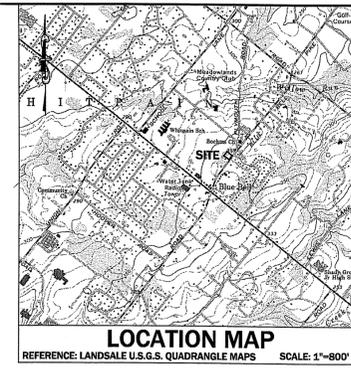


C - COMMERCIAL DISTRICT

P-R - PARK AND RECREATION DISTRICT



**Holmes Cunningham LLC**  
 4838 Durham Road  
 Pipersville, PA 18947  
 (215) 586-3330  
 www.hcengineering.net

**REVISIONS**

Description	Date

**HERLING HOMES OFFICE ADDITION**  
 775 PENLLYN BLUE BELL PIKE  
 WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

**FILE NO.**  
 1091\_CS-101.DWG

**DATE**  
 2/28/15

**SCALE**  
 1"=20'

**HCE JOB NO.**  
 1091

**DESIGNED BY**  
 KH

**SHEET**  
 1 of 2

**Drawing No.**  
**CS-101**

**LEGEND**

—	EXISTING PROPERTY BOUNDARY	—	EXISTING GAS MAIN
- - -	EXISTING EASEMENT	—	EXISTING WATER MAIN
- - -	EXISTING ADJACENT TRACT LINE	- - -	EXISTING CONTOUR W/ELEVATION
○	EXISTING REBAR	○	EXISTING SPOT ELEVATION
○	EXISTING MANHOLE	○	EXISTING UTILITY POLE WITH LIGHT
○	EXISTING WATER VALVE	○	EXISTING SIGN
○	EXISTING UTILITY POLE	○	EXISTING PIPE BOLLARD
○	EXISTING TREES	○	EXISTING INFILTRATION TRENCH
—	EXISTING FENCE	—	EXISTING BUILDING TO REMAIN
- - -	EXISTING STORM SEWER LINE (SIZE & TYPE AS NOTED)	—	PROPOSED BUILDING ADDITION
- - -	EXISTING SANITARY SEWER LINE (SIZE & TYPE AS NOTED)	—	SILT FENCE
- - -	EXISTING OVERHEAD UTILITY WIRES	—	LIMIT OF DISTURBANCE
		—	CONSTRUCTION ENTRANCE

**ZONING TABLE**

**CURRENT ZONING DISTRICT: C - Commercial**

ITEM	REQUIRED / PERMITTED	EXISTING	PROPOSED
Land Use:	Office	Office	Office
Min. Lot Area	8,000 SF	15,014 SF	15,014 SF
Min. Lot Width	60 FT	119 FT	119 FT
Max. Building Coverage (includes patios >30' above ground)	25%	8.4%	14.6%
Max. Building Height	40 FT	< 40 FT	< 40 FT
Min. Front Yard Setback	25 FT	58 FT	28 FT
Min. Side Yard Setback (Each)	10 FT	23 FT	10 FT
Min. Rear Yard Setback	30 FT	30 FT	30 FT
Min. Green Area	35%	53.3%	38.0%
Min. Number of Parking Spaces**	1 per 250 SF	18	24
Min. Parking Space Dimensions*	9.5x19'	9.5x17'	9.5x17'
Min. Parking Setback from Ultimate ROW	5 FT	5 FT	5 FT

\* Parking space may be reduced to 17' depth with 2' landscaped grass area in front of space  
 \*\* See architectural plans for building area information

**EXISTING GREEN AREA CALCULATIONS**

Lot Area (SF)	15,014
Existing Building	1,254
Existing Pavement	5,134
Existing Patios and Walkways	623
Total Existing Impervious	7,011
Existing Green Area	53.3%
Existing Building Coverage	8.4%

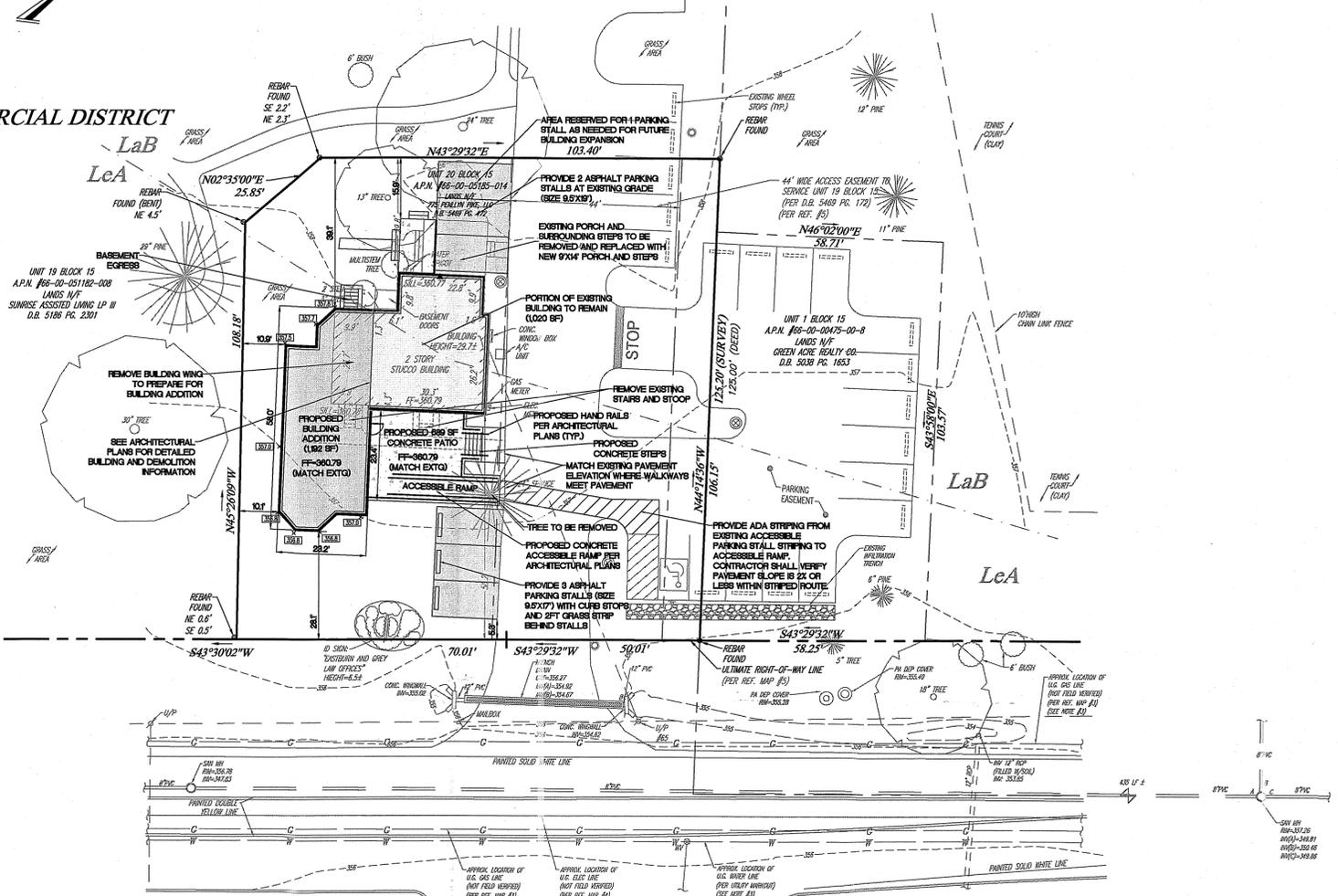
**PROPOSED GREEN AREA CALCULATIONS**

Lot Area (SF)	15,014
Proposed Building	2,195
Proposed Pavement	6,166
Proposed Rear Patio and Walkways	254
Proposed Front Patio, Ramp, Steps	689
Total Proposed Impervious	9,304
Proposed Green Area	38.0%
Proposed Building Coverage	14.6%

**BUILDING AND PARKING CALCULATIONS**

	Existing to Remain	Proposed	Total
Basement		1,226	1,226
1st Floor	1,012	1,183	2,195
2nd Floor	792	977	1,769
Attic		499	499
<b>Total Building Area</b>	<b>1,804</b>	<b>3,885</b>	<b>5,689</b>
Required Parking (1 per 250 SF total floor area)			23
Provided Parking	18	6	24

Existing basement and attic areas are less than 7 feet clear height and are not included in calculations



**PENLLYN BLUE BELL PIKE**



**OWNER/APPLICANT**  
 PENLLYN INVESTMENTS LLC  
 775 PENLLYN BLUE BELL PIKE  
 BLUE BELL, PA 19422

**PROPERTY INFORMATION**  
 775 PENLLYN BLUE BELL PIKE  
 MONTGOMERY COUNTY  
 PENNSYLVANIA  
 T.P. # 66-00-05185-014

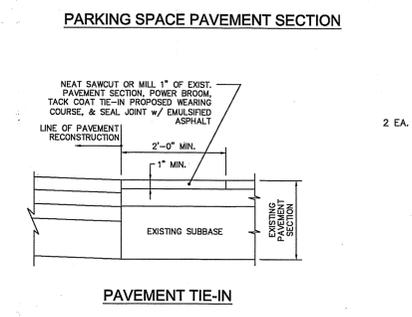
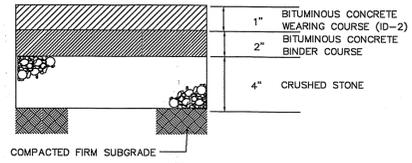
BLUE BELL IV ASSOC.  
 A.P.N. #66-00-05359-002  
 #66-0018-035-05359002  
 LEGAL LOT: 35  
 LEGAL: 18

- SITE PLAN NOTES:**
- THE SUBJECT SITE IS LOCATED AT 775 PENLLYN BLUE BELL PIKE.
  - THE PROPERTY BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBER 66-00-05185-014.
  - THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM LAND DEVELOPMENT PLANS PREPARED BY BOHLER ENGINEERING, DATED AUGUST 1, 2007, PROJECT NO. P07-0527.
  - THIS PROPERTY RECEIVED LAND DEVELOPMENT APPROVAL IN 2007 FOR PARKING LOT IMPROVEMENTS AND BUILDING ADDITION. REFER TO LAND DEVELOPMENT PLANS PREPARED BY BOHLER ENGINEERING, DATED AUGUST 1, 2007, FOR PREVIOUSLY APPROVED LAND DEVELOPMENT DESIGN INFORMATION.
  - THE PROPOSED BUILDING ADDITION IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
  - THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 10 MONTHS.
  - ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
  - THE PROPERTY IS OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS PER FEMA PANEL 42091C0269E.
  - THE PROPERTY IS CURRENTLY ZONED C - COMMERCIAL DISTRICT.
  - REFER TO ARCHITECTURAL PLANS PREPARED BY STAMPER ASSOCIATES FOR BUILDING DEMOLITION AND ADDITION INFORMATION AND DETAILS, INCLUDING ACCESSIBLE RAMP.

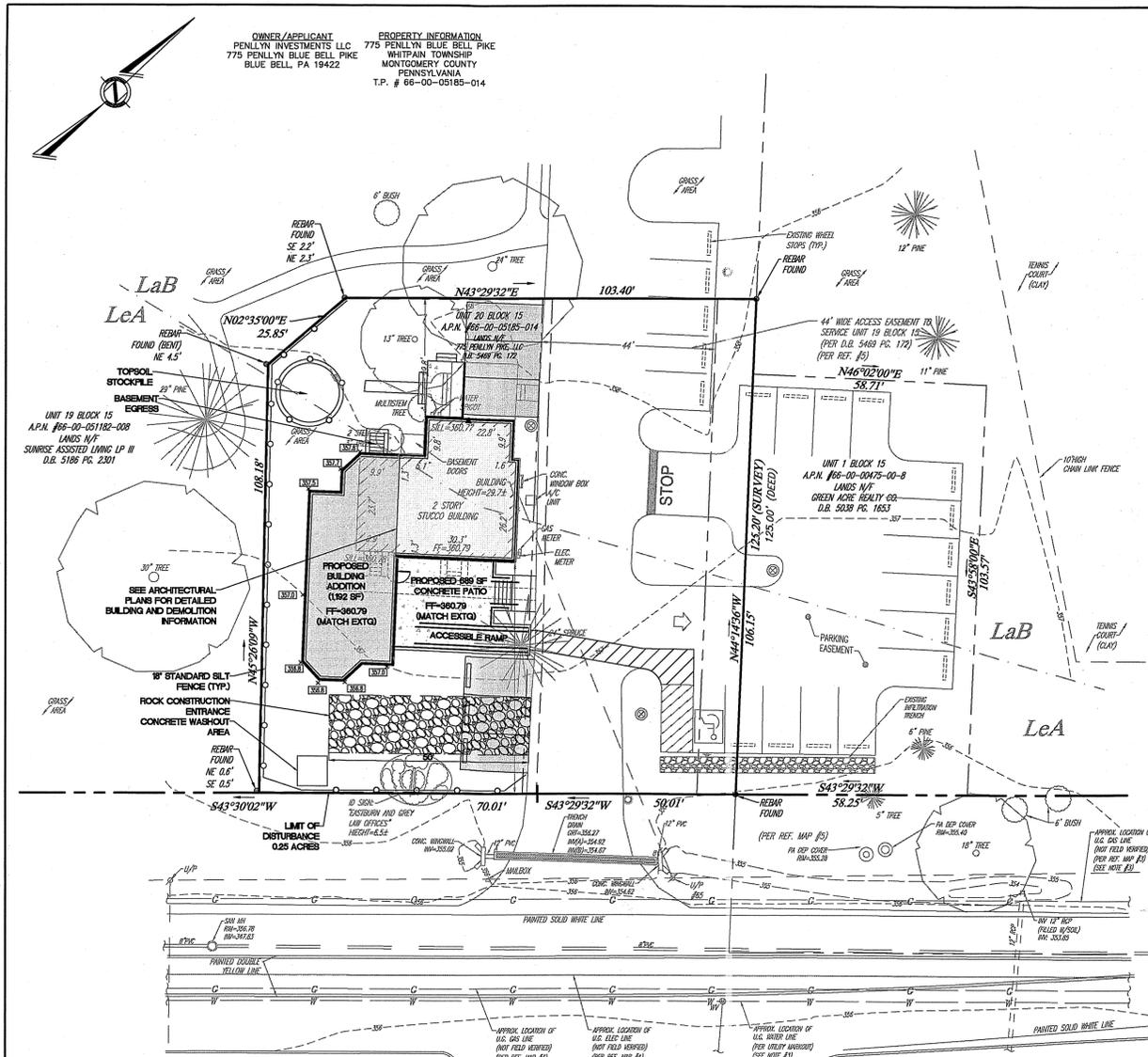
- GENERAL NOTES**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY BOHLER ENGINEERING. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - THE CONTRACTOR SHALL REFER TO THE APPROVED LAND DEVELOPMENT PLANS PREPARED BY BOHLER ENGINEERING, DATED AUGUST 1, 2007, PROJECT NO. P07-0527 FOR ALL CONSTRUCTION DETAILS AND ADDITIONAL PLAN INFORMATION.
  - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS.
  - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
  - UNDER PENNSYLVANIA LAW THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  - THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS. FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
  - THERE ARE NO HQ OR EV WATERSHEDS LOCATED WITHIN THE PROJECT AREA.
  - THERE ARE NO RIPARIAN AREAS OR BUFFERS IDENTIFIED WITHIN THE PROJECT AREA. THEREFORE, RIPARIAN BUFFER OBLIGATIONS DO NOT APPLY TO THIS PROJECT.
  - THE EXISTING SITE IS NOT UNDERLAIN BY ANY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS WHICH COULD CAUSE POLLUTION DURING EARTH DISTURBANCE. THEREFORE, NO LOCATIONS ARE IDENTIFIED ON THIS PLAN AND NO DETAILS ARE PROVIDED FOR DISPOSAL OF SUCH MATERIAL.

- ADA ACCESSIBILITY NOTES:**
- ACCESSIBLE PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
  - THE ACCESSIBLE ROUTE CONNECTED TO THE ACCESS AISLE AT THE PARKING SPACES SHALL BE A MINIMUM OF 36 INCHES.
  - RAMP RUNS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:12. THE MAXIMUM RISE OF A RAMP RUN SHALL BE 30 INCHES AND THE MAXIMUM HORIZONTAL RUN SHALL BE 30 FEET.
  - THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
  - THE CLEAR WIDTH OF A RAMP RUN, AND BETWEEN HANDRAILS WHERE CHANGES IN LEVEL SHALL BE 36 INCHES MINIMUM.
  - RAMP RUNS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. THE LANDING LENGTH SHALL BE A MINIMUM OF 60 INCH CLEAR. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. RAMP RUNS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES BY 60 INCHES MINIMUM.
  - IF A RAMP RUN HAS A RISE GREATER THAN 6 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL.
  - WHERE REQUIRED, HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
  - REFER TO ARCHITECTURAL PLANS FOR DESIGN AND DETAILS OF THE PROPOSED ACCESSIBLE RAMP, STAIRS, AND HANDRAILS.
  - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES TO ENSURE THAT DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO COMMENCEMENT OF WORK.

- GRADING AND DRAINAGE NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
  - CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS. FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
  - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - PVC = POLYVINYLCHLORIDE PIPE, HDPE = HIGH DENSITY POLYETHYLENE PIPE, RCP = REINFORCED CONCRETE PIPE
  - STORM DRAINAGE PIPING TO UTILIZE WATER TIGHT JOINTS.
  - COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:
- | FILL AREA             | PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY |
|-----------------------|---|
| BUILDING FOOTPRINT    | 95%   |
| PAVEMENT AND ROADWAYS | 95%   |
| SIDEWALKS             | 95%   |
| LANDSCAPE AREAS       | 93%   |
| TRENCH BACKFILL       | SAME AS SURROUNDING AREA                        |
- PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
  - REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ONSITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS SECTION.
  - ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE A MINIMUM OF 4,000 PSI.
  - THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND PROVIDE THE APPROPRIATE BOX SIZE, MANHOLES SIZE, ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR ALL CATCH BASINS, MANHOLES, AND OTHER STORM AND SANITARY STRUCTURES.
  - WHITPAIN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
  - ALL STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED OR MODIFIED WITHOUT PRIOR APPROVAL FROM WHITPAIN TOWNSHIP.



**NOTES:**  
 1. REBAR AMERICAN GRADE 60 SIZE #3  
 2. 3000 PSI CONCRETE OR GREATER  
 3. HEIGHT 200 POUNDS



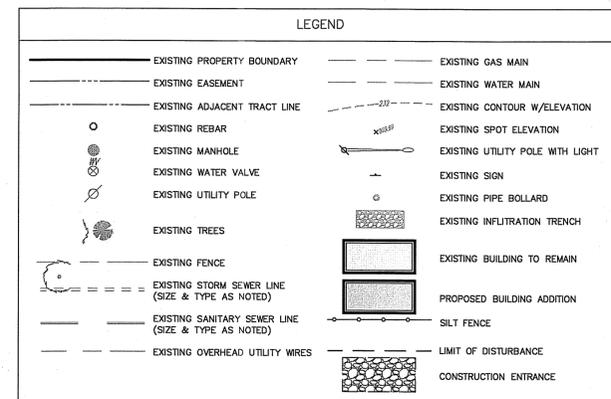
# PENLLYN BLUE BELL PIKE

BLUE BELL TWP. ASSOC.  
A.P.N. 66-00-05182-002  
66-00-05182-002  
LEGAL LOT 35  
LEGAL: 18

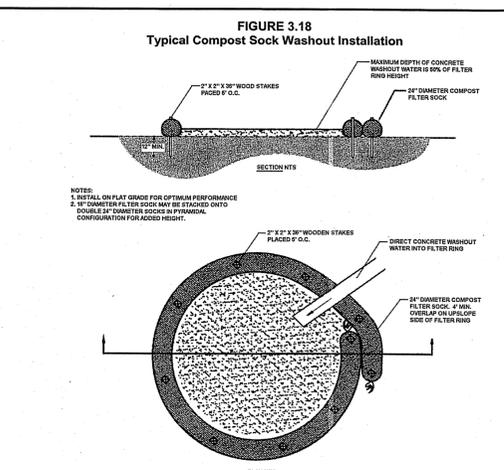


- SITE PLAN NOTES:**
- THE SUBJECT SITE IS LOCATED AT 775 PENLLYN BLUE BELL PIKE.
  - THE PROPERTY BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBER 66-00-05182-014.
  - THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM LAND DEVELOPMENT PLANS PREPARED BY BOHLER ENGINEERING, DATED AUGUST 1, 2007, PROJECT NO. P07-0527.
  - THE PROPOSED BUILDING ADDITION IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
  - THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 10 MONTHS.
  - ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
  - THE PROPERTY IS OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS PER FEMA PANEL 42091C0269E.
  - THE PROPERTY IS CURRENTLY ZONED C - COMMERCIAL DISTRICT.
  - REFER TO ARCHITECTURAL PLANS PREPARED BY STAMPEL ASSOCIATES FOR BUILDING DEMOLITION AND ADDITION INFORMATION AND DETAILS, INCLUDING ACCESSIBLE RAMP.

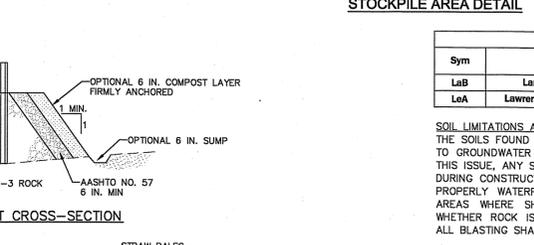
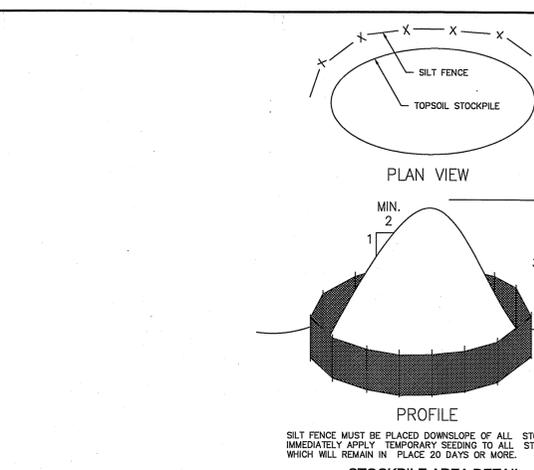
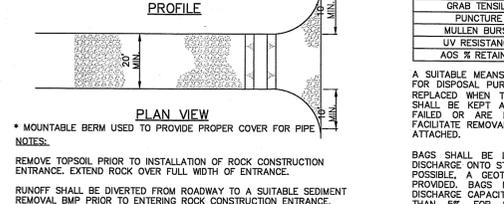
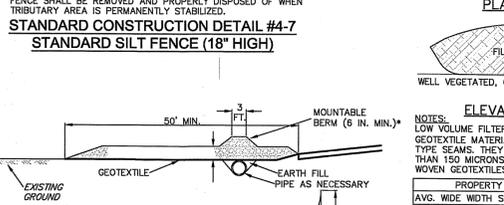
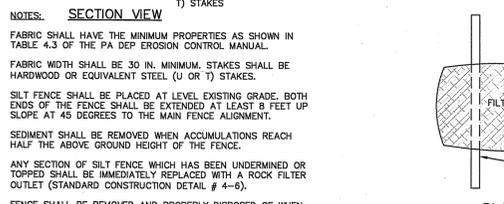
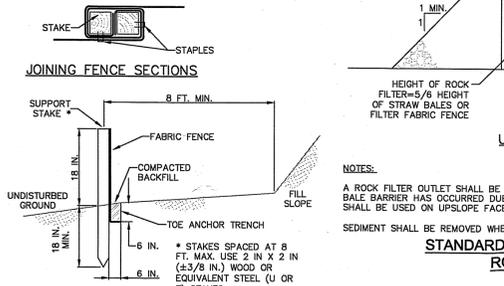
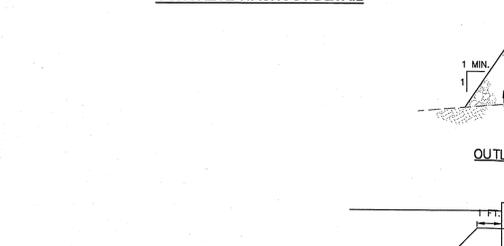
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  - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS.
  - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
  - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
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  - THERE ARE NO HO OR EV WATERSHEDS LOCATED WITHIN THE PROJECT AREA.
  - THERE ARE NO RIPARIAN AREAS OR BUFFERS IDENTIFIED WITHIN THE PROJECT AREA. THEREFORE, RIPARIAN BUFFER OBLIGATIONS DO NOT APPLY TO THIS PROJECT.
  - THE EXISTING SITE IS NOT UNDERLAIN BY ANY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS WHICH COULD CAUSE POLLUTION DURING EARTH DISTURBANCE. THEREFORE, NO LOCATIONS ARE IDENTIFIED ON THIS PLAN AND NO DETAILS ARE PROVIDED FOR DISPOSAL OF SUCH MATERIAL.



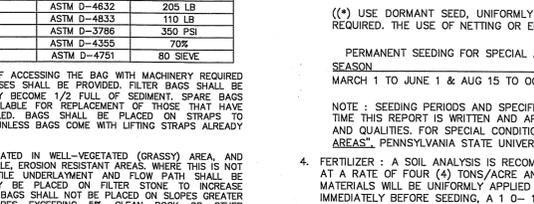
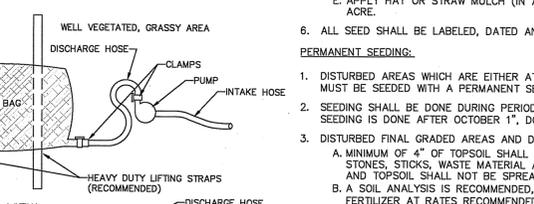
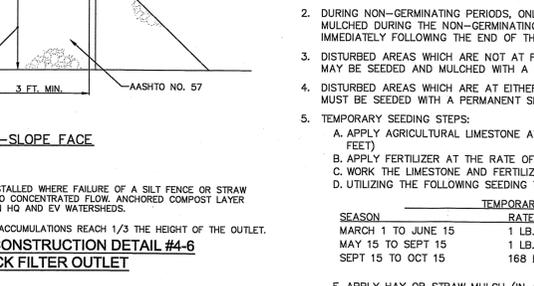
- SEQUENCE OF CONSTRUCTION:**
- MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED BY THE CONTRACTOR IN WRITING 72 HOURS PRIOR TO ANY LAND DISTURBANCE. THE DISTRICT SHALL BE NOTIFIED 7 DAYS IN ADVANCE TO THE PRE-CONSTRUCTION MEETING.
  - INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
  - INSTALL SILT FENCE IN ALL AREAS SHOWN ON THE PLAN.
  - CLEAR AND GRUB AREA IN LIMIT OF DISTURBANCE.
  - CESSATION OF ACTIVITY FOR AT LEAST 4 DAYS REQUIRES TEMPORARY STABILIZATION. SEE TEMPORARY STABILIZATION NOTES ON THIS SHEET.
  - COMMENCE STRIPPING OF TOPSOIL AND STORE IN STOCKPILE AREA.
  - ROUGH GRADE SITE IN AREA OF PROPOSED BUILDING AND PARKING.
  - EXCAVATE FOR THE FOUNDATION OF THE BUILDINGS AND BEGIN BUILDING CONSTRUCTION.
  - BASE COURSE PAVING FOR PARKING SPACES CAN COMMENCE ANYTIME AFTER BUILDING FOUNDATION CONSTRUCTION IS COMPLETED. IMMEDIATELY STABILIZE ALL DISTURBED AREAS.
  - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED IN THE FOLLOWING MANNER: 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.
  - PERMANENT SEEDING AND MULCHING.
  - ANY UNSUITABLE SOIL AND / OR FILL WILL BE REMOVED OFF-SITE AND DISPOSED OF LEGALLY. IF STOCKPILES ARE TO REMAIN, APPLY PERMANENT SEEDING AND MULCHING.
  - REMOVE TEMPORARY FILTER FABRIC FENCE, ETC. WHEN THE ENTIRE SITE IS COMPLETELY STABILIZED.
  - AREAS DISTURBED DURING THE REMOVAL OF THE TEMPORARY CONTROLS MUST BE STABILIZED IMMEDIATELY.



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.  
Adapted from Filtrix

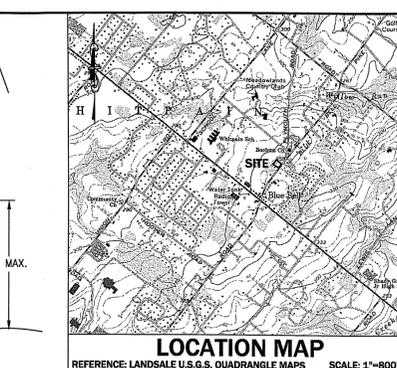


SILT FENCE MUST BE PLACED DOWN-SLOPE OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE.



**PROPERTY**

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4853	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%ZE
AOS % RETAINED	ASTM D-4751	80%ZE



**SOIL TYPES**

Sym	Name	Hydr (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
LaB	Lansdale Loam, 3-8% slopes	N	42-60	>80	B
LaA	Lawrenceville Silt Loam, 0-3% slopes	N	24-38	18-36	C

**SOIL LIMITATIONS AND RESOLUTION:**  
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPRAPABLE. IF ROCK IS NOT RIPRAPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

**SEEDING NOTES:**  
**TEMPORARY SEEDING:**

- TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEED AND MULCHED IMMEDIATELY.
- DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS MUST BE LIMED, FERTILIZED, SEED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
- DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- TEMPORARY SEEDING STEPS:  
A. APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER 1000 SQUARE FEET)  
B. APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.  
C. WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL.  
D. UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE:

**TEMPORARY SEEDING**

SEASON	RATE	TYPE
MARCH 1 TO JUNE 15	1 LB./1000 SF	ANNUAL RYEGRASS
MAY 15 TO SEPT 15	1 LB./1000 SF	SUDAN GRASS
SEPT 15 TO OCT 15	168 LB./AC	WINTER RYE

- APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.
- ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

- PERMANENT SEEDING:**
- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED.
  - SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER 1ST, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1ST, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
  - DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEED AS FOLLOWS:  
A. MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.  
B. A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)).  
C. THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES.  
D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.  
E. ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.  
F. SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.  
G. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

- PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS:**
- | SEASON                              | RATE           | TYPE                             |
|-------------------------------------|----------------|----------------------------------|
| MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 | 2 LBS./1000 SF | KY31 TALL FESCUE AND RED TOP 12% |
| OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1  | 2 LBS./1000 SF | RED TOP*                         |
- (\*\* USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)
- PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC):**
- | SEASON                              | RATE           | TYPE                                |
|-------------------------------------|----------------|-------------------------------------|
| MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 | 2 LBS./1000 SF | KY31 TALL FESCUE 80% & RYEGRASS 20% |
- NOTE:** SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.
- FERTILIZER: A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZER AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 10-10-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.
  - HYDRO SEEDING: LIMESTONE AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80 GROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
  - MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS:  
A. STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIAL. APPLY AT A RATE OF 115 TO 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.  
B. NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.

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**REVISIONS**

Revision	Description	Date

**HERLING HOMES OFFICE ADDITION**  
775 PENLLYN BLUE BELL PIKE  
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

**KRISTIN R. HOLMES, P.E.**  
PA PE073604

**File No.**  
1091\_CE-101.DWG

**Date**  
2/18/15

**Scale**  
1"=20'

**HCE Job**  
1091

**Designed**  
KH

**Sheet**  
1 of 2

**Drawing No.**  
CE-101