

PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A CONSTRUCTION STAGE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON 10/17/19 SERIAL NO. 20192833268

A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN ONLY, THAT THE POSITIONS OF UNDERGROUND UTILITIES HAVE BEEN DEPICTED PER FIELD MARKINGS AND PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE LOCATIONS. PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENN. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING. COMCAST CABLE: CLEAR NO FACILITIES

NOW CENTURY LINK: CLEAR NO FACILITIES

NORTH PENN. WATER AUTHORITY: CLEAR NO FACILITIES

NORTH WALES WATER AUTH. CONFLICT, FIELD MARKED

PECO ENERGY: CLEAR NO FACILITIES

SURVEY REFERENCES AND NOTATIONS:

1) DEEDS AND PLANS OF RECORD

2) BOUNDARY AND EXISTING FEATURES PLAN OF MAZZOTTA PROPERTY PREPARED BY ASH ASSOCIATES, INC. PROJECT NO. 3733, DATED 9/6/19

3) THIS SURVEY AND PLAN WERE PREPARED BASED SOLELY ON DEEDS/PLANS OF RECORD WITHOUT THE BENEFIT OF A SEARCH OF THE SUBJECT PREMISES TITLE. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT PREMISES TITLE MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF FIELD SURVEY.

PROPOSED UTILITIES AND UTILITY EASEMENTS:

ALL PROPOSED UTILITY LINE CONNECTIONS SHALL BE PLACED UNDERGROUND. UTILITY EASEMENTS, 20 FT. WIDE, OR AS REQUIRED BY THE APPROPRIATE UTILITY PROVIDER SHALL BE PROVIDED.

SOLID WASTE STORAGE AND DISPOSAL SHALL BE AN INDIVIDUAL LOT OWNER'S RESPONSIBILITY.

SOIL TYPES AND WATERSHED:

PER CURRENT NRCS MAPPING, THE ENTIRE SITE IS MAPPED AND CLASSIFIED AS U008, URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8% SLOPES.

THIS SITE IS LOCATED WITHIN THE SKIPPAK CREEK WATERSHED AND IS TRIBUTARY TO THE ZACHARIAH CREEK WHICH HAS A CURRENT DEP CHAPTER 93 DESIGNATION OF TSF, MF

FLOOD PLAIN:

PER FEMA FLOOD INSURANCE RATE MAP 42091C02586, REVISED 3/2/16, THE SITE IS LOCATED WITHIN A ZONE X AREA DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN.

CONSTRUCTION NOTES:

1) ALL SANITARY SEWER CONNECTION/CONNECTION METHODS AND MATERIALS SHALL CONFORM TO WORCESTER TOWNSHIP STANDARDS AND SPECIFICATIONS.

2) ALL ROAD RESTORATION METHODS AND MATERIALS SHALL CONFORM TO BOTH PENN DOT AND WORCESTER TOWNSHIP STANDARDS AND SPECIFICATIONS.

3) ALL WATERLINE CONSTRUCTION AND CONNECTION METHOD AND MATERIALS SHALL CONFORM TO NORTH WALES WATER COMPANY STANDARDS AND SPECIFICATIONS.

DRIVEWAYS AND HIGHWAY OCCUPANCY:

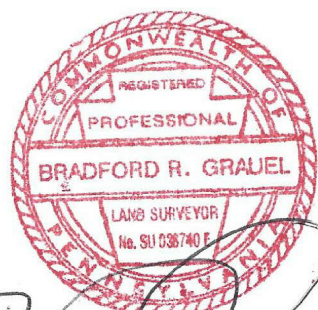
THIS PLAN PROPOSES DIRECT DRIVEWAY ACCESS TO MORRIS ROAD, SR2001. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO FILE WITH AND OBTAIN HIGHWAY OCCUPANCY PERMITTING FROM THE PENN. DEPT. OF TRANSPORTATION FOR SAID DRIVEWAYS AND TO PROVIDE EVIDENCE OF SAME TO THE TOWNSHIP OF WORCESTER PRIOR TO PLAN APPROVALS.

DRIVEWAY CLEAR SIGHT:

IT SHALL BE INCUMBENT ON THE INDIVIDUAL PROPERTY OWNERS TO MAINTAIN ADEQUATE CLEAR SIGHT AT THE DRIVEWAY ENTRANCE ONTO MORRIS ROAD, WHICH INCLUDES MAINTAINING AN AREA MEASURED 10 FT. BACK FROM THE ROAD EDGE AND 15 FT. IN EACH DIRECTION TO BE FREE AND CLEAR OF ANY VISION OBSTRUCTING OBJECT OR VEGETATION EXCEEDING 18 INCHES IN HEIGHT.

CERTIFICATION OF ACCURACY

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER.



I DEAN MAZZOTTA, PRINCIPAL OF MAZZ PROPERTIES, LLC HEREBY STATE AND REPRESENT THAT MAZZ PROPERTIES, LLC IS THE RECORD OWNER OF THE PROPERTY DEPICTED HEREON

COMMONWEALTH OF PENNA.  
COUNTY OF MONTGOMERY SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DEAN MAZZOTTA, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS A PRINCIPAL OF MAZZ PROPERTIES, LLC IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED TO HIGHWAY BE DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC

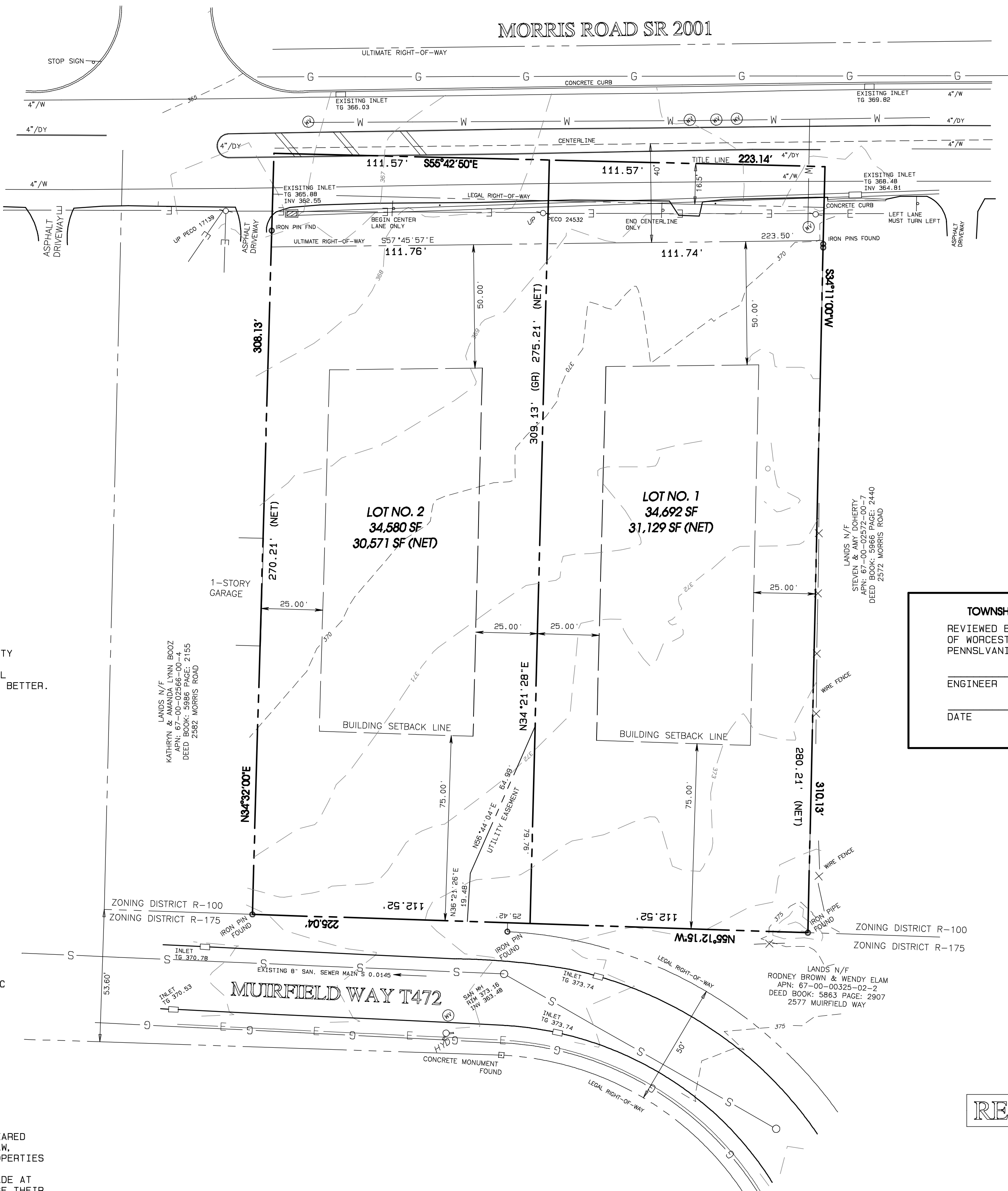
MY COMMISSION EXPIRES:

Scale: 1" = 30'

HORIZONTAL DATUM: PA. STATE PLANE  
SOUTH ZONE COORDINATE SYSTEM  
VERTICAL DATUM: NAVD 1988

DRIVEWAY INFORMATION

POSTED SPEED LIMIT: 45 MPH  
ROAD SLOPE: 2%  
LOT NO. 1  
REQUIRED SITE DISTANCES: LEFT 370 FT.; RIGHT 398 FT.  
EXISTING/PROPOSED: LEFT 600 FT. +; RIGHT 600 FT. +  
LOT NO. 2  
REQUIRED SITE DISTANCES: LEFT 370 FT.; RIGHT 398 FT.  
EXISTING/PROPOSED: LEFT 600 FT. +; RIGHT 600 FT. +



STORMWATER MANAGEMENT, OWNERSHIP AND MAINTENANCE:

LOTS 1 AND 2 ARE PROPOSED TO CONTAIN INDIVIDUAL STORMWATER SYSTEMS THAT HAVE BEEN DESIGNED TO MANAGE STORMWATER RUNOFF IN A MANNER THAT CONFORMS TO CURRENT MUNICIPAL STANDARDS. THESE SYSTEMS ARE INTENDED TO BE PERMANENT AND PERPETUAL IN NATURE AND TO BE OWNED AND MAINTAINED BY THE RESPECTIVE LOT OWNER(S), THEIR HEIRS AND ASSIGNS. REVISIONS OR CHANGES TO THE INDIVIDUAL SYSTEMS SHALL NOT BE UNDERTAKEN UNTIL OR UNLESS RECEIVING APPROVAL FROM THE TOWNSHIP OF WORCESTER.

BY VIRTUE OF THIS PLAN, THE TOWNSHIP OF WORCESTER (OR DULY AUTHORIZED REPRESENTATIVES THEREOF, ARE HEREBY AFFORDED A BLANKET ACCESS EASEMENT ON BOTH LOTS 1 AND 2 FOR THE EXPRESS PURPOSE OF INSPECTIONS OF THE STORMWATER FACILITIES. IN THE EVENT THAT THE INDIVIDUAL LOT OWNER(S) FAIL TO MAINTAIN SAID FACILITIES, THE TOWNSHIP OF WORCESTER MAINTAINS THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON SAID PROPERTIES AND TO EFFECT REPAIRS TO THE FACILITIES AS NECESSARY TO RESTORE/REPAIR SAID FACILITIES AND TO FILE AN ACTION IN EQUITY AGAINST SAID PROPERTY OWNER(S) FOR COSTS OF ACTUAL REPAIRS, ENGINEERING AND LEGAL COSTS ASSOCIATED WITH SAME.

RECORD OWNER AND DEVELOPER

MAZZ PROPERTIES, LLC  
1679 WEST POINT PIKE  
LANSDALE, PA. 19446

SITE ADDRESS: 2576 MORRIS ROAD

SOURCE OF TITLE:

GRANTOR: SUZANN K. COY, ADMINISTRATRIX OF THE ESTATE OF JOHN R. KURTZ, DECEASED  
GRANTEE: MAZZ PROPERTIES, LLC  
DEED DATED JULY 18, 2019  
DEED BOOK 6147, PAGE 1072  
MONTGOMERY COUNTY RECORDS  
PARCEL NO. 67-00-02569-00-1

EXISTING PROPERTY USE: RESIDENTIAL, SINGLE FAMILY, DETACHED DWELLING UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.

PROPOSED PROPERTY USE: RESIDENTIAL, 2 SINGLE FAMILY, DETACHED RESIDENTIAL DWELLINGS UTILIZING PUBLIC WATER AND PUBLIC SEWAGE DISPOSAL FACILITIES.

CURRENT ZONING: RESIDENTIAL, R-100 DISTRICT

TABLE OF ZONING CONFORMANCE:

MINIMUM LOT AREA REQUIRED: 30,000 SF.  
EXISTING: 61,700 SQ. FT. (NET)  
PROPOSED: LOT 1 31,129 SQ. FT. (NET); LOT 2 30,571 SQ. FT. (NET)  
MINIMUM LOT WIDTH REQUIRED: 100 FT.  
EXISTING: 223.50 FT.  
PROPOSED: LOT 1, 111.74 FT.; LOT 2, 111.76 FT.  
MINIMUM FRONT YARD SETBACK REQUIRED: 50 FT.  
EXISTING: 56.36 FT.  
PROPOSED: LOT 1, 75.33 FT.; LOT 2, 81.91 FT.  
MINIMUM REAR YARD SETBACK REQUIRED: 75 FT.  
EXISTING: 175.79 FT.  
PROPOSED: LOT 1, 164.45 FT.; LOT 2, 153.36 FT.  
MINIMUM SIDE YARD SETBACK REQUIRED: 25 FT.  
EXISTING: 21.12 FT.  
PROPOSED: LOT 1, 28.17 FT.; LOT 2, 27.82 FT.  
MINIMUM AGGREGATE SIDE YARD REQUIRED: 50 FT.  
EXISTING: 188.92 FT.  
PROPOSED: LOT 1, 56.57 FT.; LOT 2, 56.60 FT.  
MAXIMUM PERMITTED BUILDING COVERAGE: 20%  
EXISTING: 1.6%  
PROPOSED: LOT 1, 6.4%; LOT 2, 6.5%  
MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 30%  
EXISTING: 4.5%  
PROPOSED: LOT 1, 3300 SF (10.6%); LOT 2, 4653 SF (15.2%)  
MAXIMUM PERMITTED BUILDING HEIGHT: 35 FT.  
EXISTING: 35 FT. OR LESS  
PROPOSED LOTS 1 AND 2: 2 STORY, LESS THAN 35 FT.

PLANNING COMMISSION

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

CHAIRMAN

DATE

BOARD OF SUPERVISORS APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

CHAIRMAN

SECRETARY

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_

RECORDER

MONTGOMERY COUNTY PLANNING COMMISSION

MPCC NO. \_\_\_\_\_  
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: \_\_\_\_\_

FOR THE DIRECTOR

PAR ID: 67-00-02569-00-1

MINOR PLAN  
2 LOT RESIDENTIAL SUBDIVISION  
PROPERTY OF  
MAZZ PROPERTIES, LLC  
2578 MORRIS ROAD  
Situate In:  
The Township of Worcester  
Montgomery County, Pennsylvania

RECORD PLAN

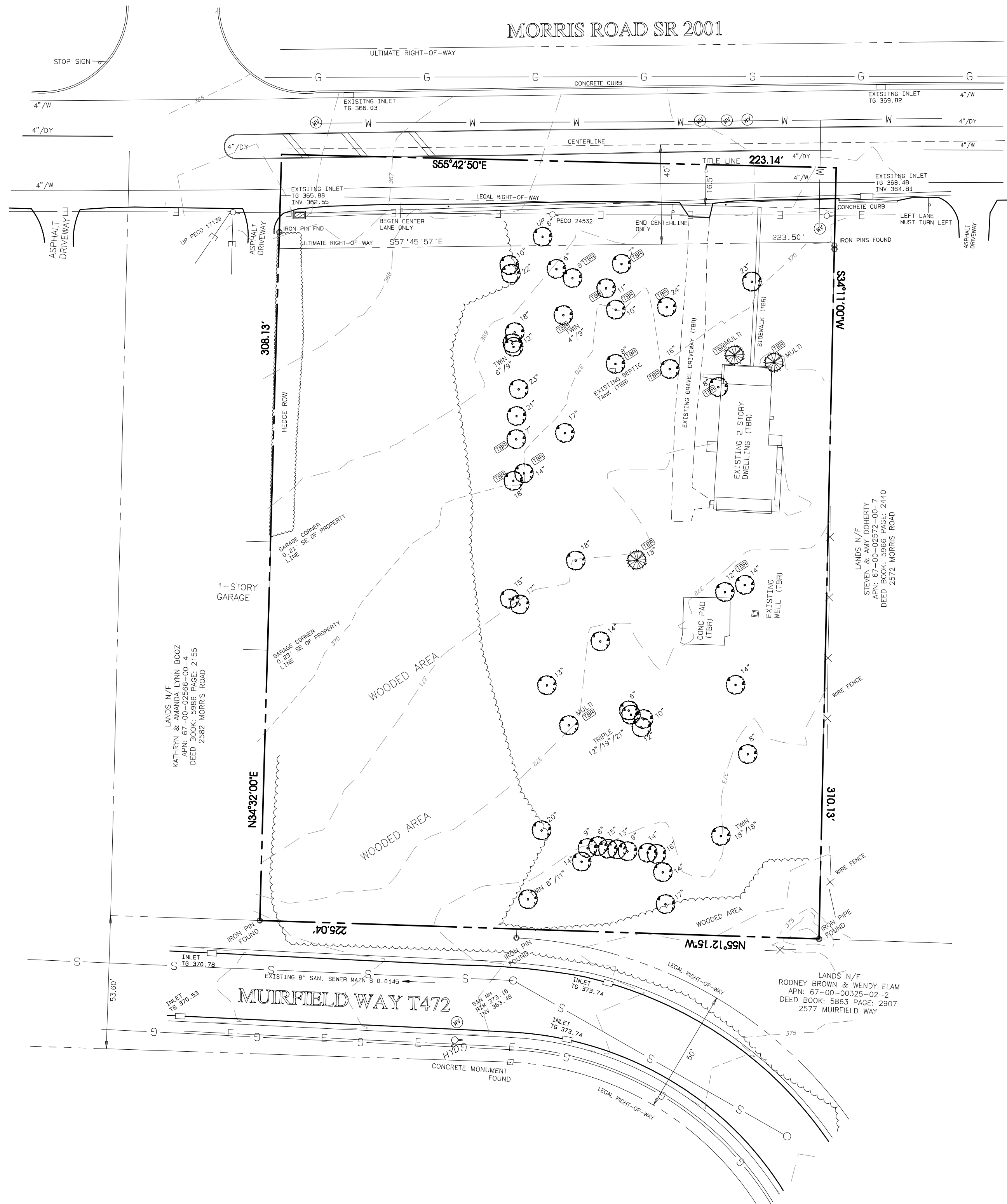
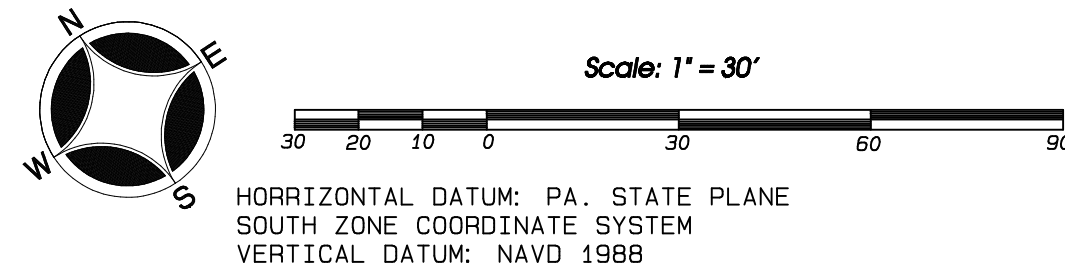
SHEET REFERENCE:

1 OF 6: RECORD PLAN  
2 OF 6: EXISTING SITE PLAN  
3 OF 6: AERIAL VIEW  
4 OF 6: PROPOSED IMPROVEMENTS AND STORMWATER OPERATIONS AND MAINTENANCE PLAN  
5 OF 6: SEDIMENT EROSION CONTROL PLAN  
6 OF 6: CONSTRUCTION DETAILS AND NOTES

OTM LLC  
SURVEYING, LAND PLANNING  
& DESIGN SERVICES  
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610  
(484) 336-6454 www.otm-surveying.com

DRAWN BY: BRAD R. GRAUEL, PLS 11/25/19  
CHECKED: \_\_\_\_\_  
SCALE: 1" = 30'  
PROJECT NO: 19-102  
SHEET 1 of 6

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EXISTING FEATURES LEGEND	
	GAS LINE
	SANITARY SEWER MAIN AND MANHOLES
	UTILITY POLE AND OVERHEAD UTILITY LINES
	WATER VALVE
	WATER MAIN
	STREET SIGN
	EXISTING GROUND CONTOUR LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	TREE TO BE REMOVED
	EXISTING WOODS LINE
	TO BE REMOVED
	SOIL TEST PIT

## EXISTING SITE PLAN

MINOR PLAN  
2 LOT RESIDENTIAL SUBDIVISION  
PROPERTY OF  
MAZZ PROPERTIES, LLC  
2578 MORRIS ROAD  
*Situate In:*  
*The Township of Worcester*  
*Montgomery County, Pennsylvania*

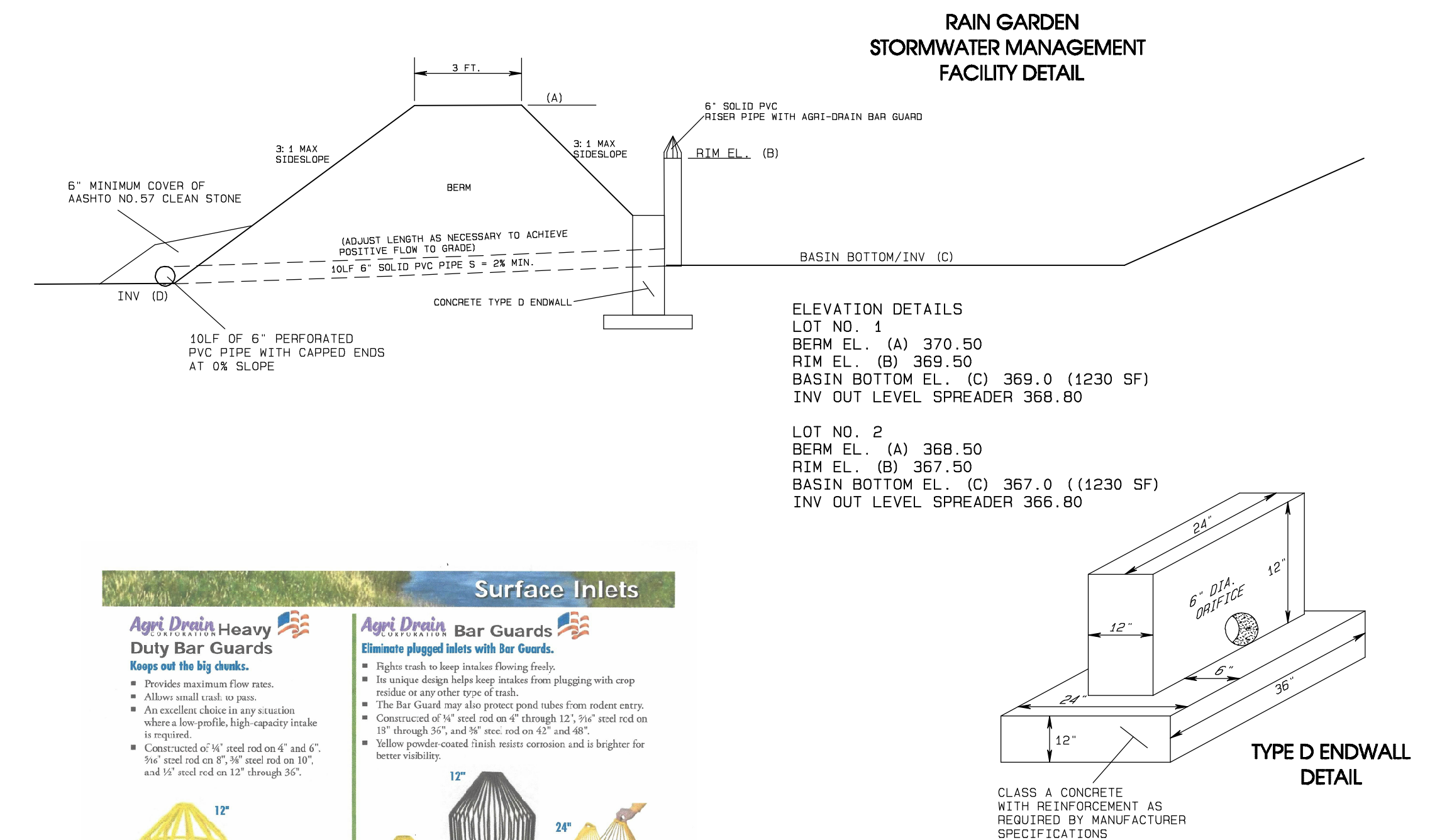
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	DRAWN BR GRAUEL, PLS 11-25-2019		CHECK	
			SCALE 1" = 30'	
			PROJECT NO. 19-102	
			SHEET 2 of 6	



AERIAL VIEW

MINOR PLAN  
2 LOT RESIDENTIAL SUBDIVISION  
PROPERTY OF  
MAZZ PROPERTIES, LLC  
2578 MORRIS ROAD  
*Situate In:*  
*The Township of Worcester*  
*Montgomery County, Pennsylvania*

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DRAWN		CHECK		SCALE	
BY GRAUEL, PLS				1"=50'	
11/25/19				PROJECT NO. 19-102	
				SHEET 3 of 6	

[illegible]

Call Agri Drain at 1-800-232-4742 1

STORMWATER MANAGEMENT FACILITIES DESCRIPTION AND MAINTENANCE NOTES:  
BOTH LOTS 1 AND 2 HAVE BEEN DESIGNED TO UTILIZE WHAT IS COMMONLY KNOWN AS A RAIN GARDEN TYPE OF STORMWATER MANAGEMENT FACILITY. THIS TYPE OF FACILITY IS INTENDED TO CAPTURE, STORE AND RELEASE STORMWATER THROUGH A SLOW IMPERVIOUS SURFACING INCLUDING BOTH THE DRIVEWAY AND ROOFTOP(S) AND IS INTENDED TO FUNCTION IN THE FOLLOWING MANNER:  
ROOFTOP AND DRIVEWAY RUNOFF DIRECTED INTO THE FACILITY(S) IS INTENDED TO IMPOUND TO A MAXIMUM DEPTH OF 6 INCHES BEFORE DISCHARGE THROUGH THE RISER PIPE. IMPOUNDMENT BASED ON SOILS TESTING OF THE SITE(S) SOILS IS INTENDED TO INFILTRATE OR DISSAPATE WITHIN 72 HOURS OF A TYPICAL 2 YEAR STORM EVENT. LARGER FLOWS FROM BOTH, PROLONGED (BACK TO BACK) OR LARGER STORM EVENTS (10 YEAR OR GREATER) ARE INTENDED TO DISCHARGE THROUGH THE RISER PIPE (DEVICE).  
ACTUAL DRAIN DOWN OR INFILTRATION/EXFILTRATION TIMES OF THE SURFACE IMPOUNDMENT MAY VARY DUE TO SEASONAL WEATHER CONDITIONS (IE: FROZEN SOIL CONDITIONS)

THE FACILITIES ARE TO BE MAINTAINED IN A WELL VEGETATED CONDITION WITH THE BOTTOM SURFACE AREA BEING MAINTAINED PER ORIGINAL DESIGN. THE FACILITIES MAY BE EITHER MAINTAINED IN A LAWN TYPE CONDITION OR LANDSCAPED WITH MOISTURE TOLERANT PLANT SPECIES THAT ARE TOLERANT WITHSTAND BOTH DROUGHT AND PERMANENT INUNDATIONS OF WATER. (CONSULT LOCAL NURSERY(S) FOR PLANT CHOICES AND MATERIALS.

NOTE: THE FUNCTIONALITY OF THIS TYPE OF STORMWATER MANAGEMENT SYSTEM IS SOLELY DEPENDANT ON THE ABILITY OF THE UNDERLYING SOIL LAYERS TO ACCEPT AND INFILTRATE THE IMPOUNDMENT WATERS. OVER TIME, THE BOTTOM LAYERS OF SOIL MAY BECOME COMPACTED AND MAY REQUIRE EITHER TILLING, AMENDMENT WITH COMPOST OR REMOVAL AND REPLACEMENT IN ORDER TO RESTORE FUNCTIONALITY.

INSPECTIONS AND MAINTENANCE OF THE FACILITY(S) SHOULD BE CONDUCTED ON A SEMI-ANNUAL (OR SEASONAL BASIS) TO ENSURE THAT ALL ROOF TOP LEADERS AND THE OUTLET PIPE ARE FREE AND CLEAR OF ANY ACCUMULATED DEBRIS/TRASH AND REMOVAL/REPLACEMENT OF ANY DEAD OR DISEASED PLANT MATERIAL.

SPECIFICATIONS FOR CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES:

- 1) THE SYSTEM AREA SHALL BE PROTECTED DURING OVERALL SITE DEVELOPMENT FROM COMPACTION OR TRESPASSING INTO BY CONSTRUCTION VEHICLES (COMPACTION) THROUGH THE USE OF CONSTRUCTION BARRIER FENCING.
- 2) THE SYSTEM SHALL BE CONSTRUCTED UTILIZING EITHER LOW COMPACTION EQUIPMENT OR EQUIPMENT LOCATED OUTSIDE OF THE BASIN BOTTOM AREA.
- 3) PRIOR TO FINAL STABILIZATION, PLACEMENT OF SEEDING/EROSION CONTROL MATTING, THE BASIN BOTTOMS SHALL BE FULLY SCARIFIED OR FILLED TO A MINIMUM DEPTH OF 6 INCHES.
- 4) IN THE EVENT THAT UNDESIRABLE MATERIALS, OR ANY OTHER OBSERVANCES OF SITE CONDITIONS OCCUR DURING SITE CONSTRUCTION THAT WOULD INTERFERE WITH OR CAUSE CONCERNS OF THE SITE FACILITY TO FUNCTION PROPERLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE FACILITY DESIGNER FOR CONSULTATIONS AND ADVICE ON REMEDIATION.

## PROPOSED IMPROVEMENTS AND STORMWATER OPERATIONS AND MAINTENANCE PLAN

MINOR PLAN  
2 LOT RESIDENTIAL SUBDIVISION  
PROPERTY OF  
MAZZ PROPERTIES, LLC  
2578 MORRIS ROAD  
*Situate In:*  
*The Township of Worcester*  
*Montgomery County, Pennsylvania*

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		DRAWN BR GRAUEL, PLS	CHECK	SCALE 1" = 30'
				PROJECT NO. 19-102 SHEET 4 of 6

- GENERAL PLAN NOTES:
1. THE LIMITS OF DISTURBANCE ARE TO BE CLEARLY MARKED AND DELINEATED. NO CONSTRUCTION OR VEHICULAR TRAFFIC SHALL BE PERMITTED OUTSIDE OF THE MARKED LIMITS OF DISTURBANCE.
  2. STOCKPILES AS INDICATED ON THE PLAN SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 35 FT. WITH SIDESLOPES OF 2:1 MAXIMUM. ALL STOCKPILES SHALL HAVE APPROPRIATE EGS CONTROLS PLACED DOWNSLOPE OF THE STOCKPILE AREA.
  3. IN THE EVENT THAT CONSTRUCTION ACTIVITIES CEASE FOR A PERIOD OF 30 DAYS OR LONGER IN DURATION, ALL AREAS OF DISTURBANCE SHALL BE TEMPORARILY SEEDING AND MULCHED.
  4. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH THE USE OF A PUMPED WATER FILTRATION BAG SYSTEM.
  5. THE SITE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL OFF SITE FILL BEING BROUGHT ONTO THE SITE IS CLEAN FILL.
  6. ALL SEDIMENT TRACKED ONTO A PUBLIC ROADWAY SHALL BE REMOVED ON A DAILY BASIS AND RETURNED TO THE CONSTRUCTION SITE. REMOVAL CAN BE ACCOMPLISHED THROUGH THE USE OF MACHINERY OR HAND TOOLS BUT SHALL NEVER BE WASHED OFF OF THE ROAD SURFACE WITH WATER.
  7. ALL SEDIMENT REMOVED FROM EROSION CONTROL BMPs SHALL BE PLACED WITHIN THE SOIL STOCKPILE AREAS AND TO BE UTILIZED INTO FINAL GRADING AND TOPSOIL PLACEMENT.
  8. ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED AND REPAIRED/REPLACED AS NECESSARY TO ENSURE PROPER FUNCTIONING.
  9. COMPOST FILTER SOCK AND FILTER FABRIC FENCE. ACCUMULATED SEDIMENT REACHING  $\frac{1}{2}$  OF THE FACILITY SITE SHALL BE REMOVED AND ANY SECTION OF THE FACILITY DAMAGED OR FOUND TO BE NOT FUNCTIONAL SHALL BE REPLACED.
  10. TOPSOIL PLACEMENT SHALL INCLUDE SCARIFYING OR TILLING THE SUBSURFACE AREA TO A MINIMUM DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL.
  11. ALL FILL AND TOPSOIL REPLACEMENT MATERIALS SHALL BE FREE OF FROZEN SOILS, BRUSH, ROOTS OR OTHER FOREIGN MATERIALS.
  12. IT SHALL BE THE SITE OWNER OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SEDIMENT EROSION CONTROL FACILITIES ARE INSTALLED AND FUNCTIONING PROPERLY AND THAT SAID FACILITIES REMAIN IN PLACE AND FUNCTIONING UNTIL SUCH TIME AS PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
  13. PERMANENT SITE STABILIZATION IS DEFINED AS A UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION.
  14. PRIOR TO REMOVAL OF SEDIMENT EROSION CONTROL FACILITIES, IT SHALL BE THE SITE OWNER/CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OVERSEEING AGENCY (CONSERVATION DISTRICT OR MUNICIPALITY) TO ARRANGE FOR AN INSPECTION OF THE SITE AND TO OBTAIN PERMISSIONS FOR FACILITY REMOVALS.

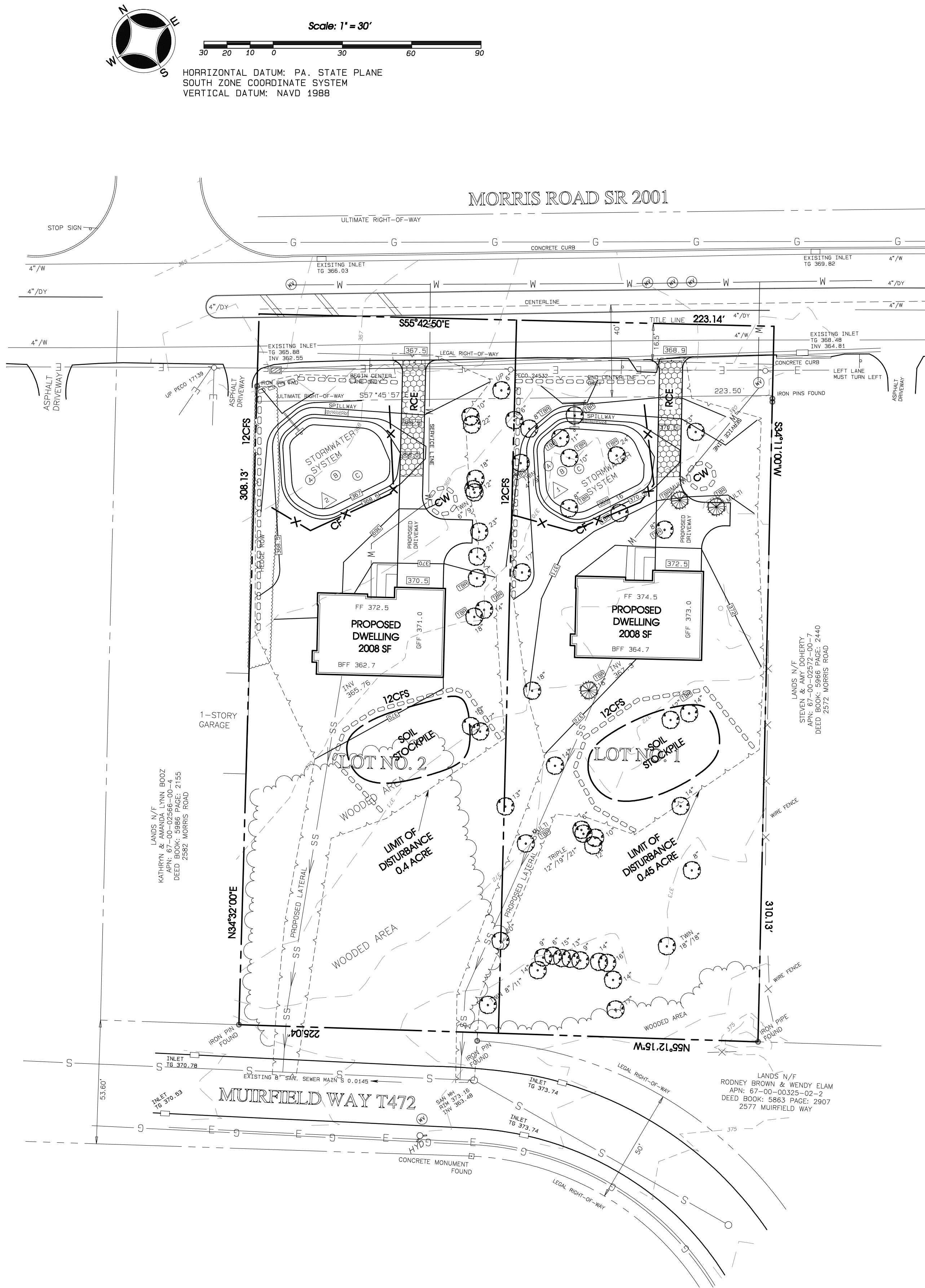
- MAINTENANCE OF FACILITIES
1. UNTIL THE SITE IS STABILIZED WITH FINAL STABILIZATION, THE OWNER/SITE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL SEDIMENT EROSION CONTROL FACILITIES WHICH SHALL INCLUDE BUT NOT BE LIMITED TO INSPECTIONS OF SAID FACILITIES ON A DAILY BASIS AND AFTER EACH STORM EVENT; REPAIRS/REPLACEMENT OF FACILITIES FOUND NOT TO BE FUNCTIONING; INSTALLATION OF ADDITIONAL CONTROLS TO SUPPLEMENT FAILURES AND MAINTAINING LOGS OF SAID INSPECTIONS, REPAIRS, REPLACEMENT AND SUPPLEMENTS TO FACILITIES.

- PROTECTION OF INFILTRATION BMPs
1. COMPACTION OF THE BMP AREA SHALL BE AVOIDED AND MINIMIZED DURING CONSTRUCTION.
  2. EGS BMPs SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER CONSTRUCTION OF THE INFILTRATION BMPs TO PREVENT SEDIMENT FROM CLOSING OR FILLING THE PCSM BMP OR STORAGE FACILITY.
  3. TO THE MAXIMUM EXTENT PRACTICAL, PCSM BMPs SHOULD BE CONSTRUCTED AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED ON ALL CONTRIBUTING DRAINAGE AREAS.

- EXISTING FEATURES LEGEND
- G — GAS LINE
  - S — SANITARY SEWER MAIN AND MANHOLES
  - E — UTILITY POLE AND OVERHEAD UTILITY LINES
  - ⊙ — WATER VALVE
  - W — WATER MAIN
  - STREET SIGN
  - EXISTING GROUND CONTOUR LINE
  - ⊙ — EXISTING DECIDUOUS TREE
  - ⊙ — EXISTING CONIFEROUS TREE
  - ⊙ — TREE TO BE REMOVED
  - EXISTING WOODS LINE
  - ⊙ — TO BE REMOVED
  - ⊙ — SOIL TEST PIT

- PROPOSED FEATURES LEGEND
- SS — PROPOSED LATERAL
  - W — SERVICE LINE
  - — PROPOSED FINISHED GRADE CONTOUR LINE
  - — PROPOSED FINISHED GRADE SPOT ELEVATION
  - — PROPOSED SANITARY SEWER LATERAL
  - — PROPOSED WATER SERVICE

- EROSION CONTROL FEATURES LEGEND
- RCE — ROCK CONSTRUCTION ENTRANCE
  - 12CFS — 12" COMPOST FILTER SOCK
  - — LIMIT OF DISTURBANCE
  - CW — CONCRETE WASHOUT



- STANDARD EGS PLAN NOTES
- 1) ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING, AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT (EGS) PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE SITE AT ALL TIMES
  - 2) AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
  - 3) 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 EGS BEST MANAGEMENT PRACTICES (BMPs) SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE EGS PLAN.
  - 4) 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.
  - 5) IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BMPs TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE BERKS COUNTY CONSERVATION DISTRICT AND/OR THE SOUTH-CENTRAL REGIONAL OFFICE OF DEP.
  - 6) ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED ON THIS PLAN, OVER UN-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.
  - 7) UNTIL THE SITE IS STABILIZED, ALL EGS BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EGS 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 EGS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
  - 8) A LOG SHOWING DATES THAT EGS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
  - 9) 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 ON THE PLAN DRAWINGS.
  - 10) ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
  - 11) ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE SIDE OF THE TRENCH.
  - 12) 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 GROUND WATER SYSTEMS.
  - 13) SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
  - 14) FAILURE TO CORRECTLY INSTALL EGS BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EGS BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000.00 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

- CONSTRUCTION SEQUENCE NOTES:
1. THE OPERATOR OR CONTRACTOR SHALL ENSURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED AND MAINTAIN A COPY OF THE APPROVED PLAN ON SITE AT ALL TIMES DURING EARTH MOVING ACTIVITIES.
  2. ALL OFF-SITE BORROW OR SPOIL SITES SHALL HAVE AN APPROVED, CURRENT SEDIMENT EROSION CONTROL PLAN IN PLACE AND FUNCTIONING.
  3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE WITH EACH STAGE BEING COMPLETED PRIOR TO THE INITIATION OF THE FOLLOWING STAGE. CLEARING OF BRUSH AND TREE REMOVAL SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
  4. EROSION AND SEDIMENT BMP'S SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO ANY EARTH DISTURBANCE TRIBUTARY TO A BMP.
  5. PRIOR TO INITIATING ANY REVISIONS TO THE APPROVED SEDIMENT EROSION CONTROL PLAN OR REVISIONS TO ANY SUPPLEMENTAL PLANS THERETO WHICH WOULD AFFECT THE SEDIMENT EROSION CONTROL FACILITIES, THE OWNER, OPERATOR OR CONTRACTOR SHALL SUBMIT SUCH CHANGES TO THE APPROPRIATE REVIEW AGENCY (EITHER MUNICIPALITY OR CONSERVATION DISTRICT) FOR APPROVALS OF SAID REVISIONS.
  6. (PRE-CONSTRUCTION MEETING) IF REQUIRED BY EITHER THE CONSERVATION DISTRICT OR MUNICIPALITY, THE SITE CONTRACTOR, OWNER OR OPERATOR SHALL BE REQUIRED TO NOTIFY THE REVIEWING AGENCY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION TO ARRANGE (IF REQUIRED) A SITE MEETING WITH THE REVIEWING ENTITY, THE SITE CONTRACTOR AND THE PLAN DESIGNER.
  7. THE SITE CONTRACTOR, OWNER OR OPERATOR IS RESPONSIBLE TO CONTACT THE PA. ONE CALL SYSTEM A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION TO HAVE ALL UNDERGROUND UTILITY LINES LOCATED AND MARKED.
  8. FOLLOWING FINAL SITE STABILIZATION (DEFINED AS UNIFORM 70% PERMANENT VEGETATIVE OR OTHER PERMANENT GROUND COVER OVER ALL DISTURBED AREAS) ANY REMAINING SEDIMENT EROSION CONTROL BMPs SHALL BE REMOVED INCLUDING ANY REMAINING TRAPPED SEDIMENT WHICH SHALL BE UTILIZED INTO FINAL GRADING OR REMOVED FROM THE SITE. ALL AREAS DISTURBED DURING THE REMOVAL PROCESS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED.

- CONSTRUCTION SEQUENCE:
1. CONTACT THE MUNICIPALITY A MINIMUM OF THREE WORKING DAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR A SITE MEETING AND INSPECTION.
  2. MARK/DELINEATE WITH STAKES AND FLAGGING THE PROPERTY LINES, LIMIT OF DISTURBANCE AND THE AREA OF THE STORMWATER MANAGEMENT FACILITY.
  3. INSTALL THE ROCK CONSTRUCTION ENTRANCE, ALL FILTER FABRIC SOCK AND CONSTRUCTION BARRIER FENCE AROUND THE STORMWATER MANAGEMENT FACILITY AS INDICATED.
  4. CLEAR, GRUB AND REMOVE ALL REQUIRED VEGETATION FROM WITHIN THE AREA OF DISTURBANCE.
  5. EXCAVATE FOR AND CONSTRUCT THE DWELLING FOOTERS/FOUNDATIONS. PLACE ALL EXCAVATED MATERIAL WITHIN THE DESIGNATED SOIL STOCKPILE AREA, KEEPING TOPSOIL SEPARATE FROM SUB-SURFACE MATERIALS.
  6. DURING CONSTRUCTION OF THE DWELLING, EXCAVATE FOR AND INSTALL ALL REQUIRED UNDERGROUND UTILITY LINE CONNECTIONS. INSTALLATION SHALL INCLUDE BACKFILLING ON A DAILY BASIS AND STABILIZATION OF TRENCHING AREAS EITHER ON A TEMPORARY OR PERMANENT BASIS.
  7. FOLLOWING COMPLETION OF DWELLING, FINAL GRADE ALL EXTERIOR DISTURBED AREAS AND EXCAVATE/CONSTRUCT THE STORMWATER MANAGEMENT SYSTEM, FINAL GRADE THE DRIVEWAY, PLACE STONE BASE AND MACADAM SURFACING.
  8. FINAL GRADE AND PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH SEEDING/MULCH/EROSION CONTROL MATTING/LANDSCAPING. REMOVE ANY REMAINING SOIL FROM THE SOIL STOCKPILE AREA AND FINAL GRADE/STABILIZE WITH SEEDING AND MULCHING.
  9. ONCE ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED WITH A MINIMUM OF 70% ACTIVE, PERMANENT VEGETATIVE GROWTH OR OTHER PERMANENT COVER, REMOVE ANY REMAINING SEDIMENT EROSION CONTROL FACILITIES, INCLUDING ANY REMAINING ACCUMULATED SEDIMENT WHICH MAY BE UTILIZED INTO FINAL GRADING OR REMOVED FROM THE SITE. FINAL GRADE AND PERMANENTLY STABILIZE ALL AREAS DISTURBED DURING THE REMOVAL PROCESS.

MINOR PLAN  
2 LOT RESIDENTIAL SUBDIVISION  
PROPERTY OF  
MAZZ PROPERTIES, LLC  
2578 MORRIS ROAD  
Situate In:  
The Township of Worcester  
Montgomery County, Pennsylvania

REVISIONS		OTM LLC		© 2019 OTM, LLC	
		SURVEYING, LAND PLANNING & DESIGN SERVICES		200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610	
		(484) 336-6454 www.otm-surveying.com		DRAWN BY GRAVEL, PLS 11/22/19	
		CHECK		SCALE 1"=30'	
		PROJECT NO. 19-102		SHEET 5 of 6	

SEDIMENT EROSION CONTROL PLAN

STABILIZATION NOTES:

1. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATIONS SHOWN ON THE PLAN MAPS IN THE AMOUNT NECESSARY TO COMPLETE FINISHED 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 FT. WITH SLOPES OF 2H:1V OR FLATTER.
2. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES, OR 6 TO 12 INCHES ON COMPACTED SOILS, PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4" OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
3. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE CESSATION OF EARTH DISTURBANCE EXCEEDS 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
4. STRAW MULCH MUST BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
5. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
6. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 90 FT. OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS ACCORDING TO THE STANDARDS OF THIS PLAN.
7. 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.
8. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER 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.
9. EGS 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 BERKS COUNTY CONSERVATION DISTRICT OR DEP.

MATERIAL NOTES:

ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE CHAPTER 260, SEC. 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 FROM THE SITE.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EGS PLAN APPROVED BY A COUNTY CONSERVATION DISTRICT OR DEP 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 FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

TEMPORARY AND PERMANENT STABILIZATION METHODS

IMMEDIATELY UPON THE CESSATION OF EARTH DISTURBANCE ACTIVITIES WHETHER TEMPORARY (EXCEEDING 30 DAYS) OR FOLLOWING FINAL GRADING, THE OPERATOR SHALL STABILIZE ANY AND ALL DISTURBED AREAS. DURING SEASONS OF NON-GERMINATION OF SEED, STRAW MULCH MUST BE APPLIED AT THE SPECIFIED RATES OF 3.0 TONS PER ACRE. MULCH SHALL BE APPLIED IN LONG STRANDS AND SHALL BE HELD IN PLACE WITH A GLUE TACKIFIER. AREAS THAT HAVE NOT BEEN FINAL GRADED AND WILL BE DISTURBED WITHIN ONE YEAR, MUST BE STABILIZED UTILIZING TEMPORARY STABILIZATION METHODS.

TEMPORARY AND PERMANENT SEEDING METHODS AND SPECIFICATIONS

NOTE: THE FOLLOWING SPECIFIC SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY. CONTRACTORS AND LOT OWNERS ARE ADVISED TO CONDUCT SOILS TESTING FOR INDIVIDUAL SITES TO DETERMINE EXACT NUTRIENT AND TOPSOIL SUPPLEMENTAL NEEDS AND TO CONSULT WITH SEED MANUFACTURERS FOR THE MOST OPTIMUM SEED MIXTURE TO UTILIZE IN SPECIFIC SITUATIONS.

TEMPORARY STABILIZATION AND SEEDING:

DURING NON-GERMINATING PERIODS (OCTOBER 15TH THRU APRIL 15TH) APPLY MULCH AND TACKIFIER ONLY.

AREAS THAT WILL NOT ACHIEVE FINAL GRADE OR WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE LIMED AND FERTILIZED AT A RATE OF 1 TON OF AGRICULTURAL GRADE OF LIMESTONE PER ACRE AND APPLICATION OF 50-50-50 FERTILIZER AT A RATE OF 100 LBS. PER ACRE FOLLOWED BY SEEDING WITH ANNUAL RYE GRASS AT A RATE OF 40 LBS. PER ACRE AND APPLICATION OF STRAW MULCH.

FINAL GRADING AND PERMANENT SEEDING:

FOLLOWING FINAL GRADING OF DISTURBED AREAS, SCARIFY ALL SUBGRADE AREAS TO A MINIMUM DEPTH OF 6 INCHES AND PLACE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL SHOULD BE FREE AND CLEAR OF ALL LARGE DEBRIS, ROCK AND FOREIGN MATERIAL AND FROZEN MATERIAL SHALL NOT BE UTILIZED. FERTILIZE AND LIME ALL AREAS WITH A MINIMUM OF 6 TONS PER ACRE OF AGRICULTURAL GRADE LIMESTONE AND 10-20-20 FERTILIZER AT A RATE OF 1,000 LBS. PER ACRE (SUBJECT TO INDIVIDUAL PROPERTY SOILS TESTING) PLACE SEED AND COVER WITH A MINIMUM OF ¾" OF FINE SOIL. PLACE STRAW MULCH OR EROSION CONTROL BLANKETING (WHERE SPECIFIED)

FINAL GRADE SEEDING SPECIFICATIONS (SUGGESTED AND SUBJECT TO INDIVIDUAL SITE CONDITIONS)

NOTE: ALL SEED MIXTURES SHOULD BE LABELED IN ACCORDANCE WITH THE US DEPT. OF AGRICULTURE RULES AND REGULATIONS WITH INERT MATTER NOT EXCEEDING 15%.

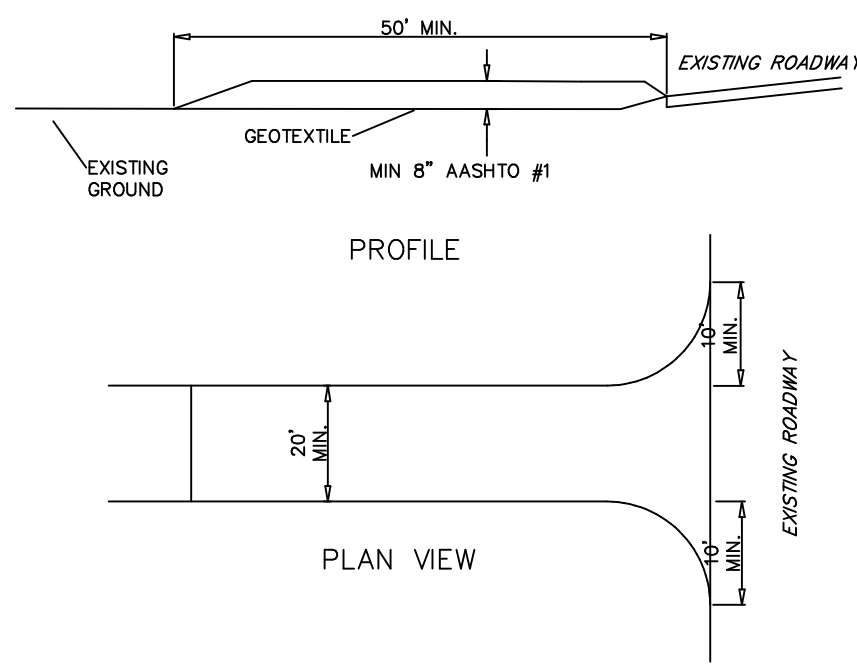
MOWED AREAS (2:1 OR LESS SIDESLOPE) RATE: 100 LBS. PER ACRE  
KENTUCKY BLUEGRASS 12 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL  
50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED  
PENNFINE PERENNIAL RYE GRASS 20% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% WEED SEED  
PENNLAWN RED FESCUE 30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX. WEED SEED

SPECIAL AREAS (SWALES, POND EMBANKMENTS AND AREAS OF OCCASIONAL WATER FLOWS) RATE: 110 LBS PER ACRE

RED TOP 80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% WEED SEED  
ORCHARD GRASS 20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% WEED SEED  
SWITCH GRASS 60LBS  
DEER TONGUE 95% PURITY, 75% GERMINATION

NON-MOWED AREAS (SLOPES STEEPER THAN 2:1) RATE: 75 LBS. PER ACRE  
PENNGIFT CROWN VETCH 40% BY WEIGHT, 98% PURITY, 65% GERMINATION, 0.10% WEED SEED  
REDTOP 60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX. WEED SEED

PERMANENT SEED MIXES  
LAWN SEED MIX- ERNST CONSERVATION MIX(#114),  
AT 5LBS PER 1,000 SF, OR APPROVED EQUAL



NOTES:

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

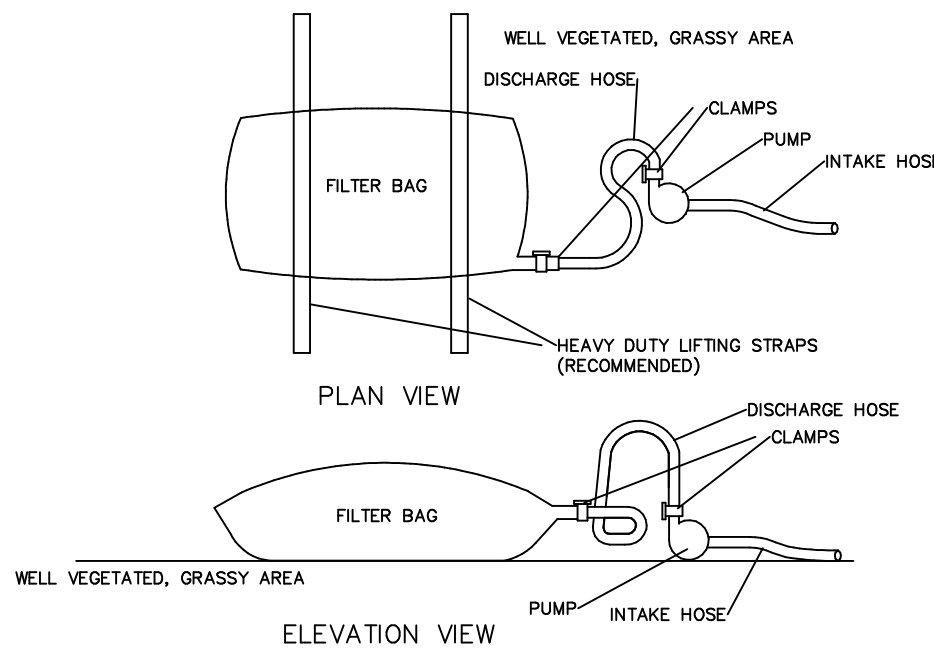
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4832	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-3359	10X
ADS % RETAINED	ASTM D-4751	80 SIEVE

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

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

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

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

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

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

STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG

NOT TO SCALE

RECOMMENDED MULCHING SPECIFICATIONS

MULCHING SHALL BE PROVIDED AS REQUIRED IN AREAS DIFFICULT TO VEGETATE AND DURING OFF-SEASON OPERATIONS. MULCHING METHODS SHALL CONFORM TO THE FOLLOWING:

- A) MULCH MATERIALS SHALL BE UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW APPLIED AT THE RATE OF 3 TONS PER ACRE. MULCH BLOWER SHALL NOT GRIND OR CHOP THE MATERIAL. WOODCHIPS, FREE OF INSECTS AND DISEASE ARE PERMITTED AT A RATE OF 4-6 TONS PER ACRE.
- B) MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% TO 95% OF THE SOIL SURFACE WILL BE COVERED.
- C) MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING ON THE SIZE OF THE SITE:  
C-1) PEG AND TWINE- DRIVE 8 TO 10 PEGS TO WITHIN 2" TO 3" OF THE

OR AFTER APPLYING MULCH, SECURE THE MULCH TO THE SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS OR SQUARE PATTERN AND SECURE THE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

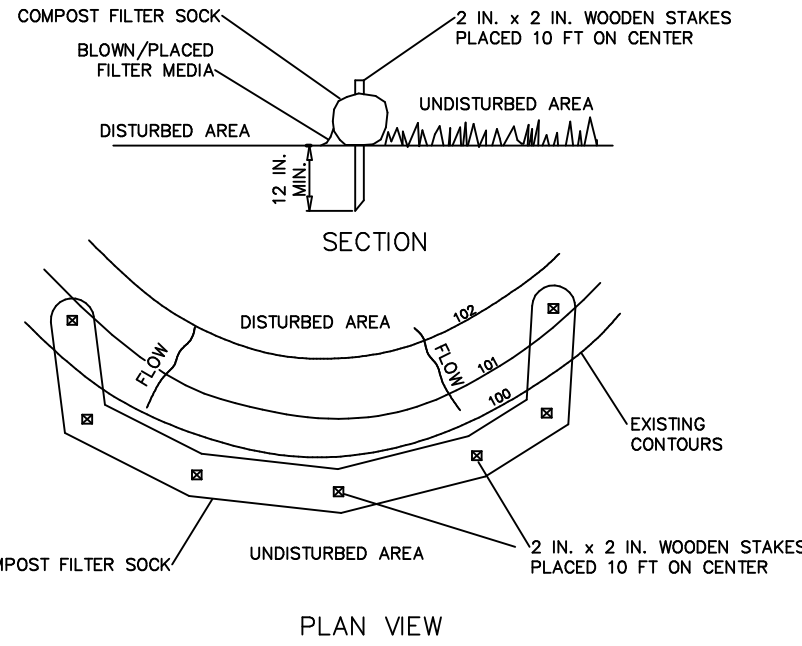
C-2) MULCH NETTING- STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE DEGRADABLE NETTING IN AREAS TO BE MOWED.

C-3) MULCH MATERIALS AND BINDERS ROLLED IN PLACE BY TRACKED VEHICLE OR OTHER SUITABLE EQUIPMENT

D) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH. IN VALLEYS AND AT CREST OF BANKS, REMINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

E) WOOD FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS. PER ACRE, OR PER MANUFACTURER RECOMMENDATION MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

F) OTHER: WHERE EXCESSIVE SOIL EROSION, TRACKING OR FLOWING OF SEDIMENT IS EVIDENT OR ANTICIPATED, A MINIMUM OF 4" OF CRUSHED STONE SHALL BE PLACED WITHIN THE AFFECTED AREA AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED. CRUSHED STONE SHALL CONFORM TO AASHTO DESIGNATION M43, SIZE NO. 2 (2 ½ TO 1 ½ ")



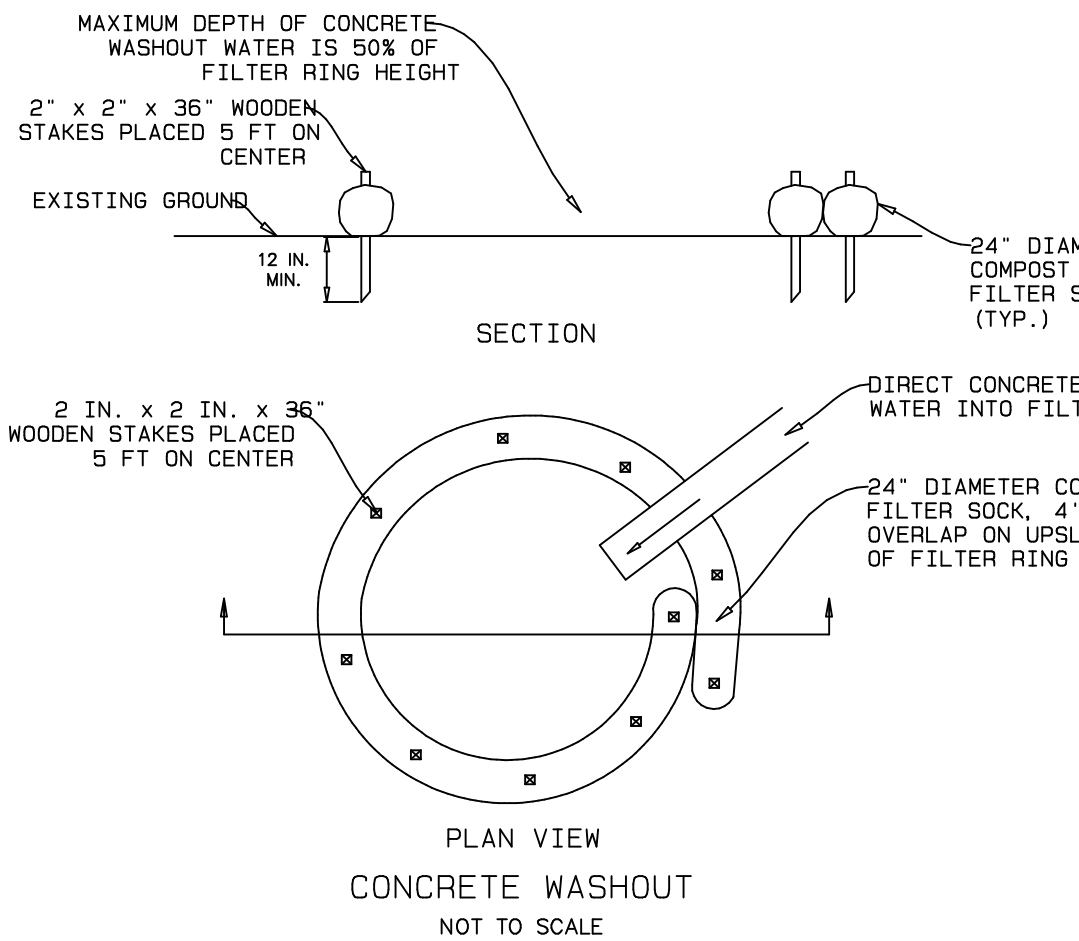
NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET 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 MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK

NOT TO SCALE



CONSTRUCTION DETAILS  
AND NOTATIONS

MINOR PLAN  
2 LOT RESIDENTIAL SUBDIVISION  
PROPERTY OF  
MAZZ PROPERTIES, LLC  
2578 MORRIS ROAD  
*Situate In:*  
*The Township of Worcester*  
*Montgomery County, Pennsylvania*

REVISIONS	OTM LLC	© 2019 OTM, LLC
	<b>SURVEYING, LAND PLANNING &amp; DESIGN SERVICES</b>	
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	DRAWN BY: BRADLEY, PLS 11/25/19	CHECK SCALE PROJECT NO. 19-102 SHEET 6 of 6