENDICULAR TO THE EDGE AND ZONE 2 DOES NOT APPLY. SEE OVERALL LOCATION MAP.

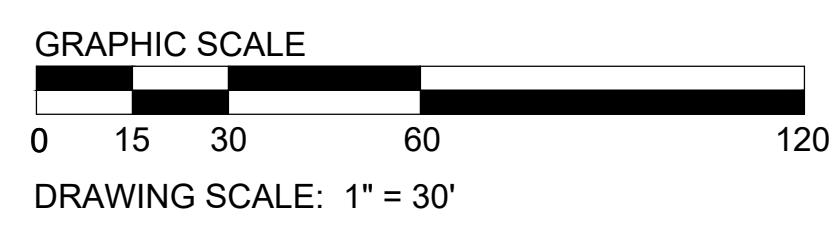
Legend

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

RIDGE PIKE

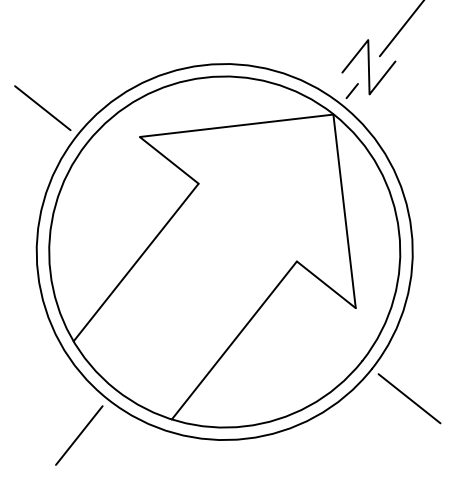
Existing Tree Inventory

| No. | Size (in): | Notes: | No. | Size (in): | Notes: | No. | Size (in): | Notes: |
|-----|------------|-----------|-----|------------|-----------|-----|------------|-----------|
| 1 | 12 | To Remain | 19 | 6 | To Remain | 37 | 24 | To Remain |
| 2 | 8 | To Remain | 20 | 6 | TER | 38 | 36 | To Remain |
| 3 | 8 | To Remain | 21 | 6 | TER | 39 | 6 | To Remain |
| 4 | 8 | To Remain | 22 | 6 | TER | 40 | 6 | To Remain |
| 5 | 24 | To Remain | 23 | 6 | TER | | | |
| 6 | 6 | To Remain | 24 | 6 | TER | | | |
| 7 | 16 | To Remain | 25 | 6 | TER | | | |
| 8 | 16 | To Remain | 26 | 6 | TER | | | |
| 9 | 8 | To Remain | 27 | 6 | To Remain | | | |
| 10 | 16 | To Remain | 28 | 6 | To Remain | | | |
| 11 | 18 | To Remain | 29 | 6 | To Remain | | | |
| 12 | 18 | To Remain | 30 | 36 | To Remain | | | |
| 13 | 18 | To Remain | 31 | 12 | To Remain | | | |
| 14 | 16 | To Remain | 32 | 24 | To Remain | | | |
| 15 | 24 | To Remain | 33 | 42 | To Remain | | | |
| 16 | 12 | To Remain | 34 | 24 | To Remain | | | |
| 17 | 16 | To Remain | 35 | 24 | To Remain | | | |
| 18 | 6 | To Remain | 36 | 42 | To Remain | | | |



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

Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE 08/29/2025, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"



| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

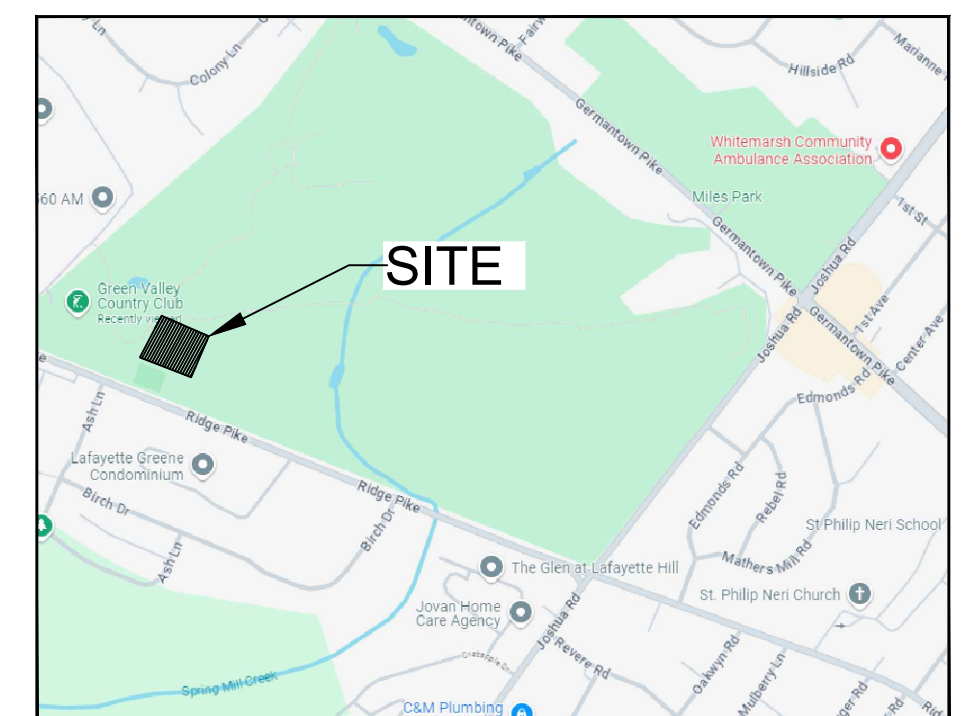
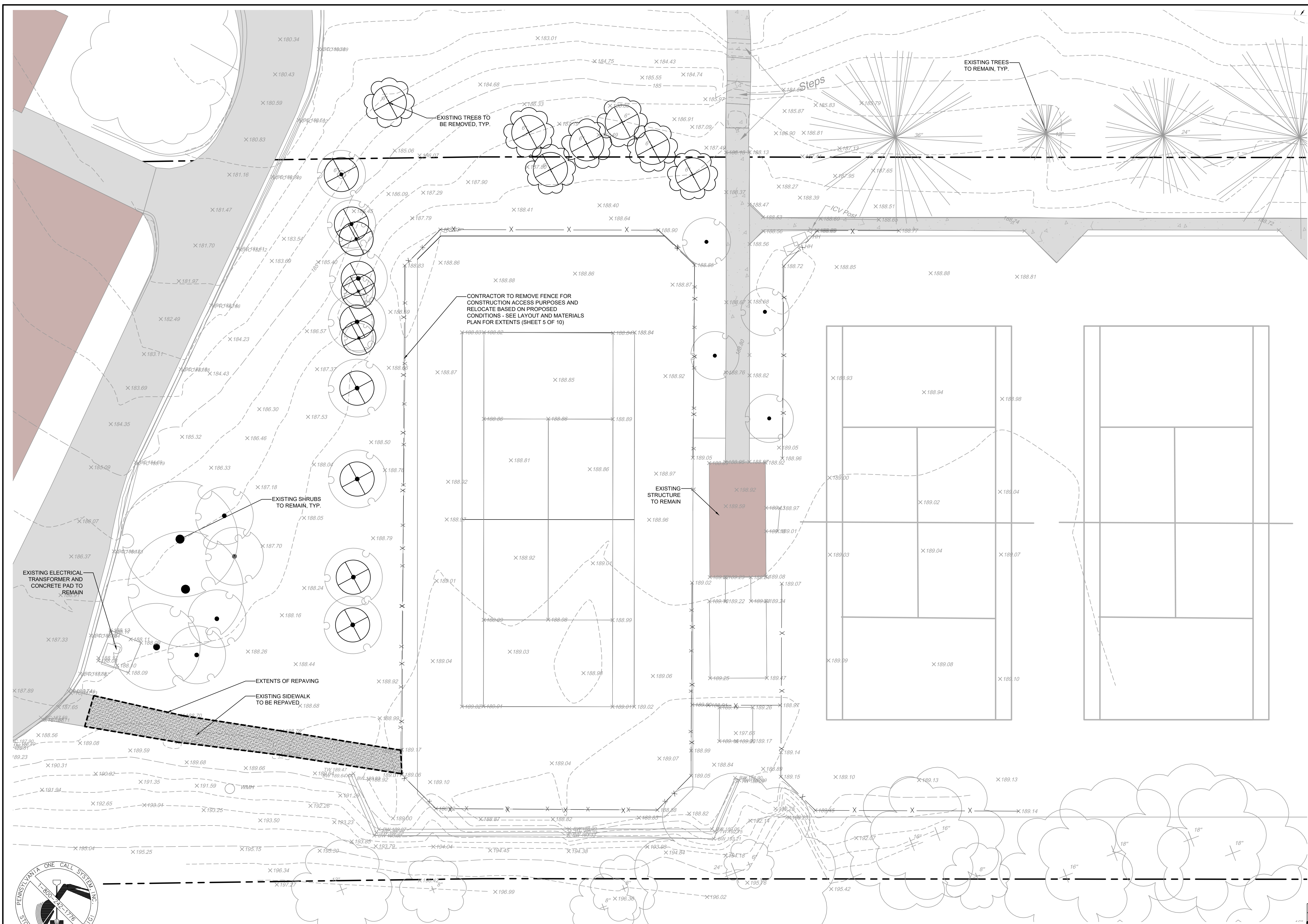
Overall Ex Conditions Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

MARTIN J. EUSTACE, III, P.E.
 PA Lic. PE04899E

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

DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 04-11-2025
 DRAWING No: D 2443-04 01

X:\PROJECTS\2400 - 24690\243104 - Green Valley Country Club Padel Drawings\Land Development\01-Existing conditions plan.dwg September 11, 2025



Location Map
Scale: 1" = 1000'

Legend

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

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

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

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

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

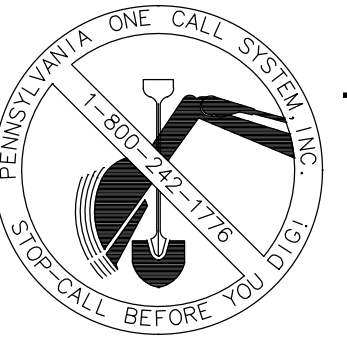
ZONING DATA:
 A-RESIDENTIAL DISTRICT:

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

RECREATIONAL DISTRICT OVERLAY SECTION 116-177:

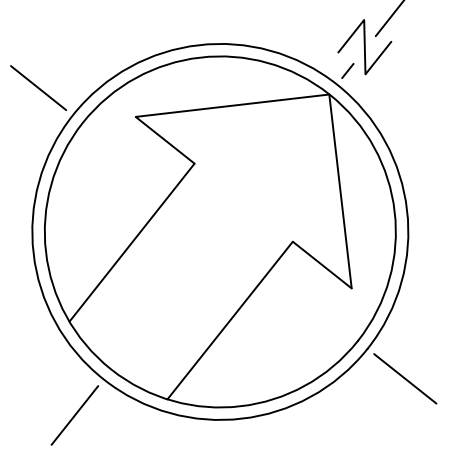
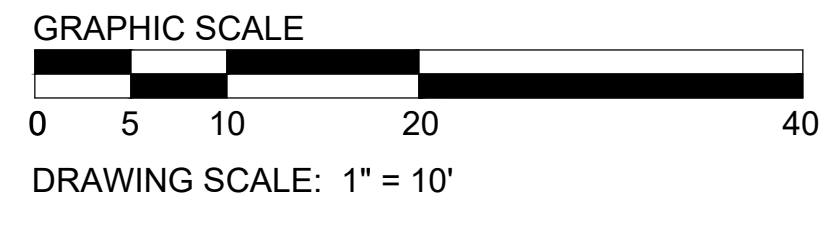
| | REQUIRED: | EXISTING: | PROVIDED: |
|-------------------|-----------|-----------|-----------|
| LOT AREA MIN. | 60 AC | 177.36 AC | 177.36 AC |
| FRONT YARD MIN. | 150' | N/A | N/A |
| SIDE YARD MIN. | 100' | N/A | N/A |
| REAR YARD MIN. | 100' | N/A | N/A |
| LOT WIDTH MIN. | 500' | 3,388' | 3,388' |
| BLDG. HEIGHT MAX. | 40' | N/A | N/A |

- NOTE:**
- RECREATIONAL DISTRICT OVERLAY DISTRICT GOVERNS THE PROPOSED DEVELOPMENT
 - THE RIPARIAN CORRIDOR CONSERVATION DISTRICT SHALL SERVE AS A SUPPLEMENT TO THE UNDERLYING DISTRICT PROVISIONS. FOR WETLANDS AND WATER BODIES, ZONE 1 SHALL BE A MINIMUM WIDTH OF 25 FEET FROM THE OUTER EDGE OF THE WETLAND OR WATER BODY, MEASURED PERPENDICULAR TO THE EDGE AND ZONE 2 DOES NOT APPLY.



Serial Number: 20243051347
Act 287
 ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK IN ACCORDANCE WITH ACT 287.

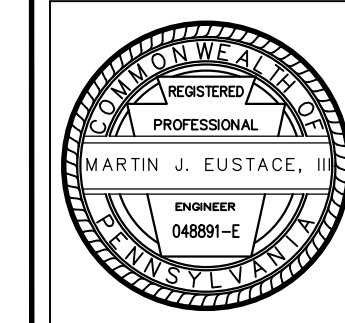
Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (2/29/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"



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

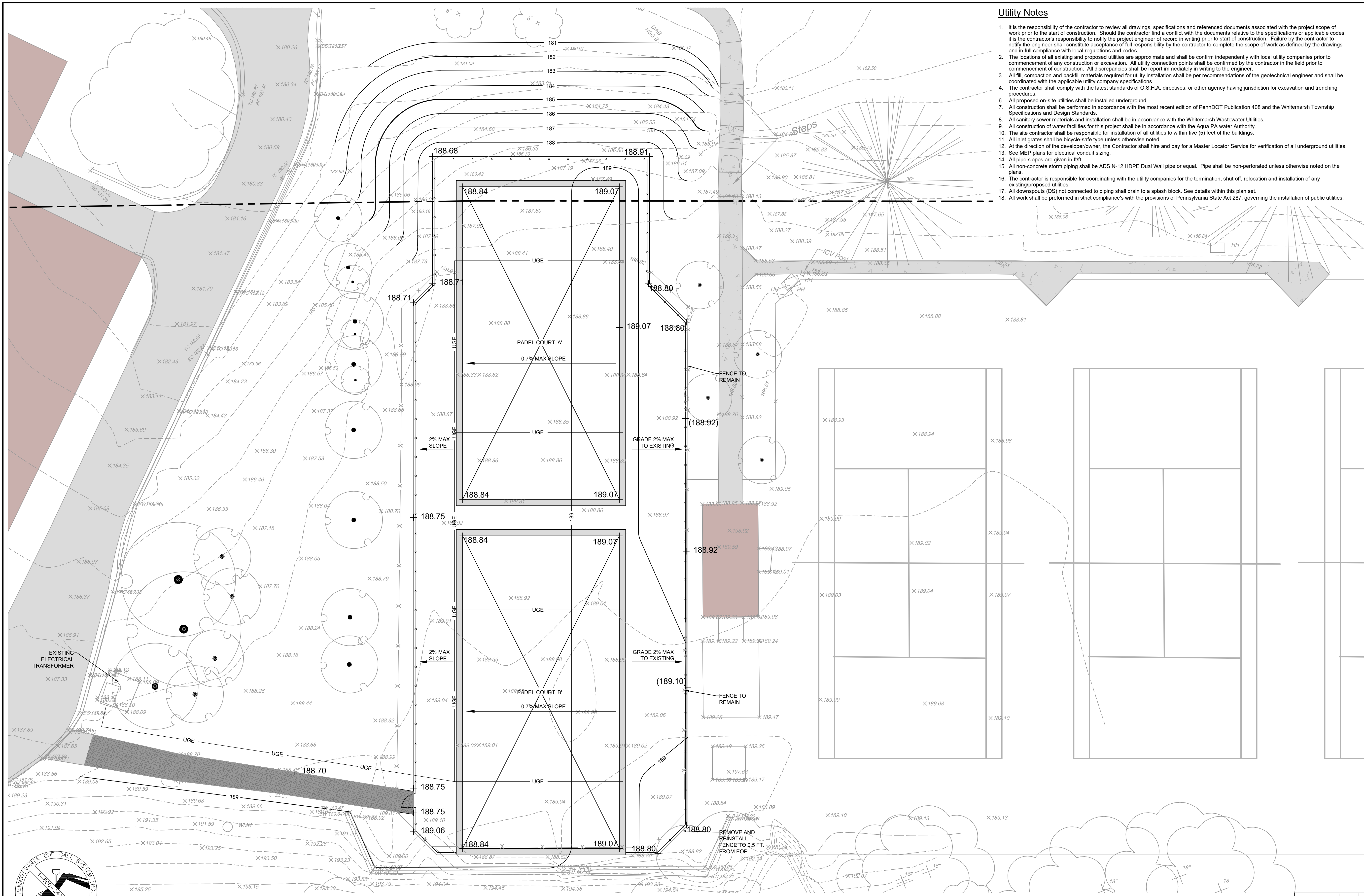
| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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



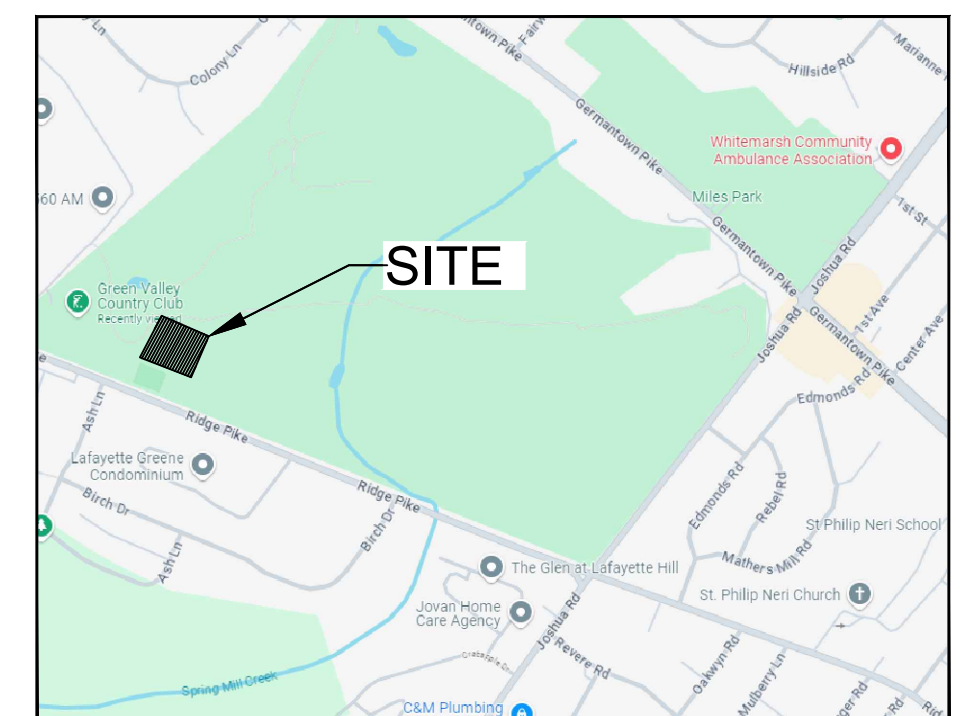
EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
 307 Easton Road
 Building B - 2nd Floor
 Willow Grove, PA 19090
 Tel: (215) 348-8757
 Fax: (215) 348-8759
 www.eustaceeng.com

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-11-2025
DRAWING No.: D 2443-04 02



Utility Notes

- 1. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
2. The locations of all existing and proposed utilities are approximate and shall be confirmed independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be reported immediately in writing to the engineer.
3. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
4. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
5. All proposed on-site utilities shall be installed underground.
6. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Whitmarsh Township Specifications and Design Standards.
7. All sanitary sewer materials and installation shall be in accordance with the Whitmarsh Wastewater Utilities.
8. All construction of water facilities for this project shall be in accordance with the Aqua PA water Authority.
9. The site contractor shall be responsible for installation of all utilities to within five (5) feet of the buildings.
10. All inlet grates shall be bicycle-safe type unless otherwise noted.
11. At the direction of the developer/owner, the Contractor shall hire and pay for a Master Locator Service for verification of all underground utilities.
12. See MEP plans for electrical conduit sizing.
13. All pipe slopes are given in ft/ft.
14. All non-concrete storm piping shall be ADS N-12 HDPE Dual Wall pipe or equal. Pipe shall be non-perforated unless otherwise noted on the plans.
15. The contractor is responsible for coordinating with the utility companies for the termination, shut off, relocation and installation of any existing/proposed utilities.
16. All downspouts (DS) not connected to piping shall drain to a splash block. See details within this plan set.
17. All work shall be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities.
18. All work shall be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities.



Location Map Scale: 1" = 100'

Legend

- Existing Building
Existing Asphalt Paving
Existing Concrete
Existing Brick Paving
Existing Contour
Existing Index Contour
Existing Sign
Existing Treeline
Existing Evergreen Tree and Deciduous Tree
Proposed Sidewalk
Proposed Asphalt
Proposed Contour
Proposed Index Contour
Proposed Spot Grade
Soil Boundary
Proposed Electric Line
Proposed Landscape area
Proposed Padel Court
Proposed Trees & Shrubs
Existing Shrub

Site Data:

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

Owner/Applicant:

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

Parcel Information:

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

GRAPHIC SCALE



DRAWING SCALE: 1" = 10'

General Notes:

- 1. Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
2. This Plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
3. This Plan was prepared in accordance with the instructions of the Client.
4. This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
5. Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitmarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
6. Attention is called to the Whitmarsh Township Zoning Code as amended.
7. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
8. The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number: 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information is readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.

- 9. Contractor responsible for all electrical connections. Coordinate with client if proposed electrical connection does not meet requirements.
10. This property has access to Ridge Pike as shown hereon and is a public roadway.
11. Existing features on adjoining properties and roadways are shown in limited detail. If future development of this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within those areas.
12. Precision of information when originally established and typographical errors in legal documentation may result in fractional difference between what is shown on this plan and the recorded information.

OWNER: I, Martin J. Eustace, III, on this date 09/12/2025, acknowledge that any revision to the approved stormwater BMP fixtures must be approved by the Municipality.

DESIGN ENGINEER: I, Martin J. Eustace, III, on this date 09/12/2025, has reviewed and hereby certifies that the stormwater management site plan meets all design standards and criteria of Chapter 58 "Grading, Erosion Control, Stormwater Management and Best Management Practices".

ZONING DATA TABLE with columns for DESCRIPTION, REQUIRED, EXISTING, and PROPOSED. Includes details for Whitmarsh Township, Zoning District A-Residential, and recreational district overlay. Lists lot area, lot width, front yard, side yard, rear yard, maximum building coverage, maximum building height, and parking requirements.

ZONING DATA TABLE with columns for DESCRIPTION and REQUIRED. Lists details for Whitmarsh Township, Zoning District A-Residential, and single-family use. Includes lot area, lot width, front yard, side yard, rear yard, maximum building coverage, and maximum building height.

PROPOSED CONCRETE AREA = 3,190 S.F.
PROPOSED PADEL BALL COURTS = 4,850 S.F.
INCREASE IN IMPERVIOUS COVERAGE = 1,171 S.F.



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

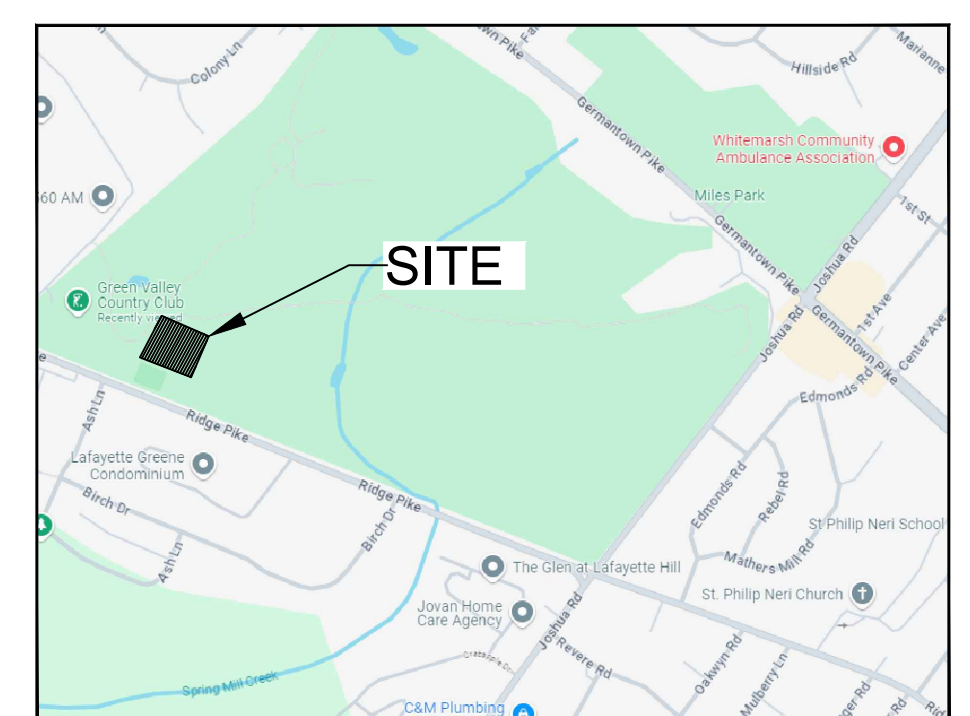
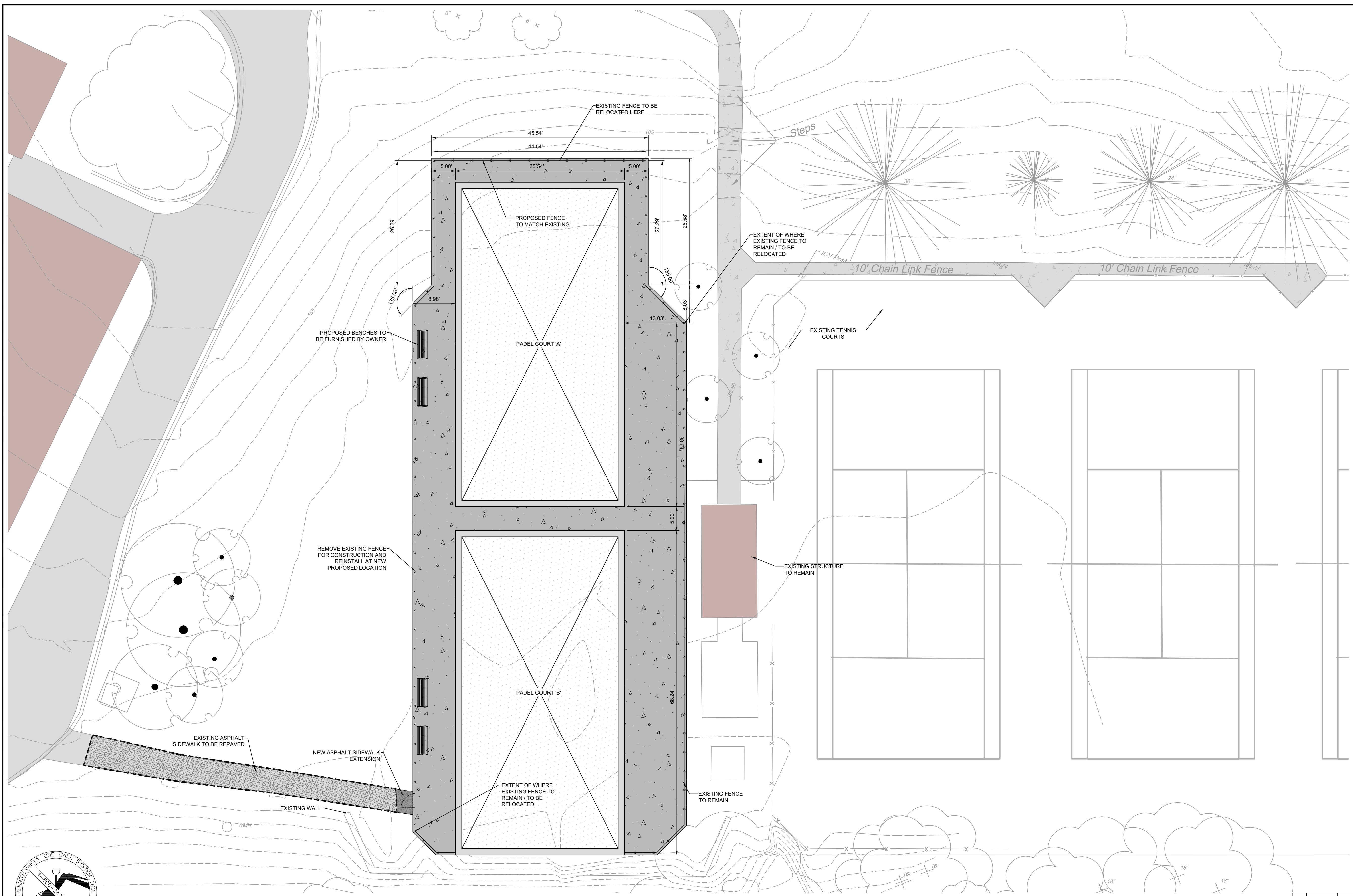
Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE 09/12/2025, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES".

Revision table with columns for number, date, description, and initials. Shows two revisions: 09/12/2025 DSC LAND DEVELOPMENT RESUBMISSION and 08/20/2025 DSC LAND DEVELOPMENT RESUBMISSION.

Project title block for 'Grading & Utilities Plan GREEN VALLEY COUNTRY CLUB PADEL COURTS'. Includes address, owner, and drawing information. Features the Eustace Engineering logo and contact information for Martin J. Eustace, III, P.E., PA Lic. PE048891E.

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-11-2025
DRAWING No: D2443-04-03

X:\PROJECTS\2400 - 2469\243\04 - Green Valley Country Club Padel Drawings\Land Development\03 d-Layout & Materials plan.dwg September 12, 2025



Location Map
Scale: 1" = 1000'

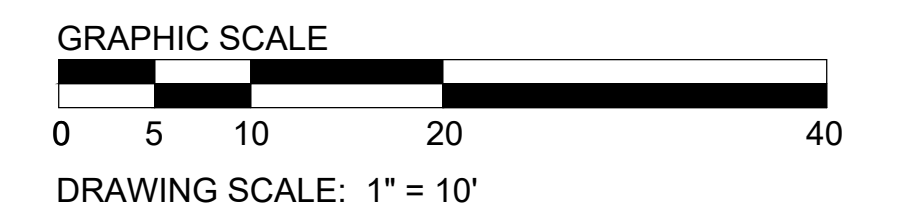
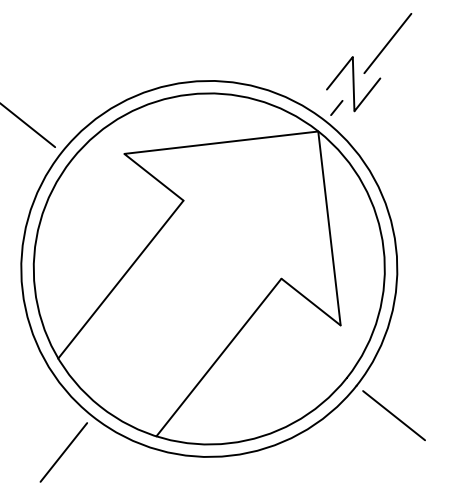
Legend

| | |
|--|--|
| | Existing Building |
| | Existing Asphalt Paving |
| | Existing Concrete |
| | Existing Brick Paving |
| | Existing Contour |
| | Existing Index Contour |
| | Existing Sign |
| | Existing Treeline |
| | Existing Evergreen Tree and Deciduous Tree |
| | Proposed Sidewalk |
| | Proposed Asphalt |
| | Proposed Contour |
| | Proposed Index Contour |
| | Proposed Spot Grade |
| | Soil Boundary |
| | Proposed Electric Line |
| | Proposed Landscape area |

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

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

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



Serial Number: 20243051347

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

Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (09/12/2025), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

General Notes:

- Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
- This Plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
- This Plan was prepared in accordance with the instructions of the Client.
- This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
- Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitmarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the Whitmarsh Township Zoning Code as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
- This plan may not depict the location of all in-ground interment sites within the area shown hereon. In-ground interment sites may exist within this area and were not visible at the time of the survey. It is the end user's responsibility to coordinate all site activity with the property owner to avoid conflicts.
- This property has access to Germantown Pike as shown hereon and is a public roadway.
- Existing features on adjoining properties and roadways are shown in limited detail. If future development of this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within those areas.
- Precision of information when originally established and typographical errors in legal documentation may result in fractional difference between what is shown on this plan and the recorded information.
- In the event that existing fence being relocated is damaged, contractor to notify Owner / Landscape Architect and provide new fencing to match existing fencing. In the event that new fencing for the entire project is needed, please contact Owner / Landscape Architect.

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

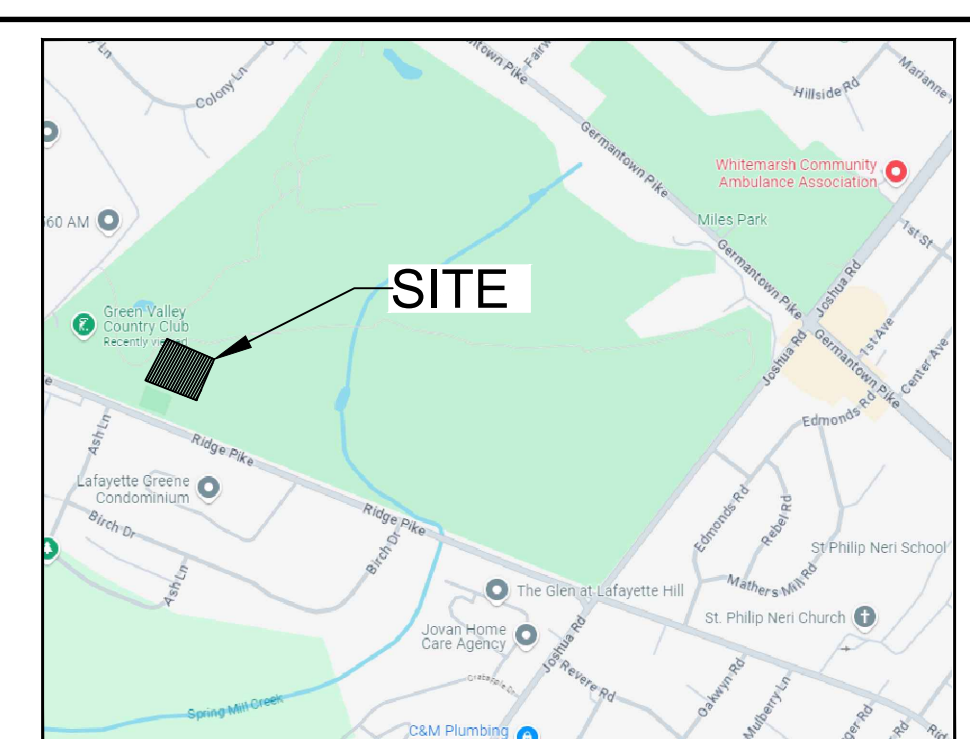
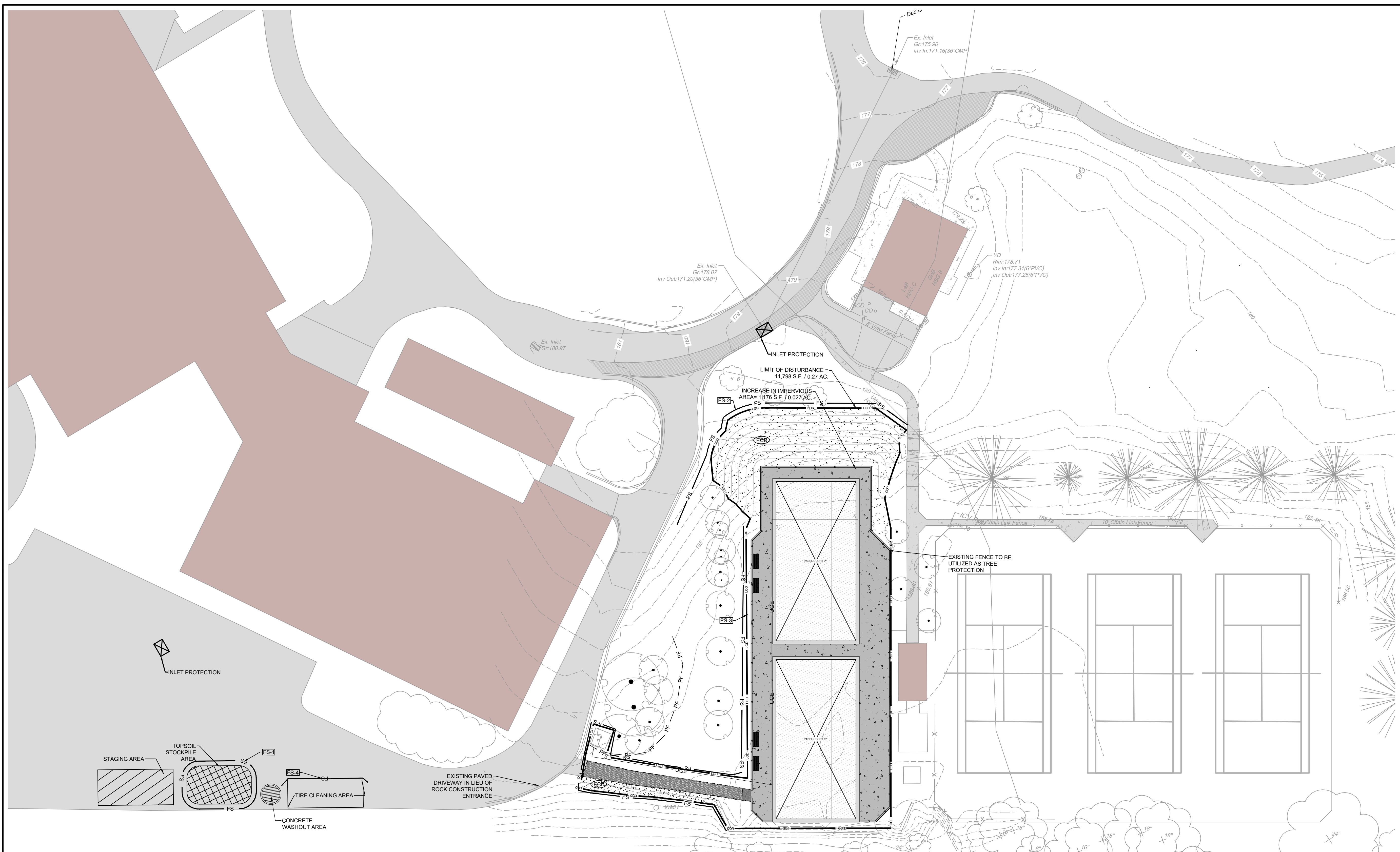
EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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

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

| | |
|-------------|--------------|
| DRAWN BY | DSC |
| CHECKED BY | MJE |
| DATE | 04-11-2025 |
| DRAWING No. | D 2443-04-04 |

X:\PROJECTS\2400 - 2469\2443\04 - Green Valley Country Club Padel Drawings\Land Development\04-erosion control plan.dwg September 11, 2025



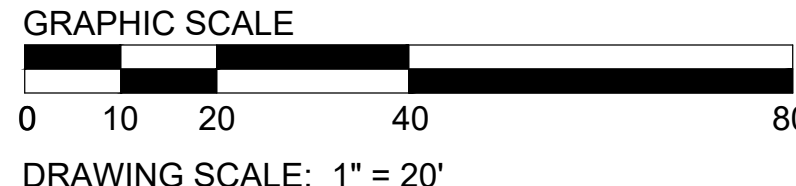
Location Map
Scale: 1" = 1000'

- Legend**
- Property Line
 - Right-of-Way Line
 - Setback Line
 - Existing Building
 - Existing Asphalt Paving
 - Existing Curb
 - Existing Concrete
 - Existing Brick Paving
 - Existing Contour
 - Existing Index Contour
 - Existing Spot Grade
 - Existing Sign
 - Existing Light Pole
 - Existing Utility Pole
 - Existing Utility Valve
 - Existing Manhole
 - Existing Tree Line
 - Existing Evergreen Tree and Deciduous Tree
 - Proposed Building
 - Proposed Sidewalk
 - Proposed Asphalt
 - Proposed Padel Court
 - Proposed Contour
 - Proposed Index Contour
 - Proposed Spot Grade
 - Limit of Disturbance
 - Compost Filter Sock
 - Tree Protection Fence
 - Proposed Electric Line
 - Proposed Topsoil Stockpile area
 - Proposed Landscape area
 - Proposed Concrete Washout area
 - Proposed Staging area
 - Proposed Erosion Control Blanket

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

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

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



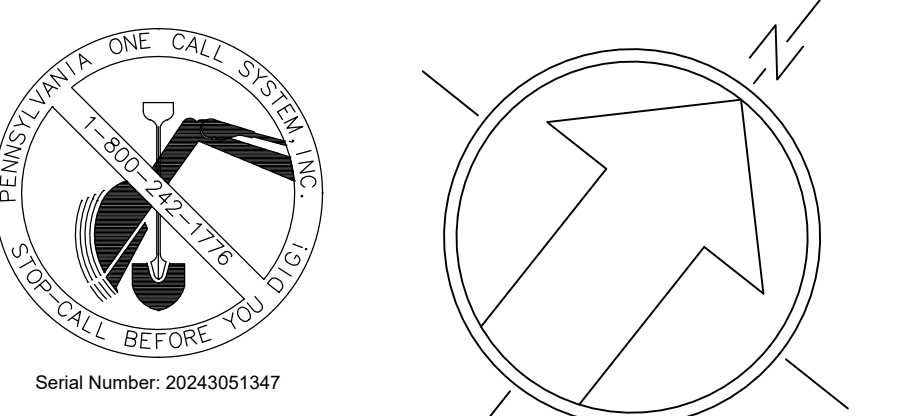
EROSION & SEDIMENT CONTROL NOTES

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSI plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSI plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet.

- Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
 10. All building materials and wastes shall be removed from the site and recycled or disposed 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.
 11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
 12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form 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.
 13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
 14. Vehicles and equipment may neither enter directly nor exit directly from the project site onto Ridge Pike.
 15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, re-mulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
 16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
 17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer,

- or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
 19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outsoles shall have a minimum of 2 inches of topsoil.
 20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
 21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
 22. Fill materials shall be free of frozen particles, brush, roots, soil, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
 23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
 24. Fill shall not be placed on saturated or frozen surfaces.
 25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
 26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
 27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
 28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or

- other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
 30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
 31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
 32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
 33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.



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

Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE *Martin Eustace* 2/29/25, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"

| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

Erosion & Sediment Control Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

MARTIN J. EUSTACE, III, P.E.
 PA Lic. PE048891E

307 Eaton Road
 Willow Grove, PA 19090
 Tel: (215) 348-8757
 Fax: (215) 348-8759
 www.eustaceeng.com

DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 04-11-2025
 DRAWING No: D 2443-04 05

STANDARD E&S PLAN NOTES

- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the PCSM plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-443-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the final grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2:1 H or flatter.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- All building materials and wastes shall be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
- The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Vehicles and equipment may neither enter directly nor exit directly from the project site onto Ridge Pike.
- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeded, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
- All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- Fill materials shall be free of frozen particles, brush, roots, soil, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, muddy, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard specification for subsurface drain or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Top slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
- Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMP. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
- Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 902 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor/criminal penalties for each violation.

Additional Notes:

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

E&S CONTROL NARRATIVE

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

SITE LOCATION

The project site is within the Green Valley Country Club located at Block 030 Unit 001, 201 ridge pike, Lafayette Hill, PA, Montgomery County, PA, behind the Tennis Club and Ridge Pike. The proposed improvements are for 2 Proposed Padel Courts and sidewalk to be constructed. The property is served by public water and public sewer. The site is zoned A-Residential District & Recreational Overlay District.

EXISTING SITE & PROPOSED DEVELOPMENT

The property has been developed into a golf course and this area is one of the practice greens on the site.
 The improvement areas slopes from south to north and are to be constructed on the existing grass field. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.
 The proposed improvements include the construction of a 2 new Padel Courts and sidewalk area. Access to the site shall be via the entrance at Ridge Pike.
 7,264 s.f. impervious coverage is proposed.

PROPOSED E&S CONTROL

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

MAINTENANCE PROGRAM

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

SURFACE WATERS

Receiving Water: Schuylkill River
 The designated use of the receiving water under 25 Pa. Code Chapter 93 is TSF (Trot Stocking) and MF (Nigro Fishes). The receiving water is neither HQ (High Quality) nor EV (Excellent Value).
 The receiving water is impaired for siltation (Category 5). The water has an established TMDL for erosion in the upper portion of the Maximum Daily Load For Sediment and Nutrients Schuylkill River Watershed, dated 2005.

RECYCLING OR DISPOSAL OF MATERIALS

The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.
 Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.
 Construction traffic must enter and exit the site and disturbed areas at the designated entrance. Water trucks will be used as needed during construction to reduce dust generation on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

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

TOPSOIL APPLICATION NOTES

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

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

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

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
 Pure Live Seed: 81%
 Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
 Provide clean mulch on all seeded areas.
 Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
 Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
 Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
 Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
 Anchor Material: Organic Guar-gum Based Tackifier
 Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
 Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

PROPOSED PERMANENT SEEDING - LAWN

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

| | Temporary Seeding | | Permanent Seeding | |
|-------------------------|-------------------|----------|------------------------|------------------------|
| | % Purity | 85% | 95% | 95% |
| % Pure Live Seed | 95% | 98% | 98% | 98% |
| Topsoil Placement Depth | N/A | 6 inches | 6 inches | 6 inches |
| Seeding Season | Spring | N/A | April 15 - June 15 | April 15 - June 15 |
| | Fall | N/A | August 15 - November 1 | August 15 - November 1 |

CONSTRUCTION SEQUENCE

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
 At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.
 At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all existing utilities prior to start of work.
 Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits under E&S plans.
 Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

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

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

- Stake out the limit of disturbance. Install compost filter sock, tree protection fence, & fire cleaning station as shown on plans.
- Construction vehicles shall enter or exit the site via the existing paved driveway at Ridge Pike. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Ridge Pike. The sediment shall be collected at fire cleaning station with water. Sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
- Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
- Strip and stockpile topsoil from area of expansion required for proposed pad court. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
- Remove existing Tennis Court.
- Rough grade in the area of improvements. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
- Remove or Relocate irrigation system and site lighting wiring as needed.
- Install electric to proposed pole location for lighting of the Padel Courts.
- Begin building foundation for Courts.
- Install sidewalk.
- Complete Court construction.
- Perform final site grading where necessary.
- Install sod, permanent seeding, landscaping, etc.
- Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
- Contact Design Professional once 70% uniform perennial cover is reached and before any BMPs are removed.
- Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

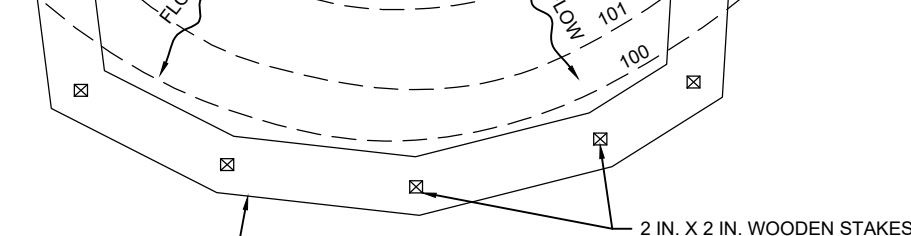
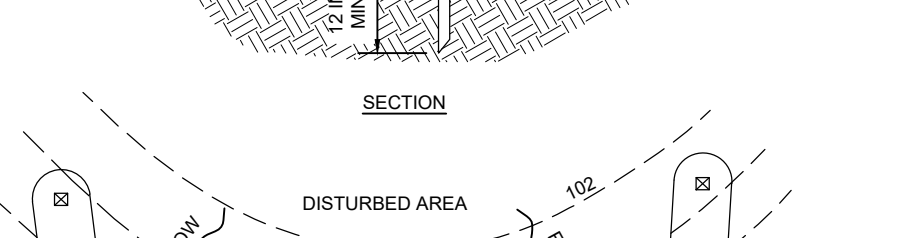
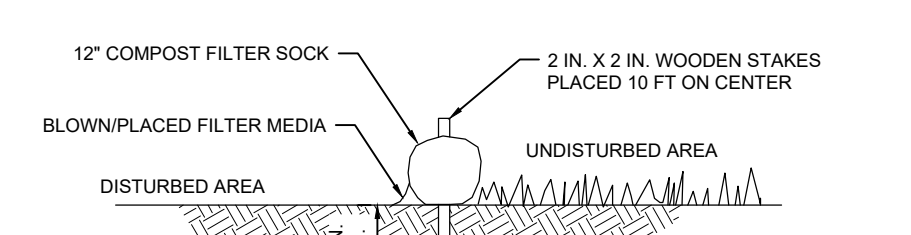
NOTE: COMPOST FILTER SOCK MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES.

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

PROJECT NOTES

- Plan set bearing the stamp of Township Engineer must remain on site during duration of grading until work is complete.
- Permit holder will notify the Township Engineer for inspections at least 48 hours prior to initial inspection, rough grading is being performed, any work on: drainage facilities, BMPs, and special structures, and for final inspection.

12" COMPOST FILTER SOCK
 BLOWN PLACED FILTER MEDIA
 UNDISTURBED AREA
 DISTURBED AREA
 2 IN. X 2 IN. WOODEN STAKES PLACED 10 FT ON CENTER

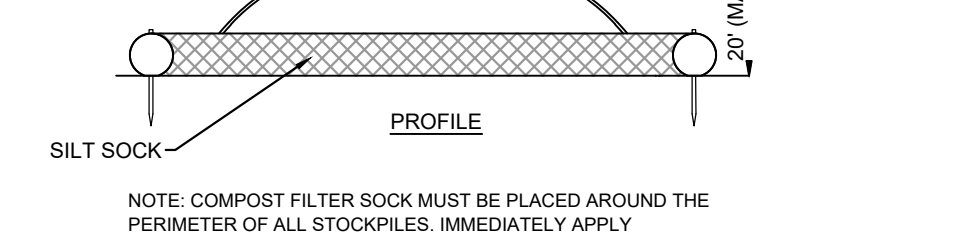
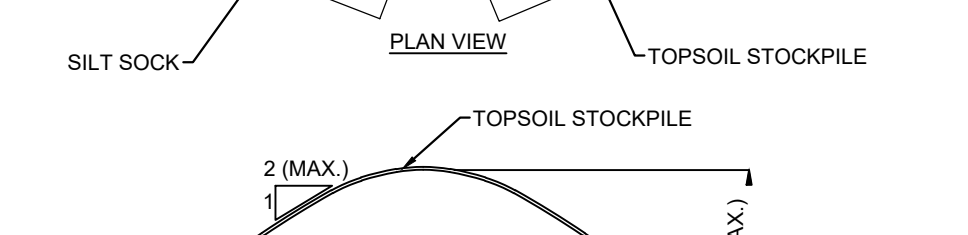
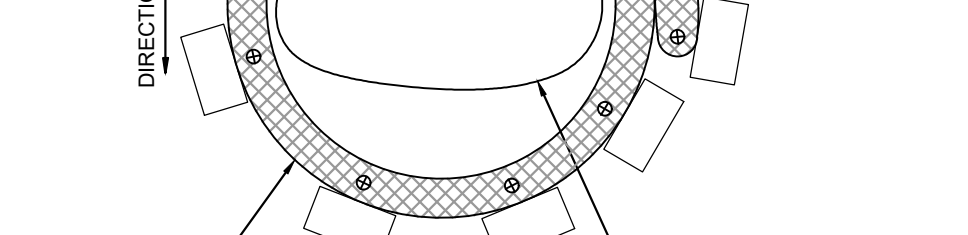
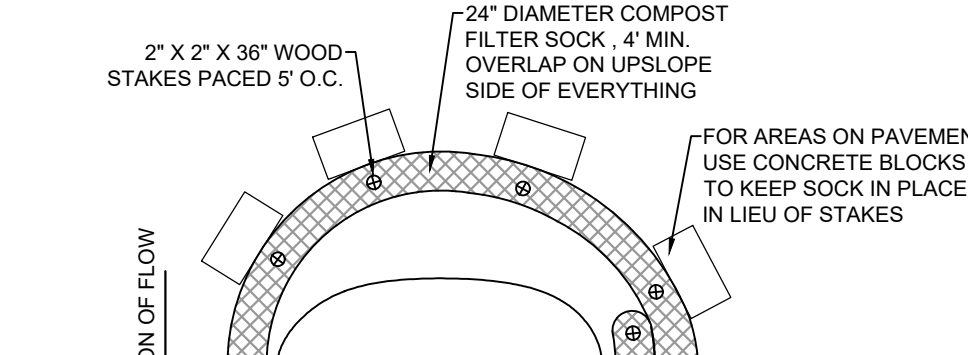


| LOCATION | SOCK DIA | DIAMETER (IN) | SLOPE PERCENT | MAX. SLOPE LENGTH (FT) |
|-------------------------------|----------|---------------|---------------|------------------------|
| AROUND TOPSOIL STOCKPILE | FS-1 | 12 | 33 | 10 |
| END OF EXISTING TENNIS COURT | FS-2 | 12 | 33 | 10 |
| SIDE OF EXISTING TENNIS COURT | FS-3 | 9 | 2 | 17 |
| AROUND THE WASH AREA | FS-4 | 12 | 1 | 12 |

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. PHOTOGRADABLE 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.

NOTE: TREE PROTECTION SPECIFICATIONS:
 1. PRE-CONSTRUCTION PRUNING:
 1.1. SOME TREES MAY REQUIRE LOWER-BRANCH PRUNING TO ALLOW FOR THE OPERATION OF CONSTRUCTION EQUIPMENT. IT MAY BE NECESSARY TO PRUNE TO A HEIGHT OF 15' OR MORE TO ALLOW FOR CLEARANCE OF CONSTRUCTION VEHICLES. TRAINED PERSONNEL SHOULD DO A PRE-CONSTRUCTION PRUNING. ALL WORK PERFORMED BY PRUNING CREWS SHOULD BE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
 2. CONSTRUCTION PERSONNEL NOTIFICATION:
 2.1. ALL CONTRACTOR EMPLOYEES, INCLUDING SUPERVISORY PERSONNEL AND ALL SUBCONTRACTORS AND THEIR PERSONNEL SHOULD BE MADE AWARE THAT THE EXISTING TREES TO BE RETAINED ARE VALUABLE AND NEED TO BE PROTECTED.
 3. TREE PROTECTION ZONE:
 3.1. PRIOR TO CONSTRUCTION TREES AND SHRUBS SHALL BE PROTECTED BY 6" HIGH CHAIN LINK FENCING, STAKED EVERY 10 FEET TO ENSURE THAT THERE IS NOT ENCROACHMENT WITHIN THE AREA OF THEIR DRIP LINE BY CHANGING GRADE, TRENCHING, STOCKPILES OF BUILDING MATERIALS OR TOPSOIL OR THE COMPACTON OF THE SOIL AND ROOTS BY ANY MOTOR VEHICLES. UNLESS THE FOLLOWING REGULATIONS ARE NOT MET:
 3.1.1. AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR TOWNSHIP LANDSCAPE ARCHITECT, EXISTING TREES WHICH HAVE NOT BEEN ADEQUATELY PROTECTED MAY BE REQUIRED TO BE REMOVED AND REPLACED. TREE PROTECTION FENCING SHALL BE ESTABLISHED BY ENCLOSING THE DIMENSIONS OF EACH ROOT PROTECTION ZONE AS CALCULATED AT 1.25 FEET (RADIUS) PER ONE INCH OF DBH.
 4. TREE WATERING:
 4.1. PROVISIONS SHOULD BE MADE TO WATER DESIGNATED TREES DURING PERIOD OF DROUGHTS. PERIODS OF DROUGHT ARE DEFINED AS A TIME WHEN THERE IS LESS THAN 1" OF RAINFALL DURING ANY 30-DAY PERIOD. TREES SHOULD BE WATERED AT A RATE OF 50 GALLONS PER INCH DIAMETER. APPLICATION SHOULD BE MADE SO THAT THE WATER SLOWLY SOAKS INTO THE GROUND AND DOES NOT RUN OFF.
 5. POST-CONSTRUCTION PRUNING:
 5.1. SOME TREES MAY BE INDIRECTLY DAMAGED DURING CONSTRUCTION ACTIVITIES. ALL POST-CONSTRUCTION PRUNING SHOULD BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
 WAIVER: DUE TO THE LOCATION OF THE EXISTING DRIVEWAYS AND OTHER EXISTING FEATURES, THE LOCATION OF TREE PROTECTION FENCING WILL BE AS SHOWN PER PLAN IN LIEU OF THE REQUIREMENTS SET FORTH IN CHAPTER 55 OF THE TREE PROTECTION STANDARDS.

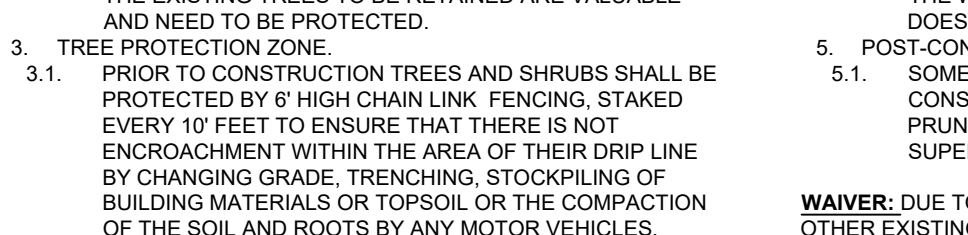
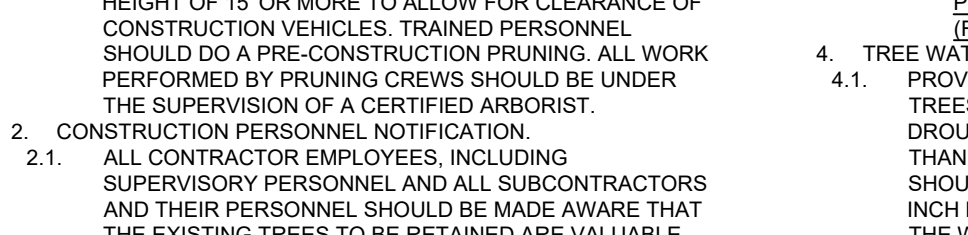
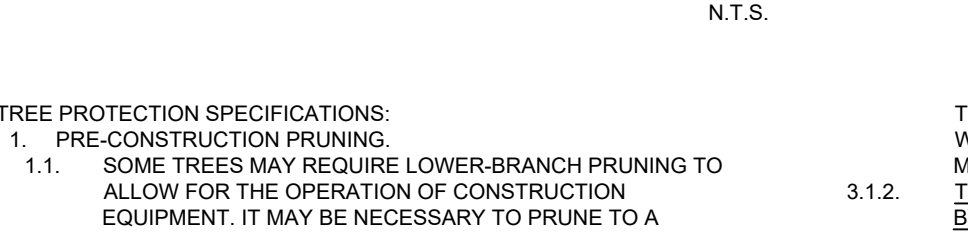
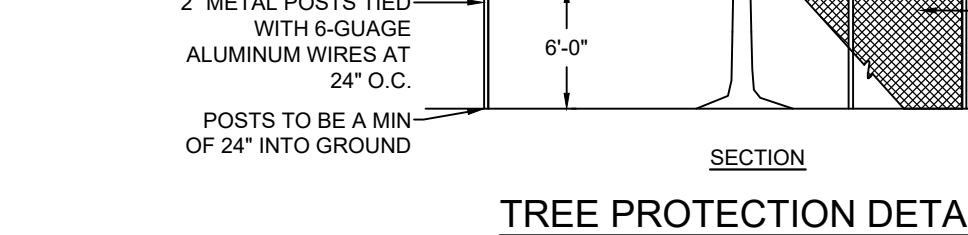
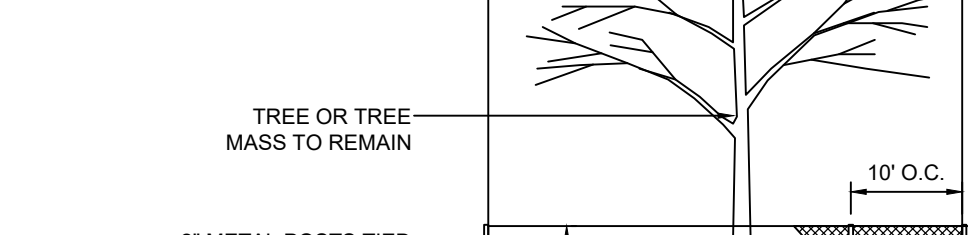
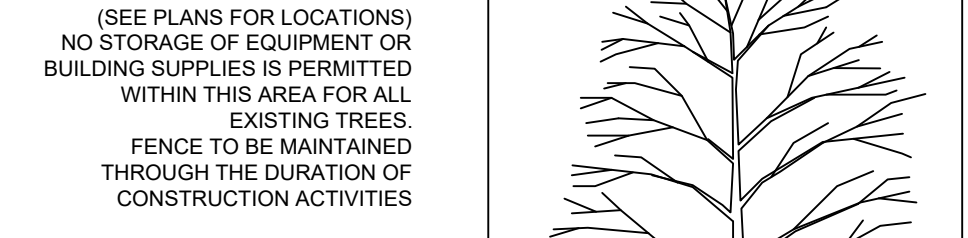
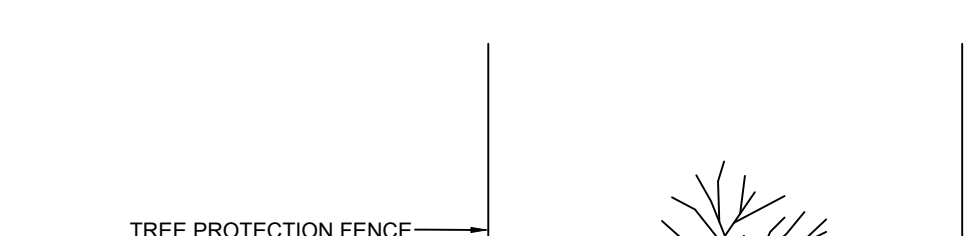
STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



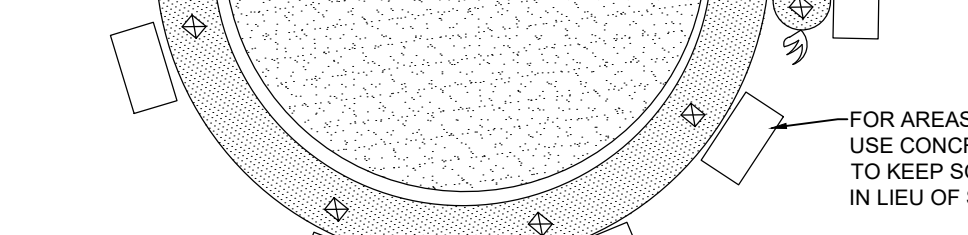
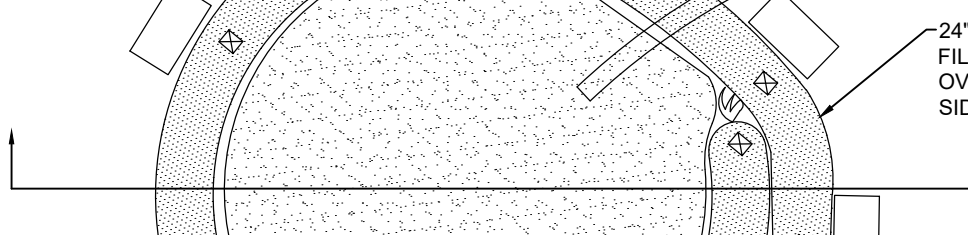
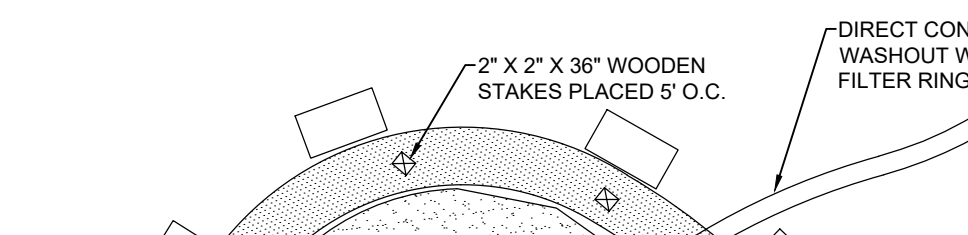
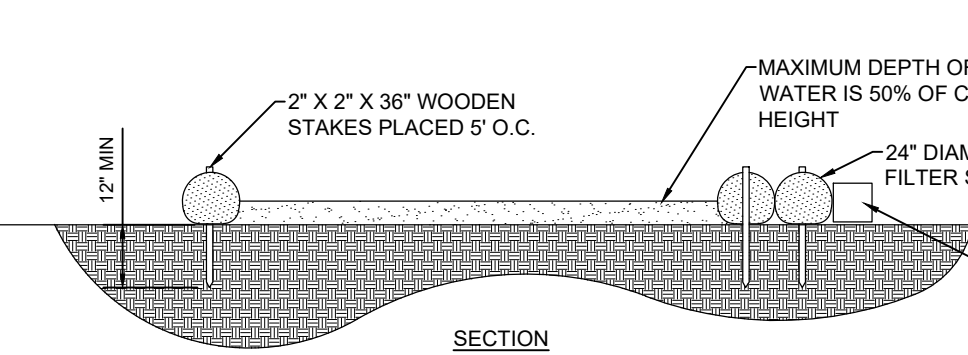
CONCRETE WASHOUT

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
 A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
 FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AS THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
 ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
 ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
 PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

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

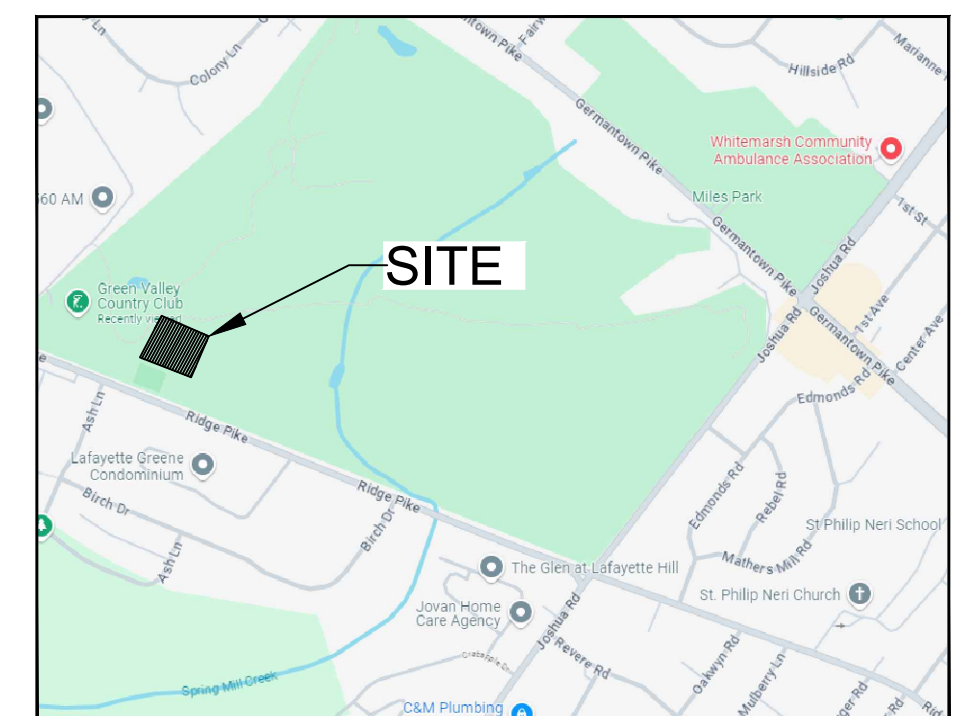
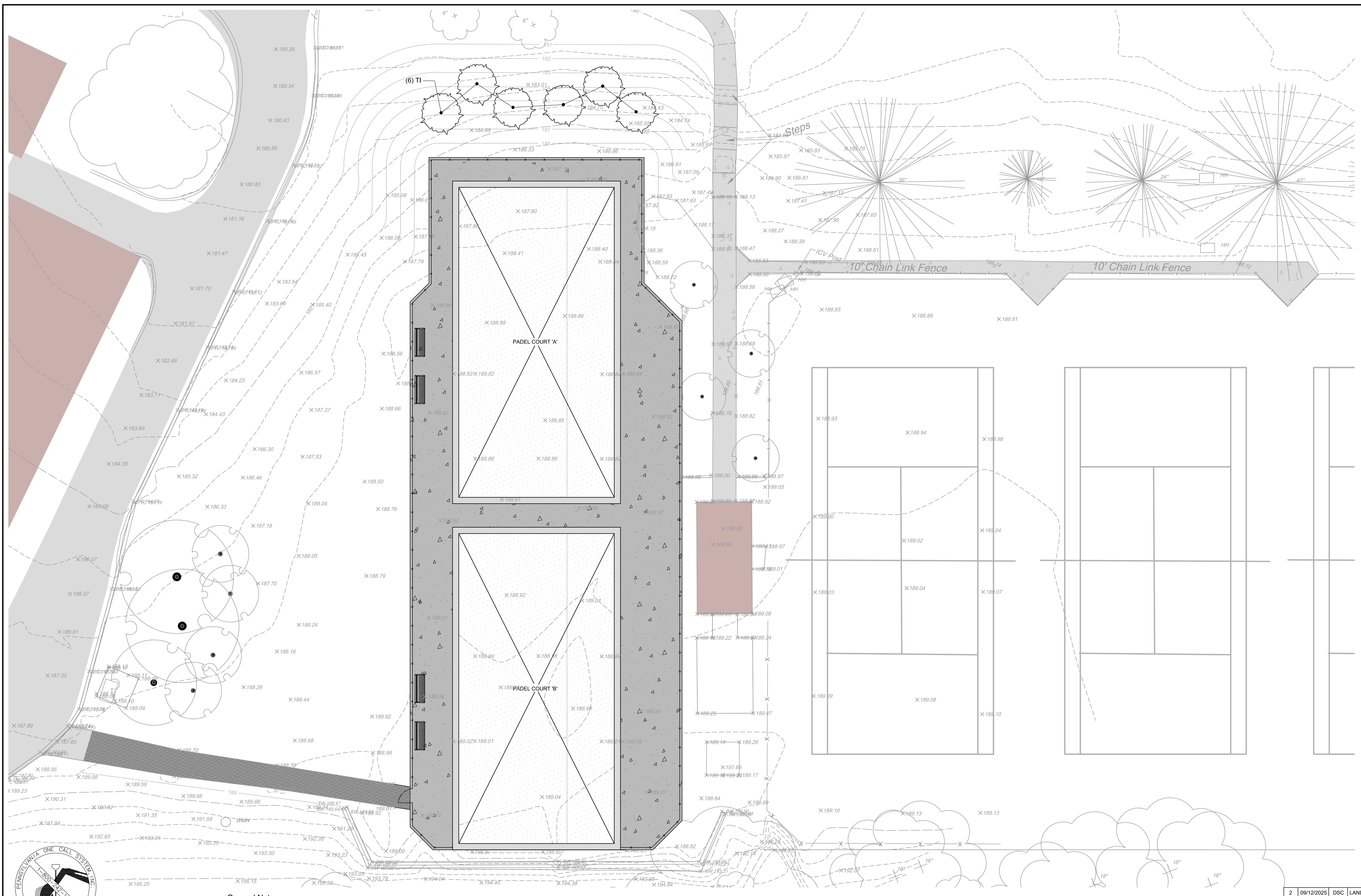


TREE PROTECTION DETAIL



CONCRETE WASHOUT

X:\PROJECTS\2400 - 24690\243\04 - Green Valley Country Club Padel Court Land Development\06 d-Landscape Plan.dwg September 12, 2025



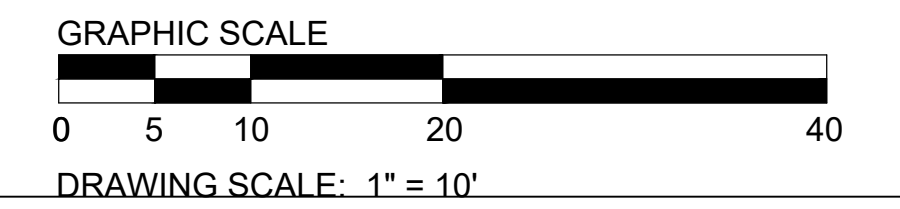
Location Map
Scale: 1" = 1000'

- Legend**
- Existing Building
 - Existing Asphalt Paving
 - Existing Concrete
 - Existing Brick Paving
 - Existing Contour
 - Existing Index Contour
 - Existing Sign
 - Existing Treeline
 - Existing Evergreen Tree and Deciduous Tree
 - Proposed Sidewalk
 - Proposed Asphalt
 - Proposed Contour
 - Proposed Index Contour
 - Proposed Spot Grade
 - DuA UFB
 - Soil Boundary
 - Proposed Electric Line
 - Proposed Landscape area
 - Proposed Padel Court
 - Proposed Trees & Shrubs
 - Existing Shrub

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

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

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



| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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

EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

307 Easton Road
 Building B - 2nd Floor
 Willow Grove, PA 19090
 Tel: (215) 348-8757
 Fax: (215) 348-8759
 www.eustaceeng.com

DRAWN BY: DSC
 CHECKED BY: MJE
 DATE: 04-11-2022
 DRAWING No.: D 2443-04 07



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

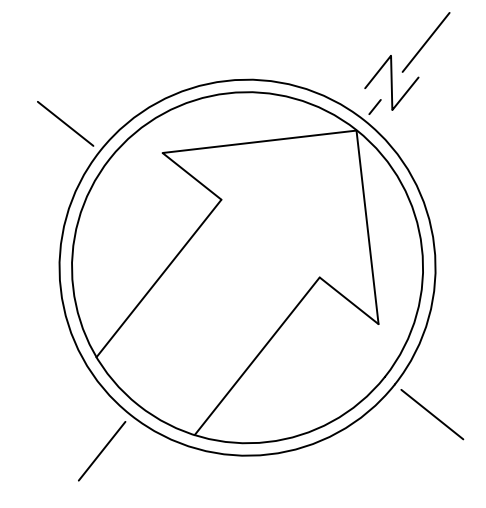
Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (09/12/2025) (2/29/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

General Notes:

1. Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
2. This plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
3. This plan was prepared in accordance with the instructions of the Client.
4. This plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
5. Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitemarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
6. Attention is called to the Whitemarsh Township Zoning Code as amended.
7. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
8. The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number: 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field layout and is subject to the findings that the layout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
9. This plan may not depict the location of all in-ground interment sites within the area shown hereon. In-ground interment sites may exist within this area and were not visible at the time of the survey. It is the end user's responsibility to coordinate all site activity with the property owner to avoid conflicts.
10. This property has access to Germantown Pike as shown hereon and is a public roadway.
11. Existing features on adjoining properties and roadways are shown in limited detail. If future development of this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within those areas.
12. Precision of information when originally established and typographical errors in legal documentation may result in fractional difference between what is shown on this plan and the recorded information.

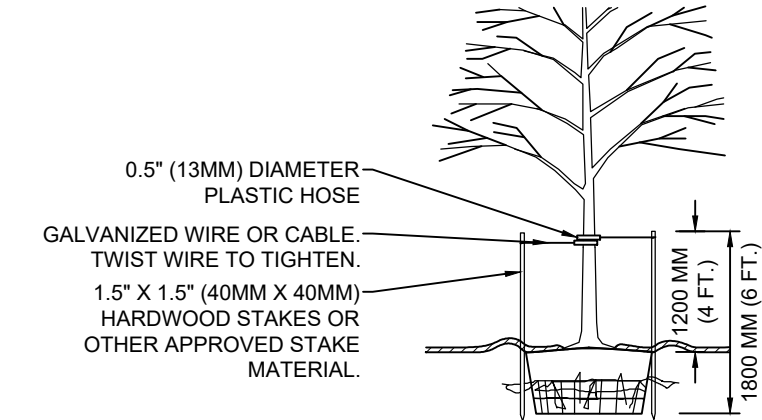
PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|--------|------|--|--------|-----------|-----|
| | TI | Thuja x 'Green Giant' / Green Giant Arborvitae | 8ft ht | B&B | 6 |



LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
 - A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
 - B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5% A-PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE (1) INCH, WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOTS.
 - C. LAWN: ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX (6) INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS PROVIDED WITH THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 - II. ALL PLANTING BEDS SHALL BE MULCHED WITH A 7" THICK LAYER OF TRIPLE SHREDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
 - D. FERTILIZER
 - I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL OPENED STATISTICS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - E. PLANT MATERIAL
 - I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSEYMEN).
 - II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
 - III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT COMPLETELY CALLOSED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BRANCHES.
 - V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL WELL DEVELOPED BRANCHING SYSTEM AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 - VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
 - VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
 - IX. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
 - X. SHOULD PLANT MATERIAL BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION (ON SPECIES, VARIETY, SIZE, ETC.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES:
 - A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS, SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS:
 - A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
 - B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS. TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHAKING OR DECLINE.
 - C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY TAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
6. SOIL MODIFICATIONS:
 - A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
 - II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL CYPRESS. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING:
 - A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
 - B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL:
 - A. CONTRACTOR SHALL PROVIDE A SIX (6) INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - C. ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6) INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELLED AND LIGHTLY COMPACTED TO BUILT UPON GRADES (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
 - E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.



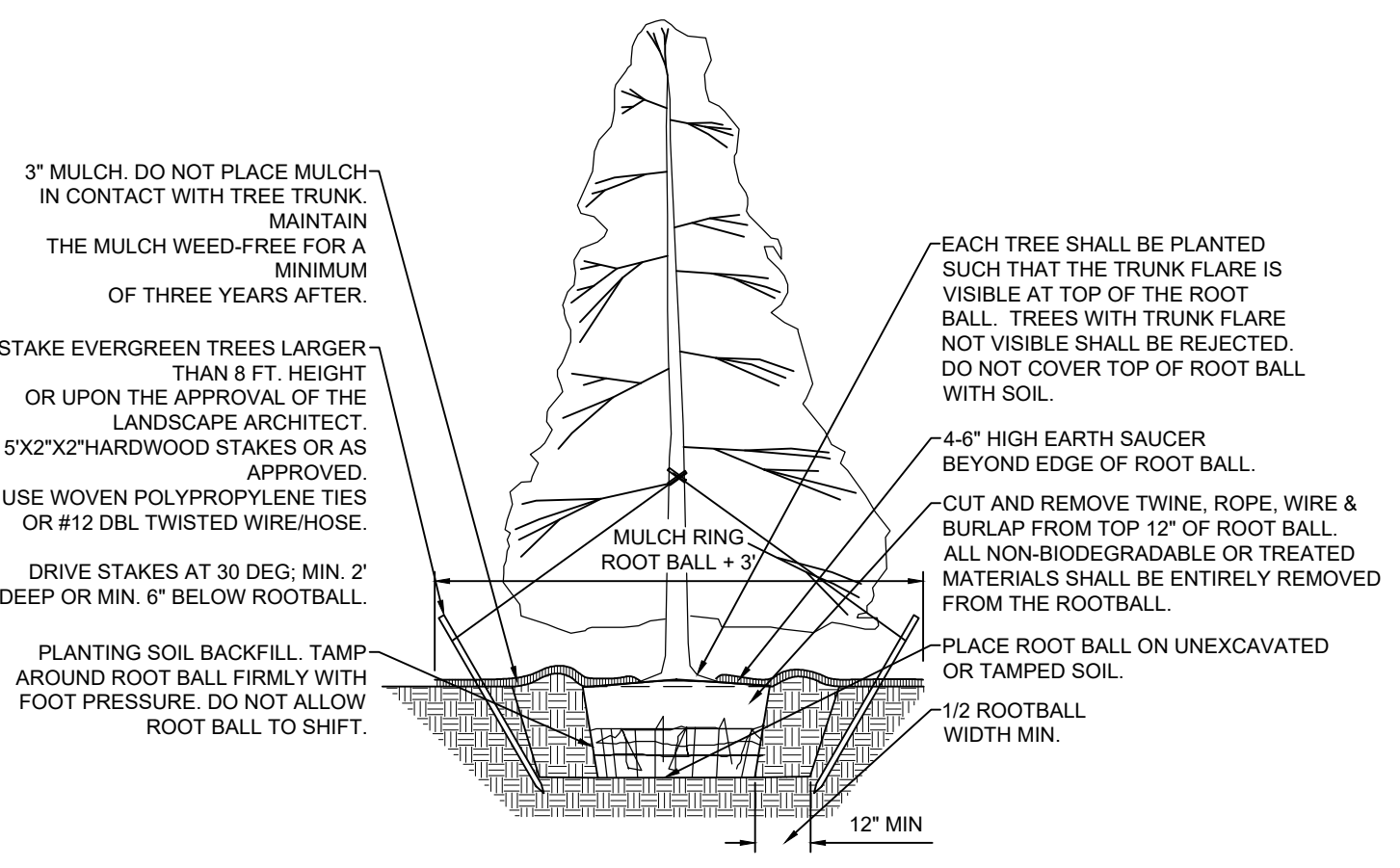
- NOTES:**
1. ALL TREES ARE TO BE STAKED WITH THREE (3) STAKES PLACED EQUILATERALLY AROUND THE TREE.
 2. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGES OF THE ROOT BALL.
 3. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5" (12MM).
 4. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.
 5. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:

- TREES UP TO 2.5' (65MM) CALIPER - 14 GAUGE
- TREES 2.5' (65MM) TO 3' (75MM) CALIPER - 12 GAUGE

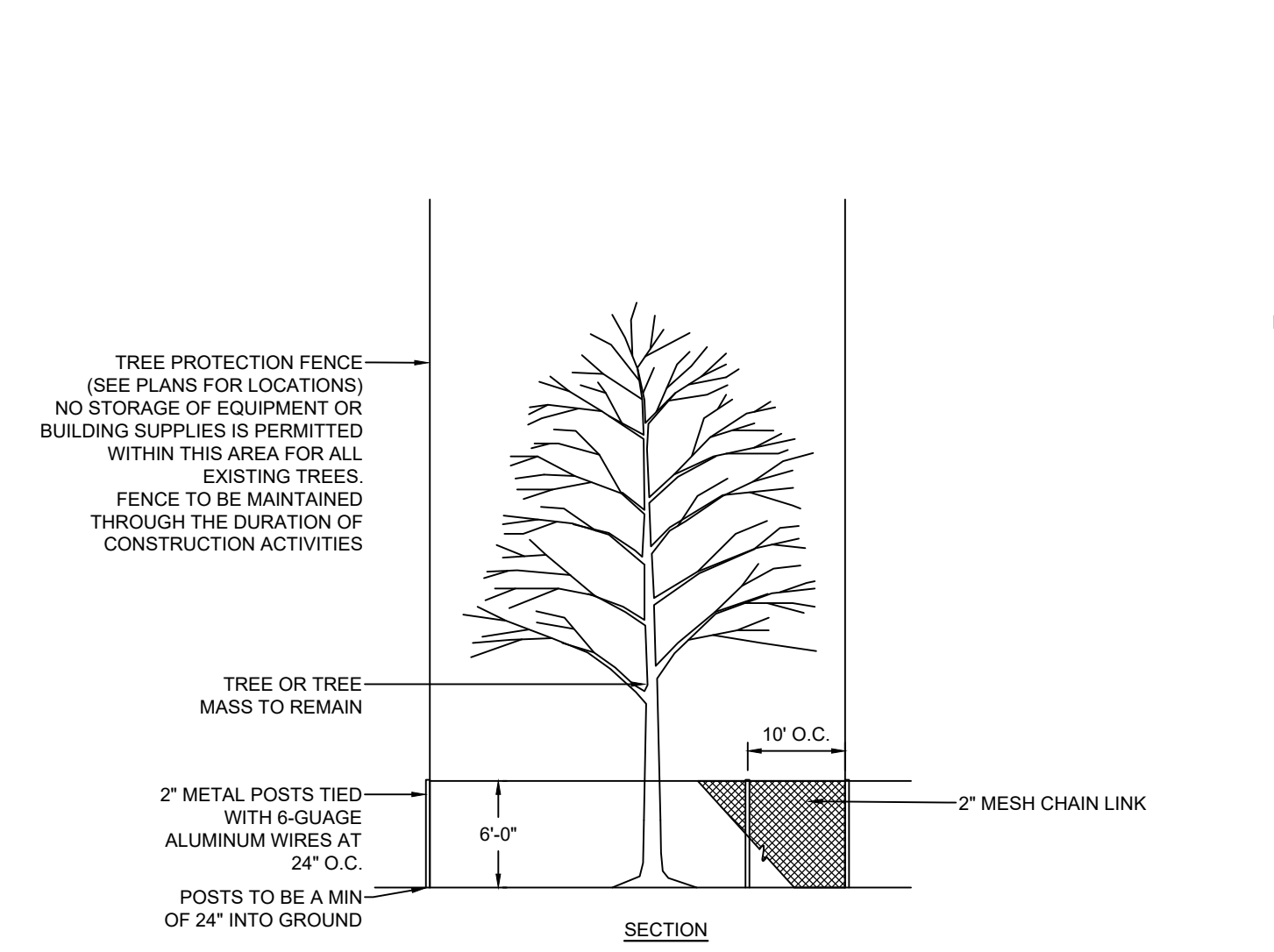
TIGHTEN WIRE OF CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE ENOUGH TO ACCOMMODATE 1.5" (35MM) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

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



EVERGREEN TREE PLANTING DETAIL

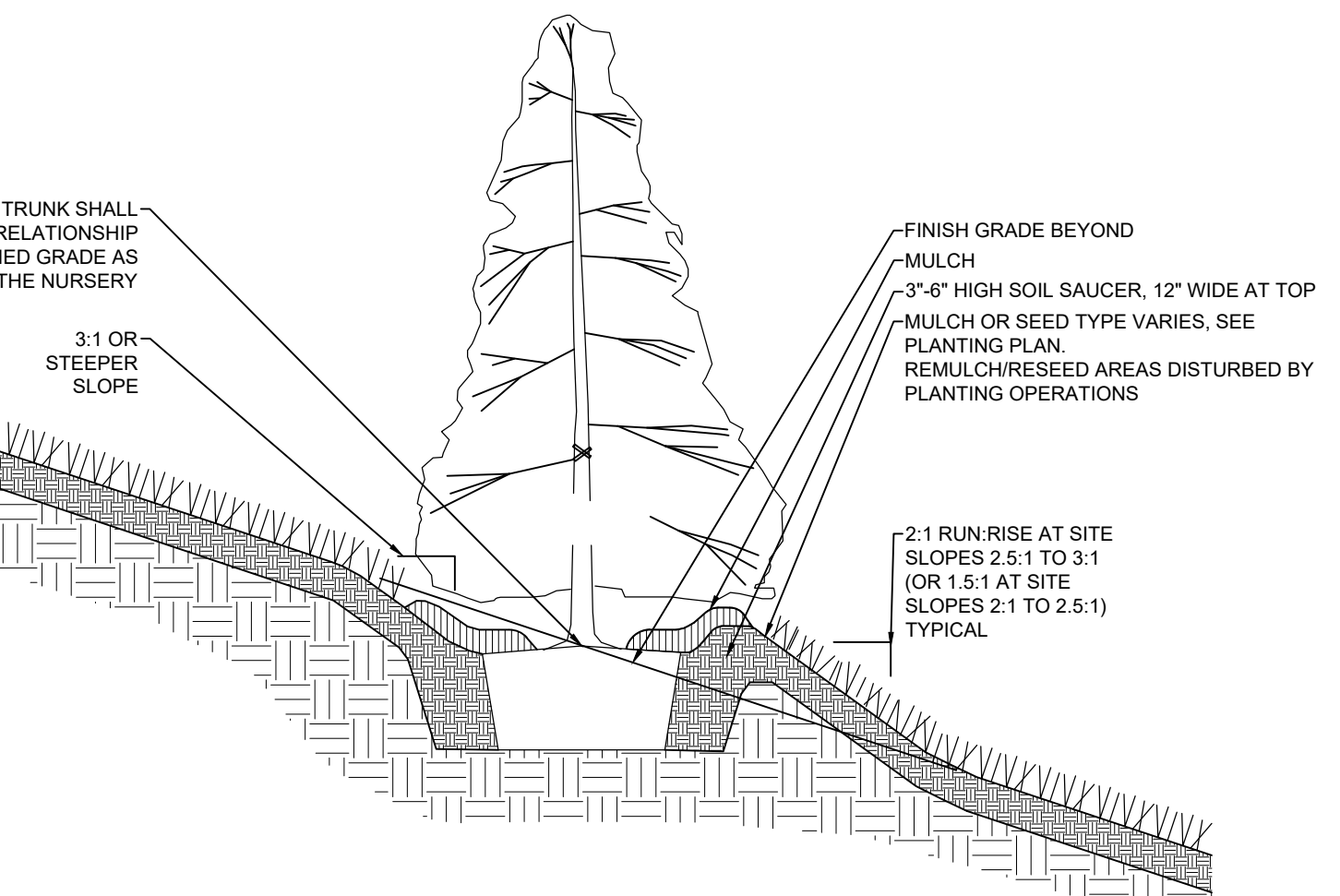
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE. OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.



TREE PROTECTION DETAIL

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

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



EVERGREEN TREE PLANTING ON SLOPE DETAIL

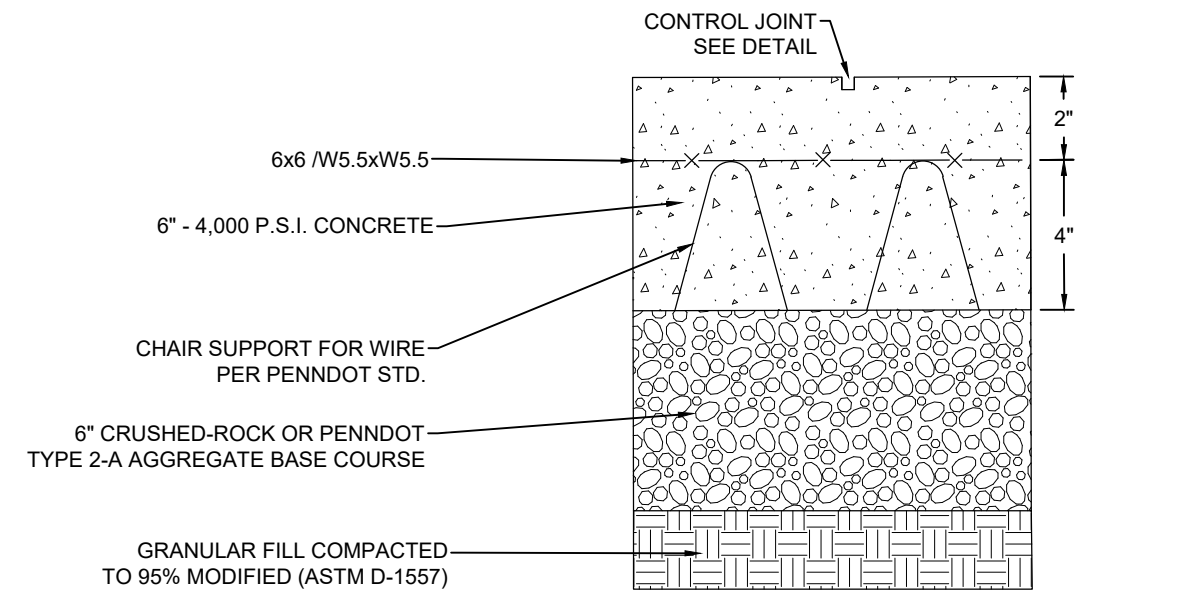
X:\PROJECTS\2400 - 24690\244304 - Green Valley Country Club Padel Courts\Drawings\Land Development\07-04-Landscape Notes & Details.dwg September 12, 2025

| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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

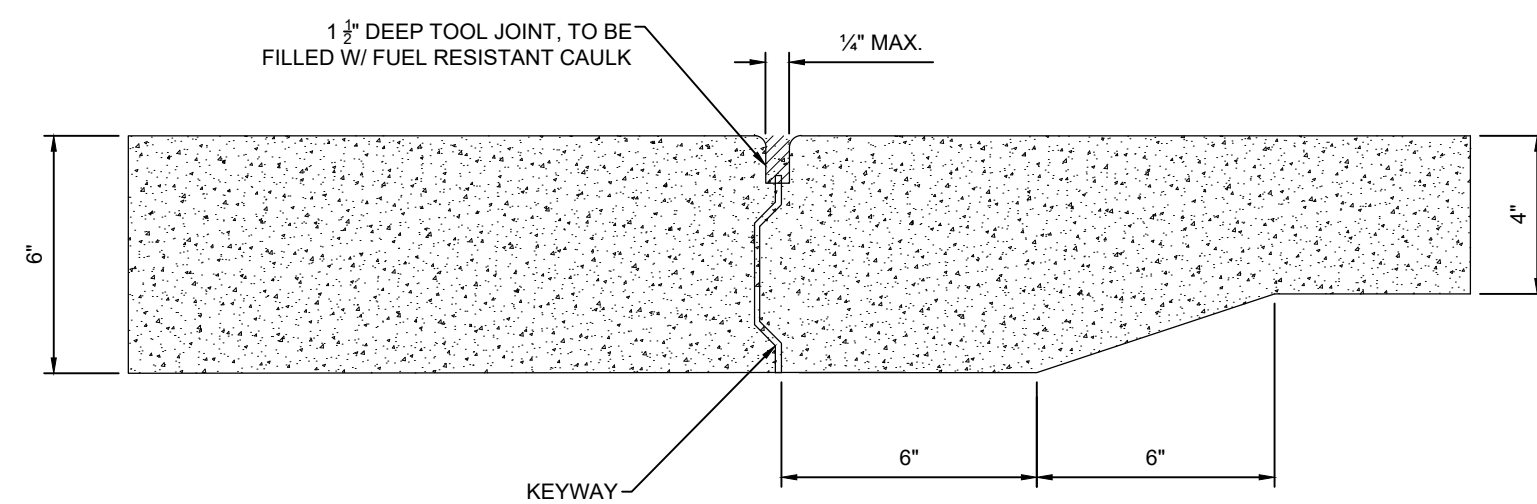
| | | |
|--|---|---|
| | | DRAWN BY DSC CHECKED BY MJE DATE 04-11-2025 DRAWING No. D 2443-04 08 |
| | 807 Easton Road Building B - 2nd Floor Willow Grove, PA 19090 Tel: (215) 348-8757 Fax: (215) 348-8759 www.eustaceeng.com | Martin J. Eustace, III, P.E. PA Lic. PE048891E |

X:\PROJECTS\2400 - 2499\2443\04 - Green Valley Country Club Padel\DRAWINGS\Land Development\08 d-Construction details.dwg September 12, 2025

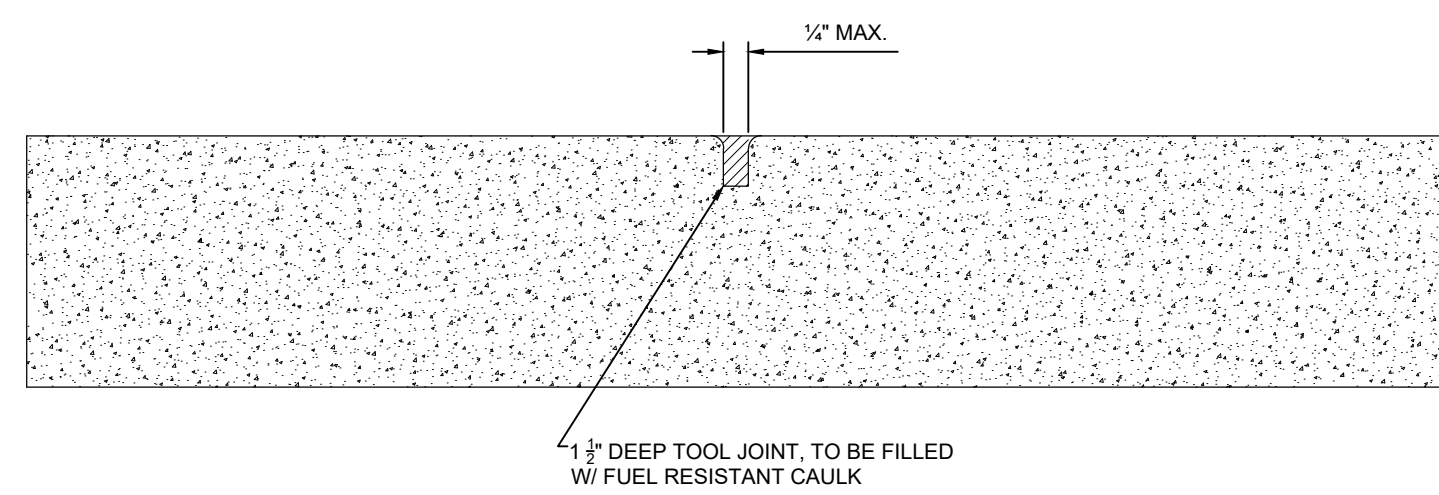


1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408.
2. 1\"/>

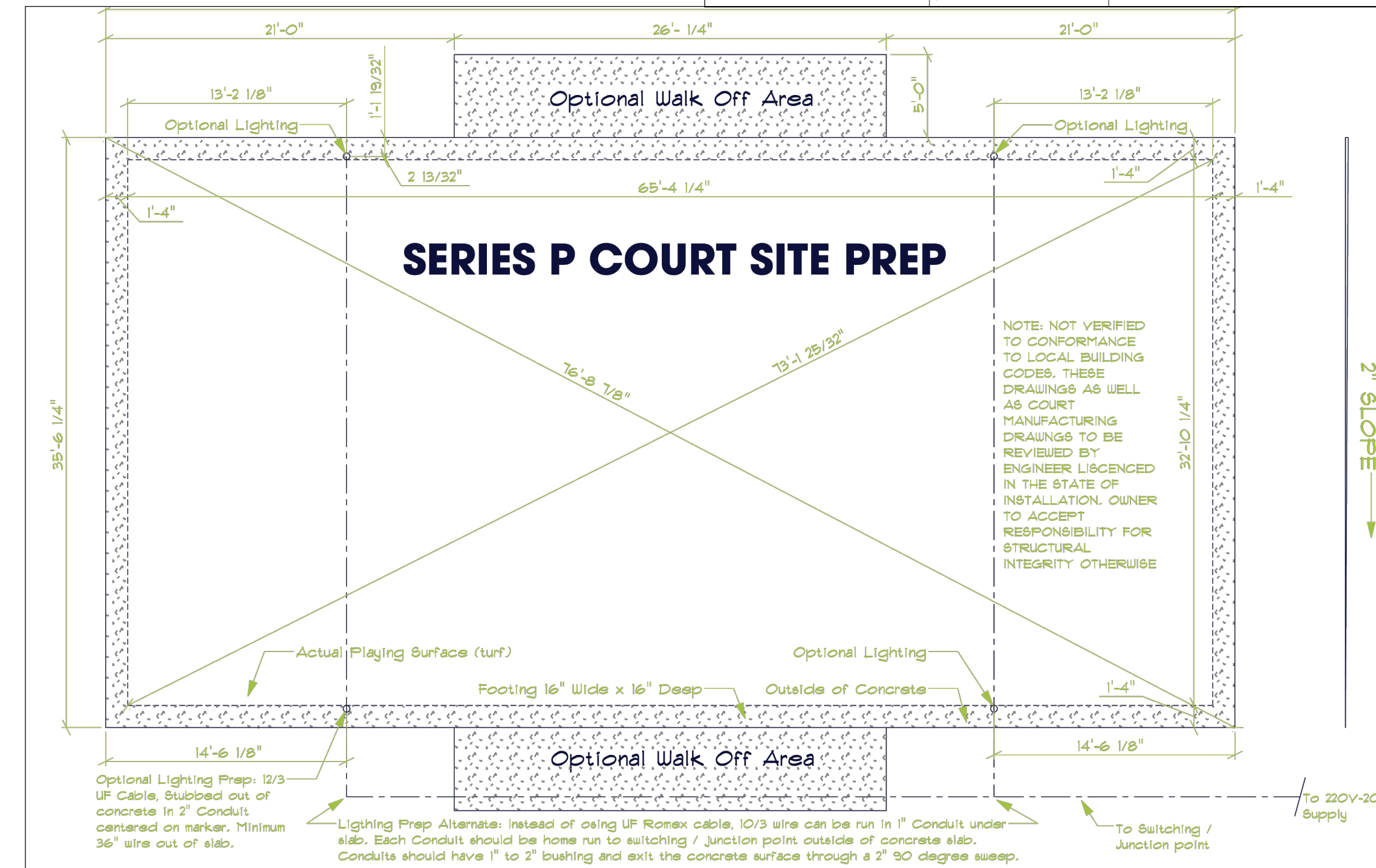
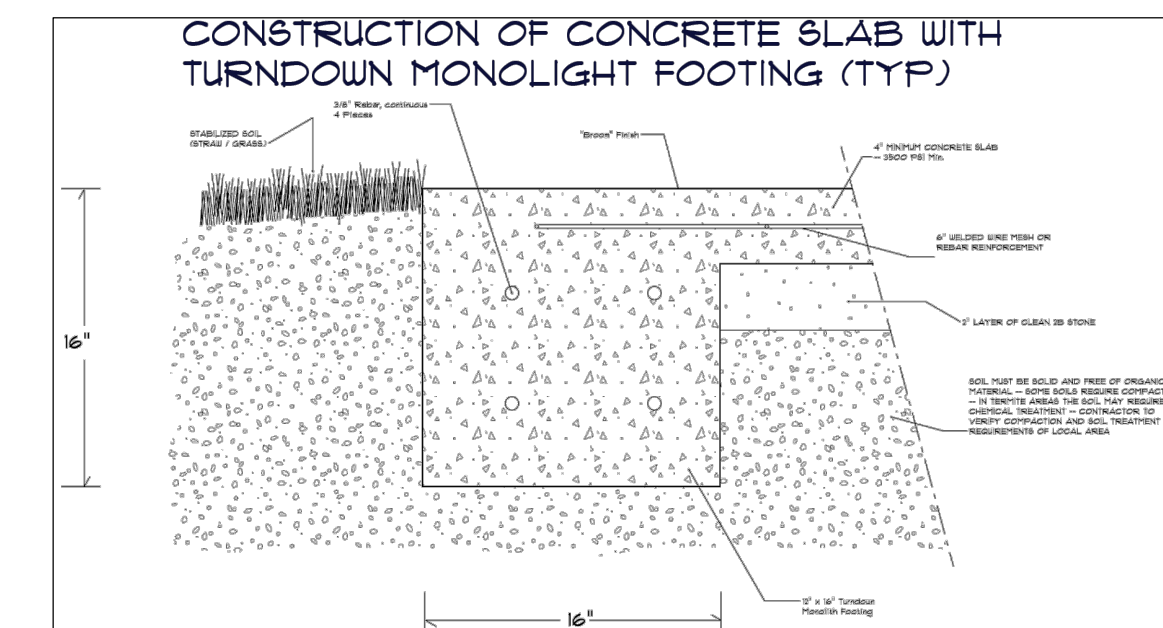
REINFORCED CONCRETE PAD DETAIL
N.T.S.



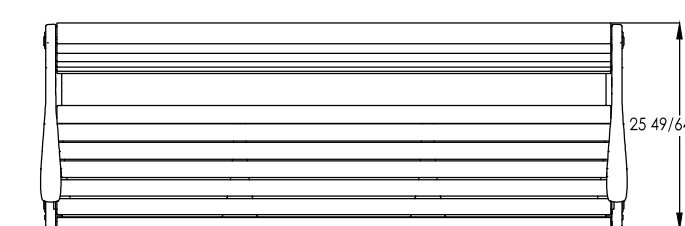
CONSTRUCTION JOINT DETAIL
N.T.S.



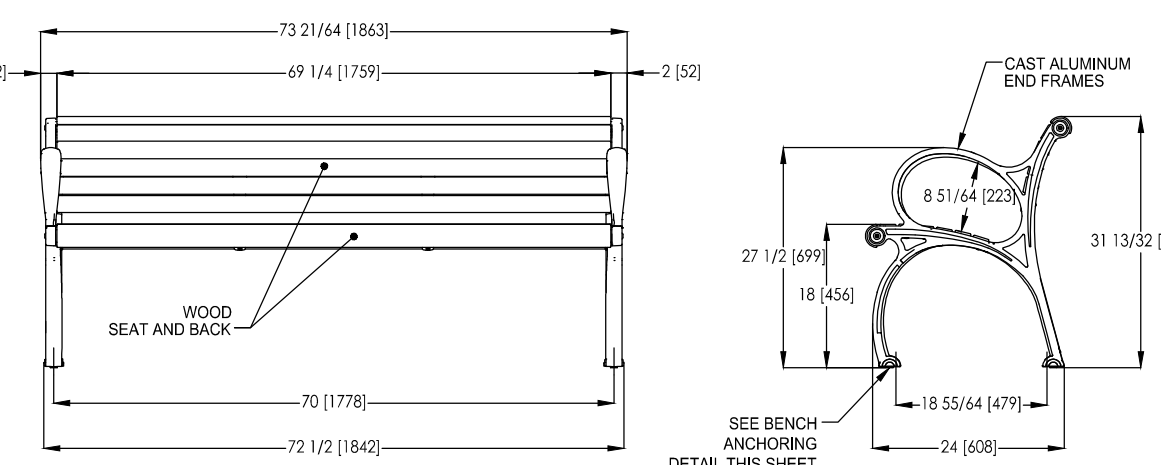
CONTROL JOINT DETAIL
N.T.S.



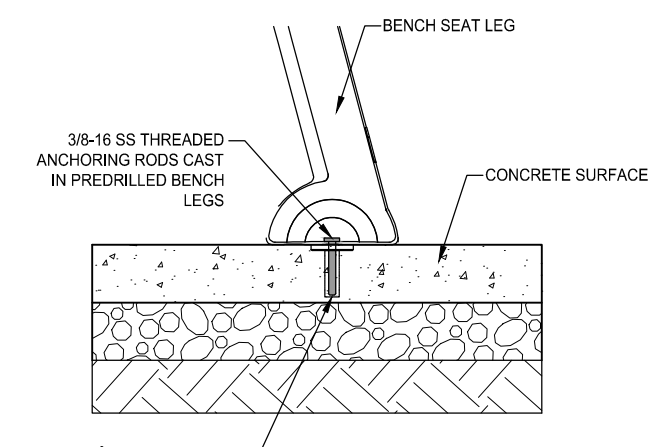
PADEL COURT DETAILS
N.T.S.



- NOTE:
1. SURFACE MOUNT OPTION
 2. CORROSION-RESISTANT ANCHORING
 3. HARDWARE SUPPLIED BY OTHERS.
 4. 1/32\"/>



72\"/>



BENCH ANCHORING DETAIL
N.T.S.

| | | | |
|---|------------|-----|-------------------------------|
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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

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

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

| | |
|-------------|--------------|
| DRAWN BY | DSC |
| CHECKED BY | MJE |
| DATE | 04-11-2025 |
| DRAWING No. | D 2443-04 09 |



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 18, 2025

File No. 2025-00205

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

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

Dear Mr. McAnally:

We are in receipt of a revised application including an 11 Sheet Plan set prepared by Eustace Engineering, regarding the above referenced project and dated April 11, 2025, and last revised September 12, 2025, requesting that the Township consider granting a waiver of Land Development for the proposed project. As requested, we have reviewed the plans for the property submitted by the applicant, which show the proposed site work. Following a cursory technical review of the above-mentioned documents, we recommend the granting of a waiver of the Land Development process. The plans will be reviewed for compliance with Chapter 58, 'Grading, Erosion Control and Stormwater Management' as part of the Earth Disturbance Permit Application. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,

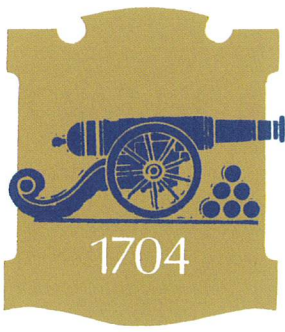
A handwritten signature in black ink that reads "Krista Heinrich".

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

KH/sl

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

O:\MUNICIPAL\2025\2500205-WshT_201 Ridge Pike (GVCC) - SLD 01-25\correspondence\SLD Waiver Req.doc



Whitemarsh TOWNSHIP

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

BOARD of SUPERVISORS

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

Craig T. McAnally
Township Manager

November 5, 2025

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

**RE: SLD# 01-25 (R1) / 201 Ridge Pike
Land Development Waiver Request for Pole Barn and Padel Courts
Zoning Ordinance Compliance Review Letter**

Dear Mr. Ginther:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Land Development Waiver Request, based on plans prepared by Eustace Engineering dated April 11, 2025 with a revision date of September 12, 2025.

The plans propose to complete two separate projects. The first is to remove the existing 2,360-square foot barn and replace it with a 2,592-square foot pole barn. The second is to create two padel ball courts, impacting approximately 11,760 square feet of the property; a concrete walkway and shade areas are proposed in conjunction with the padel courts. The site is zoned A- Residential with a Recreational Overlay over the entire property. The Recreational Overlay District governs, given the property's recreational use.

Previous Plan Review

We reviewed the pole barn when it was submitted for a grading permit on November 8, 2024. On August 7, 2024, The Zoning Hearing Board (ZHB# 2024-33) granted a variance from §116-183.A(2) to allow the front yard setback requirement for the pole barn to be 75' from Germantown Pike, whereas 150' is required.

The original land development waiver request for the pole barn and padel courts was approved by the Board of Supervisors on April 10, 2025. The reason for this submission, for a revised land development waiver, is because the location of the padel courts has changed. Originally, the four outdoor tennis courts were to remain and the padel court installation was to be behind the set of three tennis courts. In the current submission, the one separate tennis court (fourth court) is proposed to be removed and replaced with the two padel courts. While the pole barn is still part of the plan, its location has not changed and it has received the necessary permits for its installation and has been installed. For details on its specific location and other plan details, please refer to earlier plans prepared by Eustace Engineering entitled, 'Grading Permit Plans; Green Valley Country Club – Pole Barn' dated November 7, 2024, revised April 18, 2025.

There are no zoning issues noted with the current submission for a Land Development Waiver Request; all zoning comments noted with the initial Land Development Waiver Request have been satisfactorily addressed.

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. McAnally, 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
Darrell Campana, P.E., Applicant's Engineer

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

prepared for
GREEN VALLEY COUNTRY CLUB

prepared by



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

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

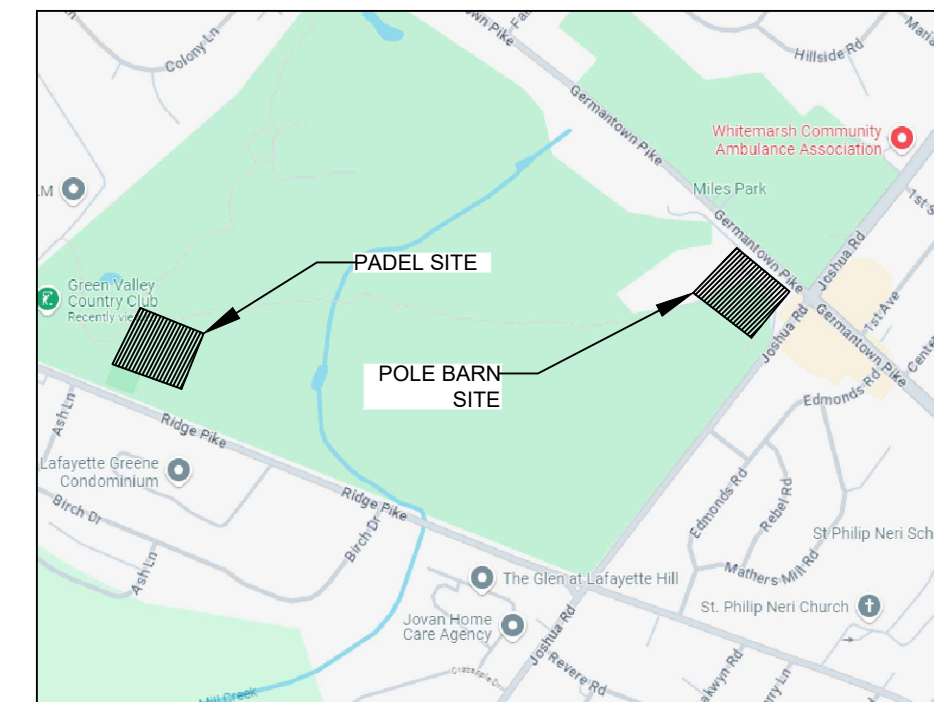
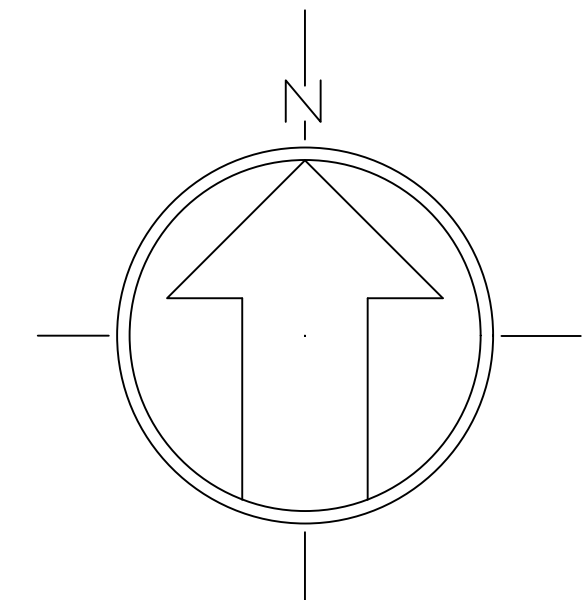
PLAN INDEX

| DRAWING NO. | SHEET NO. | NAME | DATE | LAST REVISED |
|--------------|-----------|---|----------|--------------|
| D 2443 04 00 | 0 OF 10 | COVER SHEET | 04-11-25 | 11-08-25 |
| D 2443 04 01 | 1 OF 10 | OVERALL LOCATION MAP- PADEL & POLE BARN | 04-11-25 | 11-08-25 |
| D 2443 04 01 | 2 OF 10 | OVERALL EXISTING CONDITIONS PLAN | 04-11-25 | 11-08-25 |
| D 2443 04 02 | 3 OF 10 | EXISTING CONDITIONS & DEMOLITION PLAN | 04-11-25 | 11-08-25 |
| D 2443 04 03 | 4 OF 10 | GRADING & UTILITIES PLAN | 04-11-25 | 11-08-25 |
| D 2443 04 04 | 5 OF 10 | LAYOUT & MATERIALS PLAN | 04-11-25 | 11-08-25 |
| D 2443 04 05 | 6 OF 10 | EROSION & SEDIMENT CONTROL PLAN | 04-11-25 | 11-08-25 |
| D 2443 04 06 | 7 OF 10 | EROSION & SEDIMENT CONTROL DETAILS | 04-11-25 | 11-08-25 |
| D 2443 04 07 | 8 OF 10 | LANDSCAPE PLAN | 04-11-25 | 11-08-25 |
| D 2443 04 08 | 9 OF 10 | LANDSCAPE NOTES & DETAILS | 04-11-25 | 11-08-25 |
| D 2443 04 09 | 10 OF 10 | CONSTRUCTION DETAILS | 04-11-25 | 11-08-25 |

PROJECT NO. 2443-04

General Notes:

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



Location Map
Scale: 1" = 1000'

Legend

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

SITE DATA:

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

OWNER/APPLICANT:

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

PARCEL INFORMATION:

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

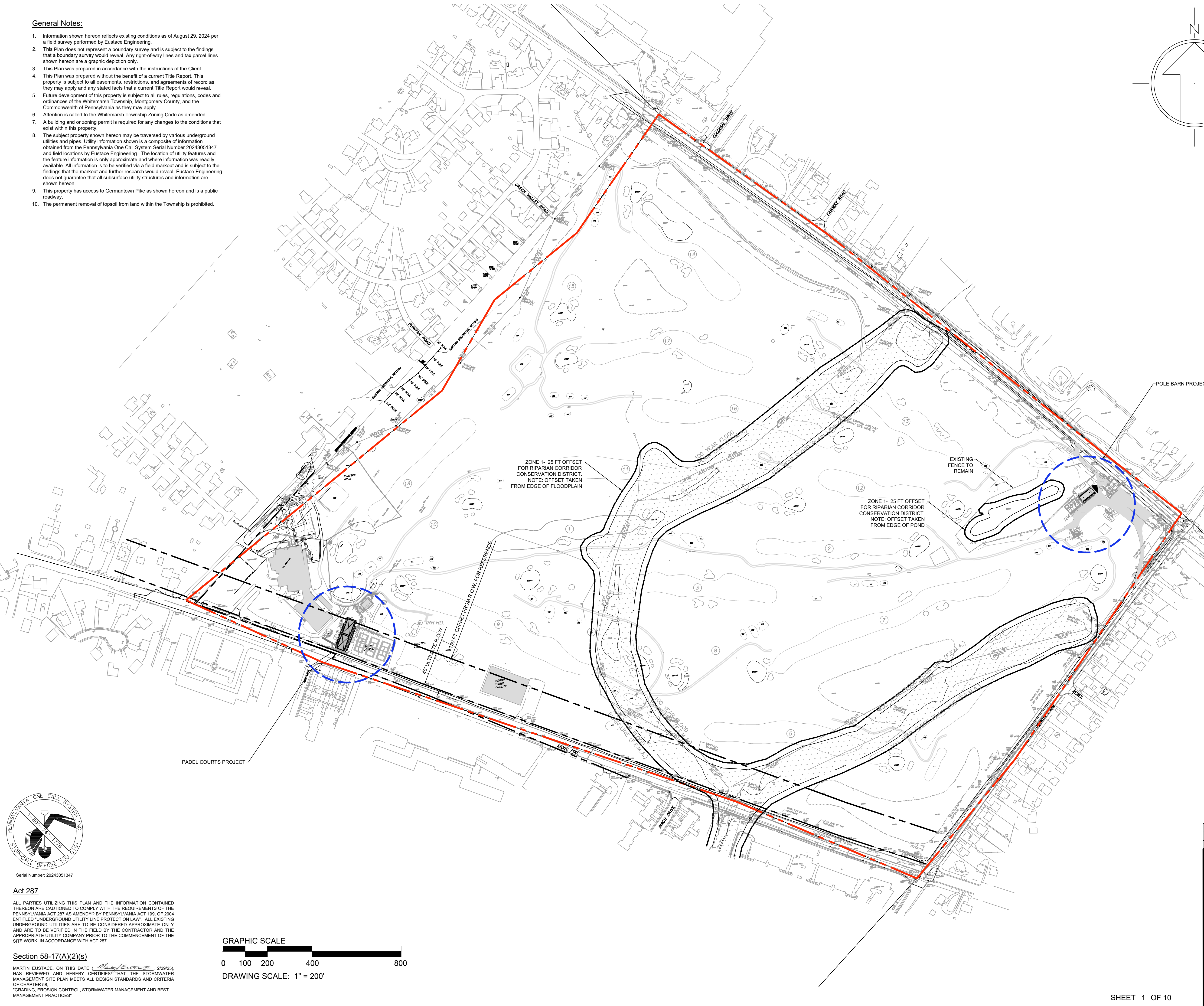
ZONING DATA:

A-RESIDENTIAL DISTRICT:

| | | |
|---------------------|-----------------------------------|---------------------|
| LOT AREA MIN. | 15,000 SF | REQUIRED: |
| FRONT YARD MIN. | 40' | FRONT YARD MIN. |
| SIDE YARD MIN. | 15'; AGGR. 40' | REAR YARD MIN. |
| REAR YARD MIN. | 40' | LOT WIDTH MIN. |
| LOT WIDTH MIN. | 30' | BLDG. HEIGHT MAX. |
| BLDG. HEIGHT MAX. | PRINCIPLE = 35' / ACCESSORY = 20' | BLDG. COVERAGE MAX. |
| BLDG. COVERAGE MAX. | 20% | |

NOTES:

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



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

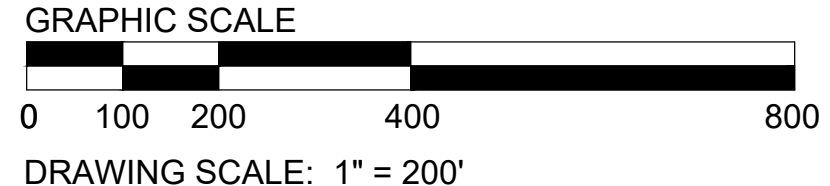
ZONE 1- 25 FT OFFSET FOR RIPARIAN CORRIDOR CONSERVATION DISTRICT. NOTE: OFFSET TAKEN FROM EDGE OF POND

100 FT OFFSET FROM P.O.W. FOR REFERENCE

40' ULTIMATE T.E.R.O.W.



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



Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE (2/28/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58. "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"

| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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

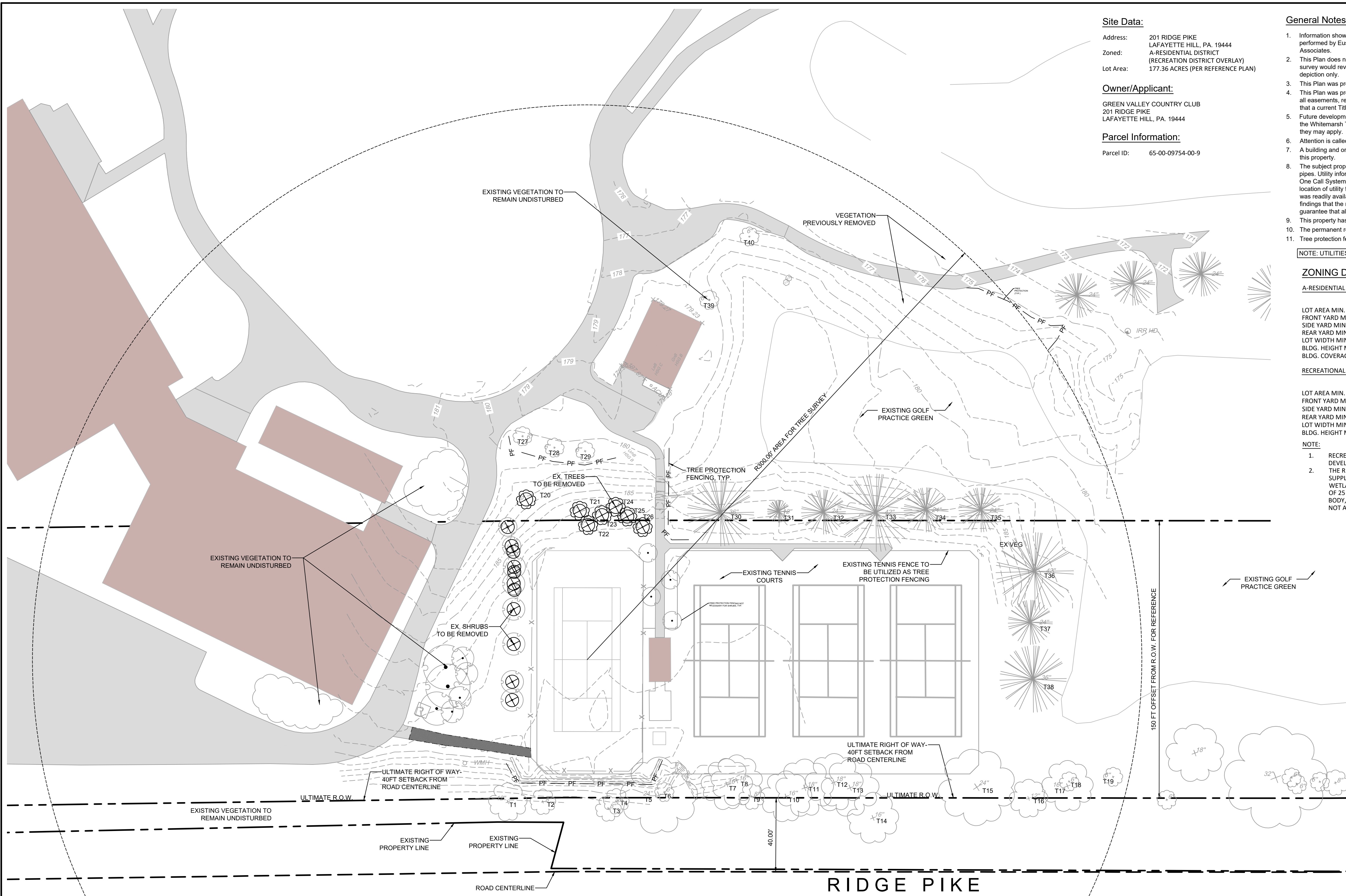
MARTIN J. EUSTACE, III, P.E.
PA Lic. PE048991E

807 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 348-8757
Fax: (215) 348-8759
www.eustaceeng.com

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-18-2025
DRAWING No.: D 2443-03 7

X:\PROJECTS\2400 - 24690\243104 - Green Valley Country Club Padel\DRAWINGS\Land Development\09 d-Overall Location Map.dwg, September 12, 2025

X:\PROJECTS\2400 - 24699\2443\04 - Green Valley Country Club Padel BallDRAWINGS\Land Development\01 4-existing conditions plan.dwg November 11, 2025



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

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

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

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

ZONING DATA:

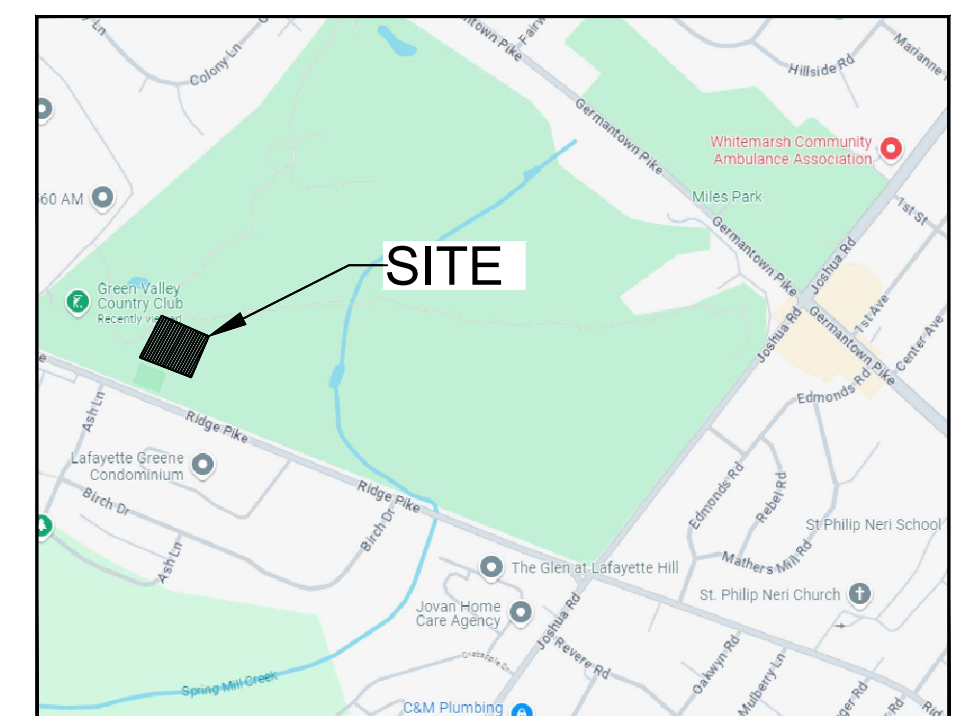
A-RESIDENTIAL DISTRICT:

| | REQUIRED: | EXISTING: | PROVIDED: |
|---------------------|-----------------------------------|-----------|-----------|
| LOT AREA MIN. | 15,000 SF | 177.36 AC | 177.36 AC |
| FRONT YARD MIN. | 40' | N/A | N/A |
| SIDE YARD MIN. | 15'; AGGR. 40' | N/A | N/A |
| REAR YARD MIN. | 40' | N/A | N/A |
| LOT WIDTH MIN. | 90' | N/A | N/A |
| BLDG. HEIGHT MAX. | PRINCIPLE = 35' / ACCESSORY = 20' | N/A | N/A |
| BLDG. COVERAGE MAX. | 20% | N/A | N/A |

RECREATIONAL DISTRICT OVERLAY SECTION 116-177:

| | REQUIRED: | EXISTING: | PROVIDED: |
|-------------------|-----------|-----------|-----------|
| LOT AREA MIN. | 60 AC | 177.36 AC | 177.36 AC |
| FRONT YARD MIN. | 150' | N/A | N/A |
| SIDE YARD MIN. | 100' | N/A | N/A |
| REAR YARD MIN. | 100' | N/A | N/A |
| LOT WIDTH MIN. | 500' | 3,388' | 3,388' |
| BLDG. HEIGHT MAX. | 40' | N/A | N/A |

- NOTE:**
- RECREATIONAL DISTRICT OVERLAY DISTRICT GOVERNS THE PROPOSED DEVELOPMENT.
 - THE RIPARIAN CORRIDOR CONSERVATION DISTRICT SHALL SERVE AS A SUPPLEMENT TO THE UNDERLYING DISTRICT PROVISIONS. FOR WETLANDS AND WATER BODIES, ZONE 1 SHALL BE A MINIMUM WIDTH OF 25 FEET FROM THE OUTER EDGE OF THE WETLAND OR WATER BODY, MEASURED PERPENDICULAR TO THE EDGE AND ZONE 2 DOES NOT APPLY. SEE OVERALL LOCATION MAP.



Location Map
 Scale: 1" = 1000'

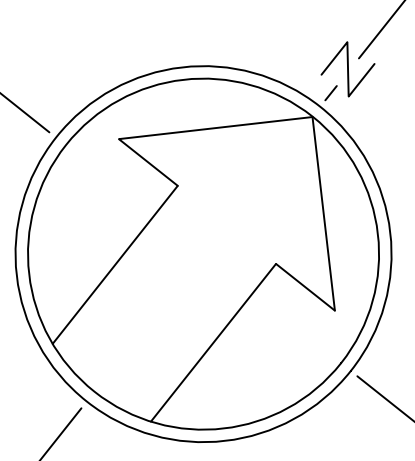
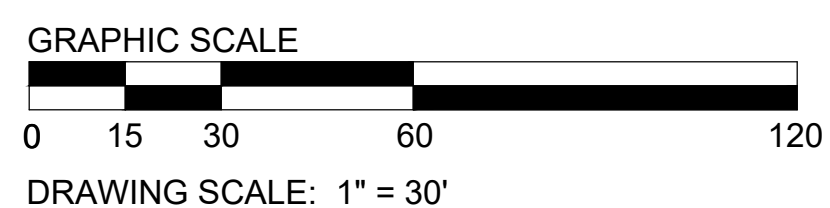
Legend

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

RIDGE PIKE

Existing Tree Inventory

| No. | Size (in): | Notes: | Species: | No. | Size (in): | Notes: | Species: | No. | Size (in): | Notes: | Species: |
|-----|------------|-----------|--------------------|-----|------------|-----------|-------------------------------|-----|------------|-----------|---------------------------|
| 1 | 12 | To Remain | Acer saccharum | 19 | 6 | To Remain | Acer saccharum | 37 | 24 | To Remain | Pinus strobus |
| 2 | 8 | To Remain | Acer saccharum | 20 | 6 | TER | Cercis canadensis | 38 | 36 | To Remain | Pinus strobus |
| 3 | 8 | To Remain | Acer saccharum | 21 | 6 | TER | Viburnum dentatum | 39 | 6 | To Remain | Lagerstroemia indica |
| 4 | 8 | To Remain | Acer saccharum | 22 | 6 | TER | Viburnum dentatum | 40 | 6 | To Remain | Prunus serotina 'Kwanzan' |
| 5 | 24 | To Remain | Fraxinus americana | 23 | 6 | TER | Viburnum dentatum | | | | |
| 6 | 6 | To Remain | Fraxinus americana | 24 | 6 | TER | Viburnum dentatum | | | | |
| 7 | 16 | To Remain | Maclura pomifera | 25 | 6 | TER | Viburnum dentatum | | | | |
| 8 | 16 | To Remain | Maclura pomifera | 26 | 6 | TER | Viburnum dentatum | | | | |
| 9 | 8 | To Remain | Acer saccharum | 27 | 6 | To Remain | Acer tataricum subsp. Ginnala | | | | |
| 10 | 16 | To Remain | Maclura pomifera | 28 | 6 | To Remain | Acer tataricum subsp. Ginnala | | | | |
| 11 | 18 | To Remain | Maclura pomifera | 29 | 6 | To Remain | Acer tataricum subsp. Ginnala | | | | |
| 12 | 18 | To Remain | Maclura pomifera | 30 | 36 | To Remain | Pinus strobus | | | | |
| 13 | 18 | To Remain | Maclura pomifera | 31 | 12 | To Remain | Picea | | | | |
| 14 | 16 | To Remain | Maclura pomifera | 32 | 24 | To Remain | Pinus strobus | | | | |
| 15 | 24 | To Remain | Fraxinus americana | 33 | 42 | To Remain | Pinus strobus | | | | |
| 16 | 12 | To Remain | Acer saccharum | 34 | 24 | To Remain | Pinus strobus | | | | |
| 17 | 16 | To Remain | Acer saccharum | 35 | 24 | To Remain | Pinus strobus | | | | |
| 18 | 6 | To Remain | Acer saccharum | 36 | 42 | To Remain | Pinus strobus | | | | |



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

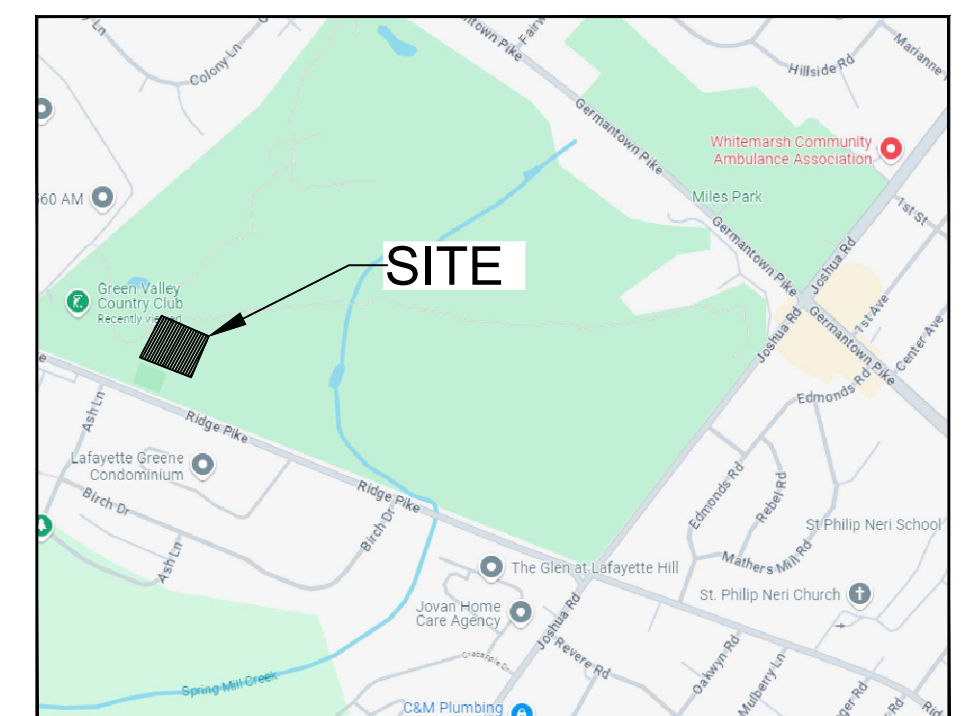
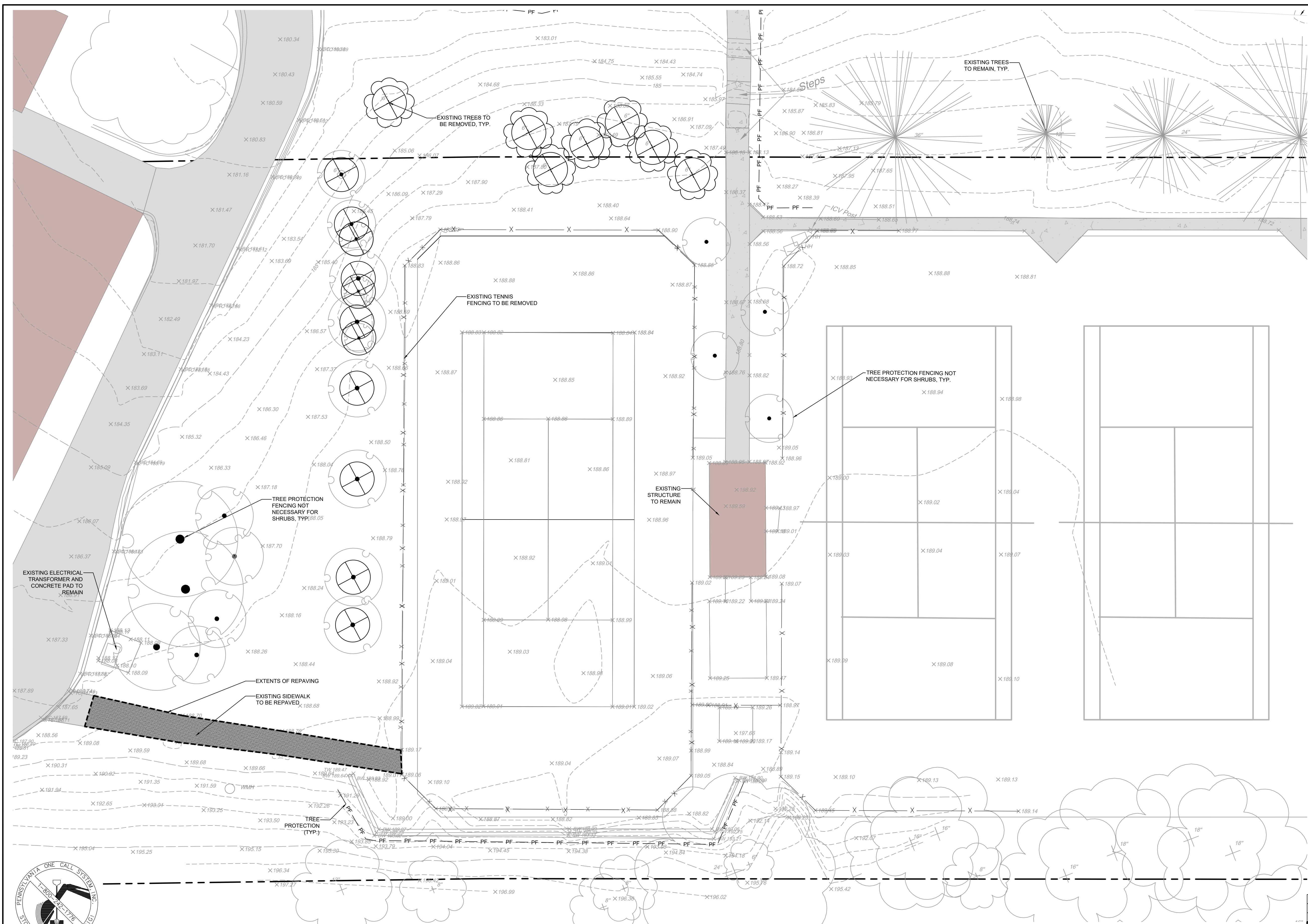
Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (11/11/2025), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"

| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

Overall Ex Conditions Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

| | | | |
|---|--|-------------|--------------|
| | | DRAWN BY | DSC |
| | | CHECKED BY | MJE |
| 307 Easton Road Building B - 2nd Floor Willow Grove, PA 19090 Tel: (215) 346-8757 Fax: (215) 346-8759 www.eustaceeng.com | | DATE | 04-11-2025 |
| Martin J. Eustace, III, P.E. PA Lic. PE04889E | | DRAWING No. | D 2443-04 01 |

X:\PROJECTS\2400 - 2469024\3104 - Green Valley Country Club Padel Drawings\Land Development\01 Existing Conditions Plan.dwg November 11, 2025



Location Map
Scale: 1" = 1000'

Legend

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

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

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

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

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

ZONING DATA:
 A-RESIDENTIAL DISTRICT:

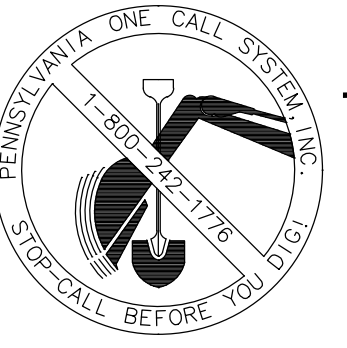
| | | |
|---------------------|-----------------------------------|-----------|
| LOT AREA MIN. | REQUIRED: | 15,000 SF |
| FRONT YARD MIN. | 40' | |
| SIDE YARD MIN. | 15'; AGGR. 40' | |
| REAR YARD MIN. | 40' | |
| LOT WIDTH MIN. | 90' | |
| BLDG. HEIGHT MAX. | PRINCIPLE = 35' / ACCESSORY = 20' | |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

RECREATIONAL DISTRICT OVERLAY SECTION 116-177:

| | | | |
|-------------------|-----------|-----------|-----------|
| LOT AREA MIN. | REQUIRED: | EXISTING: | PROVIDED: |
| FRONT YARD MIN. | 60 AC | 177.36 AC | 177.36 AC |
| SIDE YARD MIN. | 150' | N/A | N/A |
| REAR YARD MIN. | 100' | N/A | N/A |
| LOT WIDTH MIN. | 100' | N/A | N/A |
| BLDG. HEIGHT MAX. | 500' | 3.388' | 3.388' |

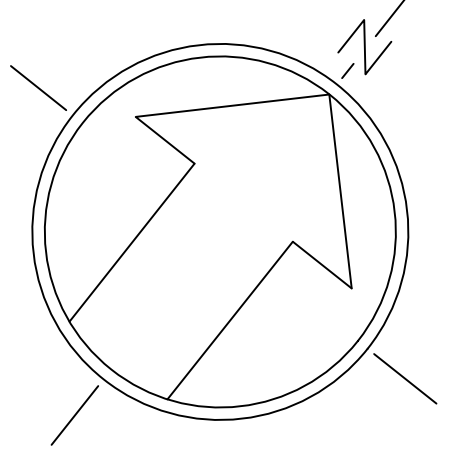
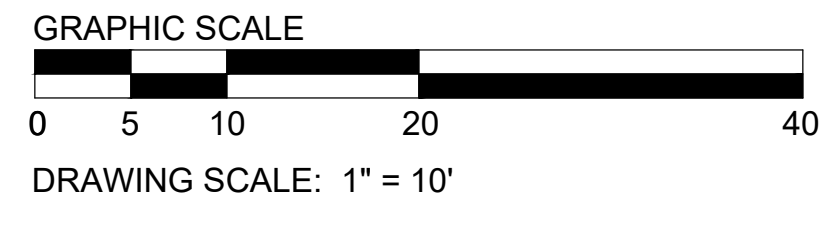
- NOTE:**
- RECREATIONAL DISTRICT OVERLAY DISTRICT GOVERNS THE PROPOSED DEVELOPMENT
 - THE RIPARIAN CORRIDOR CONSERVATION DISTRICT SHALL SERVE AS A SUPPLEMENT TO THE UNDERLYING DISTRICT PROVISIONS. FOR WETLANDS AND WATER BODIES, ZONE 1 SHALL BE A MINIMUM WIDTH OF 25 FEET FROM THE OUTER EDGE OF THE WETLAND OR WATER BODY, MEASURED PERPENDICULAR TO THE EDGE AND ZONE 2 DOES NOT APPLY.

| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |



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

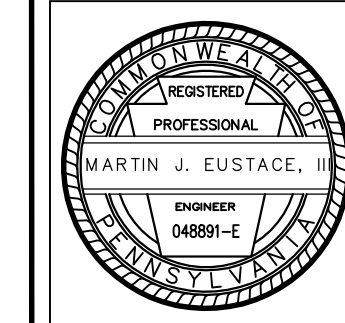
Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (2/29/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES"



General Notes:

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

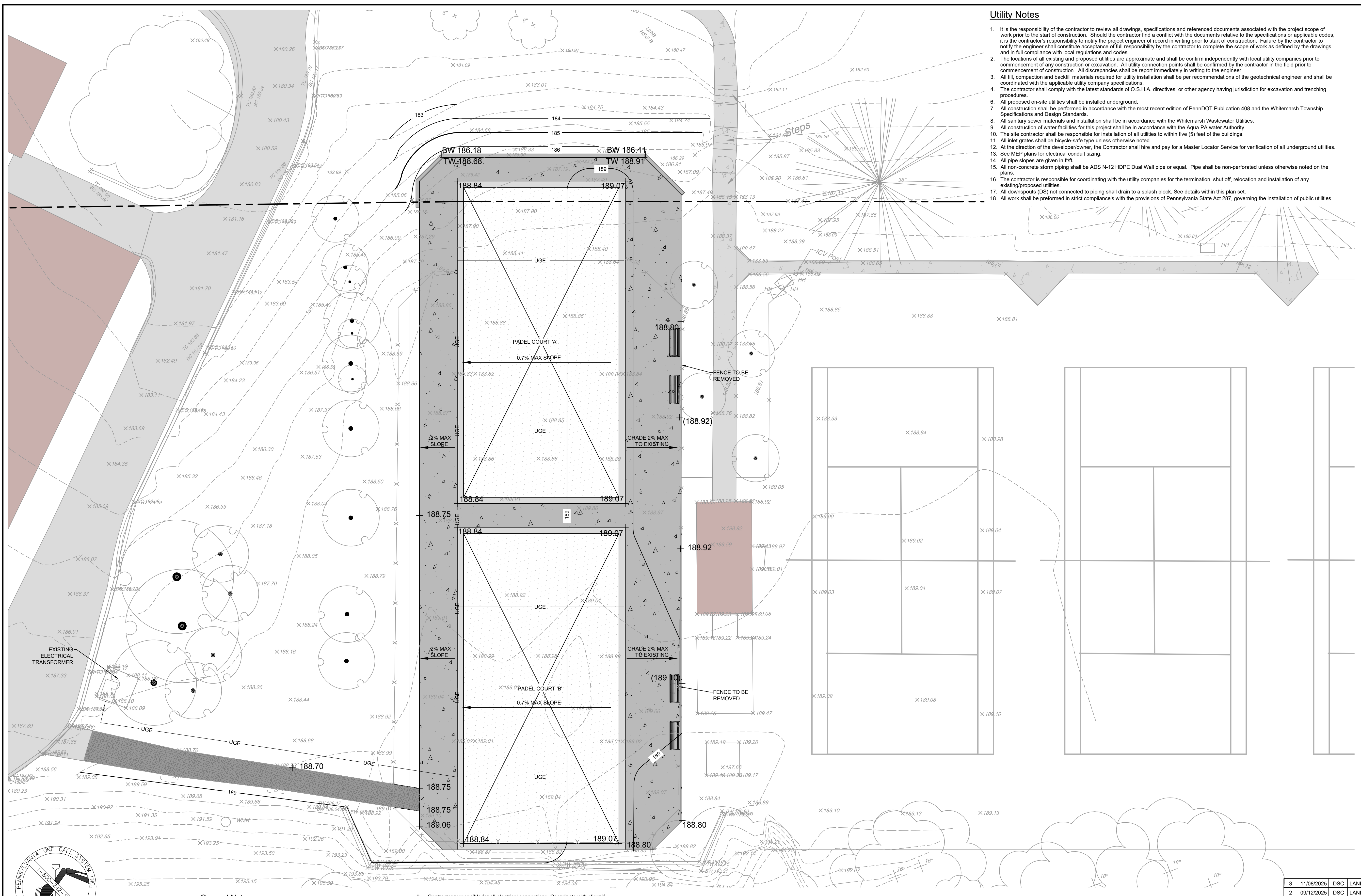
Existing Conditions & Demolition Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
 307 Easton Road
 Building B - 2nd Floor
 Willow Grove, PA 19090
 Tel: (215) 348-8757
 Fax: (215) 348-8759
 www.eustaceeng.com

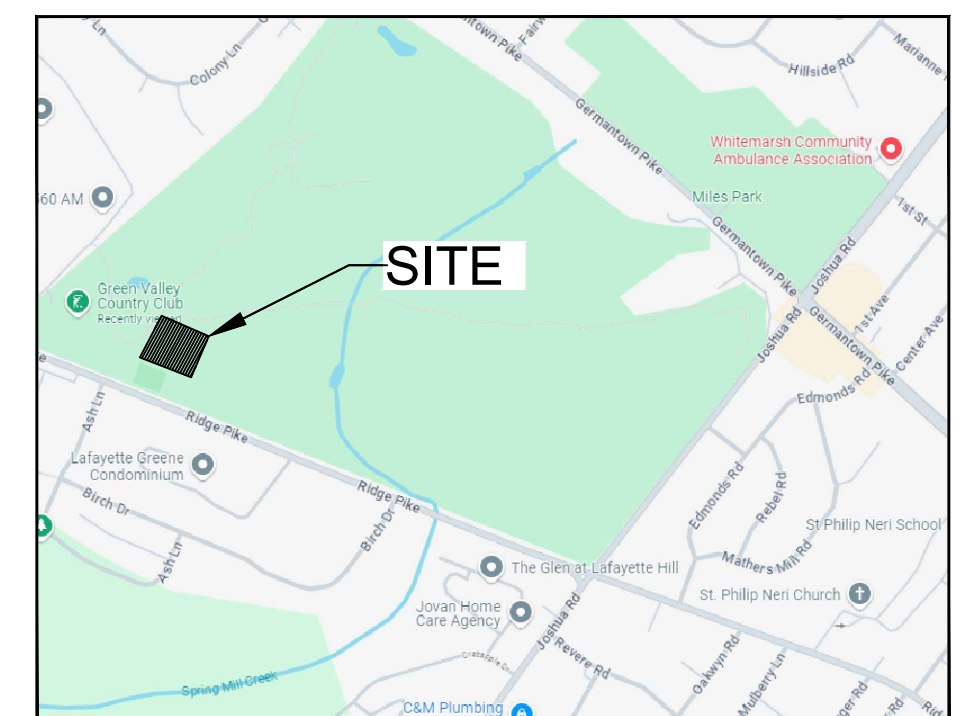
DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-11-2025
DRAWING No.: D 2443-04 02

X:\PROJECTS\2400 - 24699\2443104 - Green Valley Country Club Padel Drawings\Land Development\02 d-Grading & Utilities plan.dwg September 25, 2025



Utility Notes

- It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
- The locations of all existing and proposed utilities are approximate and shall be confirmed independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be reported immediately in writing to the engineer.
- All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
- The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
- All proposed on-site utilities shall be installed underground.
- All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Whitmarsh Township Specifications and Design Standards.
- All sanitary sewer materials and installation shall be in accordance with the Whitmarsh Wastewater Utilities.
- All construction of water facilities for this project shall be in accordance with the Aqua PA water Authority.
- The site contractor shall be responsible for installation of all utilities to within five (5) feet of the buildings.
- All inlet grates shall be bicycle-safe type unless otherwise noted.
- At the direction of the developer/owner, the Contractor shall hire and pay for a Master Locator Service for verification of all underground utilities.
- See MEP plans for electrical conduit sizing.
- All pipe slopes are given in ft/ft.
- All non-concrete storm piping shall be ADS N-12 HDPE Dual Wall pipe or equal. Pipe shall be non-perforated unless otherwise noted on the plans.
- The contractor is responsible for coordinating with the utility companies for the termination, shut off, relocation and installation of any existing/proposed utilities.
- All downspouts (DS) not connected to piping shall drain to a splash block. See details within this plan set.
- All work shall be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities.



Location Map
Scale: 1" = 100'

Legend

- Existing Building
- Existing Asphalt Paving
- Existing Concrete
- Existing Brick Paving
- Existing Contour
- Existing Index Contour
- Existing Sign
- Existing Treeline
- Existing Evergreen Tree and Deciduous Tree
- Proposed Sidewalk
- Proposed Asphalt
- Proposed Contour
- Proposed Index Contour
- Proposed Spot Grade
- Soil Boundary
- Proposed Electric Line
- Proposed Landscape area
- Proposed Padel Court
- Proposed Trees & Shrubs
- Existing Shrub

Site Data:

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

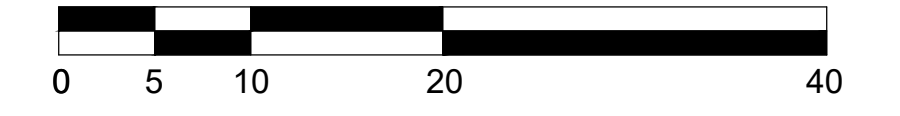
Owner/Applicant:

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

Parcel Information:

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

GRAPHIC SCALE



DRAWING SCALE: 1" = 10'

General Notes:

- Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
- This Plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
- This Plan was prepared in accordance with the instructions of the Client.
- This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
- Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitmarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the Whitmarsh Township Zoning Code as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number: 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field mark and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
- Contractor responsible for all electrical connections. Coordinate with client if proposed electrical connection does not meet requirements.
- This property has access to Ridge Pike as shown hereon and is a public roadway.
- Existing features on adjoining properties and roadways are shown in limited detail. If future development of this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within those areas.
- Precision of information when originally established and typographical errors in legal documentation may result in fractional difference between what is shown on this plan and the recorded information.

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

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

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

PROPOSED CONCRETE AREA = 3,209 S.F.
PROPOSED PADEL BALL COURTS = 4,850 S.F.
INCREASE IN IMPERVIOUS COVERAGE = 1,389 S.F.



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

Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE (09/12/2025) (2/29/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES".

OWNER: _____ ON THIS DATE / / 20____ ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER BMP FIXTURES MUST BE APPROVED BY THE MUNICIPALITY.

DESIGN ENGINEER: _____ ON THIS DATE / / 20____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58 "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES".

| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

Grading & Utilities Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITMARSH TOWNSHIP

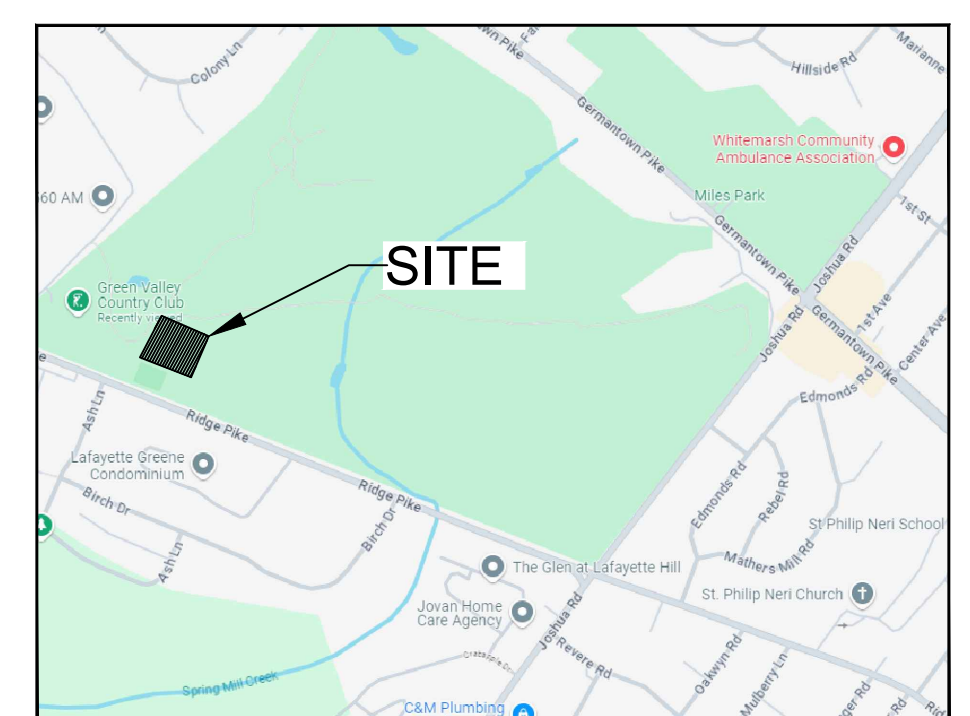
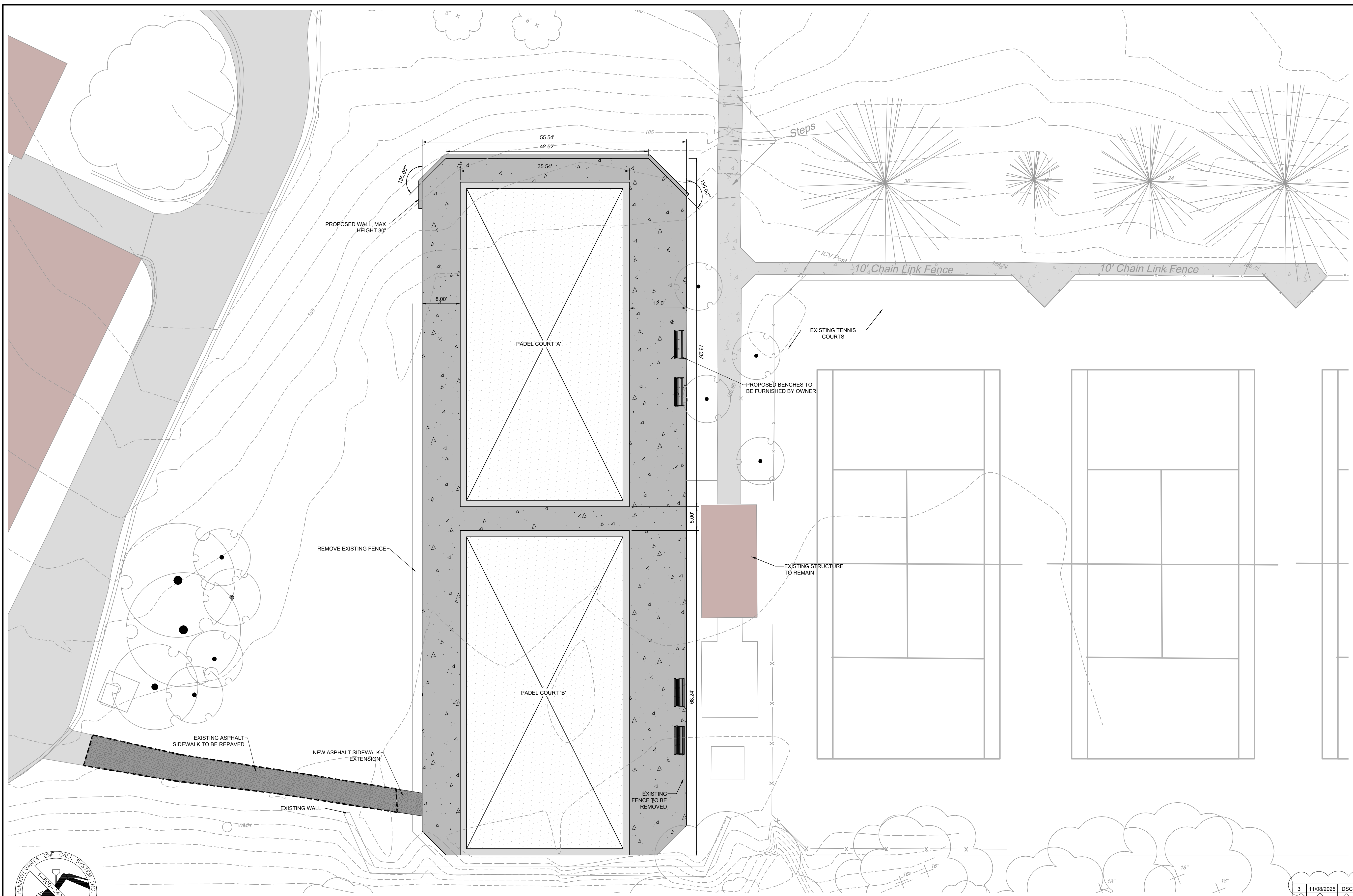
MARTIN J. EUSTACE, II
PROFESSIONAL ENGINEER
4889-E

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

307 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 348-8757
Fax: (215) 348-8759
www.eustaceeng.com

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-11-2025
DRAWING No: D2443-04-03

X:\PROJECTS\2400 - 24699\243\04 - Green Valley Country Club Padel DRAWINGS\Land Development\03 d-Layout & Materials plan.dwg September 25, 2025



Location Map
Scale: 1" = 1000'

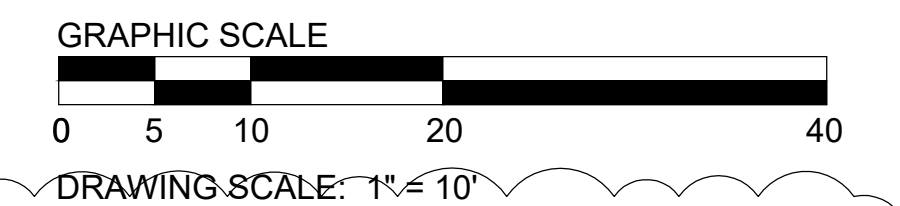
Legend

| | |
|--|--|
| | Existing Building |
| | Existing Asphalt Paving |
| | Existing Concrete |
| | Existing Brick Paving |
| | Existing Contour |
| | Existing Index Contour |
| | Existing Sign |
| | Existing Treeline |
| | Existing Evergreen Tree and Deciduous Tree |
| | Proposed Sidewalk |
| | Proposed Asphalt |
| | Proposed Contour |
| | Proposed Index Contour |
| | Proposed Spot Grade |
| | Soil Boundary |
| | Proposed Electric Line |
| | Proposed Landscape area |

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

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

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



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

Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (2/29/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

General Notes:

- Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
- This Plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
- This Plan was prepared in accordance with the instructions of the Client.
- This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
- Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitmarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the Whitmarsh Township Zoning Code as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
- This plan may not depict the location of all in-ground interment sites within the area shown hereon. In-ground interment sites may exist within this area and were not visible at the time of the survey. It is the end user's responsibility to coordinate all site activity with the property owner to avoid conflicts.
- This property has access to Germantown Pike as shown hereon and is a public roadway.
- Existing features on adjoining properties and roadways are shown in limited detail. If future development of this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within those areas.
- Precision of information when originally established and typographical errors in legal documentation may result in fractional difference between what is shown on this plan and the recorded information.
- In the event that existing fence being relocated is damaged, contractor to notify Owner / Landscape Architect and provide new fencing to match existing fencing. In the event that new fencing for the entire project is needed, please contact Owner / Landscape Architect.

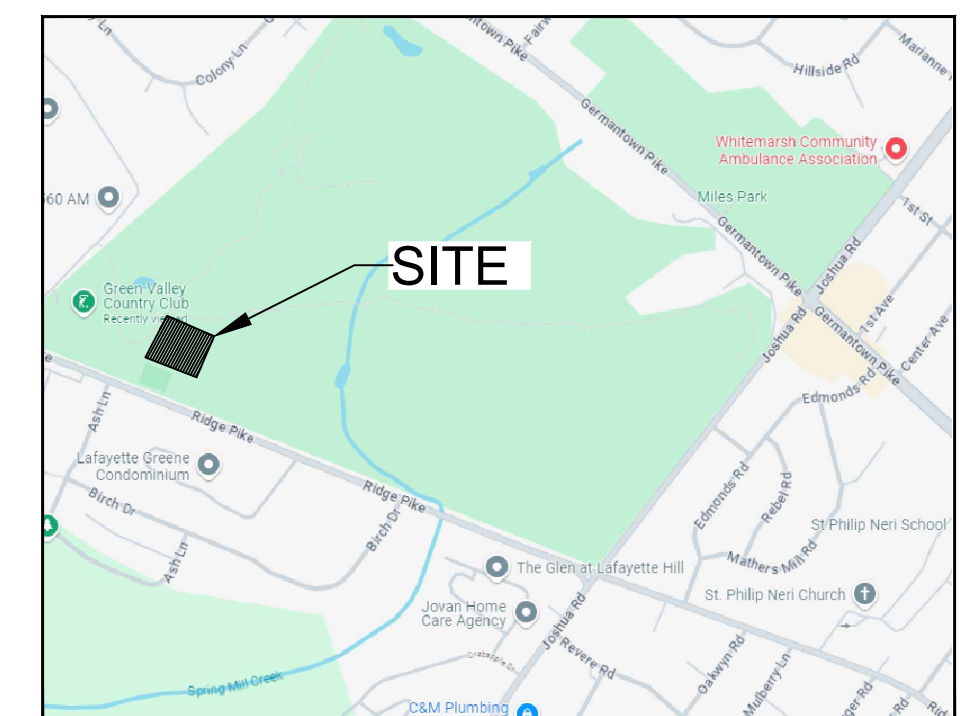
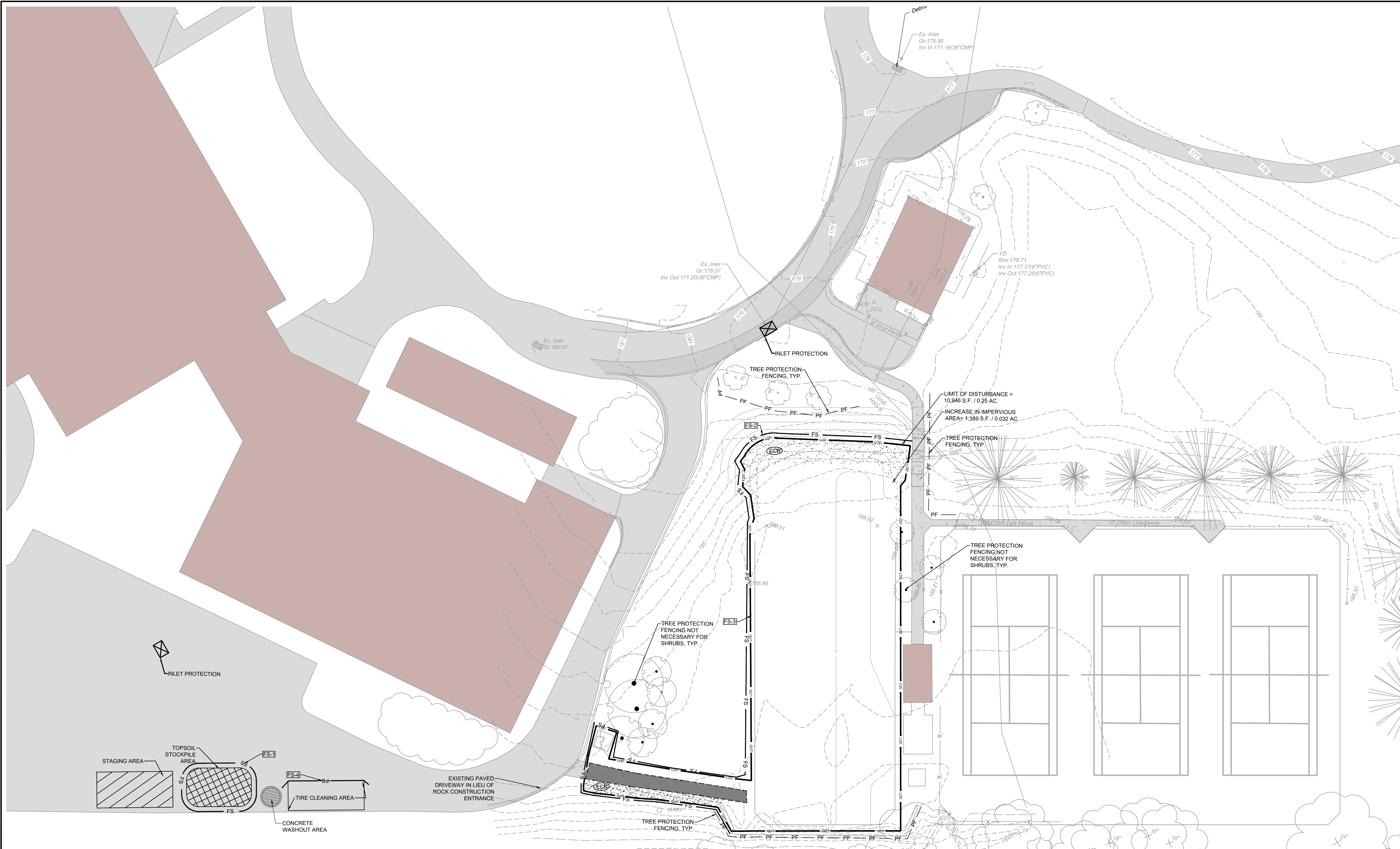
| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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

| | | |
|--|--|------------------------------------|
| | | DRAWN BY DSC |
| | | CHECKED BY MJE |
| | | DATE 04-11-2025 |
| | | DRAWING No. D 2443-04-04 |

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

X:\PROJECTS\2400 - 2469\2443\04 - Green Valley Country Club Padel Building\DRAWINGS\Land Development\04-erosion control plan.dwg September 25, 2025



Location Map
Scale: 1" = 1000'

Legend

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

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

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

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

GRAPHIC SCALE
0 10 20 40 80

DRAWING SCALE: 1" = 20'

EROSION & SEDIMENT CONTROL NOTES

- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet.

- Stockpile slopes shall be 2H:1V or flatter.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
 - All building materials and wastes shall be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
 - All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
 - The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
 - All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
 - Vehicles and equipment may neither enter directly nor exit directly from the project site onto Ridge Pike.
 - Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, retreating and resetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
 - A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
 - Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer,

- or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
 - Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
 - All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
 - All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
 - Fill materials shall be free of frozen particles, brush, stumps, soil, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
 - Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
 - Fill shall not be placed on saturated or frozen surfaces.
 - Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
 - All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in the competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
 - Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
 - Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or

- other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
 - Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
 - After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
 - Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
 - Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
- Additional Notes:**
- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
 - Upon request, the applicant or their contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.

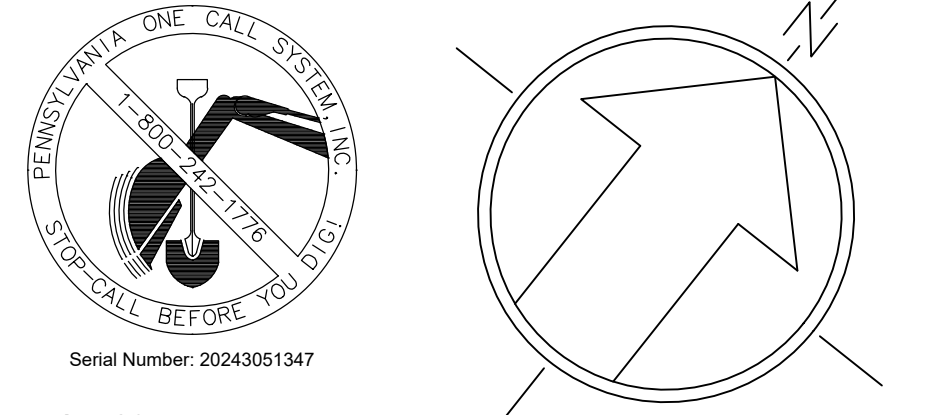
| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

Erosion & Sediment Control Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP

MARTIN J. EUSTACE, III, P.E.
PA LIC. 048891E

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

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-11-2025
DRAWING No: D 2443-04 05



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

Section 58-17(A)(2)(s)
MARTIN EUSTACE, ON THIS DATE 04/11/2025 (2/29/25), HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58, "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES".

STANDARD E&S PLAN NOTES

- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the PCSM plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-443-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General clearing, grubbing and topsoil stripping may not commence in any stage or phase of the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- All building materials and wastes shall be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
- The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Vehicles and equipment may neither enter directly nor exit directly from the project site onto Ridge Pike.
- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
- All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- Fill materials shall be free of frozen particles, brush, roots, soil, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, muddy, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard specification for subsurface drain or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Top slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
- Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMP. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
- Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor/criminal penalties for each violation.

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

E&S CONTROL NARRATIVE

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

SITE LOCATION

The project site is within the Green Valley Country Club located at Block 030 Unit 001, 201 ridge pike, Lafayette Hill, PA, Montgomery County, PA, behind the Tennis Club along Ridge Pike. The proposed improvements are for 2 Proposed Padel Courts and sidewalk to be constructed. The property is served by public water and public sewer. The site is zoned A-Residential District & Recreational Overlay District.

EXISTING SITE & PROPOSED DEVELOPMENT

The property has been developed into a golf course and this area is one of the practice greens on the site.
 The improvement areas slopes from south to north and are to be constructed on the existing grass field. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.
 The proposed improvements include the construction of a 2 new Padel Courts and sidewalk area. Access to the site shall be via the entrance at Ridge Pike.
 7,264 s.f. impervious coverage is proposed.

PROPOSED E&S CONTROL

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

MAINTENANCE PROGRAM

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

SURFACE WATERS

Receiving Water: Schuylkill River
 The designated use of the receiving water under 25 Pa. Code Chapter 93 is TSF (Trot Stocking) and MF (Nigro Fishes). The receiving water is neither HQ (High Quality) nor EV (Excellent Value).
 The receiving water is impaired for siltation (Category 5). The water has an established TMDL for siltation in the report of the Maximum Daily Load For Sediment and Nutrients Schuylkill River Watershed, dated 2005.

RECYCLING OR DISPOSAL OF MATERIALS

The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.
 Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.
 Construction traffic must enter and exit the site and disturbed areas at the designated entrance. Water trucks will be used as needed during construction to reduce dust generation on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.

Non-stormwater components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State health department. Water used for construction that does not originate from an approved public supply must not discharge from the site.

TOPSOIL APPLICATION NOTES

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

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

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

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
 Pure Live Seed: 81%
 Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
 Provide clean mulch on all seeded areas.
 Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
 Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
 Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
 Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
 Anchor Material: Organic Guar-gum Based Tackifier
 Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
 Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

PROPOSED PERMANENT SEEDING - LAWN

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

| | Temporary Seeding | | Permanent Seeding | |
|--------------------------|-------------------|----------|------------------------|------------------------|
| | % Purity | 85% | 95% | 95% |
| % Pure Live Seed | 95% | 98% | 98% | 98% |
| Topsoil Compaction Depth | N/A | 6 inches | 6 inches | 6 inches |
| Seeding Season | Spring | N/A | April 15 - June 15 | April 15 - June 15 |
| | Fall | N/A | August 15 - November 1 | August 15 - November 1 |

CONSTRUCTION SEQUENCE

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
 At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.
 At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all existing utilities prior to start of work.
 Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits under E&S plans.
 Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

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

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits under E&S plans.

Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

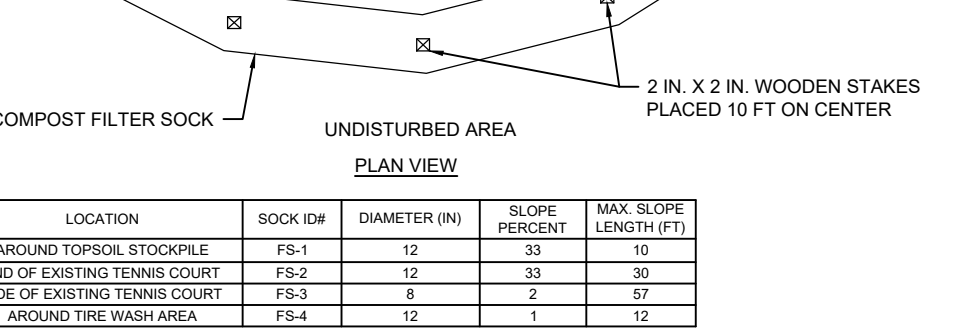
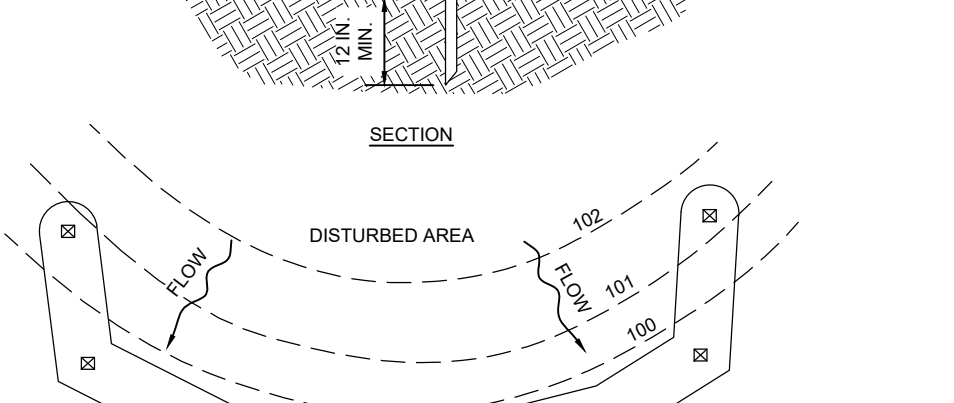
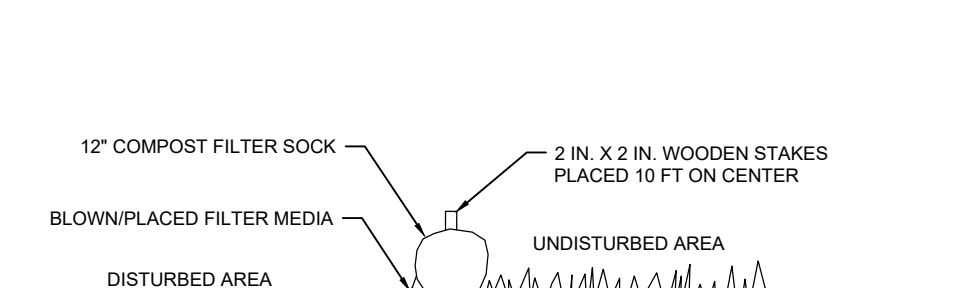
- Stake out the limit of disturbance. Install compost filter sock, tree protection fence, & fire cleaning station as shown on plans.
- Construction vehicles shall enter or exit the site via the existing paved driveway at Ridge Pike. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Ridge Pike. The sediment shall be collected at fire cleaning station with water filter sock, sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
- Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
- Strip and stockpile topsoil from area of expansion required for proposed pad court. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
- Remove existing Tennis Court.
- Rough grade in the area of improvements. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
- Remove or Relocate irrigation system and site lighting wiring as needed.
- Install electric to proposed pole location for lighting of the Padel Courts.
- Begin building foundation for Courts.
- Install sidewalk.
- Complete Court construction.
- Perform final site grading where necessary.
- Install sod, permanent seeding, landscaping, etc.
- Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
- Contact Design Professional once 70% uniform perennial cover is reached and before any BMPs are removed.
- Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

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

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

PROJECT NOTES

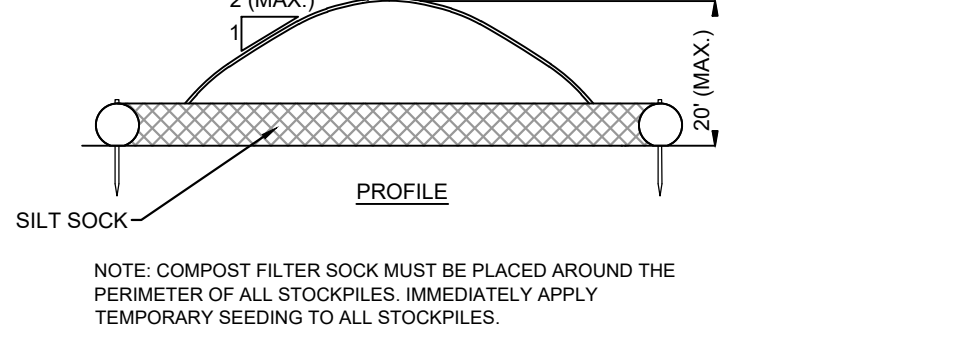
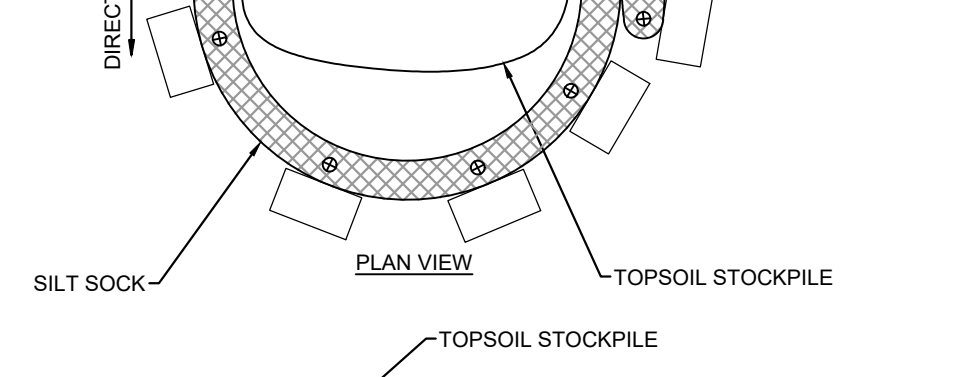
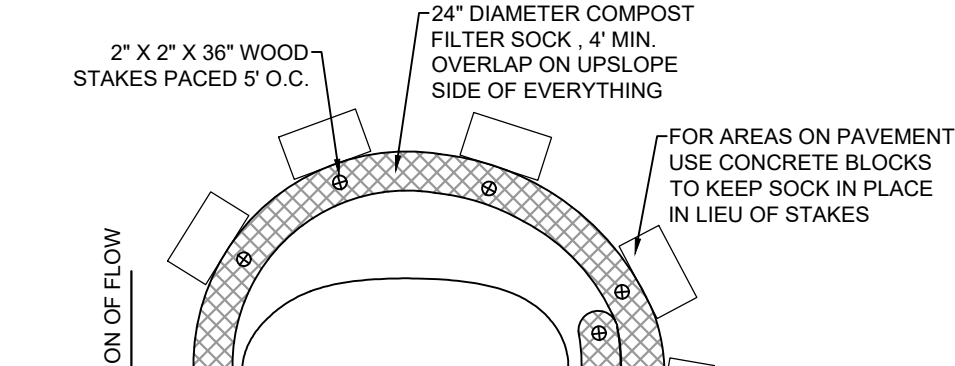
- Plan set bearing the stamp of Township Engineer must remain on site during duration of grading until work is complete.
- Permit holder will notify the Township Engineer for inspections at least 48 hours prior to initial inspection, rough grading is being performed, any work on: drainage facilities, BMPs, and special structures, and for final inspection.
- Where BMPs are found to fail to alleviate erosion and sediment pollution, the permittee shall include the following information:
 a. The location and severity of the BMP's failure and any pollution events.
 b. All steps taken to reduce, eliminate, and prevent the recurrence of the non-compliance.
 c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
- An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
- Erosion control blankets must be installed on all slopes 3:1 or greater on all disturbed areas within 50 feet of streams and wetlands.



| LOCATION | SOCK DIA | DIAMETER (IN) | SLOPE | MAX. SLOPE LENGTH (FT) |
|------------------------------|----------|---------------|-------|------------------------|
| AROUND TOPSOIL STOCKPILE | FS-1 | 12 | 3:1 | 12 |
| AROUND EXISTING TRENCH/COURT | FS-3 | 9 | 2 | 12 |
| AROUND TREE WASH AREA | FS-4 | 12 | 1 | 37 |

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 GRADE 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. PHOTOGRADABLE 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.

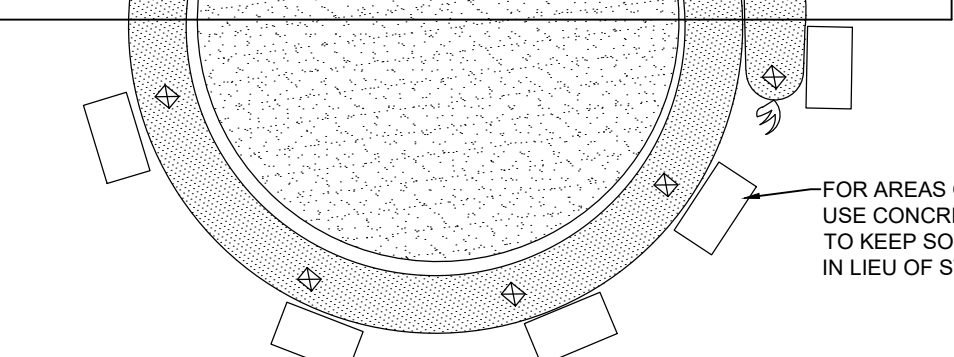
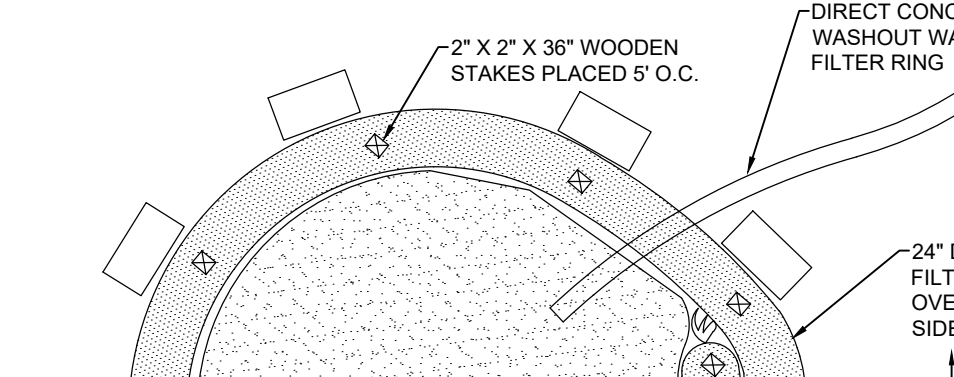
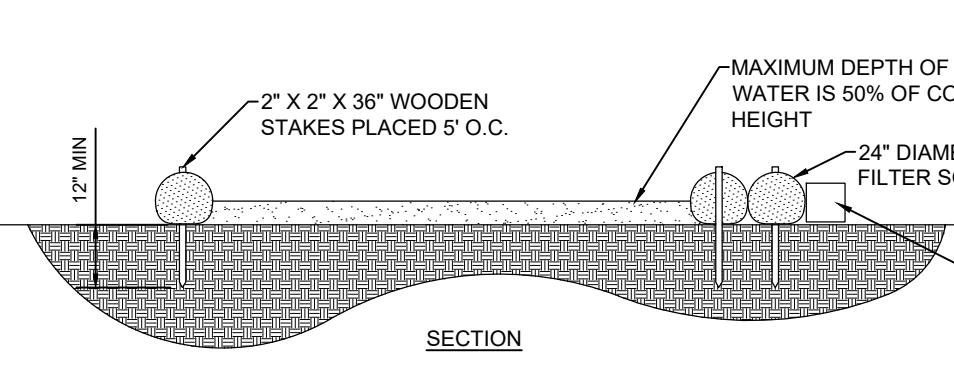
**STANDARD CONSTRUCTION DETAIL #4-1
 COMPOST FILTER SOCK**



CONCRETE WASHOUT

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 18\"/>

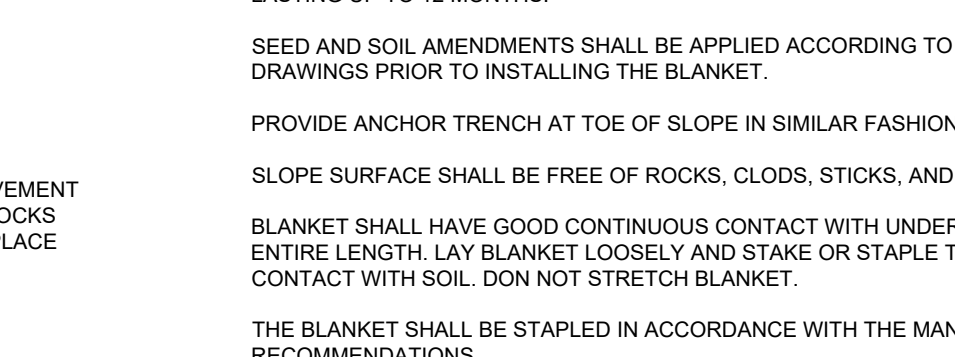
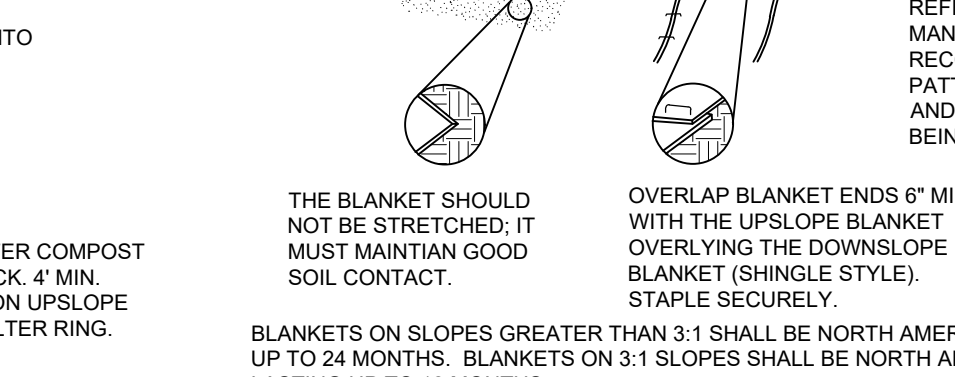
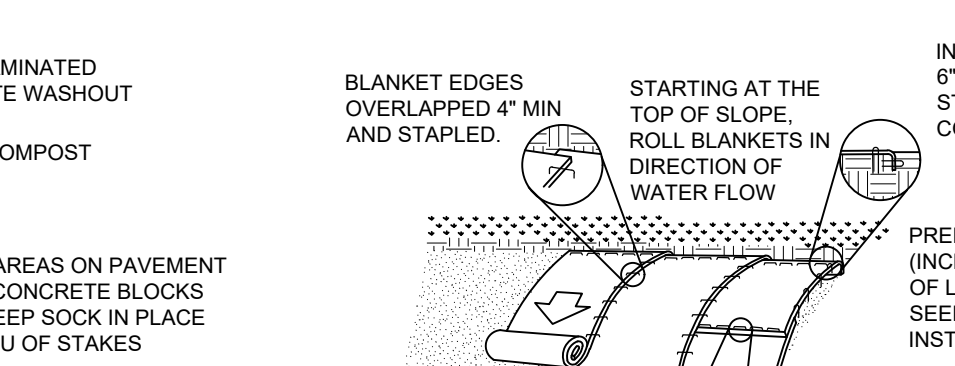
- Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
- Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods,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



CONCRETE WASHOUT

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 18\"/>

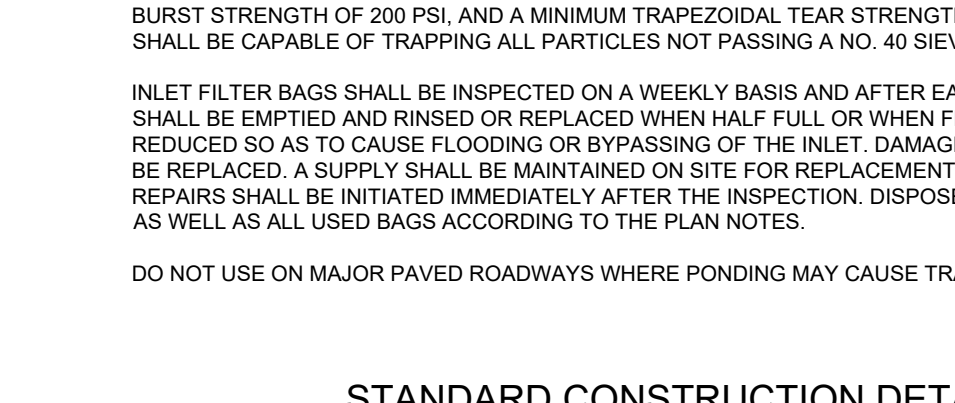
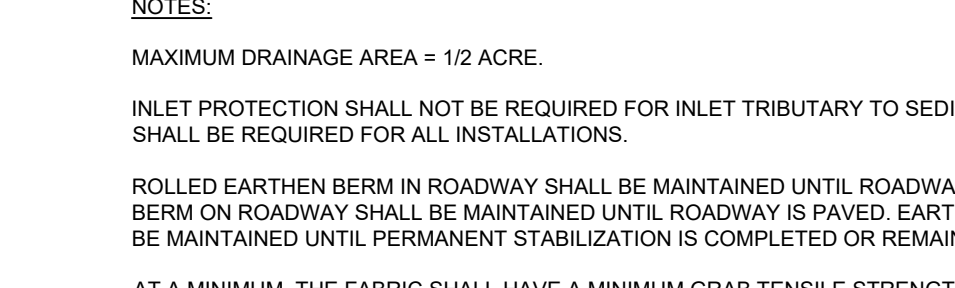
- Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
- Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods,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



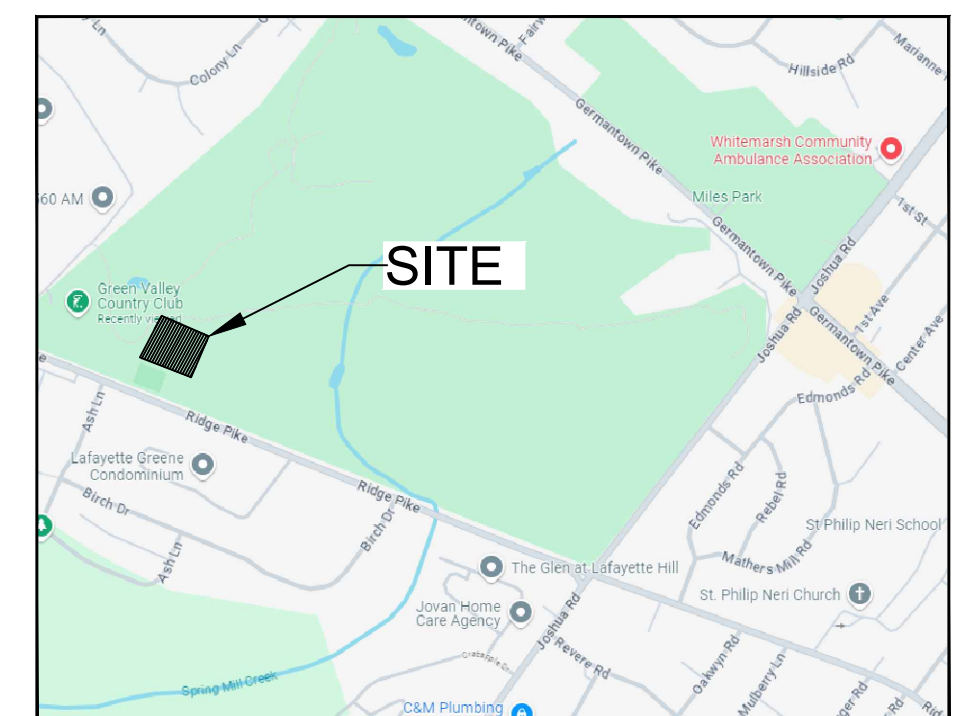
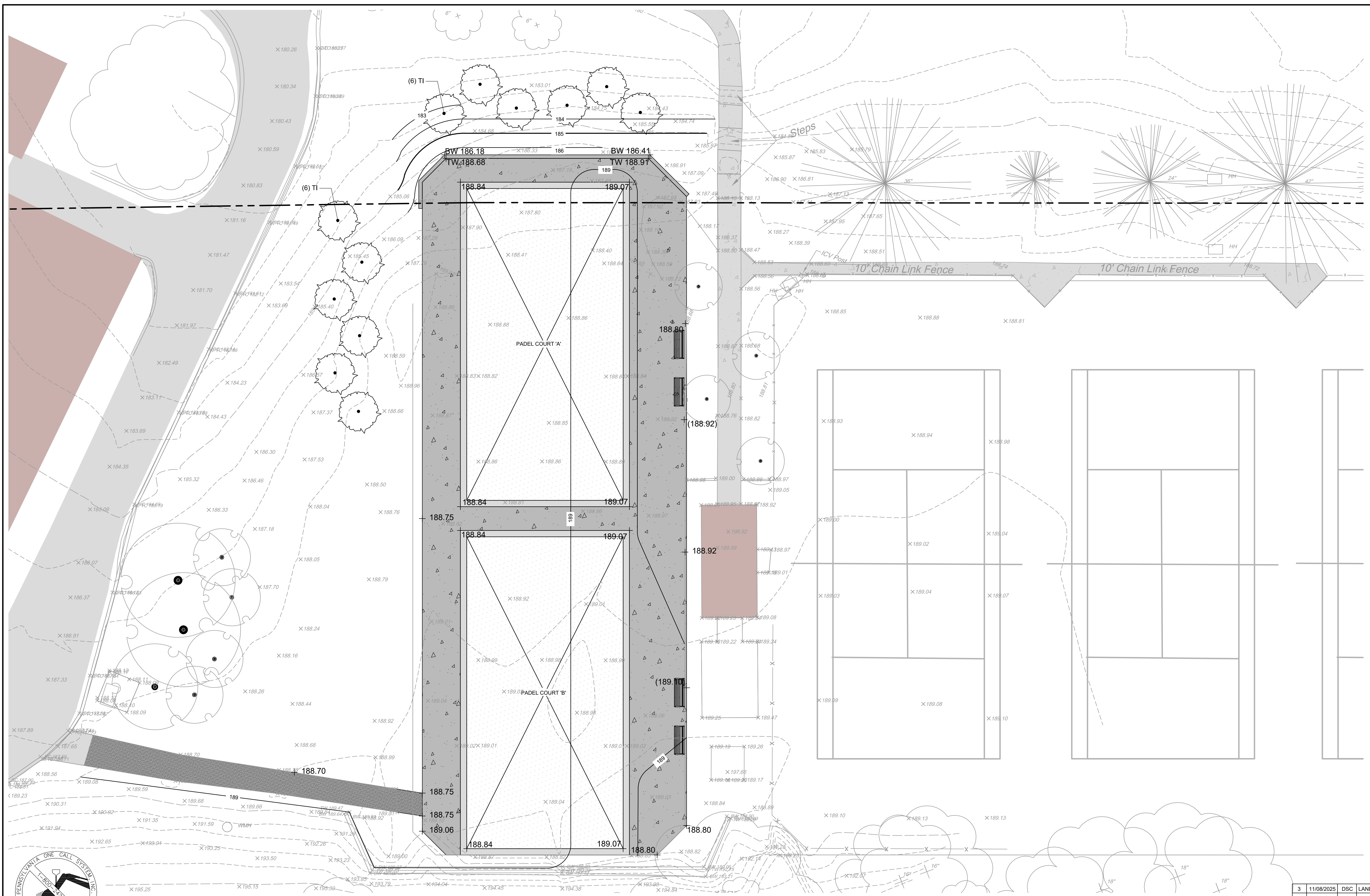
**STANDARD CONSTRUCTION DETAIL #11-1
 EROSION CONTROL BLANKET INSTALLATION**

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 18\"/>

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



X:\PROJECTS\2400 - 2469\2443\04 - Green Valley Country Club Padel Drawings\Land Development\06 d-Landscape Plan.dwg November 11, 2025



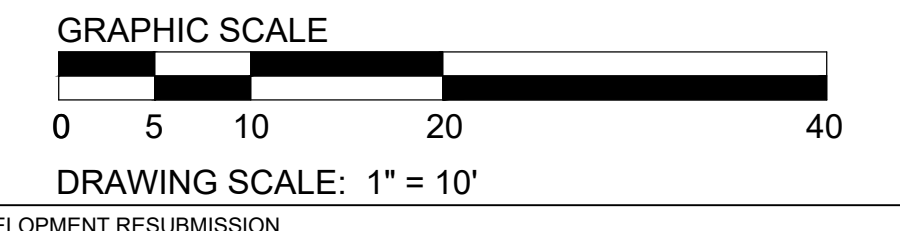
Location Map
Scale: 1" = 1000'

- Legend**
- Existing Building
 - Existing Asphalt Paving
 - Existing Concrete
 - Existing Brick Paving
 - Existing Contour
 - Existing Index Contour
 - Existing Sign
 - Existing Treeline
 - Existing Evergreen Tree and Deciduous Tree
 - Proposed Sidewalk
 - Proposed Asphalt
 - Proposed Contour
 - Proposed Index Contour
 - Proposed Spot Grade
 - Soil Boundary
 - DuA UFB
 - Proposed Electric Line
 - Proposed Landscape area
 - Proposed Padel Court
 - Proposed Trees & Shrubs
 - Existing Shrub

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

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

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



| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

Landscape Plan
GREEN VALLEY COUNTRY CLUB
PADEL COURTS
 201 RIDGE PIKE, LAFAVETTE HILL, PA - WHITEMARSH TOWNSHIP

EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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

DRAWN BY: DSC
CHECKED BY: MJE
DATE: 04-11-2025
DRAWING No.: D 2443-04 07



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

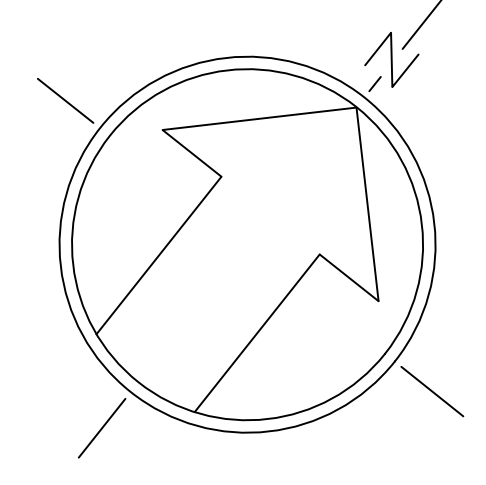
Section 58-17(A)(2)(s)
 MARTIN EUSTACE, ON THIS DATE (04/11/2025) 2/29/25, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 58.
 GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

General Notes:

1. Information shown hereon reflects existing conditions as of August 29, 2024 per a field survey performed by Eustace Engineering.
2. This Plan does not represent a boundary survey and is subject to the findings that a boundary survey would reveal. Any right-of-way lines and tax parcel lines shown hereon are a graphic depiction only.
3. This Plan was prepared in accordance with the instructions of the Client.
4. This Plan was prepared without the benefit of a current Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
5. Future development of this property is subject to all rules, regulations, codes and ordinances of the Whitemarsh Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
6. Attention is called to the Whitemarsh Township Zoning Code as amended.
7. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
8. The subject property shown hereon may be traversed by various underground utilities and pipes. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number: 20243051401 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markup and is subject to the findings that the markup and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
9. This plan may not depict the location of all in-ground interment sites within the area shown hereon. In-ground interment sites may exist within this area and were not visible at the time of the survey. It is the end user's responsibility to coordinate all site activity with the property owner to avoid conflicts.
10. This property has access to Germantown Pike as shown hereon and is a public roadway.
11. Existing features on adjoining properties and roadways are shown in limited detail. If future development of this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within those areas.
12. Precision of information when originally established and typographical errors in legal documentation may result in fractional difference between what is shown on this plan and the recorded information.

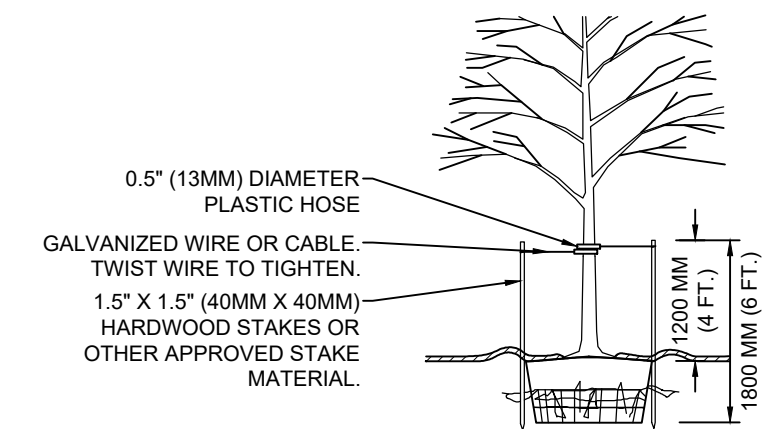
PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|--------|------|--|--------|-----------|-----|
| | TI | Thuja x 'Green Giant' / Green Giant Arborvitae | 8ft ht | B&B | 12 |



LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT. UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
 - A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
 - B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5% A pH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE (1) INCH, WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOS.
 - C. LAWN: ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SOODED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 - II. ALL PLANTING BEDS SHALL BE MULCHED WITH A 2" THICK LAYER OF TRIPLE SHREDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
 - D. FERTILIZER
 - I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL OPENED STATISTICS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - E. PLANT MATERIAL
 - I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSEYMEN).
 - II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
 - III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT COMPLETELY CALLOSED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BRANCHES.
 - V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL WELL DEVELOPED BRANCHING SYSTEM AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 - VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
 - VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
 - IX. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
 - X. SHOULD PLANT MATERIAL BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION (ON SPECIES, VARIETY, SIZE, ETC.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES:
 - A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS:
 - A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
 - B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS. TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHAKING OR DECLINE.
 - C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY TAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
6. SOIL MODIFICATIONS:
 - A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
 - II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL CYPRESS. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING:
 - A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
 - B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL:
 - A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - C. ALL LANDSCAPE AREAS SHALL BE CULTURED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELLED AND LIGHTLY COMPACTED TO BLENDED GRADINGS (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
 - E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.



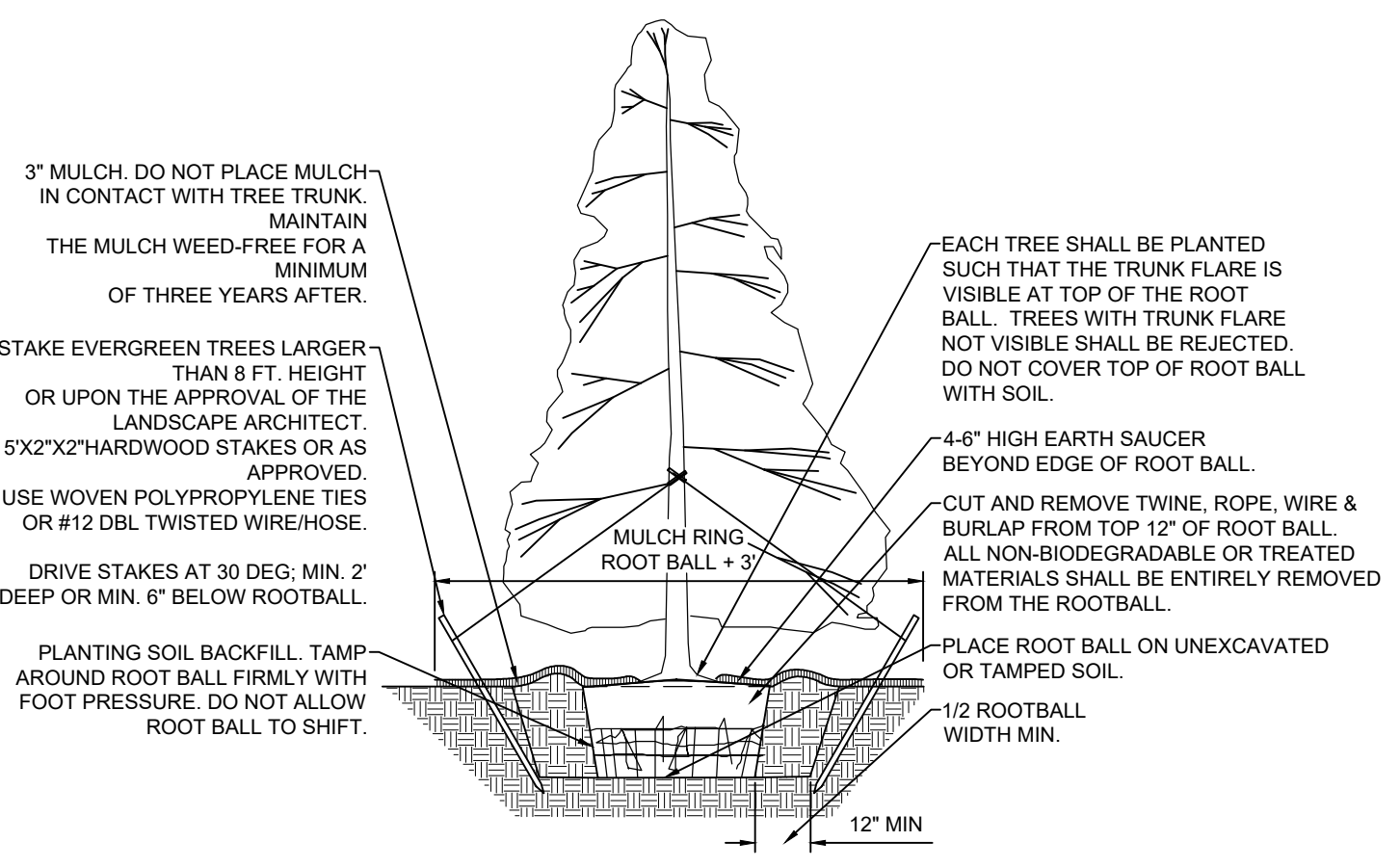
- NOTES:**
1. ALL TREES ARE TO BE STAKED WITH THREE (3) STAKES PLACED EQUILATERALLY AROUND THE TREE.
 2. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGES OF THE ROOT BALL.
 3. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TRUNK IS A MINIMUM OF 0.5" (1/2").
 4. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.
 5. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:

- TREES UP TO 2.5' (65MM) CALIPER - 14 GAUGE
- TREES 2.5' (65MM) TO 3' (75MM) CALIPER - 12 GAUGE

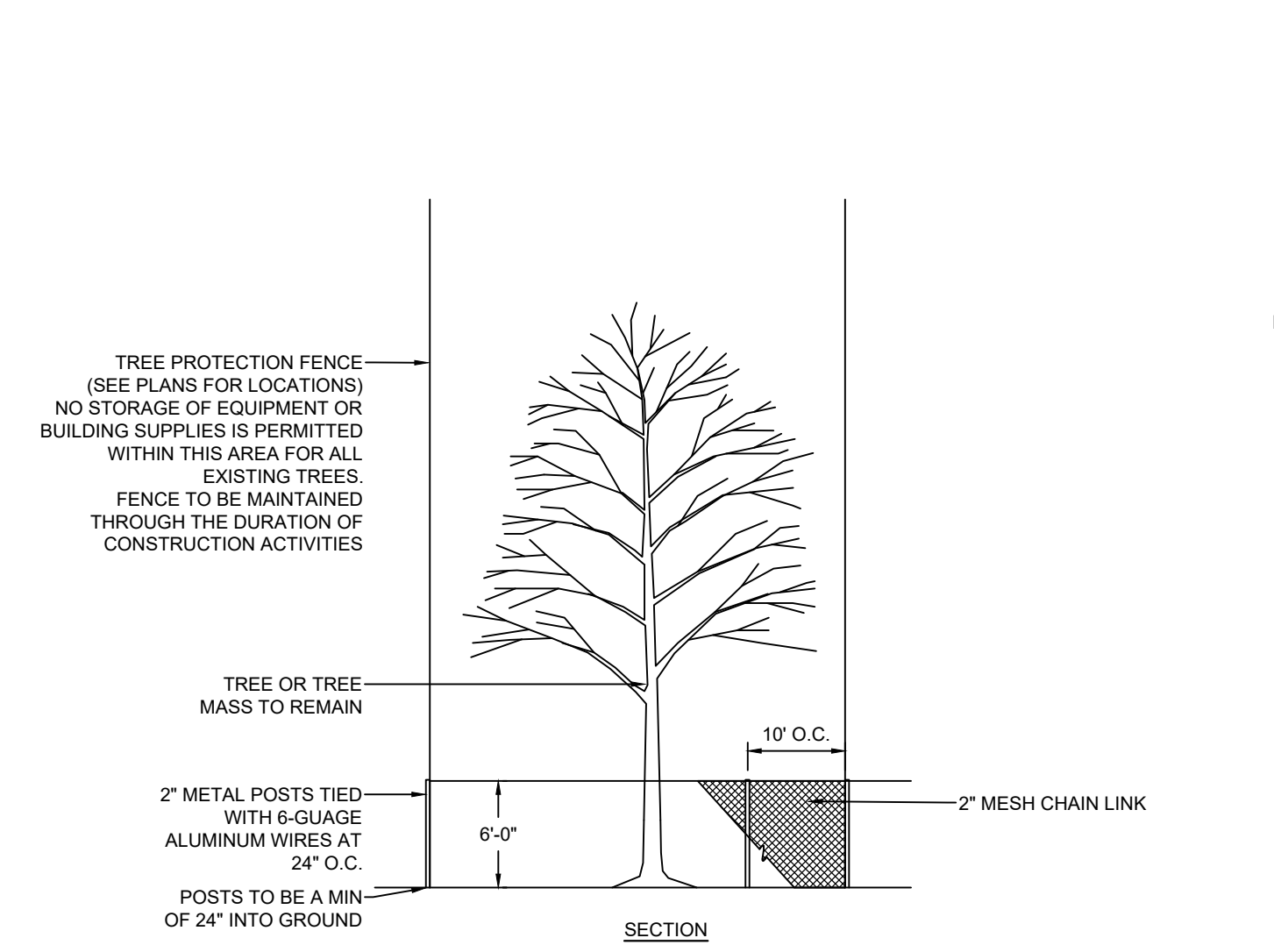
TIGHTEN WIRE OF CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE ENOUGH TO ACCOMMODATE 1.5" (35MM) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

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



EVERGREEN TREE PLANTING DETAIL

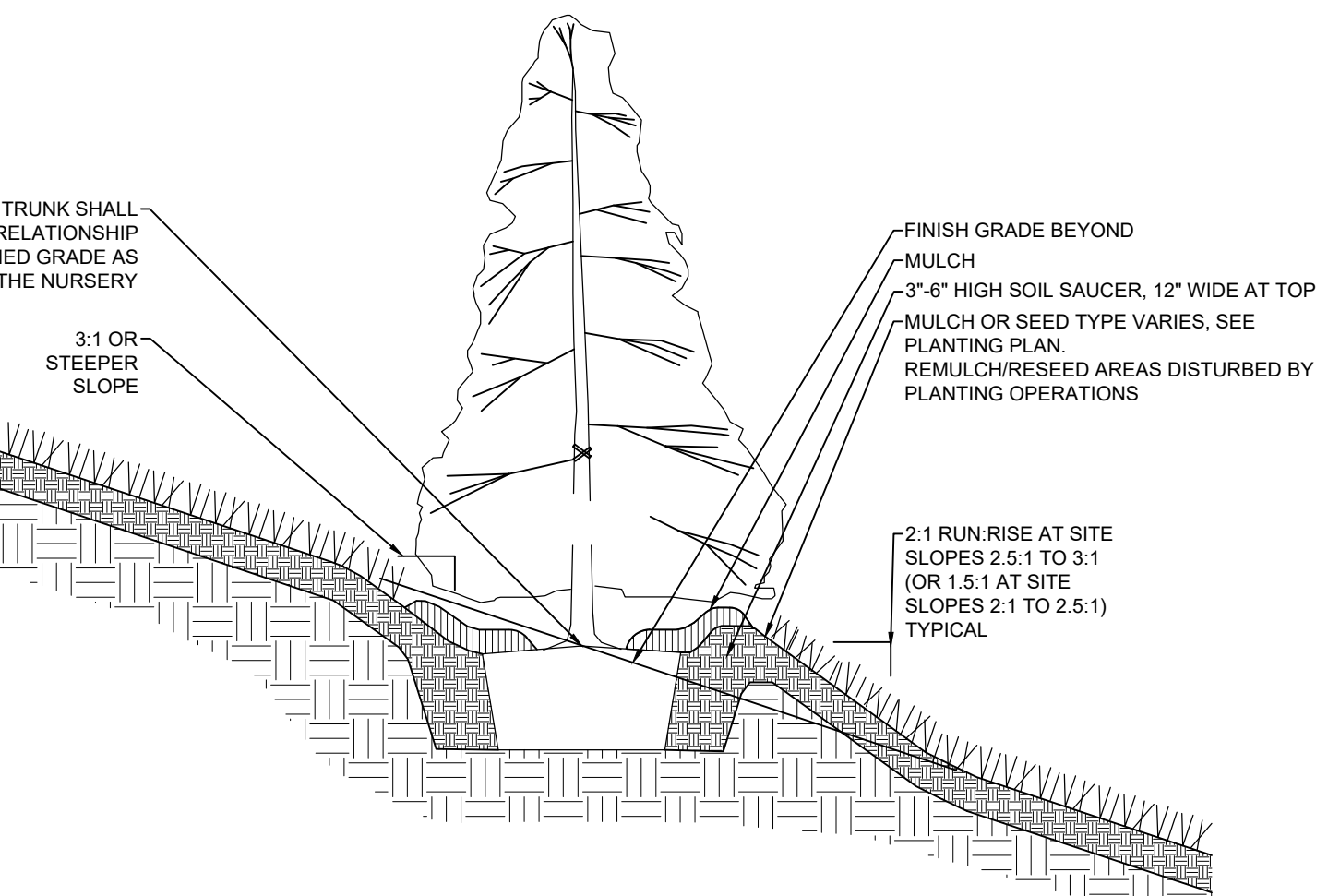
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE. OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.



TREE PROTECTION DETAIL

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

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



EVERGREEN TREE PLANTING ON SLOPE DETAIL

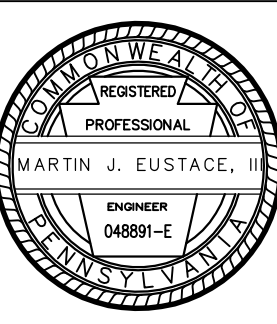
X:\PROJECTS\2400 - 24690\244304 - Green Valley Country Club Padel Courts\Drawings\Land Development\07-04-Landscape Notes & Details.dwg September 12, 2025

| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/09/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

Landscape Notes & Details

GREEN VALLEY COUNTRY CLUB PADEL COURTS

201 RIDGE PIKE, LAFAYETTE HILL, PA - WHITEMARSH TOWNSHIP



EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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

Tel: (215) 348-8757
Fax: (215) 348-8759
www.eustaceeng.com

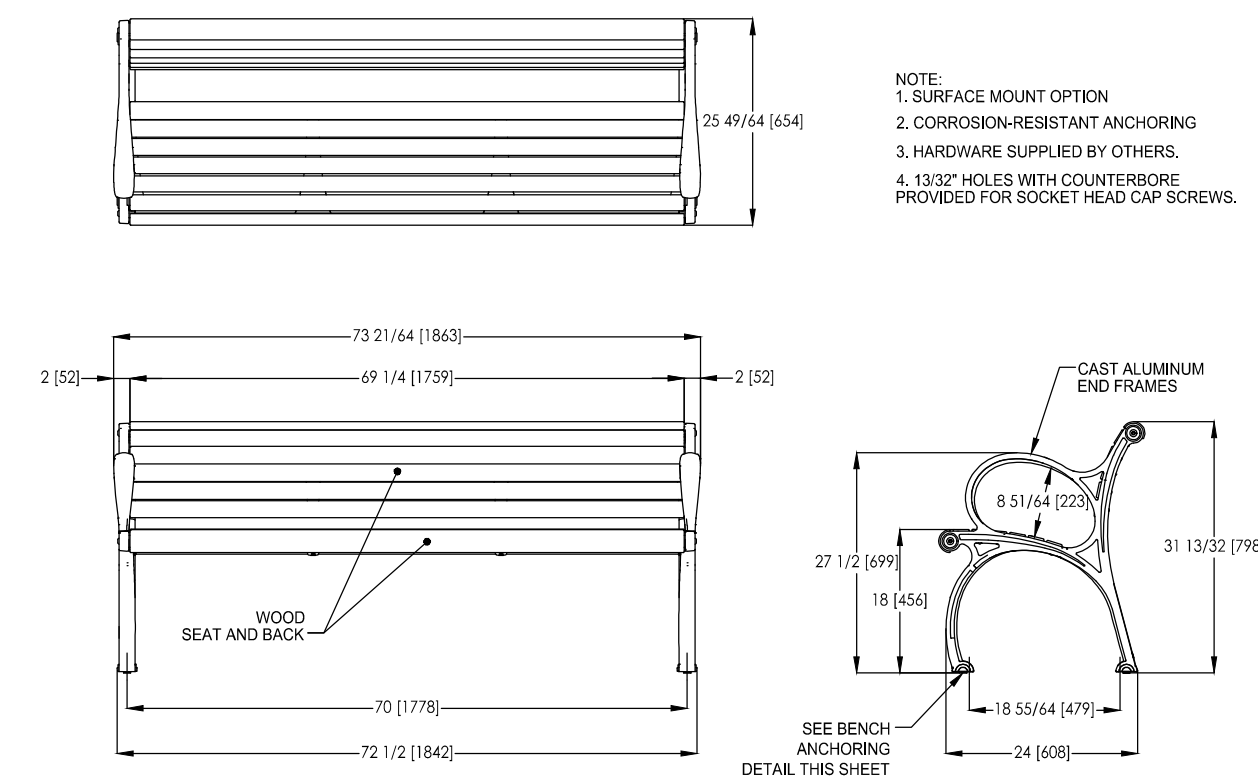
DRAWN BY
DSC

CHECKED BY
MJE

DATE
04-11-2025

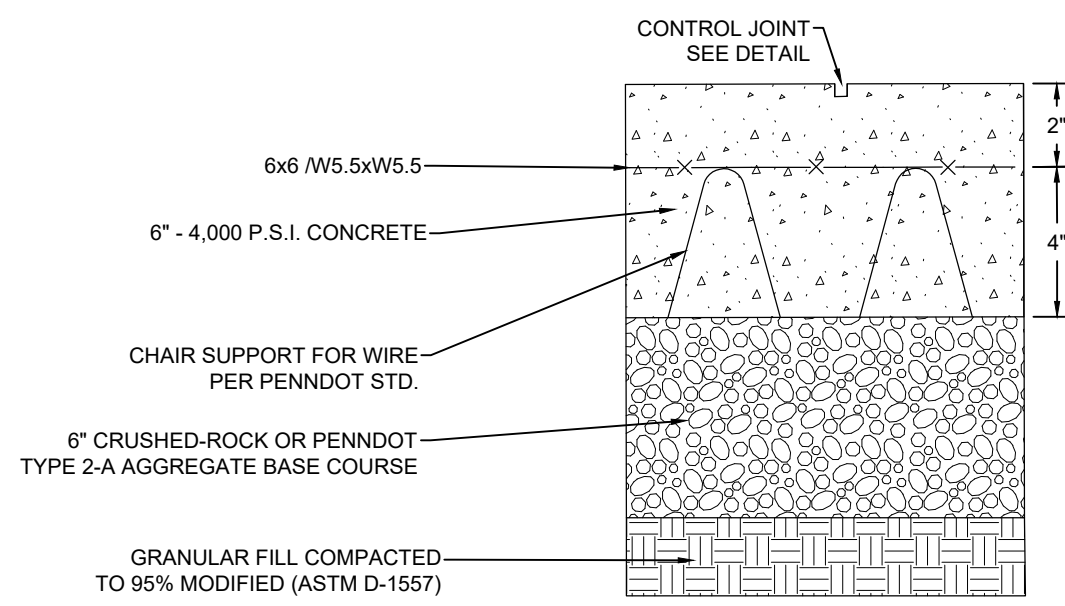
DRAWING No.
D 2443-04 08

Plainwell™ Bench, 72" Length, with Wood Seat, Freestanding / Surface Mount Date: 10/29/2019
 Product Drawing Product Drawing www.landscapiforms.com Pn: 800.521.2546



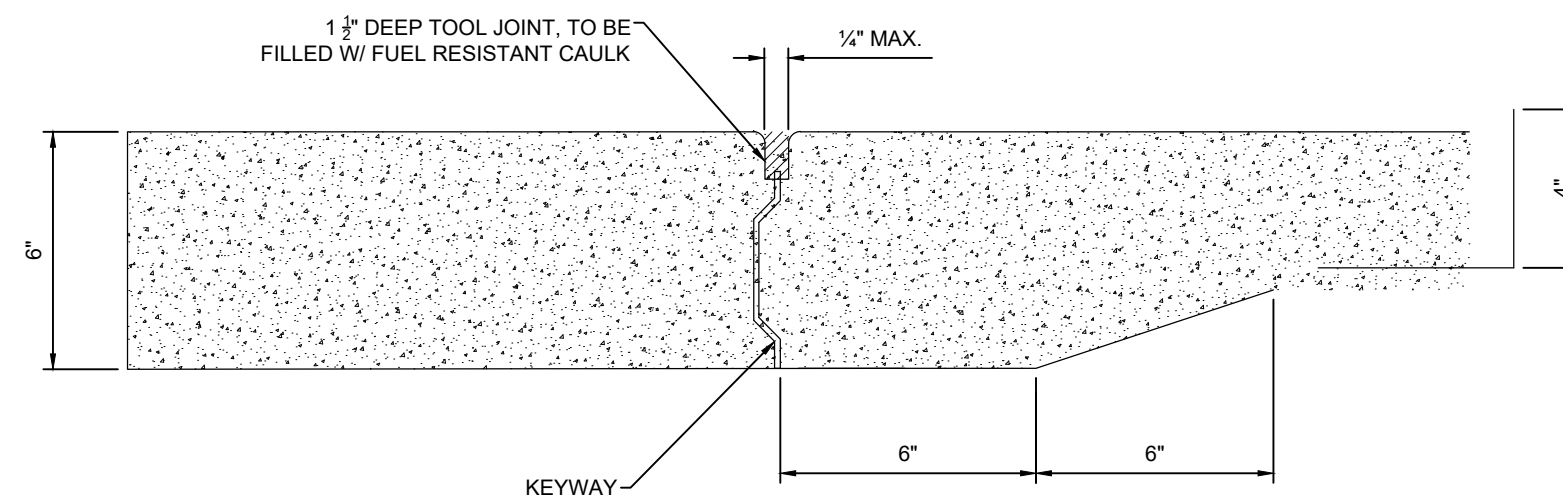
72" BENCH DETAIL
N.T.S.

- NOTE:
 1. SURFACE MOUNT OPTION
 2. CORROSION-RESISTANT ANCHORING
 3. HARDWARE SUPPLIED BY OTHERS.
 4. 1/2" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.

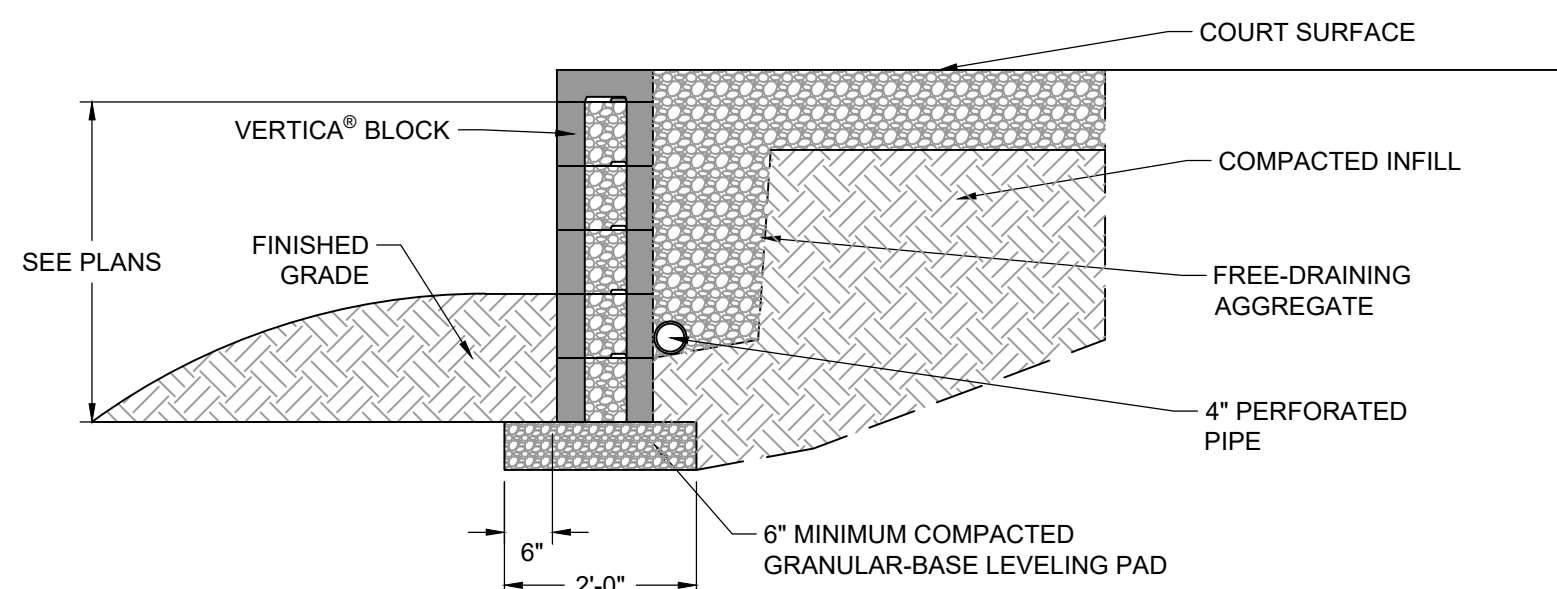


1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408.
 2. 1" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED EVERY 40 L.F. AND WHERE THE CONCRETE APRON ABUTS A CURB, BUILDING WALL OR PERMANENT STRUCTURE.
 3. CONTROL JOINTS TO BE PLACED EVERY 20 L.F.
 4. CONTRACTOR SHALL SUBMIT PATTERN AND COLOR SAMPLES OF STAMPED CONCRETE FOR OWNER APPROVAL.

REINFORCED CONCRETE PAD DETAIL
N.T.S.

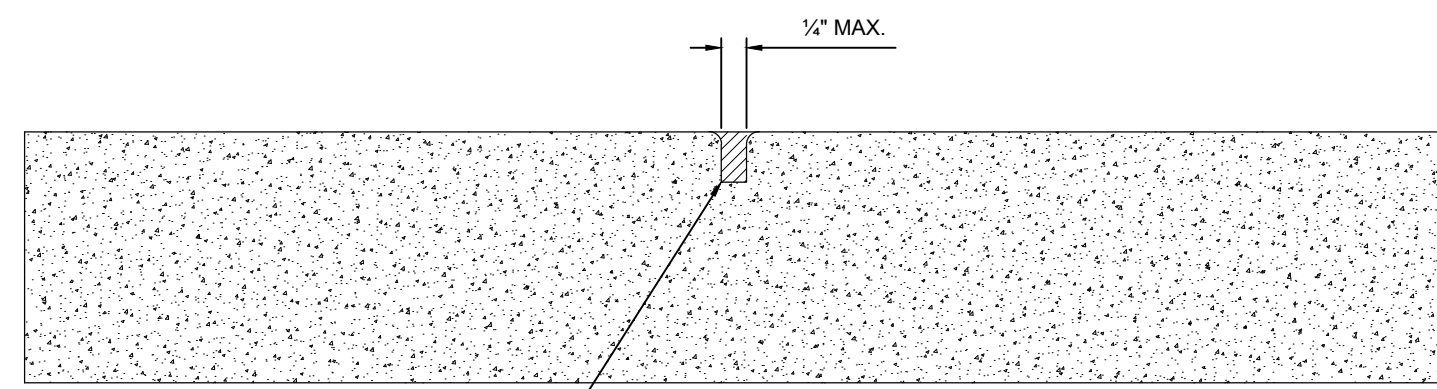


CONSTRUCTION JOINT DETAIL
N.T.S.

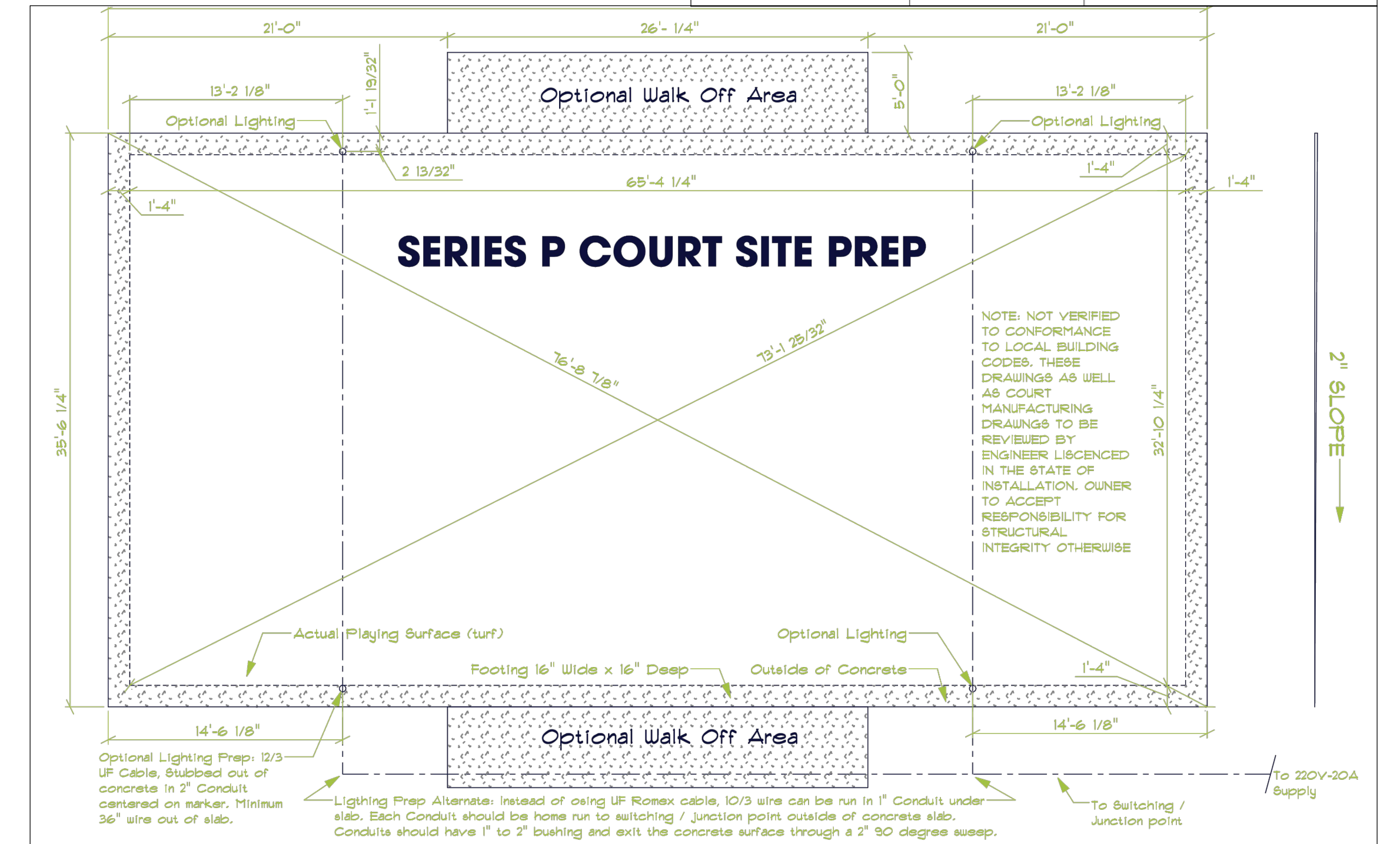
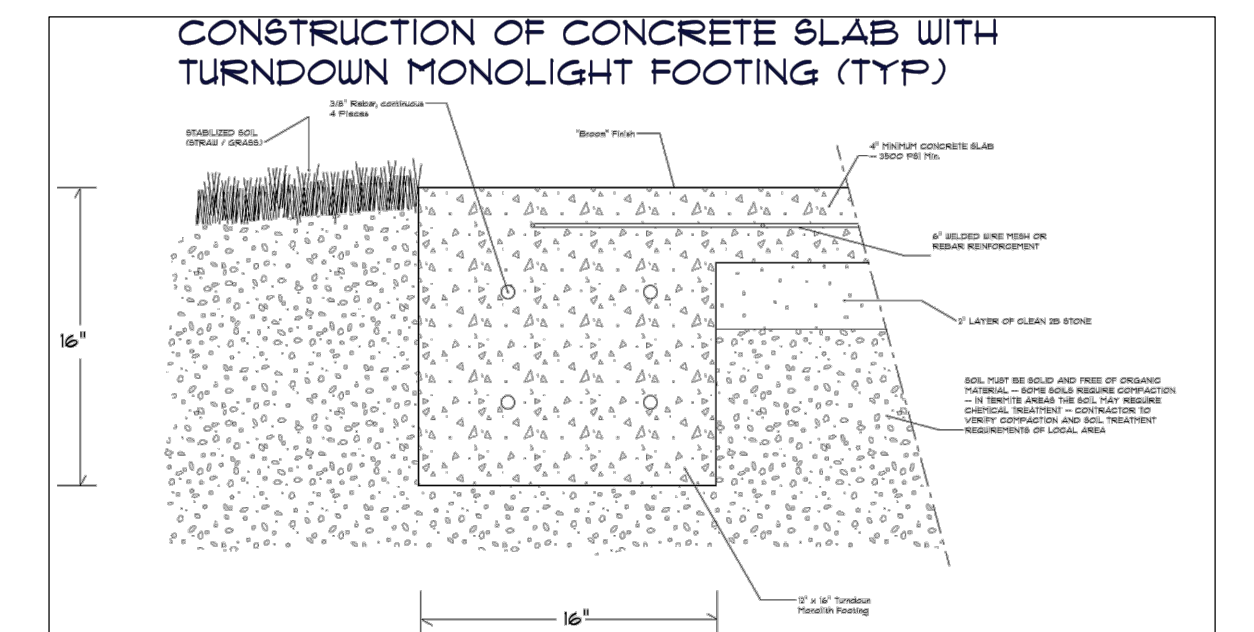


- NOTES:
 1. DETAILS AND CALCULATIONS FOR THE PROPOSED RETAINING WALL SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
 2. CONCRETE UNIT WALL MANUFACTURER: E.P. HENRY 'COVENTRY WALL III' COLOR: HARVEST BLEND
 3. INSTALL PER MANUFACTURER'S INSTRUCTIONS
 4. CONTRACTOR TO SUBMIT FULLY ENGINEERED DRAWINGS BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF PENNSYLVANIA FOR APPROVAL
 5. WHERE WALL UNITS ARE EXPOSED TO VIEW ON BACK SIDE OF WALL THEY SHALL BE DOUBLE-SIDED UNITS.
 6. 3-SIDED END UNITS SHALL BE USED AT ALL STEPS IN WALLS.
 7. PROVIDE DOUBLE CAP UNITS TO SOFTEN WALL TRANSITIONS AND MAINTAIN SLOPES UNDER 4:1.

MODULAR CONCRETE UNIT RETAINING WALL
N.T.S.



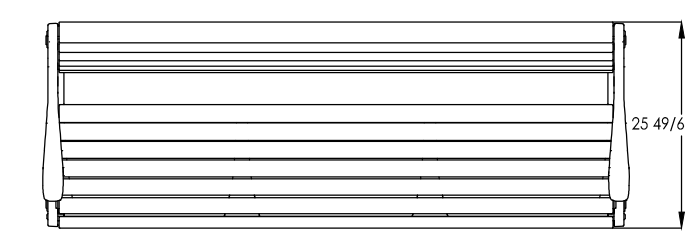
CONTROL JOINT DETAIL
N.T.S.



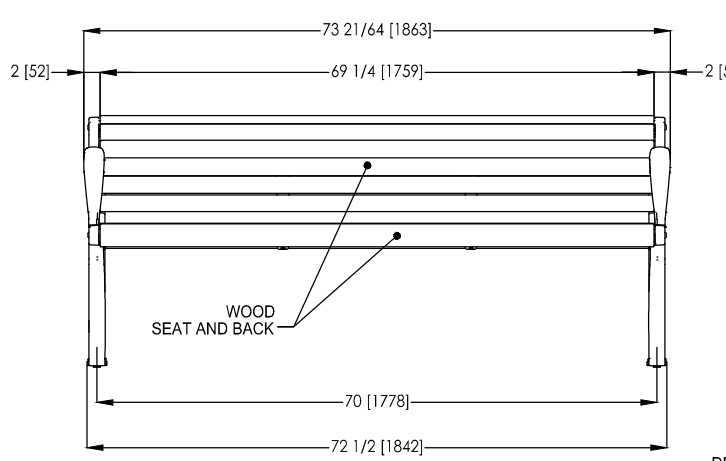
SERIES P COURT SITE PREP

NOTE: NOT VERIFIED TO CONFORMANCE TO LOCAL BUILDING CODES. THESE DRAWINGS AS WELL AS COURT MANUFACTURING DRAWINGS TO BE REVIEWED BY ENGINEER LICENSED IN THE STATE OF INSTALLATION. OWNER TO ACCEPT RESPONSIBILITY FOR STRUCTURAL INTEGRITY OTHERWISE

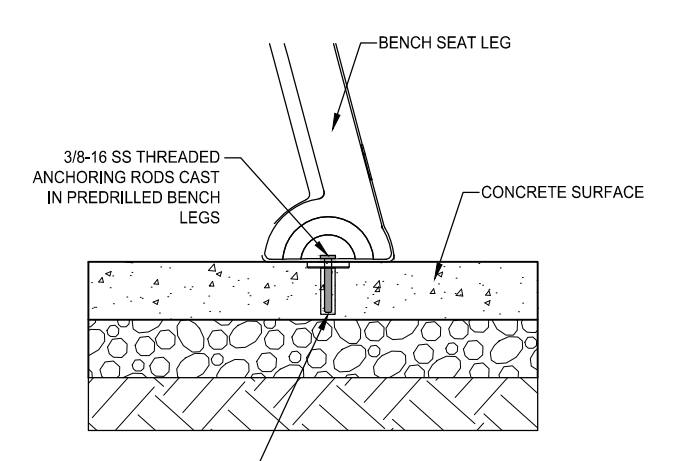
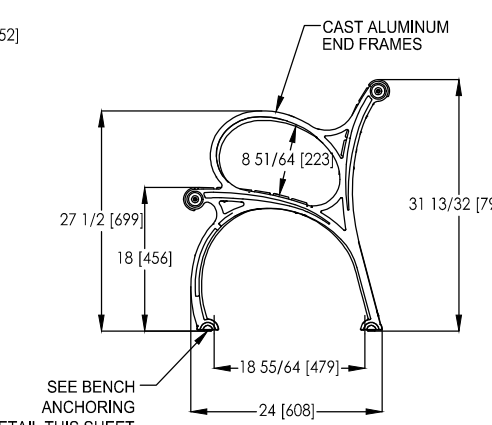
PADEL COURT DETAILS
N.T.S.



- NOTE:
 1. SURFACE MOUNT OPTION
 2. CORROSION-RESISTANT ANCHORING
 3. HARDWARE SUPPLIED BY OTHERS.
 4. 1/2" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.



72" BENCH DETAIL
N.T.S.



BENCH ANCHORING DETAIL
N.T.S.

| | | | |
|---|------------|-----|-------------------------------|
| 3 | 11/08/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 2 | 09/12/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |
| 1 | 08/20/2025 | DSC | LAND DEVELOPMENT RESUBMISSION |

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

EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
 MARTIN J. EUSTACE, III, P.E.
 807 Easton Road
 Willow Grove, PA 19090
 Tel: (215) 346-8757
 Fax: (215) 346-8759
 www.eustaceeng.com
 PA Lic. PE048891E

DRAWN BY DSC
 CHECKED BY MJE
 DATE 04-11-2025
 DRAWING No. D 2443-04 09