

PRELIMINARY DEVELOPMENT PLANS
1420 CONCHESTER DAY CARE

1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA

FOR:
CONCHESTER HOLDING, LLC
6 DICKINSON DRIVE SUITE 110
CHADDS FORD, PA 19317

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SITE AREA:

TAX MAP NUMBER:
03-10-043:000
45,142.85 SF (GROSS/NET)
(PER SURVEY REFERENCED)



AREA MAP

N.T.S.

PREPARED BY:
CEDAR BEACH CONSULTING, LLC.
AND
HUMES ENGINEERING, INC.

THESE PLANS HAVE BEEN PREPARED UNDER THE
DIRECTION AND/OR SUPERVISION OF

Daniel B. Humes 09/17/2025
DANIEL B. HUMES, PE (PA NO. 079470)

DESIGN CONSULTANT:
EDAR BEACH CONSULTING
1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.cedarbeach-c.com

ENGINEERING CONSULTANT:
HUMES ENGINEERING, INC.

PROJECT:
DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060
PREPARED FOR:
CONCHESTER HOLDING, LLC



DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR
THE EROSION & SEDIMENTATION (E&S) CONTROL
DESIGN, AND POST CONSTRUCTION STORMWATER
MANAGEMENT (PCSM) DESIGN REGARDING THIS
PROJECT. ALL OTHER ASPECTS WERE HANDLED
BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : D.B.H.
DATE : 04-30-2024
SCALE : 1"=20'
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-0

REVISION BLOCK			
REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25

REVISION BLOCK			
REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25

PARKING CALCULATIONS:

PER §1803 INTERMEDIATE DAY CARE AND GROUP DAY CARE CENTER USE - ONE (1) PARKING SPACE FOR EVERY FIVE HUNDRED (500) SQUARE FEET OF GROSS AREA, PLUS ONE (1) PARKING SPACE FOR EACH ADULT ATTENDANT. THIS SHALL BE IN ADDITION TO THE PARKING REQUIREMENTS OF THE PRIMARY USE SUCH AS A SCHOOL OR CHURCH, IF APPLICABLE. ADDITIONALLY, OFF STREET AREAS FOR LOADING AND UNLOADING AND COMMERCIAL VEHICLE PARKING SPACES SHALL BE PROVIDED (WHICH DO NOT BLOCK OR INTERFERE WITH THE REQUIRED PATRON/EMPLOYEE PARKING).

ORDINANCE REQUIREMENTS = 1 SPACE PER 500 SF OF GROSS FLOOR AREA (GFA)
+1 SPACE PER EACH ADULT ATTENDANT

PARKING REQUIRED: = 9 SPACES
MAXIMUM No. OF 19 ATTENDANTS = 19 SPACES
PARKING REQUIRED = 28 SPACES
PARKING PROVIDED = 28 SPACES

IMPERVIOUS COVERAGE DATA:

EXISTING IMPERVIOUS
EX. STRUCTURE: 2,960 SF
EX. DRIVEWAY: 6,413 SF
EX. CONCRETE: 3,197 SF
TOTAL: 12,570 SF
(12,570 SF / 40,860.07 SF(NET) => 30.76% IMP. COVER)

PROPOSED IMPERVIOUS
PROPOSED IMPERVIOUS: 15,614 SF
TOTAL: (18,614 SF / 40,860.07 SF(NET) => 45.6% IMP. COVER)
(INCL. BUILDING)

SUMMARY:

- A NET INCREASE IN IMPERVIOUS AREA OF 6,790 SF IS PROPOSED.
- A NET INCREASE OF 0 SF OF BUILDING AREA IS PROPOSED.

BUILDING COVERAGE DATA:

EX. STRUCTURE COVERAGE: 2,960 SF
TOTAL: 2,960 SF
(2,960 SF / 40,860.07 SF(NET) => 7.2% BLD. COVER)

ZONING DATA:

ZONED:	C-2 GENERAL BUSINESS DISTRICT / COMMERCIAL DISTRICT		
EXISTING USE:	GENERAL BUSINESS		
PROPOSED USE:	CHILDREN AND/OR ADULT DAY CARE CENTER (PERMITTED BY SPECIAL EXCEPTION)		
	C-2	(PERMITTED)	(SPECIAL EXCEPTION)
MIN. LOT AREA:	1.0 AC		2.0 AC
MIN. LOT WIDTH AT B.S.B.L.	100 FT		150 FT
MIN. LOT WIDTH AT STREET YARDS	100 FT		150 FT
MIN. FRONT	75 FT		100 FT
MIN. SIDE	25 FT (60' AGG.)		40 FT (80' AGG.)
MIN. REAR	75 FT		100 FT
MAX IMPERVIOUS SURFACE	65%		50%
MAX BUILDING COVERAGE	30%		20%
MAX BUILDING HEIGHT	35 FT		35 FT

(1) ALONG EACH PROPERTY LINE WHICH DIRECTLY ABUTS ANY RESIDENTIAL DISTRICT, A BUFFER YARD NOT LESS THAN 100' IN WIDTH SHALL BE PROVIDED. THE BUFFER YARD SHALL CONTAIN LANDSCAPE PLANTINGS ACCORDING WITH SECTION 2000. ALONG ANY PROPERTY LINE WHICH ABUTS ANY OTHER USE ALONG ANY STREET LINE, A BUFFER YARD NOT LESS THAN 25' IN WIDTH, OF WHICH NOT LESS THAN 15' SHALL BE LANDSCAPED, SHALL BE PROVIDED, INSTALLED AND MAINTAINED.

(**)PERCENTAGE TO NET LOT AREA

(1)EXISTING NON-CONFORMITY

SPECIAL EXCEPTION (CONDITIONS):

A SPECIAL EXCEPTION WAS GRANTED BY THE ZONING HEARING BOARD ON JUNE 28, 2023 (PUBLIC HEARING #2023-06)

- THE SPECIAL EXCEPTION WAS GRANTED WITH THE FOLLOWING CONDITIONS:
1. COMPLY WITH ALL TOWNSHIP CODES AND ORDINANCES.
 2. COMPLY WITH ALL STATE REGULATIONS AND REQUIREMENTS FOR A DAY CARE FACILITY ARE MET.
 3. HOURS WILL BE NO GREATER THEN 7AM-6PM.
 4. FENCING ENCLOSING THE PLAYGROUND WILL BE 6 FOOT HIGH PVC PRIVACY FENCE.
 5. PUBLIC/CITY WATER WILL BE UTILIZED.

DELAWARE COUNTY PLANNING COMISSION

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION THIS DAY OF _____ 20__.

MEMBER

MEMBER

LOT AREA

GROSS AREA = 45,142.85 SF
R.O.W. AREA = 4,282.78 SF
NET LOT AREA = 40,860.07 SF

AS-BUILT REQUIREMENTS

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS BUILT PLANS OF ALL SWM BMP'S
2. AS BUILT PLANS SHALL SHOW THE LOCATION (INCLUDING LATITUDE AND LONGITUDE COORDINATES) AND AS BUILT CONDITIONS OF ALL SWM BMP'S AND INCLUDE THE FOLLOWING INFORMATION: IMPERVIOUS SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS, AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS BUILT DRAWINGS.
3. THE AS BUILT SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMP'S HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.

LEGEND:

--- EXISTING PROPERTY LINE
--- EXISTING INLET
--- EXISTING MANHOLE
--- EXISTING STORM LINE
--- SAN --- EXISTING SANITARY LINE
--- W --- EXISTING WATER LINE
--- E --- EXISTING ELECTRIC LINE
--- GAS --- EXISTING GAS LINE
--- COM --- EXISTING COMMUNICATIONS LINE
--- X --- EXISTING FENCE LINE
x100.00 EXISTING SPOT ELEVATION

GENERAL NOTES:

1. BASE SITE INFORMATION, INCLUDING PROPERTY LINE AND EXISTING CONDITIONS SHOWN, ARE TAKEN FROM 'SITE PLAN FOR 1420 CONCHESTER HWY, PREPARED BY JMR ENGINEERING, LLC DATED 05/22/2023 AS PROVIDED BY OWNER/APPLICANT.'
- 1.1. SURVEY NOTES:
 - 1.1.1. FIELD SURVEY CONDUCTED BY JMR ENGINEERING OF 106 SCHUBERT DRIVE, DOWNTOWN, PA, 19335 ON DECEMBER, 2022. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD83. THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
 - 1.1.2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHT-OF-WAYS, WRITTEN OR IMPLIED.
2. PENNDOT RIGHT-OF-WAY (ROW) TAKEN FROM PLANS OF RECORD, PROVIDED BY PENNDOT.
3. EQUITABLE OWNER/APPLICANT:
CONCHESTER HOLDING, LLC 6 DICKINSON DR., SUITE 110 CHADDSFORD PA, 19317 DEED BOOK 6713, PAGE 4755 TOTAL TRACT AREA: 45,142.85 SF (GROSS) NUMBER OF EXISTING/PROPOSED LOTS: 1.
4. NO CERTIFICATION IS MADE BY CEDAR BEACH CONSULTING OR HUMES ENGINEERING, INC. (HEI) OR BY THE SURVEYOR AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). HEI HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JANUARY 12, 2024 (SERIAL NO. 20240120777).
- 4.1. THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THIS TICKET:

COMPANY: CHESTER WATER AUTHORITY
ADDRESS: 437 W FRONT ST
PO BOX 467
CHESTER, PA, 19013
CONTACT: VITO PAGANO
E-MAIL: vito.pagano@chesterwater.com
PHONE: 610-506-0441 EXT. 2232

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
CONTACT: WYATT PARRISH
E-MAIL: wyatt_parrish@cable.comcast.com
PHONE: 484-368-4391

COMPANY: PECCO AN EXELON COMPANY
ADDRESS: 460 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA, 19406
CONTACT: NIKKIA SIMPKINS
E-MAIL: nikkiashimpkins@usilc.com
PHONE: 484-681-5720

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC, 27513
CONTACT: VICTOR WOOD
E-MAIL: victor.s.wood@verizon.com
PHONE: 919-414-2782

COMPANY: BRADFORD ENGINEERING
ADDRESS: 2710 CONCORD RD, STE 3
ASTON, PA, 19014-2942
CONTACT: WALTER FAZLER
E-MAIL: wfazler@bse-inc.com
PHONE: 610-497-6200 EXT. 111

- 4.2. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION.
- 4.3. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINES ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS.
- 4.4. PUBLIC OWNED UNDERGROUND UTILITIES ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.
- 4.5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS.
- 4.6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK.
5. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO KNOWN WATERS OR WETLANDS PER NATIONAL WETLAND INVENTORY (NWI) MAPS AS OF JANUARY 12, 2024.
6. THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X, WITH AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, KNOWN AS AREA OF MINIMAL FLOOD HAZARD, THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING MAP NUMBER 42045C0176F (PANEL 176 OF 250), EFFECTIVE DATE NOVEMBER 18, 2009.
7. SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024, AVAILABLE AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.egov.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/).
- 7.1. SITE DOES NOT CONTAIN HYDRIC OR FLOODPLAIN SOILS. (FOR ADDITIONAL SOILS INFORMATION REFER TO SHEET C-2).
8. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
9. THE EXISTING WELL WILL BE ABANDONED AND REMOVED.
10. THE APPLICANTS REQUEST TO PROVIDE A FEE IN LIEU OF PARK AND/OR RECREATIONAL LANDS. THE CURRENT REQUIRED FEE IS \$5,600.00.
11. A BLANKET EASEMENT IS PROPOSED FOR TOWNSHIP OFFICIALS OR THE DEIGNEE TO ENTER THE SITE FOR THE PURPOSE OF STORMWATER INSPECTIONS.

LAND OWNER CERTIFICATION

I, _____, ON THIS DATE, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY BETHEL TOWNSHIP (MUNICIPALITY), AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR DETERMINATION OF ADEQUACY.

BETHEL TOWNSHIP

APPROVED BY THE PROPERTY OWNER THIS _____ DAY OF _____ 20__.

BETHEL TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF BETHEL TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____ 20__.

MEMBER

MEMBER

REVIEWED AND RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF BETHEL TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____ 20__.

CHAIRMAN

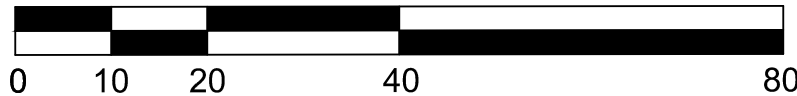
MUNICIPAL ENGINEER CERTIFICATION

ON BEHALF OF BETHEL TOWNSHIP, THE TOWNSHIP ENGINEER, ON THIS DATE, _____, HAS REVIEWED THE SWM SITE PLAN FOR CONSISTENCY WITH THE DESIGN STANDARDS AND CRITERIA OF THE BETHEL TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DESIGN ENGINEER CERTIFICATION

I, Daniel B. Humes, ON THIS DATE, 09/17/2025, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BETHEL TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

GRAPHIC SCALE



DRAWING SCALE: 1" = 20'

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.cedarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:
DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:
CONCHESTER HOLDING, LLC



DANIEL B. HUMES, PE
PA LIC. NO PE079470

HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE DESIGN AND POST CONSTRUCTION STORMWATER MANAGEMENT (PSCM) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY: K.B.

DESIGNED BY: K.B.

CHECKED BY: D.B.H.

DATE: 04-30-2024

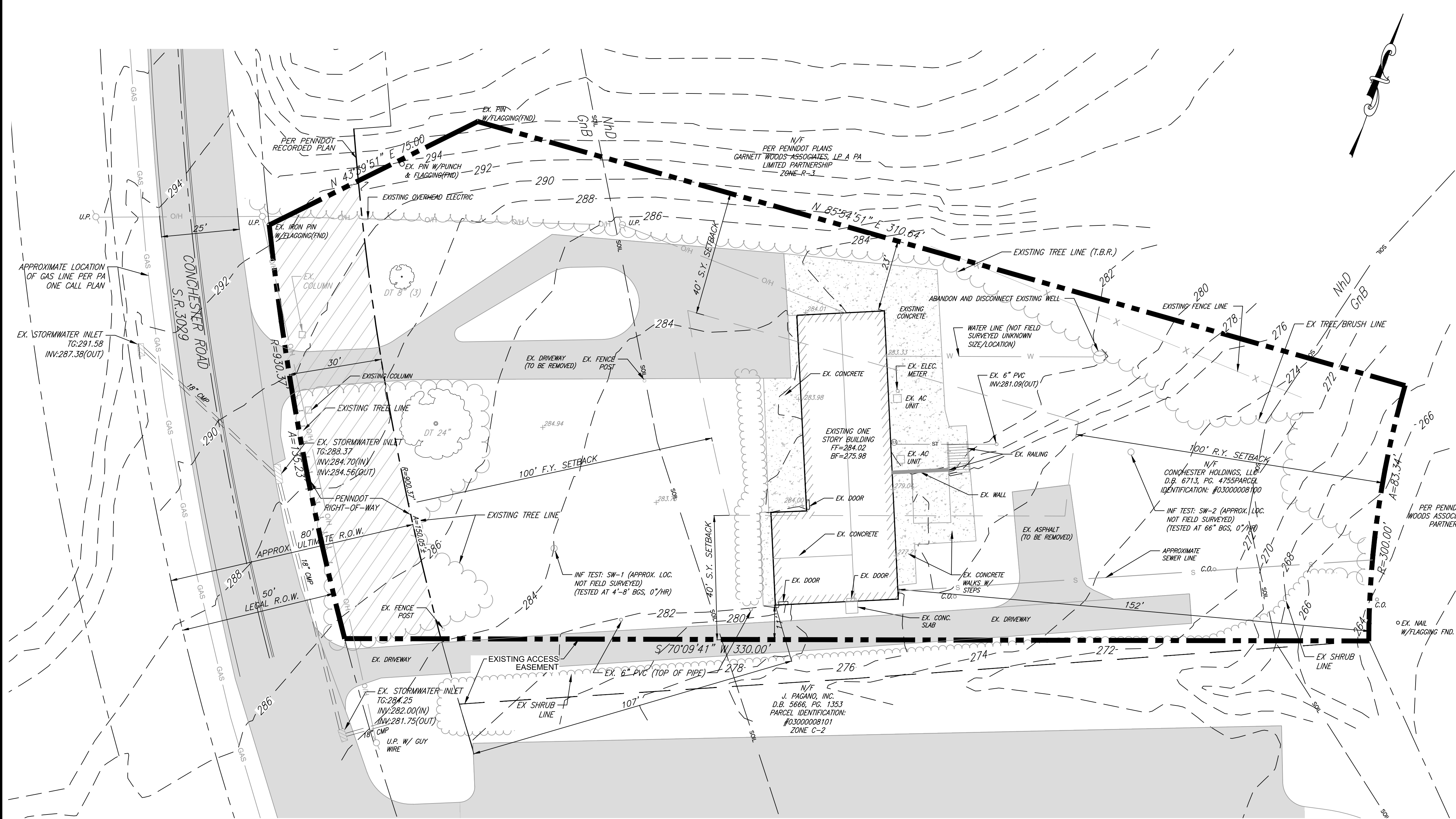
SCALE: 1"=20'

SHEET TITLE:

RECORD
PLAN

SHEET NUMBER:

C-1



SOILS NOTES:

1. SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024 (SOILS SHOWN HEREON DIFFER FROM JMR PLAN OF REFERENCE). AVAILABLE AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/). SITE DOES NOT CONTAIN FLOODPLAIN, HYDRIC AND/OR ALLUVIAL SOILS.

Map Unit Symbol	Map Unit Name	HYDRIC/ALLUVIAL	PRIME FARMLAND (CLASS 1 & II) OR FARMLAND OF STATEWIDE IMPORTANCE (III)
GWB	Glenelg-Wheaton complex, 0-8 percent slopes	NO	PRIME FARMLAND
NHD	Neshaminy silt loam, 15 to 25% slopes	NO	Not prime farmland
GWB	Glenville silt loam, 3-8 percent slopes	NO	Prime farmland

SOIL LIMITATIONS:

SOIL TYPE	DEPTH TO WATER TABLE (IN)	DEPTH TO BEDROCK (IN)	HYDRIC SOIL RATING	HYDROLOGIC SOIL GROUP	PRIME FARMLAND	REDOX FEATURES	CAPABILITY CLASS
GLENELG-WHEATON, 0-8 PERCENT SLOPES (GWB)	> 80 INCHES	40-81 INCHES	NO	C	NOT PRIME FARMLAND	UNKNOWN	3e
NESHAMINY SILT LOAM, 15-25 PERCENT SLOPES (NHD)	> 80 INCHES	48-80 INCHES	NO	D	NOT PRIME FARMLAND	UNKNOWN	7s
GLENVILLE SILT LOAM, 3-8 PERCENT SLOPES (GWB)	10-11 INCHES	29-31 INCHES (FRAGIPAN)	NO	D	PRIME FARMLAND	UNKNOWN	2e

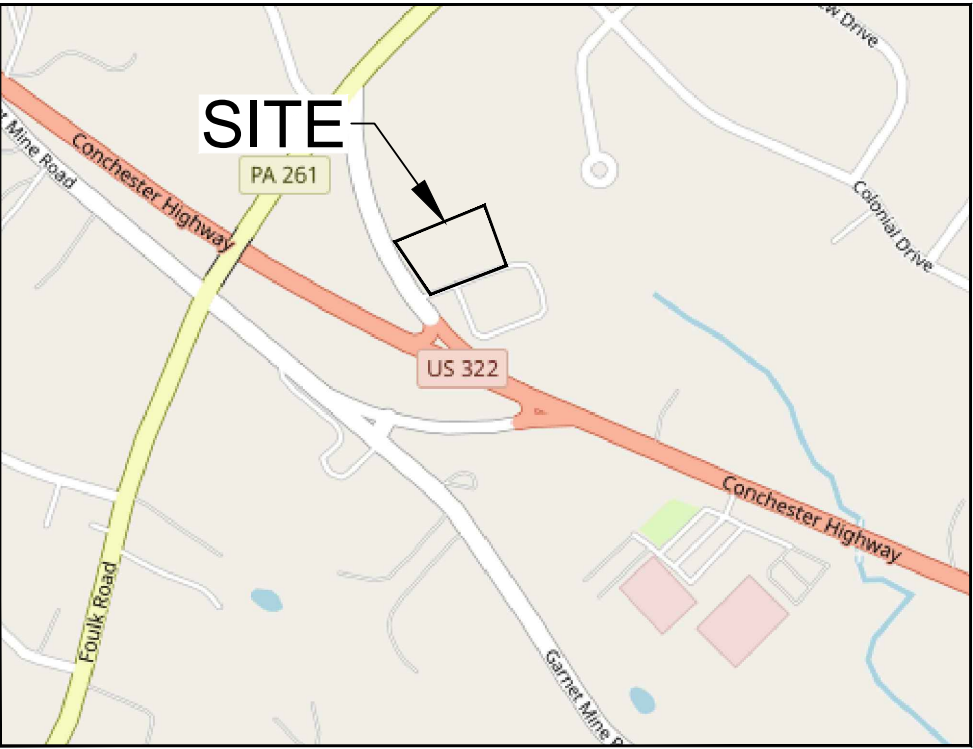
LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING INLET
---	EXISTING MANHOLE
---	EXISTING STORM LINE
---	EXISTING SANITARY LINE
---	EXISTING WATER LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING COMMUNICATIONS LINE
---	EXISTING FENCE LINE
---	EXISTING SPOT ELEVATION

GRAPHIC SCALE



DRAWING SCALE: 1" = 20'



LOCATION MAP
N.T.S.

GENERAL NOTES:

1. BASE SITE INFORMATION, INCLUDING PROPERTY LINE AND EXISTING CONDITIONS SHOWN, ARE TAKEN FROM "SITE PLAN" FOR 1420 CONCHESTER HWY. PREPARED BY JMR ENGINEERING, LLC DATED 05/22/2023 AS PROVIDED BY OWNER/APPLICANT.

1.1. SURVEY NOTES:
1.1.1. FIELD SURVEY CONDUCTED BY JMR ENGINEERING OF 106 SCHUBERT DRIVE, DOWNTOWN, PA, 19335 ON DECEMBER, 2022. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD83. THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
1.1.2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHT-OF-WAYS, WRITTEN OR IMPLIED.

2. EQUITABLE OWNER/APPLICANT:
CONCHESTER HOLDING, LLC, C/O DR. LANCE PANARELLO, 5000 CONCHESTER AVENUE ASTON, PA 19004.
DEED BOOK 6713, PAGE 4755 TOTAL TRACT AREA: 45,142.85 SF (GROSS)
NUMBER OF EXISTING/PROPOSED LOTS 1.

3. NO CERTIFICATION IS MADE BY CEDAR BEACH CONSULTING OR HUMES ENGINEERING, INC. (HEI) OR BY THE SURVEYOR AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). HEI HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JANUARY 12, 2024 (SERIAL NO. 20240120777).

3.1. THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THIS TRACT:

COMPANY: CHESTER WATER AUTHORITY
ADDRESS: 437 W FRONT ST
PO BOX 467
CHESTER, PA 19013
CONTACT: VITO PAGANO
E-MAIL: vito.pagano@chesterwater.com
PHONE: 610-506-0441 EXT. 2232

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
CONTACT: WYATT PARRISH
E-MAIL: wyatt_parrish@comcast.com
PHONE: 484-368-4391

COMPANY: PECO AN EXELON COMPANY
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
E-MAIL: nikkiainsimpkins@exelco.com
PHONE: 484-681-5720

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC 27513
CONTACT: VICTOR WOOD
E-MAIL: victor.wood@verizon.com
PHONE: 919-414-2782

COMPANY: BRADFORD ENGINEERING
ADDRESS: 2710 OGDON RD, STE 3
ASTON, PA 19014-2942
CONTACT: WALTER FAZLER
E-MAIL: wfaizer@br-e.com
PHONE: 610-497-6200 EXT. 111

3.2. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION.
3.3. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINES ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS.
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4. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO KNOWN WATERS OR WETLANDS PER NATIONAL WETLAND INVENTORY (NWI) MAPS AS OF JANUARY 12, 2024.

5. THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X, WITH AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, KNOWN AS AREA OF MINIMAL FLOOD HAZARD, THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING MAP NUMBER 42045C0176F (PANEL 176 OF 250), EFFECTIVE DATE NOVEMBER 18, 2009.

6. SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024. AVAILABLE AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/).

6.1. SITE DOES NOT CONTAIN HYDRIC OR FLOODPLAIN SOILS.
7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.cedarbeach-c.com

ENGINEERING CONSULTANT:

PROJECT:

DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:

CONCHESTER HOLDING, LLC



DRAWN BY : K.B.

DESIGNED BY : K.B.

CHECKED BY : D.B.H.

DATE : 04-30-2024

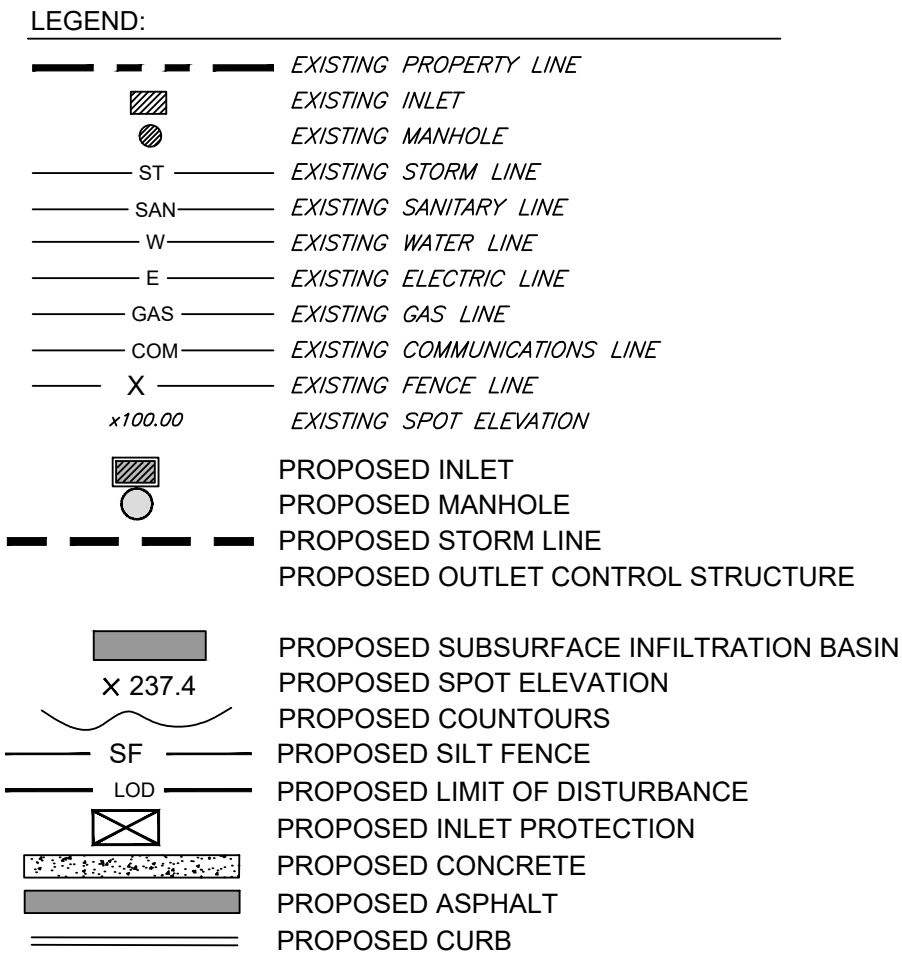
SCALE : 1"=20'

SHEET TITLE:

EXISTING
CONDITIONS PLAN

SHEET NUMBER:

C-2



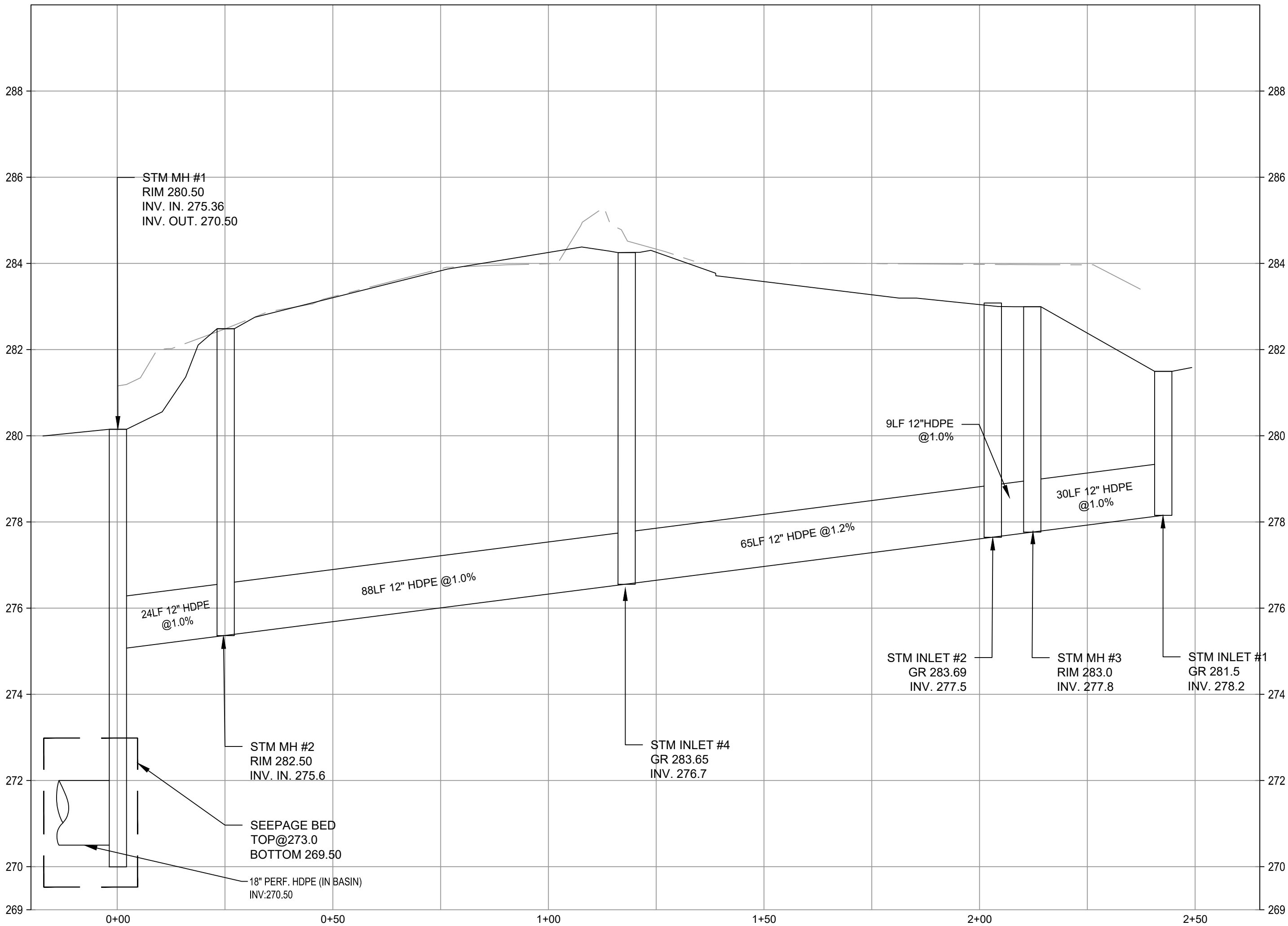
1. UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON, HOWEVER, NO CERTIFICATION IS MADE BY HEREAS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS.
2. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
3. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
4. THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
5. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
6. 18" VERTICAL CLEARANCE OR 10 FEET OF HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UTILITIES, OTHERWISE, CONCRETE ENCASEMENT OF THE SANITARY SEWER SHALL BE PROVIDED.
7. ALL DOWNSPOUT LOCATIONS TO BE OUTFITTED WITH A OVERFLOW / CLEANOUT. OVERFLOWS SHALL HAVE A SPLASHBLOCK INSTALLED AT THEIR OUTFALL LOCATION.
8. MATERIALS SHOWN HEREON, SUCH AS ADS N-12 PIPE, OR APPROVED EQUAL SHALL BE UTILIZED.
9. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR ADDITIONAL COORDINATION W/ IN 5' OF BUILDINGS.

1. ELECTRIC, TELEPHONE AND COMMUNICATION FACILITIES (IF APPLICABLE):
 - 1.1. ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION SERVICE FACILITIES BOTH MAIN AND SERVICE LINES, SHALL BE PROVIDED BY UNDERGROUND CABLES INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICES, EXCEPT WHERE IT IS DEMONSTRATED THAT THE UNDERGROUND INSTALLATION REQUIRED HEREIN IS NOT FEASIBLE BECAUSE OF THE PHYSICAL CONDITION OF THE LANDS INVOLVED.
2. SEWER FACILITIES (IF APPLICABLE):
 - 2.1. INSTALLATION OF ALL SEWER, WATER AND OTHER UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE LOCAL SEWAGE AUTHORITY OR HEALTH DEPARTMENT (FOR SEPTIC SYSTEMS) HAVING JURISDICTION. MAGNETIC WARNING TAPE SHALL BE USED ON ALL PRESSURIZED UTILITY PIPING
3. WATER FACILITIES (IF APPLICABLE):
 - 3.1. INSTALLATION OF ALL WATER UTILITIES SHALL BE IN STRICT ACCORDANCE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY OR HEALTH DEPARTMENT (FOR DOMESTIC WELLS ON-SITE) HAVING JURISDICTION.

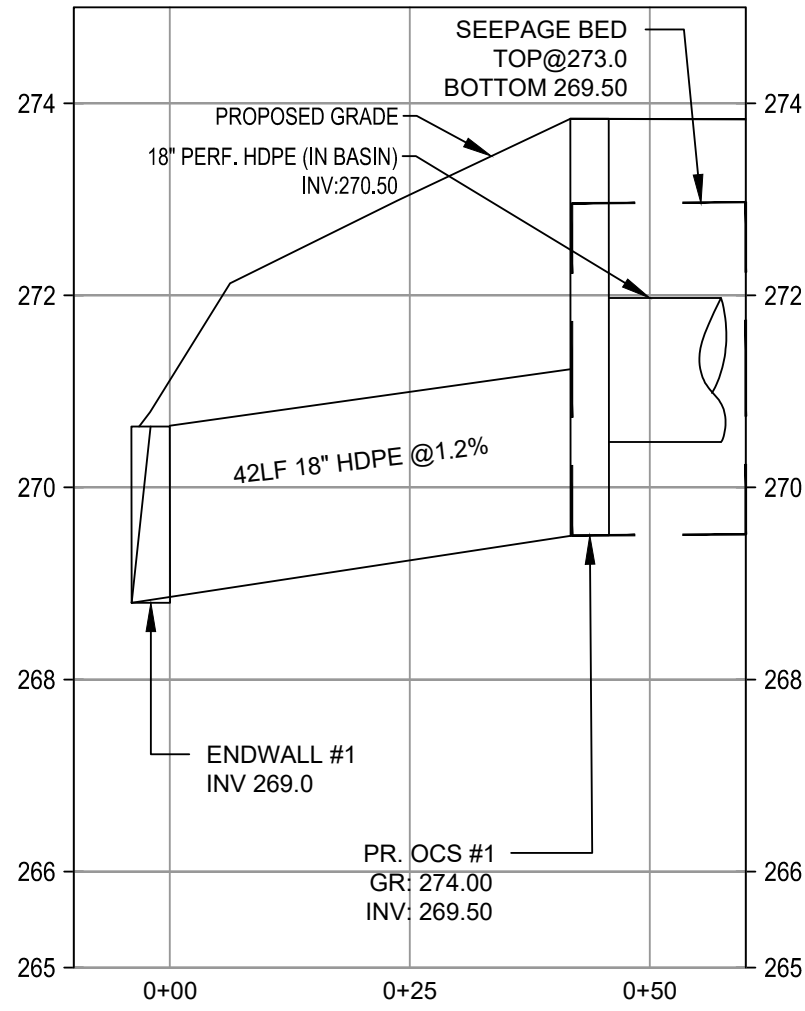
DRAWING SCALE: 1" = 20'

C-3

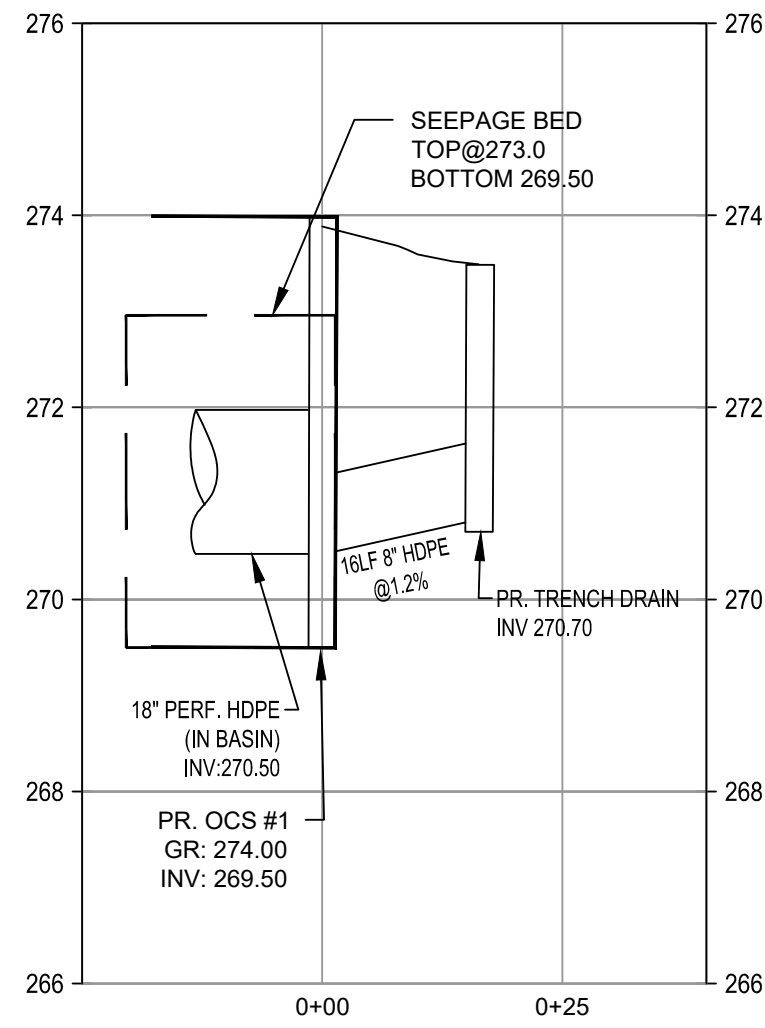
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REVISION:	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25



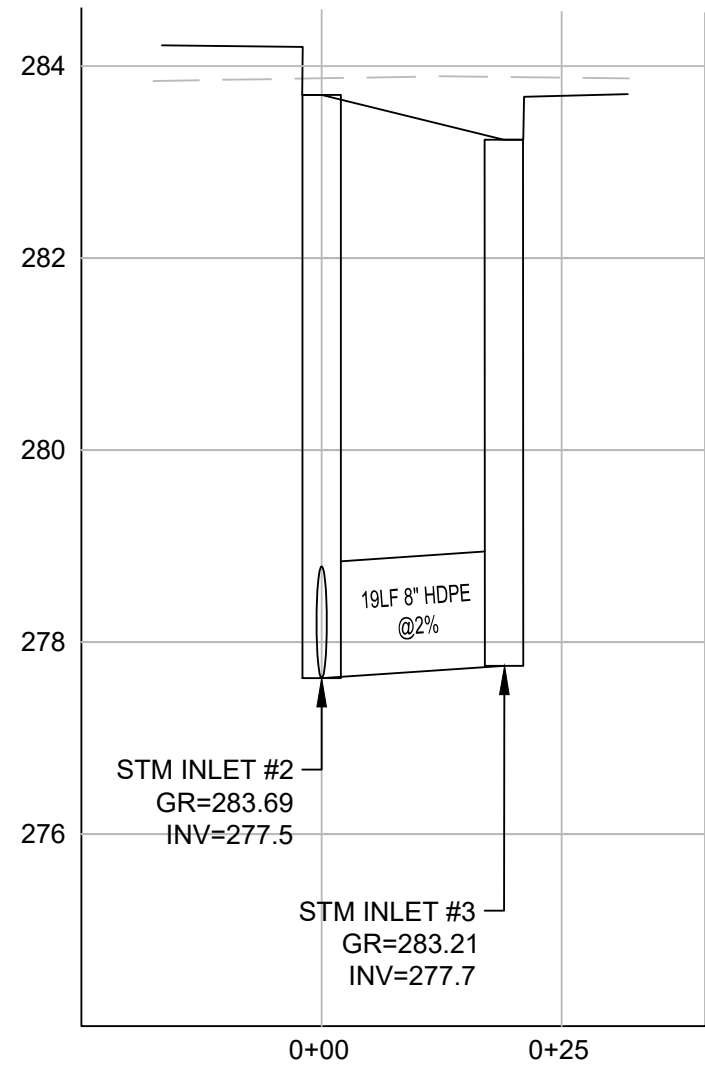
STORM PIPE RUN - 1
SCALE: 1"=20'H
1"=2'V



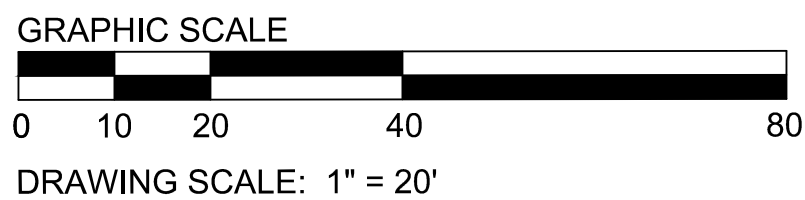
STORM PIPE RUN - 2
SCALE: 1"=20'H
1"=2'V



STORM PIPE RUN - 3
SCALE: 1"=20'H
1"=2'V



STORM PIPE RUN - 4
SCALE: 1"=20'H
1"=2'V



2025/09/16
09 Utility Profiles Plan

REVISION BLOCK			
REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25

DESIGN CONSULTANT:
EDAR BEACH CONSULTING
1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarbeach-c.com

ENGINEERING CONSULTANT:
HUMES ENGINEERING, INC.

PROJECT:
**DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060**
PREPARED FOR:
CONCHESTER HOLDING, LLC



DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR
THE EROSION & SEDIMENTATION (E&S) CONTROL
DESIGN, AND POST CONSTRUCTION STORMWATER
MANAGEMENT (PSCM) DESIGN REGARDING THIS
PROJECT. ALL OTHER ASPECTS WERE HANDLED
BY CEDAR BEACH CONSULTING OR OTHERS.

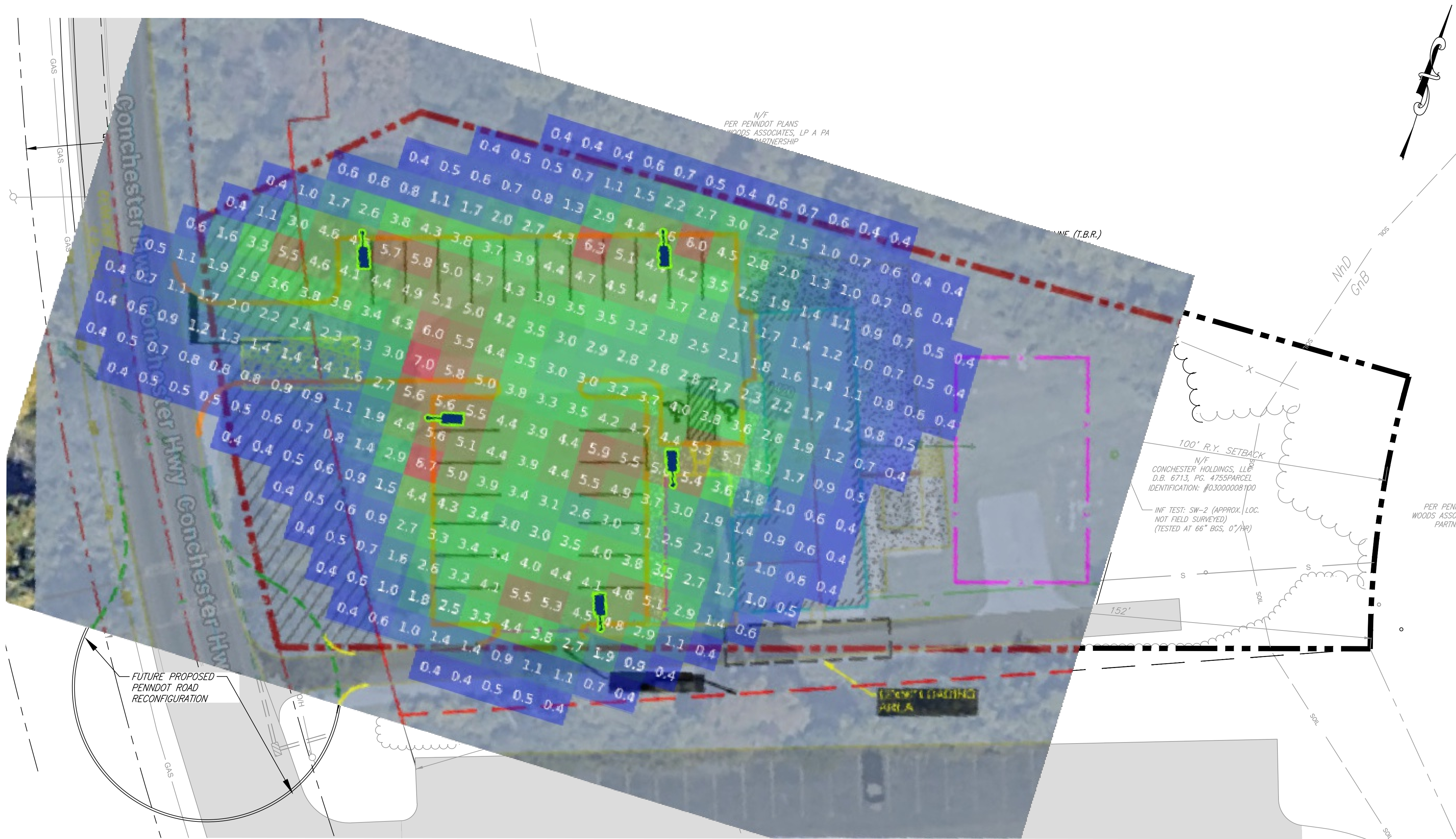
DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : D.B.H.
DATE : 04-30-2024
SCALE : 1"=20'

SHEET TITLE:
**STORM
PROFILES PLAN**

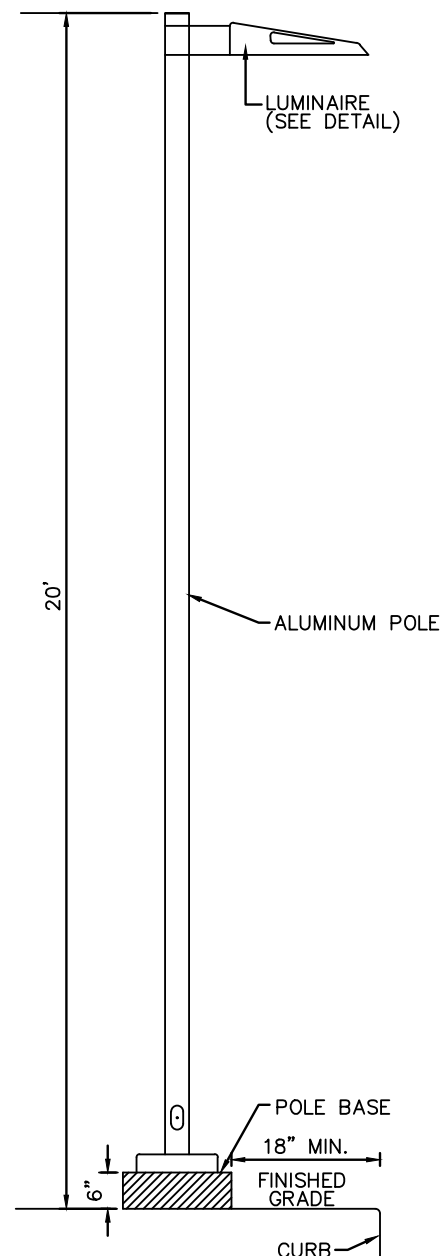
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REVISION BLOCK			
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LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING INLET
	EXISTING MANHOLE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING FENCE LINE
	EXISTING SPOT ELEVATION



LED LIGHT FIXTURE AND POLE DETAIL
N.T.S.

LIGHTING NOTES:

1. THE LIGHTING INFORMATION SHOWN SHALL BE FOR DESIGN/BUDGETARY PURPOSES ONLY. THE DESIGN CALCULATIONS PREVIEWED DO NOT REFLECT OBSTRUCTIONS OF THE ILLUMINATION OF THE PLACED MARKERS. ALSO, THE CALCULATIONS DO NOT TAKE INTO CONSIDERATION IRREGULARITIES AT THE SURFACE.
2. LIGHTING FIXTURES SHALL BE EQUIPPED WITH DIMMERS. LIGHTING SUBMITTALS TO BE SUBMITTED DURING CONSTRUCTION FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.

Streetworks
USSL Discrete LED

Area / Site Luminaire

Product Features

- Energy Efficient
- Long Life
- Low Maintenance
- Easy Installation

Product Certifications

- ENEC
- CE
- RoHS
- FCC
- PSE
- VDE
- TUV
- SAA
- BSI
- UL
- IEC
- ISO
- CE
- RoHS
- FCC
- PSE
- VDE
- TUV
- SAA
- BSI
- UL
- IEC
- ISO

Connected Systems

- WaveLink PRO Wireless

Interactive Menu

- Ordering Information page 1
- Mounting Details page 1
- Optical Configurations page 1
- Product Specifications page 1
- Energy and Performance Data page 1
- Control Options page 1

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (50W - 150W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick-mount arm with universal drill pattern

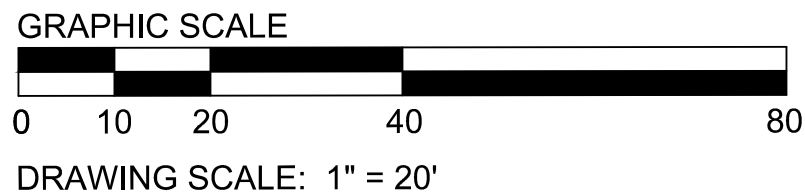
Dimensional Details

Calculation Summary						
Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	FC	2.35	7.00	0.35	6.72	19.98

Luminaire Schedule								
Label	Luminaire Name	Catalog No	Qty	Config	Luminaire Watts	Config Watts	Lumens	LLF MH
A	USSL LED	USSL-C02-D-U-T3-BZ	5	Single	153W	153W	20,050	0.864 20 ft
Total			5 Fixtures		765		100,250	

Luminaire Location Summary							
Loc	Luminaire	Heads	X	Y	Z	Orient	Tilt
1	USSL-C02-D-U-T3-BZ	1	252.72'	228.07'	20'	75°	5°
2	USSL-C02-D-U-T3-BZ	1	216.34'	179.81'	20'	160°	5°
3	USSL-C02-D-U-T3-BZ	1	305.40'	151.83'	20'	160°	5°
4	USSL-C02-D-U-T3-BZ	1	331.36'	225.63'	20'	340°	5°
5	USSL-C02-D-U-T3-BZ	1	322.92'	274.83'	20'	340°	5°

Luminaire Coordinates			
Loc	Luminaire	Latitude	Longitude
1	USSL-C02-D-U-T3-BZ	39.85814722430232	-75.47506358007135
2	USSL-C02-D-U-T3-BZ	39.85827951193784	-75.47519349178016
3	USSL-C02-D-U-T3-BZ	39.85835620776539	-75.47487547458351
4	USSL-C02-D-U-T3-BZ	39.858153915900935	-75.4747827629441
5	USSL-C02-D-U-T3-BZ	39.85801905432664	-75.47481290828269



DESIGN CONSULTANT:

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DATE : 04-30-2024
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SHEET TITLE:

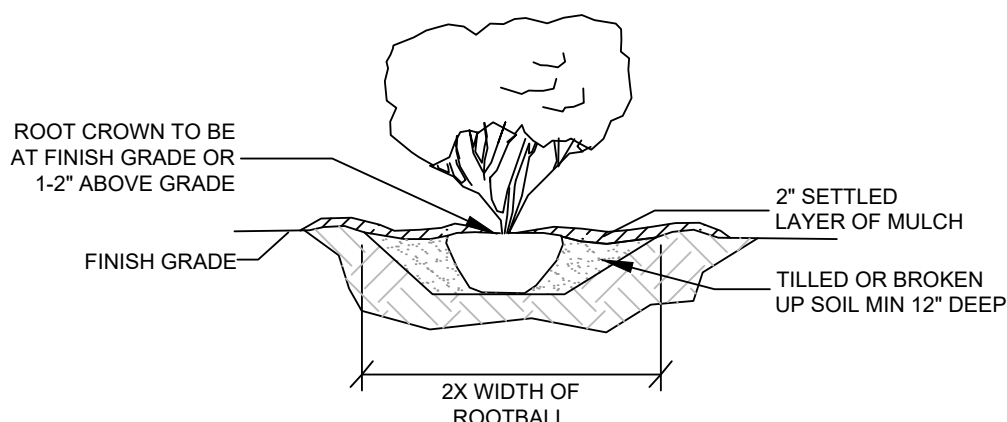
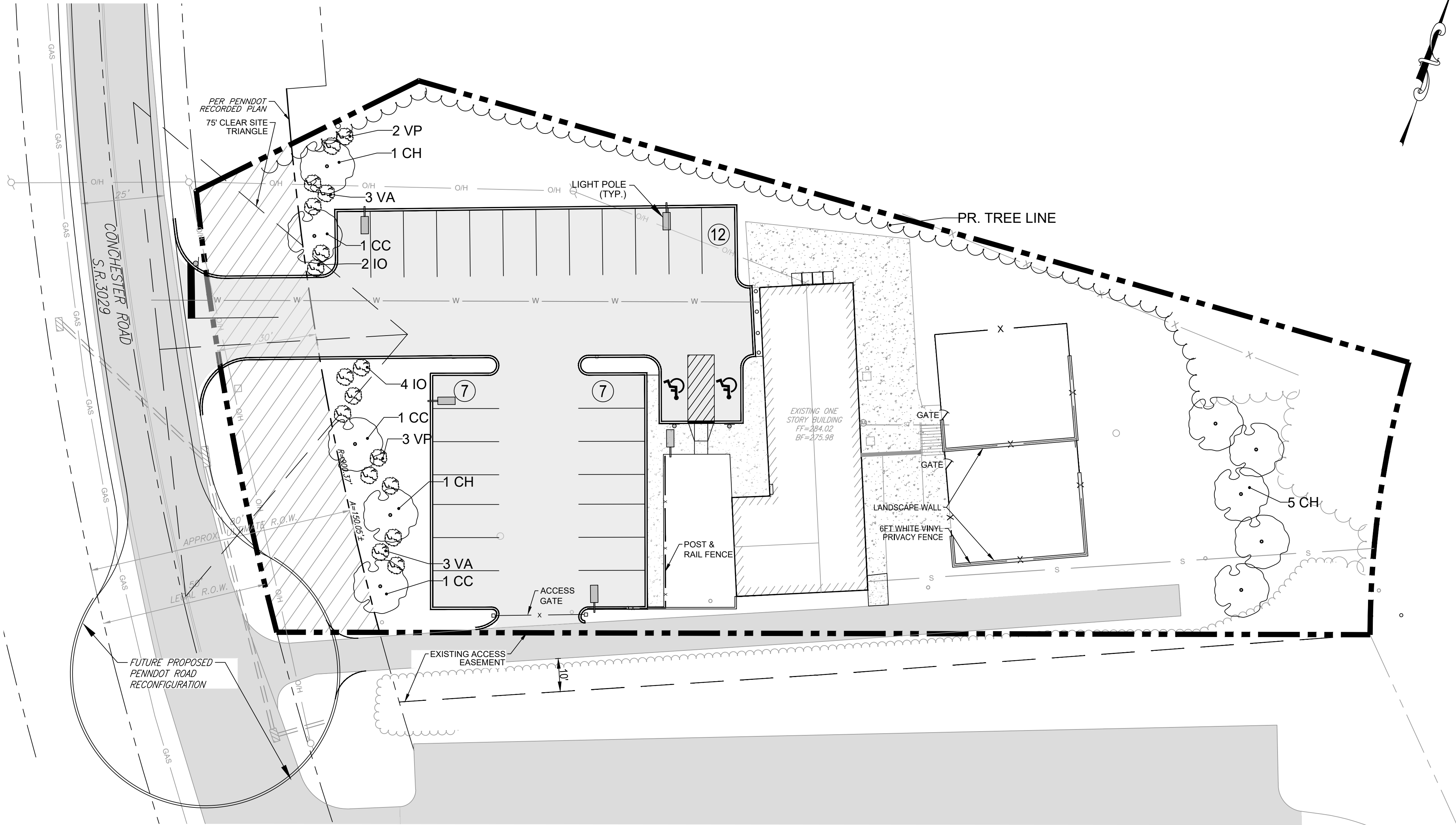
LIGHTING PLAN

SHEET NUMBER:

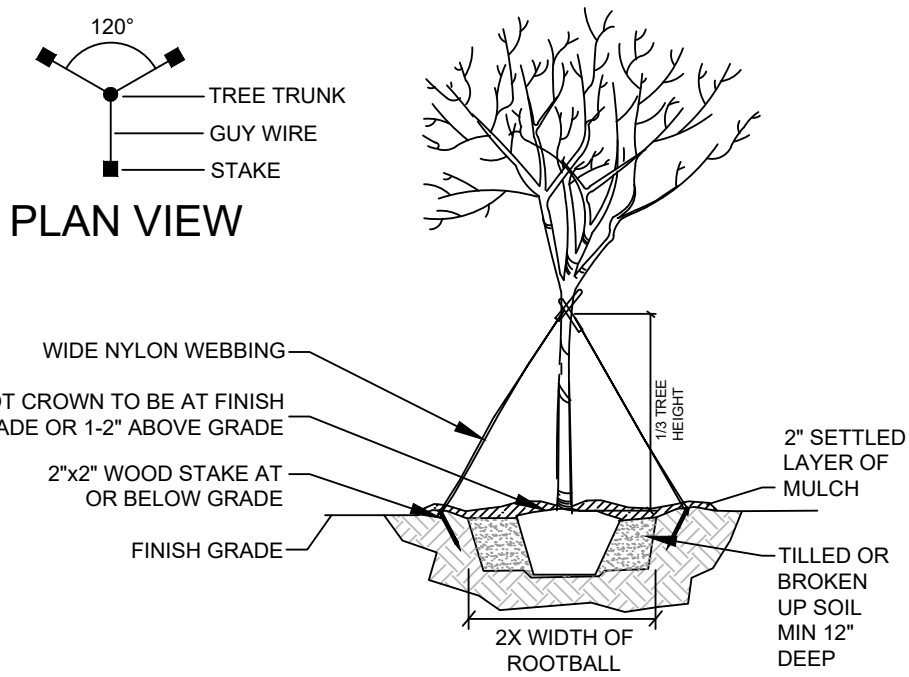
C-5

2025/09/16
08d Landscape Plan

REVISION BLOCK			
REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

Shrubs	ID	Common Name	Botanical Name	Size	Comment
6	IO	American Holly	Ilex opaca	18"-24"	white flowers and bright red berries. Bloom time: April-June
5	VP	Blackhaw Viburnum	Viburnum prunifolium	18"-24"	Showy white flowers and small black fruits. Bloom time: April-May
6	VA	Maple-leaved Viburnum	Viburnum acerifolium	18"-24"	Small white flowers and blue-black berries. Bloom time: April-July

Trees	ID	Common Name	Botanical Name	Size	Comment
3	CC	Eastern Redbud	Cercis canadensis	1-1/2'-2' Cal.	Showy pink flowers attract birds. Bloom time: March-May
7	CH	Canadian Hemlock	Tsuga canadensis	1-1/2'-2' Cal.	Deep green needles, yields abundance of small brown cones.

PLANTING NOTES:

- SPACING AND LOCATION OF PROPOSED TREES/SHRUBS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD FOLLOWING CONSTRUCTION OF RESIDENCE AND DRIVEWAY.
- LANDSCAPE ARCHITECT SHALL HAVE THE OPTION FOR PLANT SUBSTITUTION DEPENDING ON ACTUAL SITE CONDITIONS ENCOUNTERED (I.E. BEDROCK DEPTH, SUN EXPOSURE, ETC.).
- RAISED PLANTING BEDS MAY BE REQUIRED FOR PLANTING AREAS WITH SHALLOW BEDROCK DEPTH.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING UTILITIES AND SHALL REPAIR OR REPLACE ANY DAMAGE AT THEIR EXPENSE.
- CONTRACTOR SHALL PROVIDE MINIMUM 12" DEPTH OF TOPSOIL FOR ALL PLANTING BEDS.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE PROVIDED. A MINIMUM OF 50% OF PLANTS PROVIDED SHALL BE THE LARGER END OF THE SIZE RANGE.
- ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEM AND BE NURSERY GROWN.
- PLANTS SHALL NOT BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE ENGINEER. CONTRACTOR SHALL COORDINATE PLANT LOCATIONS AND DRAINAGE SYSTEM WITH THE LANDSCAPE ARCHITECT AND ENGINEER.
- ALL PLANTS SHALL BE BALLED AND WRAPPED. SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- NO SUBSTITUTIONS FOR PLANT MATERIAL TYPE OR SIZE WILL BE ALLOWED UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL CARRY A 1 YEAR GUARANTEE FROM THE DATE OF ACCEPTANCE. GUARANTEE SHALL INCLUDE TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND BY THE LANDSCAPE ARCHITECT TO BE IN UNHEALTHY CONDITION. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- LOCATION OF TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT THE DAY PRIOR TO PLANTING. A MINIMUM OF 4 INCH DEPTH OF PREMIUM STERILE BARK MULCH CERTIFIED FREE OF WEED SEED SHALL BE PLACED AROUND THE ROOT BALLS OF TREES AND SHRUBS. MULCH AREA SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PLANT CONTAINER OR ROOT BALL. MULCH SHALL NOT CONTAIN ANY DYES.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB TO THE GROUND. CONTRACTOR SHALL REMOVE STAKES AFTER ONE FULL GROWING SEASON.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING AND REPLACING GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT POSITION, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY DURING THE FIRST FULL GROWING SEASON.
- CONTRACTOR AND OWNER SHALL MAKE PROVISIONS TO PROTECT PLANTS FROM DEER WITH FENCING, NETTING OR SPRAY REPELLENT.
- ALL EXISTING TREES AND SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND REMOVED.
- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. UNHEALTHY VEGETATION AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING INLET
---	EXISTING MANHOLE
---	EXISTING STORM LINE
---	EXISTING SANITARY LINE
---	EXISTING WATER LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING COMMUNICATIONS LINE
---	EXISTING FENCE LINE
---	EXISTING SPOT ELEVATION

GENERAL NOTES:

- BASE SITE INFORMATION, INCLUDING PROPERTY LINE AND EXISTING CONDITIONS SHOWN, ARE TAKEN FROM "SITE PLAN" FOR 1420 CONCHESTER HWY, PREPARED BY JMR ENGINEERING, LLC DATED 05/22/2023 AS PROVIDED BY OWNER/APPLICANT.

1.1. SURVEY NOTES:

- 1.1.1. FIELD SURVEY CONDUCTED BY JMR ENGINEERING OF 106 SCHUBERT DRIVE, DOWNINGTOWN, PA, 19335 ON DECEMBER, 2022. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD83. THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
- 1.1.2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHT-OF-WAYS, WRITTEN OR IMPLIED.

2. EQUITABLE OWNER/APPLICANT:

SOUTH DELCO INVESTMENTS, LLC, C/O DR. LANCE PANARELLO, 5000 CHICHESTER AVENUE ASTON, PA 19014.
DEED BOOK 6713, PAGE 4755 TOTAL TRACT AREA: 45,142.85 SF (GROSS)
NUMBER OF EXISTING/PROPOSED LOTS: 1.

- NO CERTIFICATION IS MADE BY CEDAR BEACH CONSULTING OR HUMES ENGINEERING, INC. (HEI) OR BY THE SURVEYOR AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). HEI HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JANUARY 12, 2024 (SERIAL NO. 20240120777).

3.1. THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THIS TICKET:

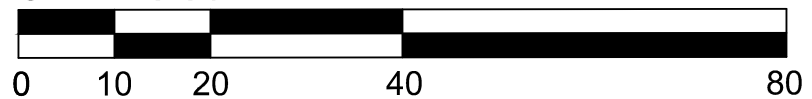
COMPANY: CHESTER WATER AUTHORITY	KING OF PRUSSIA, PA. 19406
ADDRESS: 437 W FRONT ST	CONTACT: NIKKIA SIMPKINS
PO BOX 467	E-MAIL: nikkiasimpkins@uscllc.com
CHESTER, PA. 19013	PHONE: 484-681-5720
CONTACT: VITO PAGANO	
E-MAIL: vito.pagano@chesterwater.com	COMPANY: VERIZON BUSINESS FORMERLY MCI
PHONE: 610-506-0441 EXT. 2232	ADDRESS: 7000 WESTON PKWY
	CARY, NC. 27513
COMPANY: COMCAST	CONTACT: VICTOR WOOD
ADDRESS: 1250 HADDONFIELD-BERLIN RD	E-MAIL: victor.s.wood@verizon.com
CHERRY HILL, NJ. 08034	PHONE: 919-414-2782
CONTACT: WYATT PARRISH	COMPANY: BRADFORD ENGINEERING
E-MAIL: wyatt_parrish@cable.comcast.com	ADDRESS: 2710 CONCORD RD, STE 3
PHONE: 484-368-4391	ASTON, PA. 19014-2942
COMPANY: PECO AN EXELON COMPANY	CONTACT: WALTER FAZLER
ADDRESS: 450 S HENDERSON ROAD SUITE B	E-MAIL: wfazler@peco-inc.com
	PHONE: 610-497-6200 EXT. 111

- CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION.
- ALL PRIVATELY OWNED UNDERGROUND UTILITY LINES ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS.
- PUBLIC OWNED UNDERGROUND UTILITIES ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS. FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK.
- THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO KNOWN WATERS OR WETLANDS PER NATIONAL WETLAND INVENTORY (NWI) MAPS AS OF JANUARY 12, 2024.
- THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X, WITH AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, KNOWN AS AREA OF MINIMAL FLOOD HAZARD, THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING MAP NUMBER 42045C0176F (PANEL 176 OF 250), EFFECTIVE DATE NOVEMBER 18, 2009.

- SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), WEB SOIL SURVEY, ACCESSED ON JANUARY 12, 2024. AVAILABLE AT THE FOLLOWING LINK: <https://websoilsurvey.sc.egov.usda.gov/>.
- SITE DOES NOT CONTAIN HYDRIC OR FLOODPLAIN SOILS.

- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

GRAPHIC SCALE



DRAWING SCALE: 1" = 20'

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.cedarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:

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PREPARED FOR:

CONCHESTER HOLDING, LLC



DANIEL B. HUMES, PE
PA LIC. NO PE079470

HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE EROSION & SEDIMENTATION (E&S) CONTROL DESIGN, AND POST CONSTRUCTION STORMWATER MANAGEMENT (P&S) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY: K.B.

DESIGNED BY: K.B.

CHECKED BY: D.B.H.

DATE: 04-30-2024

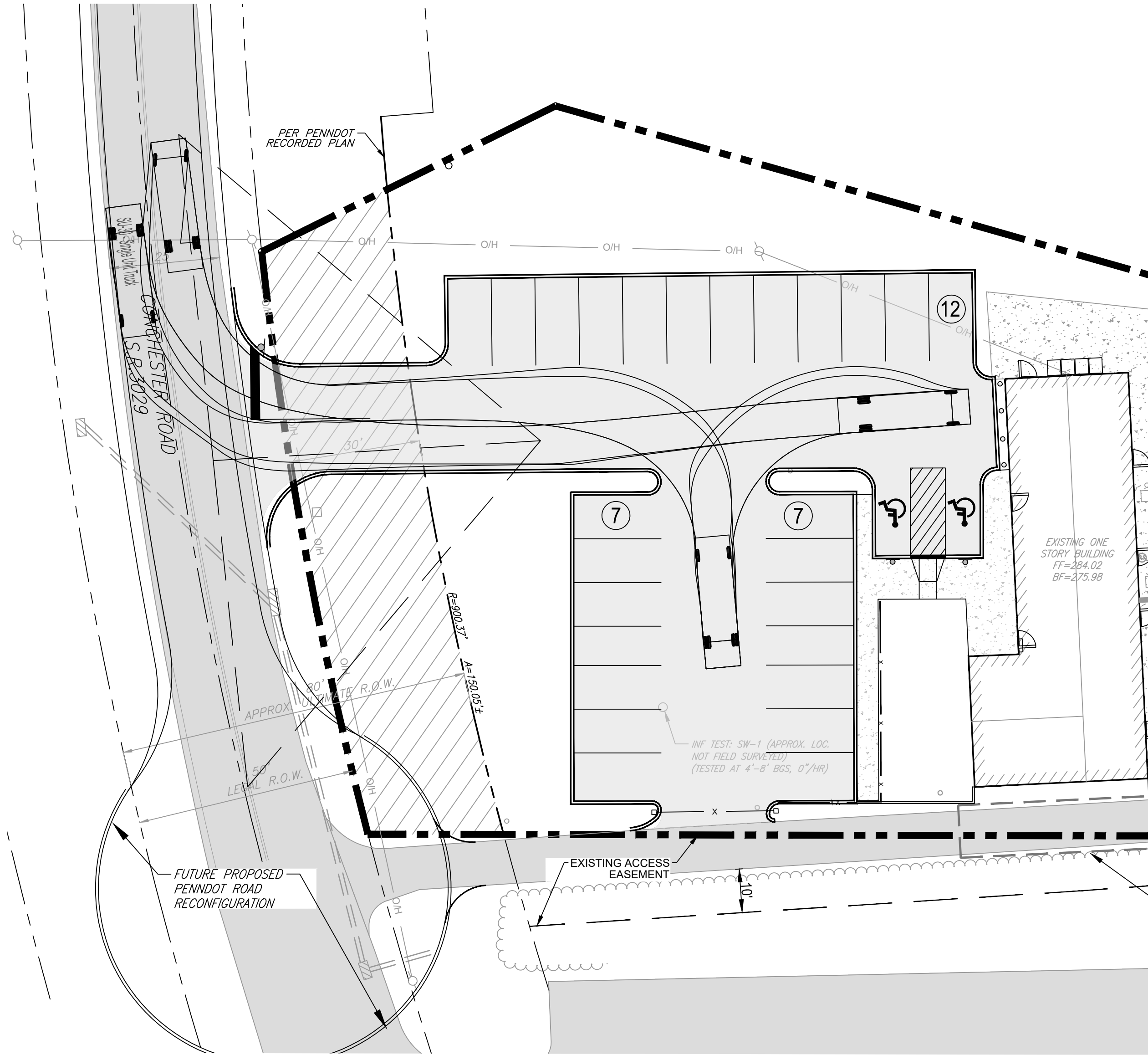
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SHEET TITLE:

LANDSCAPE PLAN

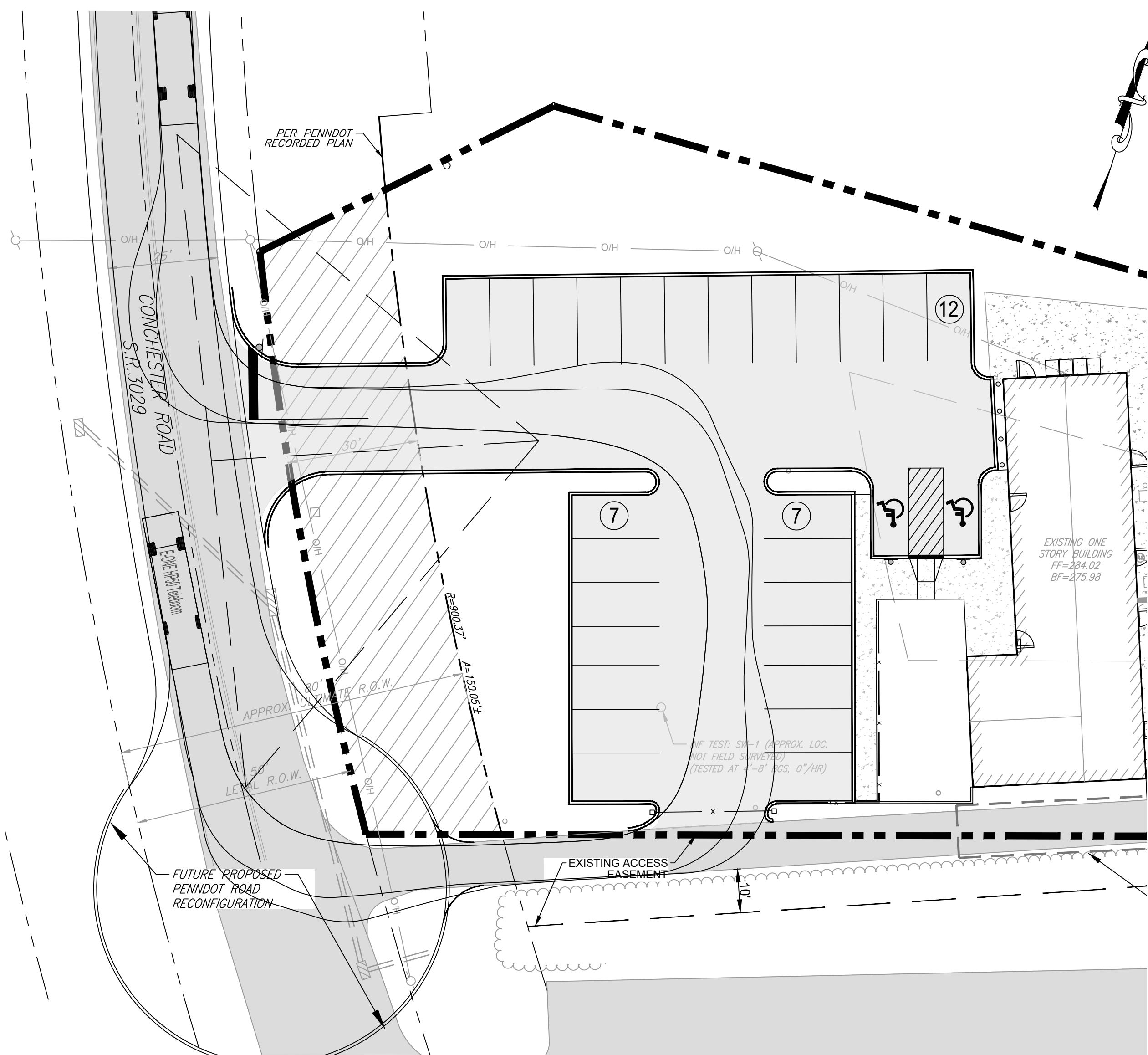
SHEET NUMBER:

C-6



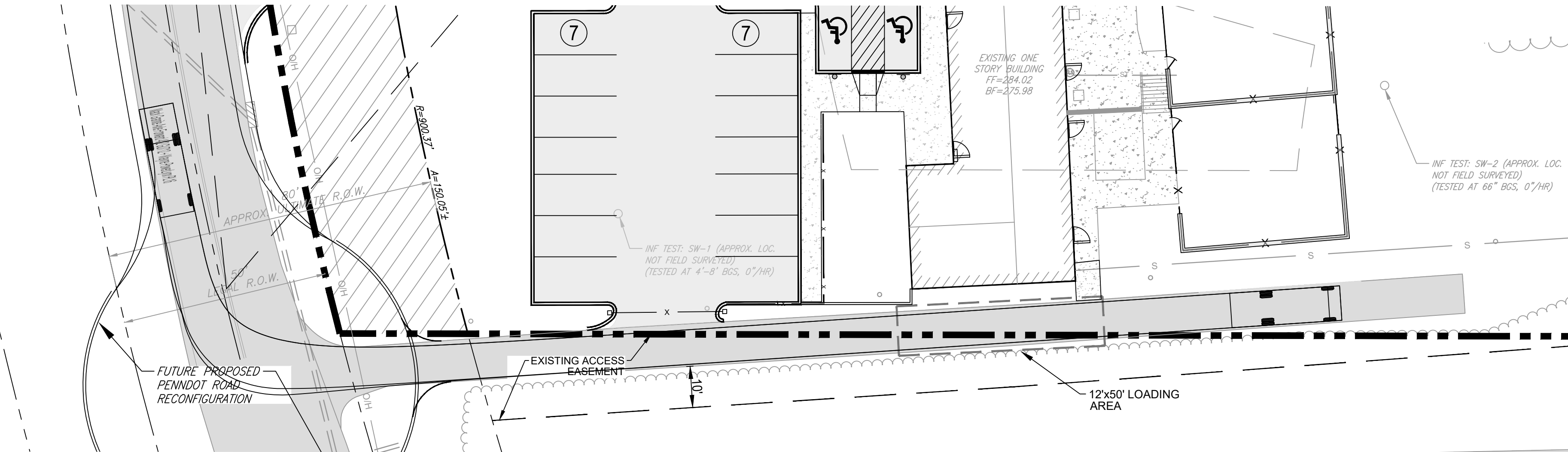
SU30 TRUCK TURNING PLAN

SCALE: 1"=20'



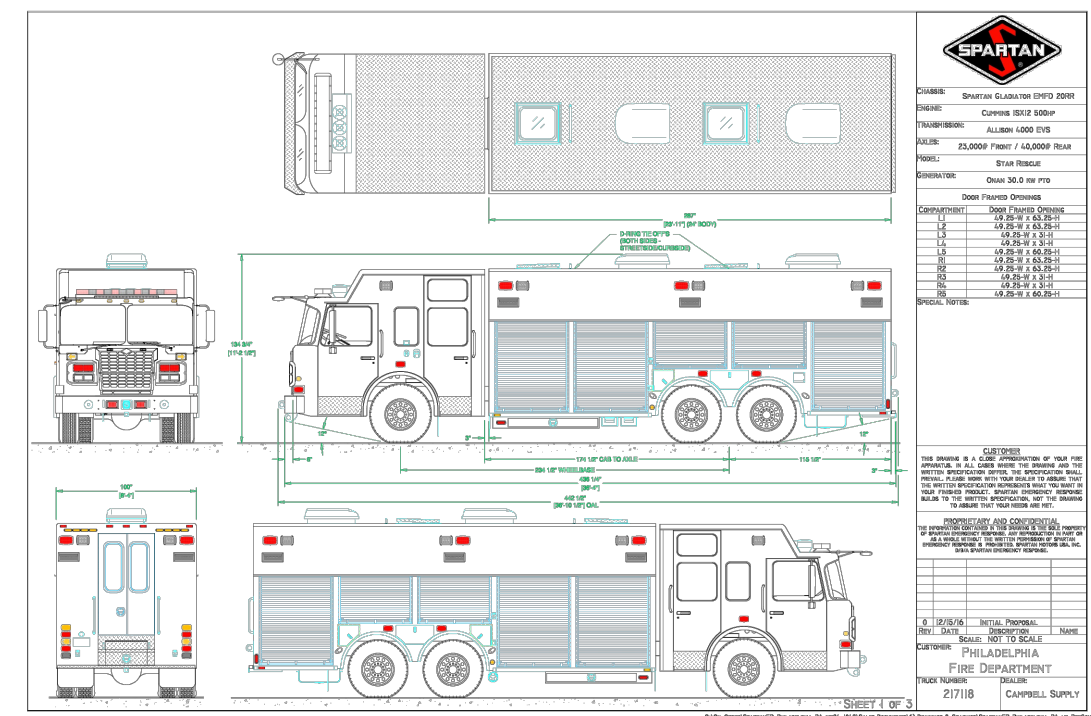
FIRETRUCK TURNING PLAN

SCALE: 1"=20'



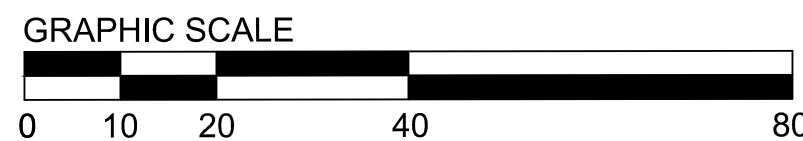
SU 30 LOADING/TRASH TRUCK TURNING PLAN

SCALE: 1"=20'



FIRETRUCK DETAIL

SCALE: N.T.S.



DRAWING SCALE: 1" = 20'

2025/09/16
095 Truck Turning Plan

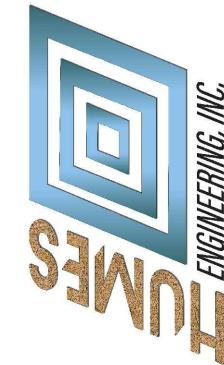
REVISION BLOCK			
REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25

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HUMES ENGINEERING IS ONLY RESPONSIBLE FOR
THE EROSION & SEDIMENTATION (E&S) CONTROL
DESIGN, AND POST CONSTRUCTION STORMWATER
MANAGEMENT (PCSM) DESIGN REGARDING THIS
PROJECT. ALL OTHER ASPECTS WERE HANDLED
BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY: K.B.

DESIGNED BY: K.B.

CHECKED BY: D.B.H.

DATE: 04-30-2024

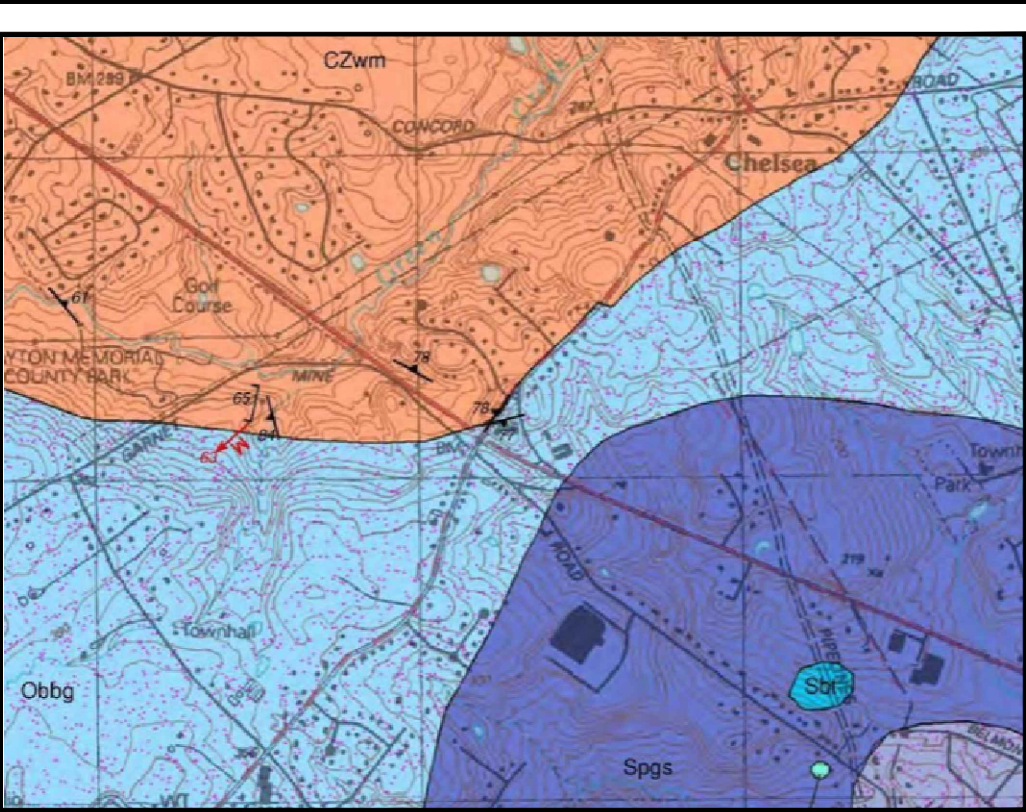
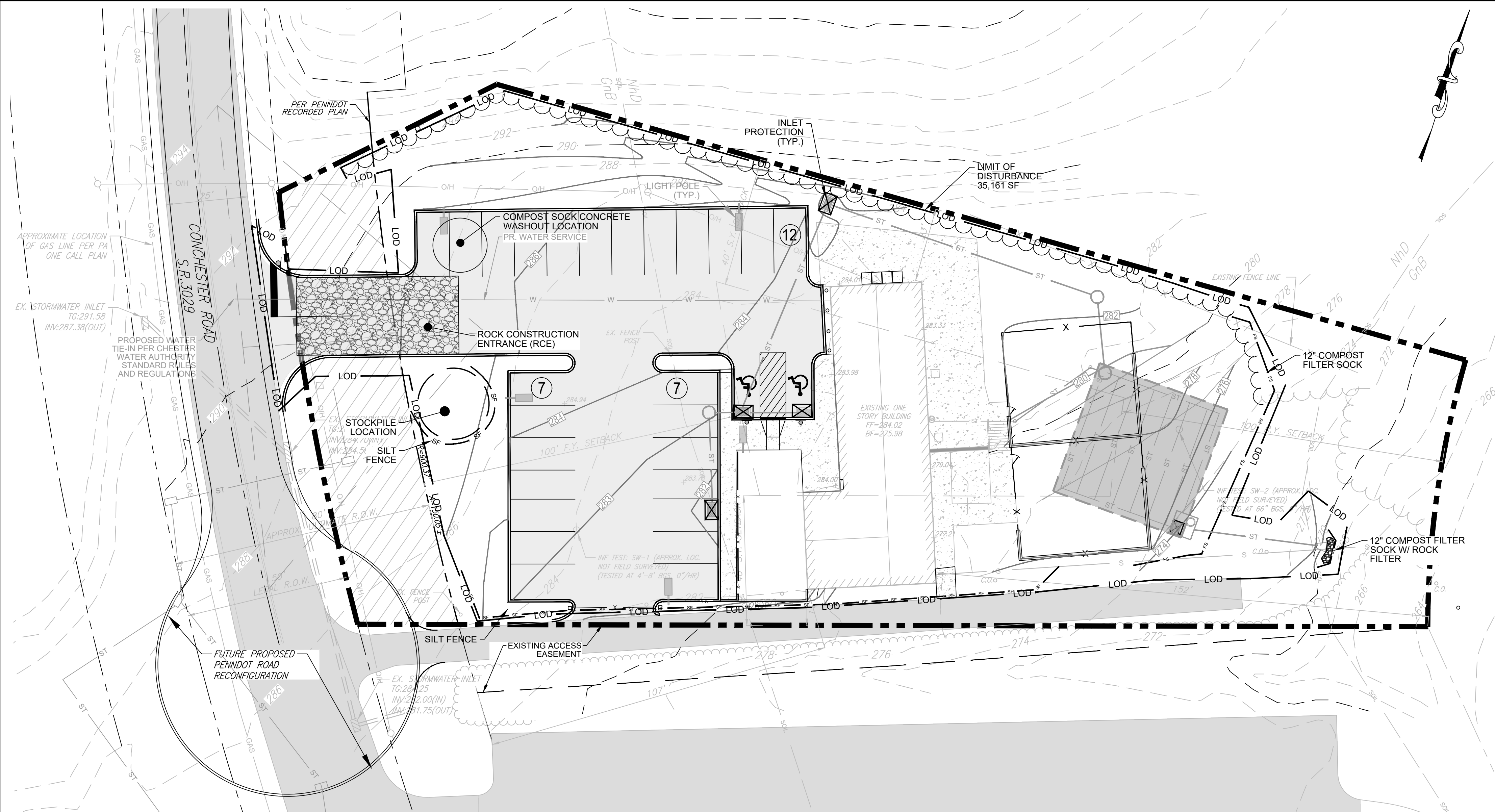
SCALE: 1"=20'

SHEET TITLE:

**VEHICLE
ACCESS PLAN**

SHEET NUMBER:

C-7



USGS LOCATION MAP
N.T.S.

- LEGEND:
- EXISTING PROPERTY LINE
 - EXISTING INLET
 - EXISTING MANHOLE
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING COMMUNICATIONS LINE
 - EXISTING FENCE LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED INLET
 - PROPOSED MANHOLE
 - PROPOSED STORM LINE
 - PROPOSED OUTLET CONTROL STRUCTURE
 - PROPOSED SUBSURFACE INFILTRATION BASIN
 - PROPOSED SPOT ELEVATION
 - PROPOSED COUNTOURS
 - PROPOSED SILT FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED INLET PROTECTION
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CURB
 - PROPOSED ROCK CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES:

- REFER TO SHEET C-10 FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL NOTES, CONSTRUCTION SEQUENCE AND OTHER NOTES AND DETAILS.

EROSION & SEDIMENT CONTROL PLAN STANDARD NOTES (<1 ACRE):

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LOADED WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-CONTINGING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

CONSTRUCTION SEQUENCE (SEEPAGE BED):

- DUE TO THE NATURE OF CONSTRUCTION SITES, SUBSURFACE INFILTRATION SHOULD BE INSTALLED TOWARDS THE END OF THE CONSTRUCTION PERIOD, IF POSSIBLE.
- INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PA EROSION AND SEDIMENTATION CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
- THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
- WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM OF 6 INCHES WITH A YORK RATE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
- EXCAVATE AND LEVEL THE AREA PER ENGINEER'S DRAWINGS. REFER TO PLAN VIEW AND CROSS-SECTION DETAILS AND EXCAVATE BED TO ACCOMMODATE PERFORATED PIPING AND STONE BEDDING.
- REMOVE ANY STANDING WATER AND MAINTAIN POSITIVE DRAINAGE OF THE SITE THROUGHOUT THE INSTALLATION. DEWATERING PROCEDURES MUST BE USED IF NECESSARY.
- PREPARE THE SUB-GRADE SOIL FOR THE PERFORATED PIPING AND STONE BEDDING AS SPECIFIED BY THE ENGINEER'S DRAWINGS. PLACE NON-WOVEN FILTER FABRIC (OR EQUIVALENT) ON THE EXCAVATED BED BOTTOM AND PERIMETER SIDEWALLS AS SPECIFIED BY THE ENGINEER'S DRAWINGS. FILTER FABRIC IS REQUIRED ON THE BOTTOM, SIDES AND OVER THE TOP OF THE SYSTEM. OVERLAP THE FILTER FABRIC BY AT LEAST 16 INCHES WHERE THE FABRIC EDGES MEET.
- DISPERSE A LEVEL BASE OF 6 INCHES OF WASHED, CRUSHED STONE OVER THE ENTIRE AREA OF THE BED BOTTOM. REFER TO THE ENGINEER'S DRAWINGS FOR SUB-GRADE SOIL PREPARATION AND REQUIRED STONE FOUNDATION THICKNESS.
- INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, YARD INLETS, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
- GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OF SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO EDGE OF THE BED.
- CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
- APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6 INCH LIFTS.
- SEED AND STABILIZE TOPSOIL.
- DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

CONSTRUCTION SEQUENCE:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS OTHERWISE NOTED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR(S), MUNICIPAL ENGINEER(S), COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.
 - ENSURE SILT SOCKS AND INLET PROTECTION AS SHOWN ON THIS PLAN ARE IN PLACE AND FUNCTIONING PRIOR TO EARTH DISTURBANCE. REPLACE AS NECESSARY THROUGHOUT CONSTRUCTION.
 - NO EARTH DISTURBANCE RELATED TO TREE CLEARING (E.G. STUMP REMOVAL, SITE GRUBBING, RUTTING FROM EQUIPMENT TRAFFIC, ETC.) IS PERMITTED UNTIL PERIMETER SEDIMENT CONTROLS HAVE BEEN INSTALLED DOWNSLOPE.
 - ALL TEMPORARY EROSION CONTROL FACILITIES ARE TO BE MAINTAINED BY THE CONTRACTOR/DEVELOPER AND INSPECTED WEEKLY AND AFTER EVERY STORM EVENT.
 - THE EXISTING DRIVEWAY AND PARKING LOT(S) SHALL SERVE AS THE ROCK CONSTRUCTION ENTRANCE. CONTRACTOR SHALL KEEP ROADS FREE OF SEDIMENT DURING CONSTRUCTION.
 - PERFORM GENERAL CLEARING AND GRUBBING WITHIN THE LIMIT OF DISTURBANCE. STRIP AND STOCKPILE TOPSOIL. ALL TOPSOIL STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY AND THE DOWNSTREAM SIDE OF THE STOCKPILE MUST INCLUDE SILT FENCE/sock.
 - EXCAVATE FOR FOUNDATIONS, PREPARE SUBGRADE AND POUR FOUNDATIONS.
 - NO VERTICAL CONSTRUCTION (ABOVE FOUNDATIONS) MAY COMMENCE UNTIL SEEPAGE BED IS INSTALLED AND STABILIZED.
 - INSTALL SEEPAGE BED (SEE SEEPAGE BED CONSTRUCTION SEQUENCE AND CRITICAL STAGE NOTES) AND ROOF LEADER CONVEYANCE INCLUDING YARD DRAINS (IF NEEDED AND/OR AS SHOWN).
 - IF APPLICABLE, WATER, SEWER, TELECOMM, ELECTRIC AND/OR OTHER UTILITY LINES MAY BE INSTALLED, REPAIRED OR RELOCATED AT THIS TIME (FOLLOW UTILITY LINE TRENCH EXCAVATION NOTES).
 - AFTER SEEPAGE BED IS FULLY CONSTRUCTED AND STABILIZED, PROTECT SEEPAGE BED FROM COMPACTION.
11.1. A GEOTECHNICAL ENGINEER SHALL BE PRESENT AND SHALL OVERSEE THE COMPACTION OF STRUCTURAL FILL (OTHERWISE KNOWN AS "COMPACTED ENGINEERED FILL") ABOVE THE SEEPAGE BED WHERE SPECIFIED.
 - COMMENCE VERTICAL CONSTRUCTION, WHERE APPLICABLE.
 - PERFORM ROUGH GRADING OF PARKING LOT, INSTALL BASE COURSE, CURBING AND SIDEWALKS/WALKWAYS. CONTRACTOR TO ENSURE NO SEDIMENT ENTERS THE SEEPAGE BED.
 - INSTALL BINDER COURSE OF ASPHALT AND PERFORM FINAL/FINISHED GRADING, STABILIZE IMMEDIATELY. CONTRACTOR TO ENSURE NO SEDIMENT ENTERS THE SEEPAGE BED.
 - INSTALL LANDSCAPING, DUMPSTER ENCLOSURE AND OTHER AMENITIES.
 - INSTALL WEARING COURSE ON ASPHALT.
 - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMAINING TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED.

GRAPHIC SCALE



DRAWING SCALE: 1" = 20'

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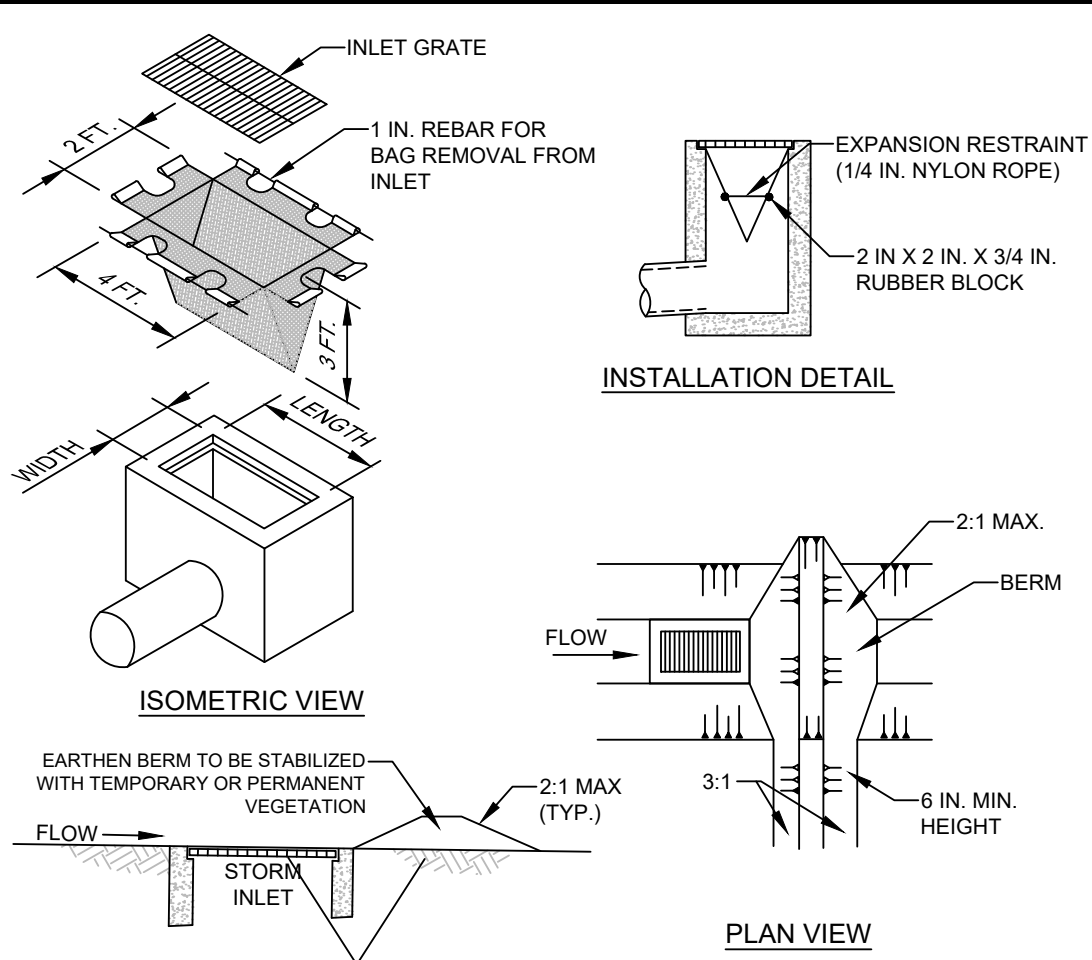
DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE EROSION & SEDIMENTATION (E&S) CONTROL DESIGN AND POST CONSTRUCTION STORMWATER MANAGEMENT (P&SM) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : D.B.H.
DATE : 04-30-2024
SCALE : 1"=20'
SHEET TITLE:

EROSION &
SEDIMENT
CONTROL PLAN

SHEET NUMBER:

C-8



NOTES:
 MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

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

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

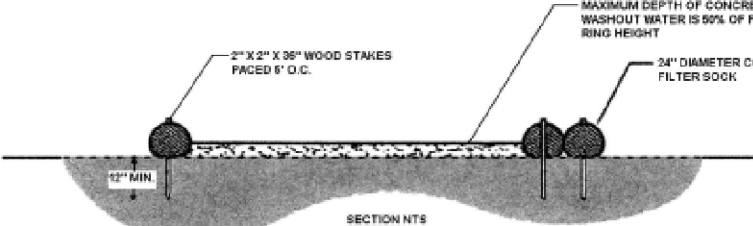
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED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

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

FILTER BAG INLET PROTECTION DETAIL NOT TO SCALE



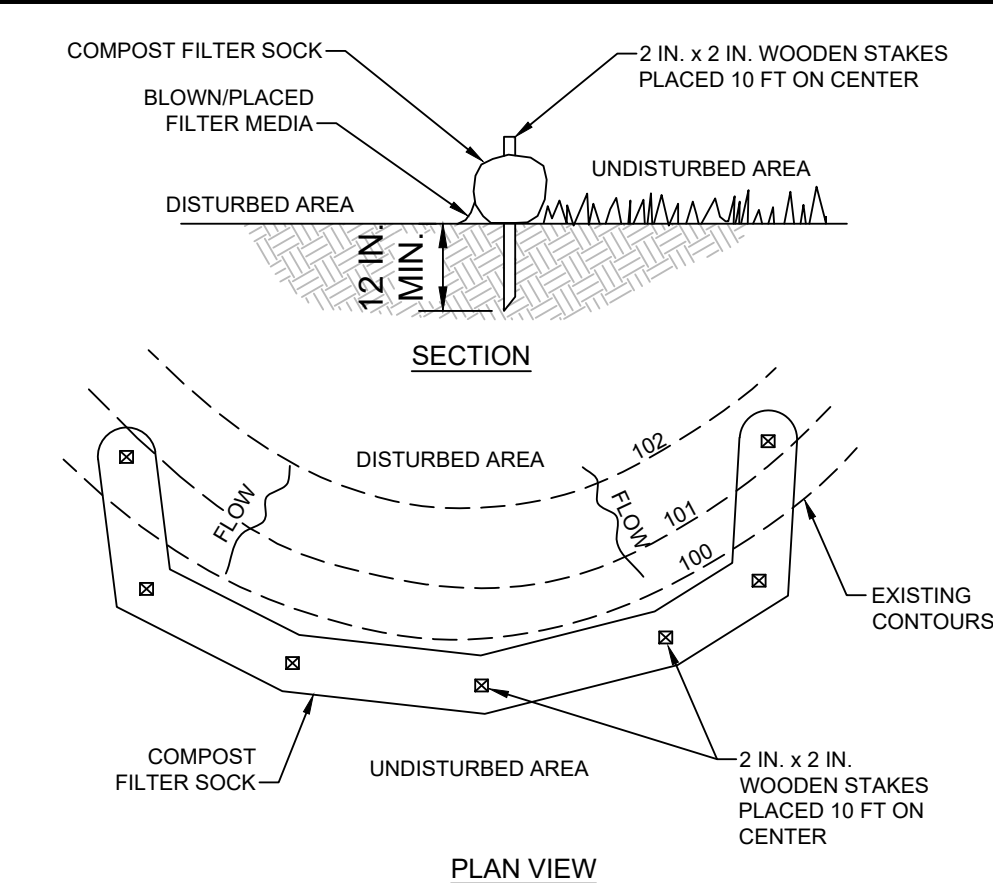
FIGURE 3.18
 Typical Compost Sock Washout Installation



NOTES:
 1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. 24" DIAMETER FILTER SOCK MAY BE PLACED INTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDITIONAL CAPACITY.

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

TYPICAL COMPOST SOCK WASHOUT INSTALLATION DETAIL NOT TO SCALE



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

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

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

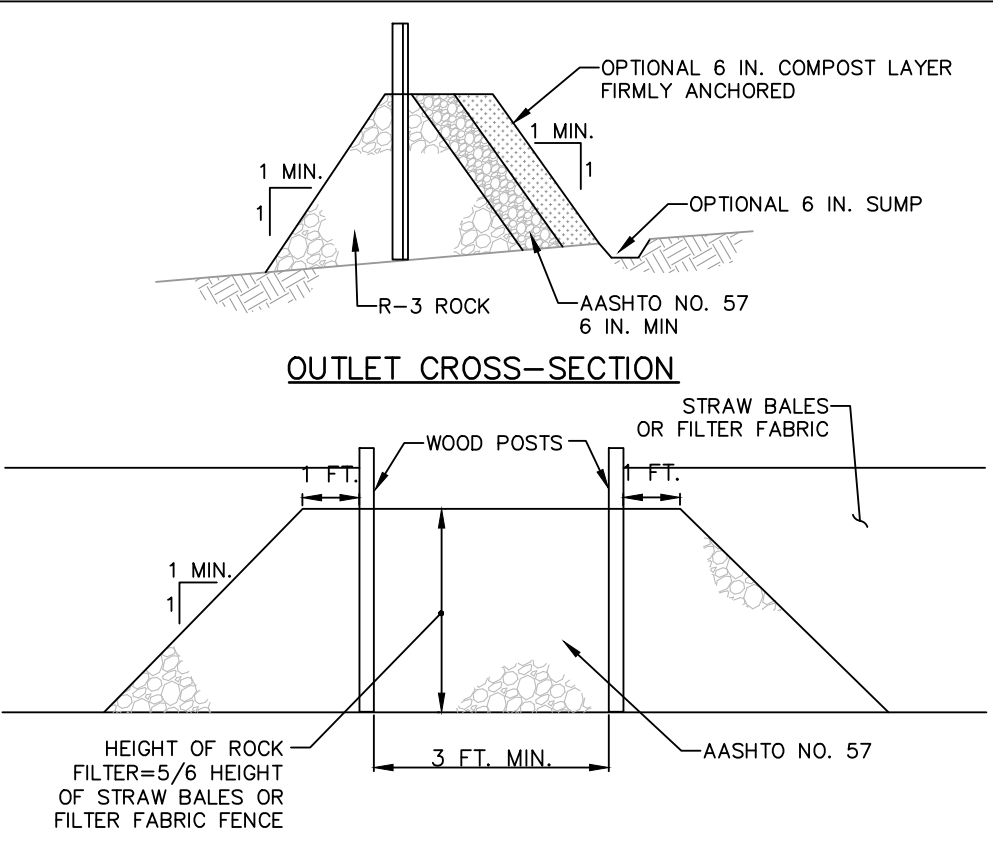
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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

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

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

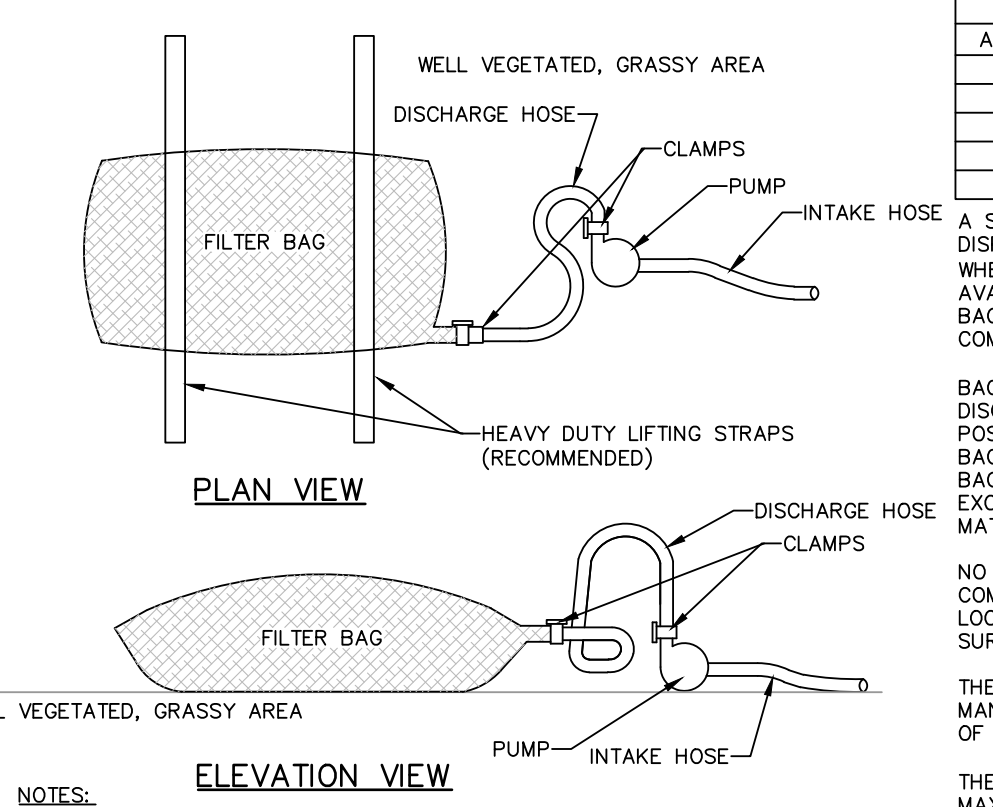
COMPOST FILTER SOCK DETAIL NOT TO SCALE



NOTES:
 A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

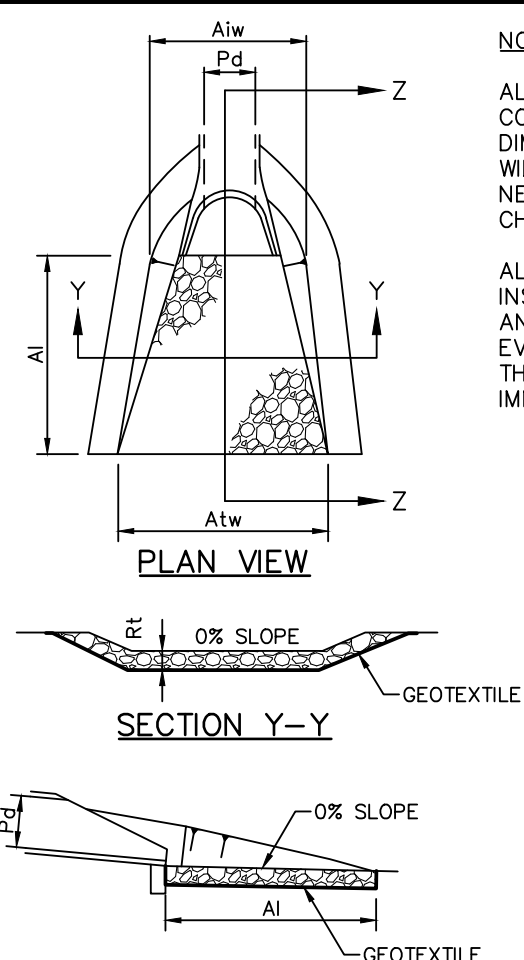
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET N.T.S.



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

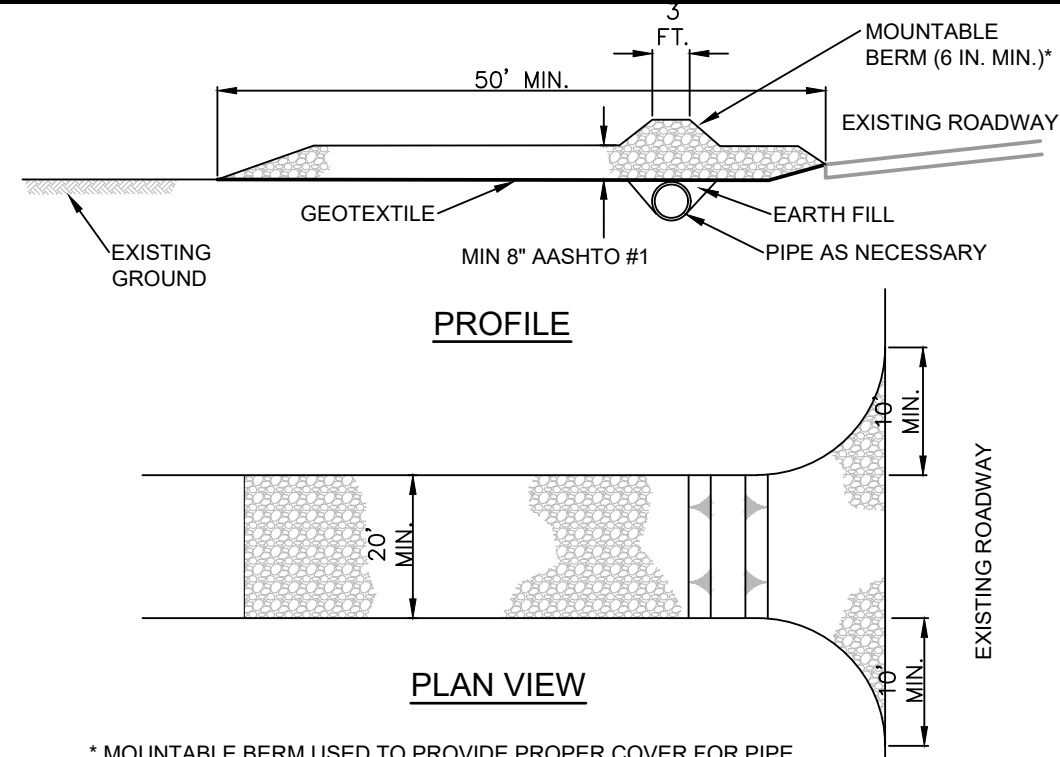
STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG N.T.S.



OUTLET NO.	PIPE DIA Pd (IN)	SIZE R	THICK Rt (IN)	LENGTH At (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
1	18	4	18	8	4.5	12.5

STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL N.T.S.

NOTES:
 ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:
 1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. 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.
 4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS
 THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IMMEDIATELY AFTER THE INSPECTION. THE DEPARTMENT AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:
 (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING
 WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
 (1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
 (2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
 (3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT REOCCURRENCE OF THE NONCOMPLIANCE; AND
 (4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs
 UPON REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

TERMINATION OF COVERAGE
 NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION; OPERATOR NAME AND ADDRESS; PERMIT NUMBER; IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

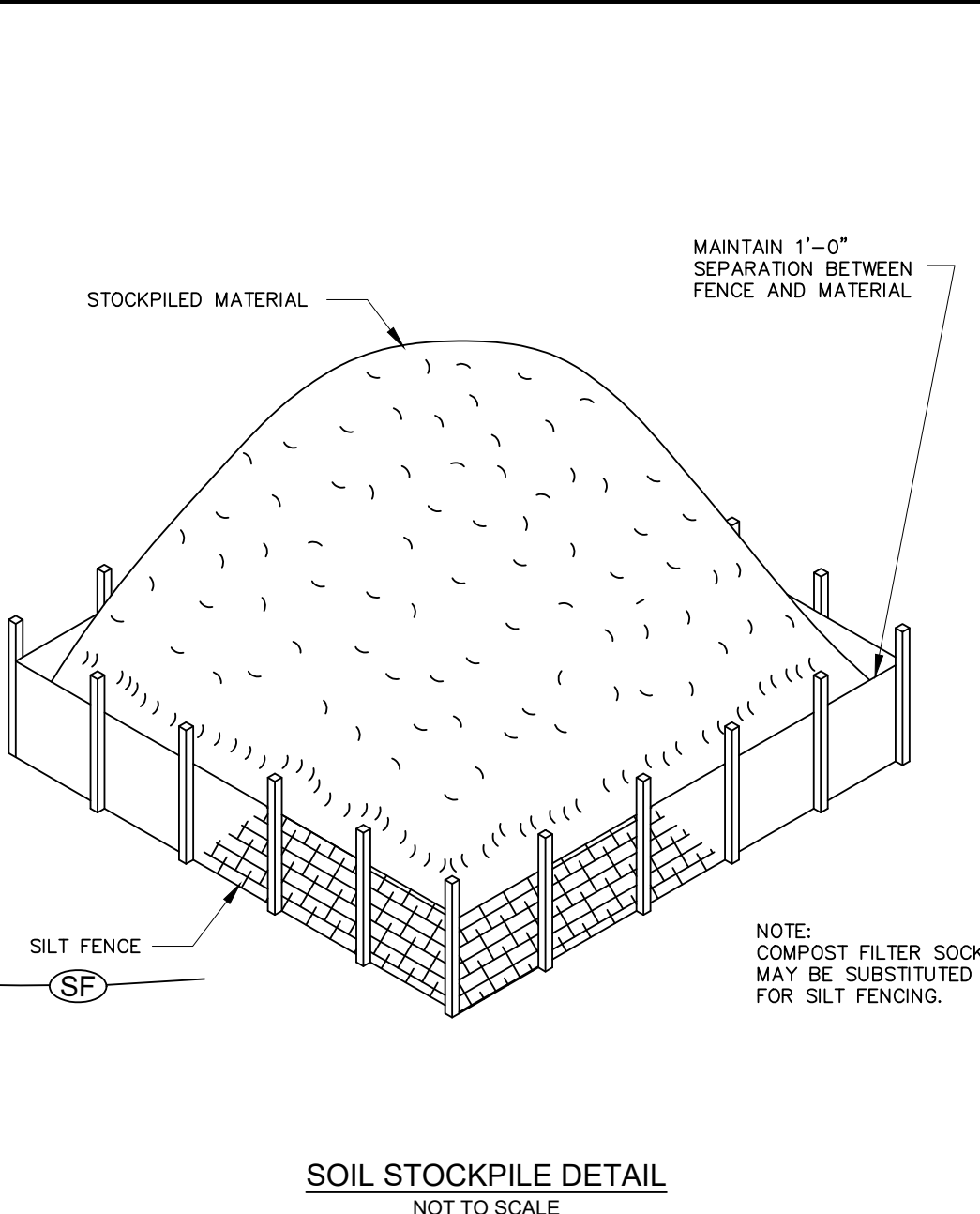
COMPLETION CERTIFICATE AND FINAL PLANS
 WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

UTILITY LINE TRENCH EXCAVATION:

- EXPOSED TRENCH EXCAVATIONS HAVE HIGH POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. SINCE THESE EXCAVATIONS ARE USUALLY LOCATED AT LOWER ELEVATIONS ALONG OR ACROSS EARTH DISTURBANCE AREAS, OPEN TRENCHES SERVE TO CONCENTRATE SEDIMENT LADEN RUNOFF AND CONVEY IT TO SITE BOUNDARIES OR WATERWAYS. THE MOST IMPORTANT EROSION AND SEDIMENT POLLUTION CONTROL CONSIDERATION FOR TRENCH CONSTRUCTION IS THE LIMITING AND SPECIFIC SCHEDULING OF WORK ACTIVITIES.
- CONSTRUCTION REQUIREMENTS:
 A) LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 B) WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 C) LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 D) WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO AN APPROVED FACILITY FOR REMOVAL OF SEDIMENT BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
 E) ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- INSTALLATION OF WATER AND ELECTRIC LINES AS SHOWN IS INTENDED TO BE BY WALK BEHIND TRENCHING MACHINE TO LIMIT THE AMOUNT OF DISTURBANCE IN THE AREA. IF CONTRACTOR INTENDS TO USE ALTERNATIVE METHOD, CONTRACTOR IS RESPONSIBLE TO CONTACT THE TOWNSHIP AND BUCKS COUNTY CONSERVATION DISTRICT.

PROJECT CONSTRUCTION WASTES:

- TREES – CHIPPED AND REMOVED OFFSITE FOR MULCH.
- BUILDING MATERIALS – SHALL BE REMOVED AND DISPOSED OF AT PROPER RECYCLING FACILITY AS PER NOTE #6 OF THE GENERAL EROSION & SEDIMENT CONTROL NOTES.
- ROCK WASTE – ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
- SOIL WASTE – ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE, ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WERE ALL BMPs PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROLS DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMPs ARE PROPERLY INSTALLED.
- SEDIMENT REMOVAL FROM ALL SEDIMENT BASINS TO BE RETURNED TO SITE UPSTREAM OF ALL PROPOSED BMPs.



SOIL STOCKPILE DETAIL NOT TO SCALE

EROSION & SEDIMENTATION PLANNING & DESIGN NOTES:

- THE CONTRACTOR SHALL MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE BY LIMITING THE CLEARING, GRUBBING, AND TOPSOIL STRIPPING TO AREAS IN EACH PHASE 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 CONSTRUCTION SEQUENCE FOR THAT PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES.
- E&S BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS TO THOSE BMPs. E&S BMPs SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED. AT NO TIME WILL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE.
 (I) A MINIMUM UNIFORM COVERAGE OF MULCH AND SEED, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
 (II) AN ACCEPTABLE BMP WHICH TEMPORARILY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED TEMPORARILY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
 (I) A MINIMUM UNIFORM COVERAGE OF MULCH AND SEED, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
 (II) AN ACCEPTABLE BMP WHICH TEMPORARILY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

MAINTENANCE OF FACILITIES:

- SILT FENCE SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REINVENTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
- CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
- ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEED, MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT, NORTH AMERICAN GREEN #5C150 (OR EQUAL). IF AREAS ARE TO BE SODED, TURF REINFORCEMENT IS NOT REQUIRED.
- AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
- SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID

SEEPAGE BED INSPECTION AND MAINTENANCE PROCEDURES:

- AT LEAST ONCE EVERY 12 MONTHS, AND AFTER EACH STORM EVENT THAT EXCEEDS 3.0" OF RAINFALL WITHIN A 24 HOUR PERIOD, ALL JUNCTION BOXES/INLETS, RAINFALL COLLECTORS FROM THE BUILDING(S) AND PIPES ON THE PROPERTY AND WITHIN THE FACILITY SHALL BE INSPECTED AND ALL SEDIMENT, CONCRETE, TRASH, OR OTHER DEBRIS SHALL BE REMOVED FROM THE STRUCTURE(S), SUMP(S), PIPE(S), AND PIPE INVERTS.
- THE UNDERGROUND FACILITY AND THE STORM SEWER STRUCTURES MAY BE INSPECTED AT ANY TIME BY THE TOWNSHIP OR ITS REPRESENTATIVE.

CRITICAL STAGE NOTES:

A LICENSED PROFESSIONAL OR DESIGNER SHALL BE PRESENT ON SITE AND INSPECT DURING THE CRITICAL STAGES OF BMP INSTALLATION. THE CRITICAL STAGES ARE:

SEEPAGE BED BMP:

- OBSERVE EARTHWORK/EXCAVATION FOR MINIMIZED SOIL COMPACTION AND DESIGN DEPTH MET. VERIFY INFILTRATION.
- OBSERVE STONE FILL TO VERIFY DESIGN STORAGE VOLUME HAS BEEN MET.

SEEDING SPECIFICATIONS:

TEMPORARY	ANNUAL RYEGRASS
SPECIES	ANNUAL RYEGRASS
% PURE LIVE SEED	98%
APPLICATION RATE	87.0 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	STRAW
MULCH RATE	3 T/ACRE
PERMANENT	SPECIES
% PURE LIVE SEED	KENTUCKY BLUEGRASS / SPREADING FESCUE / PERENNIAL RYEGRASS / CHEWINGS
APPLICATION RATE	98%
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	HAY OR STRAW
MULCH RATE	3 T/ACRE
ANCHOR MATERIAL	N/A
ANCHORING METHOD	N/A
RATE OF ANCHOR MATERIAL APPL.	N/A
SEEDING SEASON DATES	APRIL 15 - MAY 30, AUGUST 15 - OCTOBER 15

DESIGN CONSULTANT:

EDAR BEACH CONSULTING

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 (610) 618-0275
 www.edarbeach-c.com

ENGINEERING CONSULTANT:

HUMES ENGINEERING, INC.

PROJECT:

DAY CARE PROJECT

1420 CONCHESTER HIGHWAY

GARNET VALLEY, PA 19060

PREPARED FOR:

CONCHESTER HOLDING, LLC

DANIEL B. HUMES, PE
 PA LIC. NO PE079470

HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE EROSION & SEDIMENTATION (E&S) CONTROL DESIGN, AND POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY: K.B.

DESIGNED BY: K.B.

CHECKED BY: D.B.H.

DATE: 04-30-2024

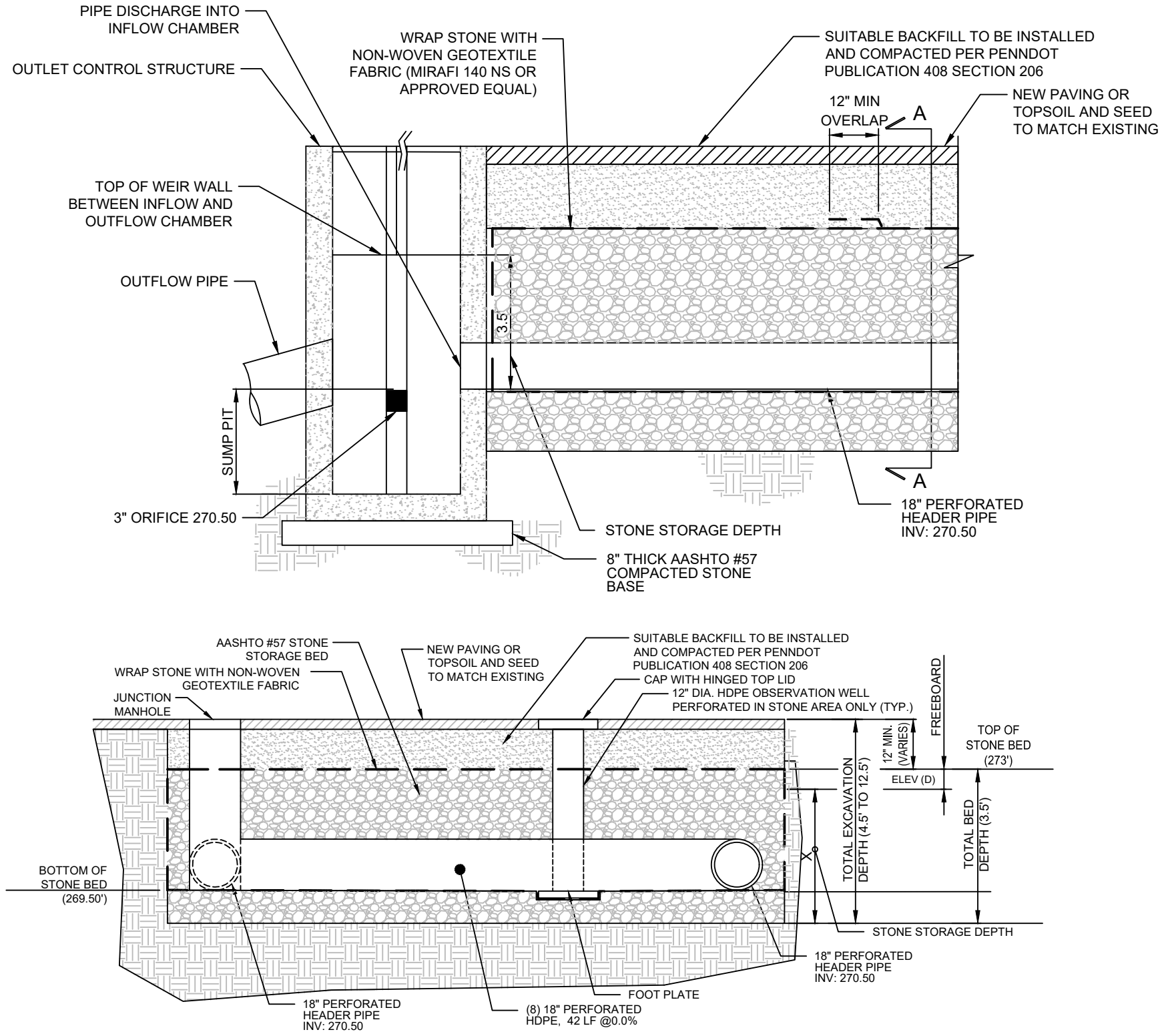
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SHEET TITLE:

EROSION & SEDIMENT CONTROL DETAILS & NOTES PLAN

SHEET NUMBER:

C-9

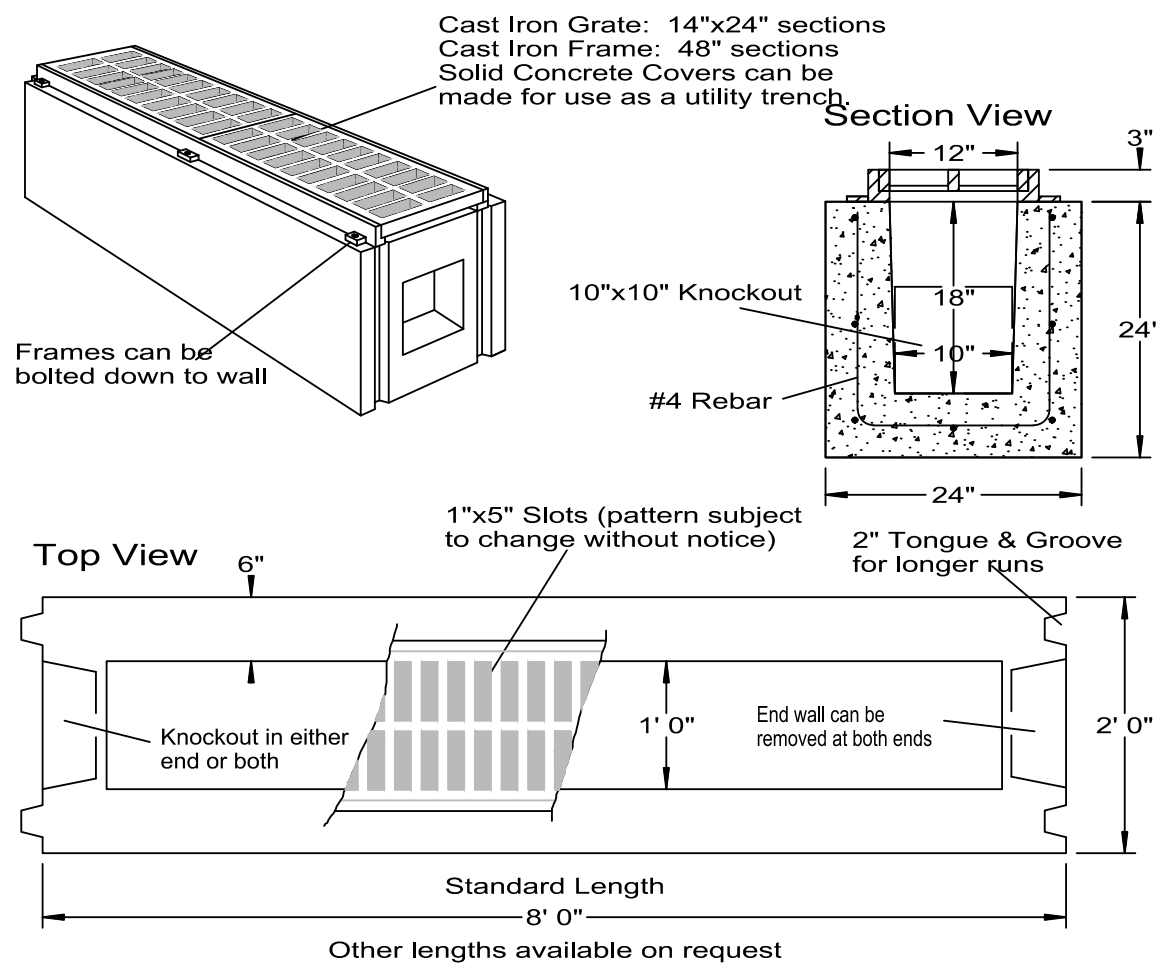


TYPICAL CROSS SECTION A-A

- NOTES:
- THE BASIN STONE STORAGE LAYER SHALL BE UNIFORMLY-GRADED, CLEAN WASHED STONE WITH LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH LOSS TEST.
 - GEOTEXTILE SHALL CONSIST OF NEEDLED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
 - GRAB TENSILE STRENGTH (ASTM-D4632) GREATER THAN OR EQUAL TO 120 LBS
 - MULLEN BURST STRENGTH (ASTM-D3786) GREATER THAN OR EQUAL TO 225 PSI
 - FLOW RATE (ASTM-D4491) GREATER THAN OR EQUAL TO 95 GAL/MIN/SQ.FT
 - UV RESISTANCE AFTER 500 HRS (ASTM-D4355) GREATER THAN OR EQUAL TO 70%
 - HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED
 - COMPACTION: ALL BACKFILL MATERIAL IN BASINS AND PIPE TRENCHES SHALL BE INSTALLED IN 8-INCH TO 12-INCH LOOSE LIFTS AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY BY ROLLING EACH LIFT WITH A MINIMUM OF THREE PASSES OF A SHEEPSFOOT VIBRATORY ROLLER OR EQUIVALENT. COMPACTION TO BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SECTION 206.

SUBSURFACE INFILTRATION BASIN DETAIL

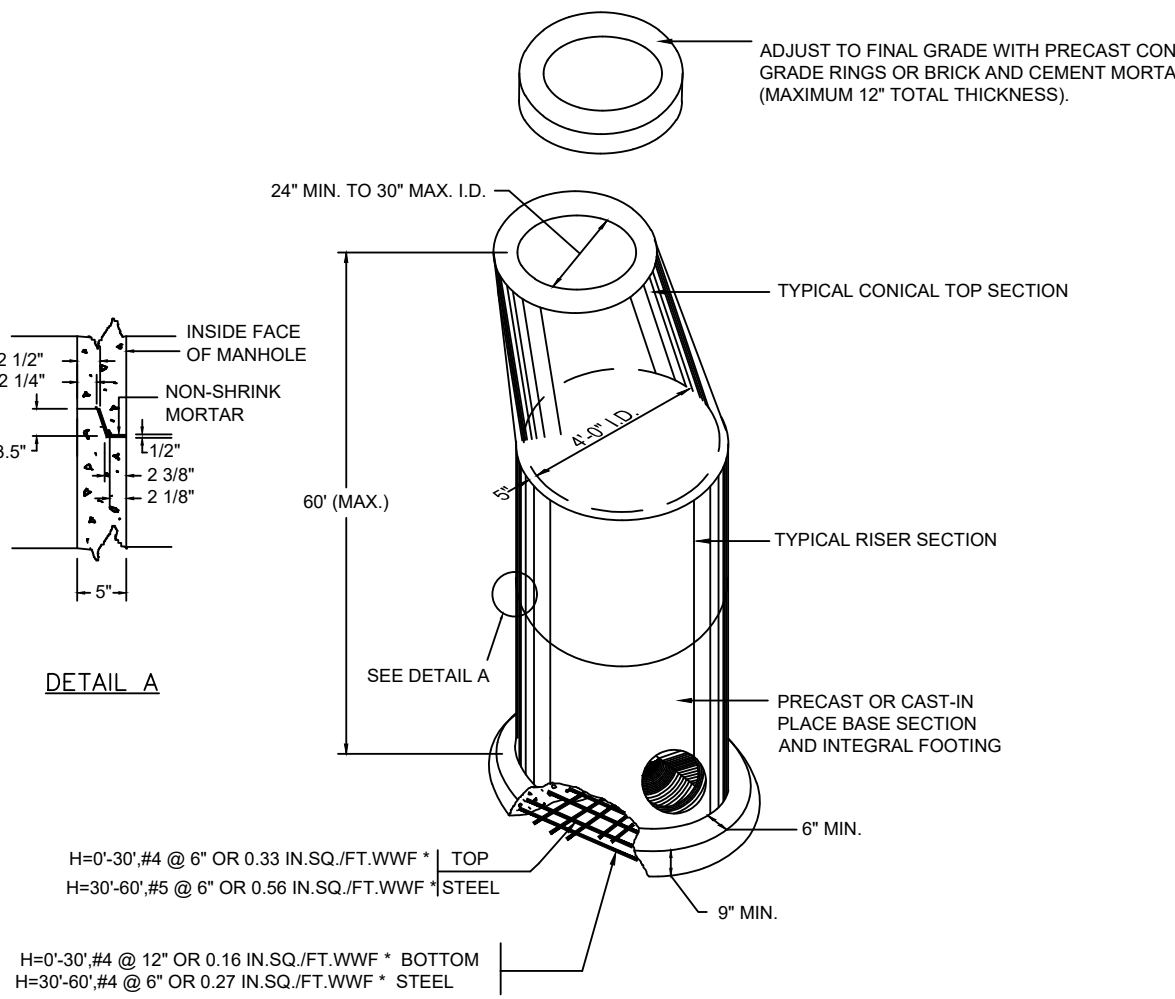
NOT TO SCALE



SPECIFICATIONS		PRECAST TRENCH DRAIN HEAVY DUTY MODEL TD-HD
Concrete Min. Strength: 4,000 psi at 28 days		
Reinforcement: #4 Rebar / ASTM A615		
Air Entrainment: 5%		Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050
Weight = 3,000 lbs		
Load Rating: H20 / ASTM C857		
Page 3I 12/31/09		

PRECAST TRENCH DRAIN

NOT TO SCALE



NOTES:

PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

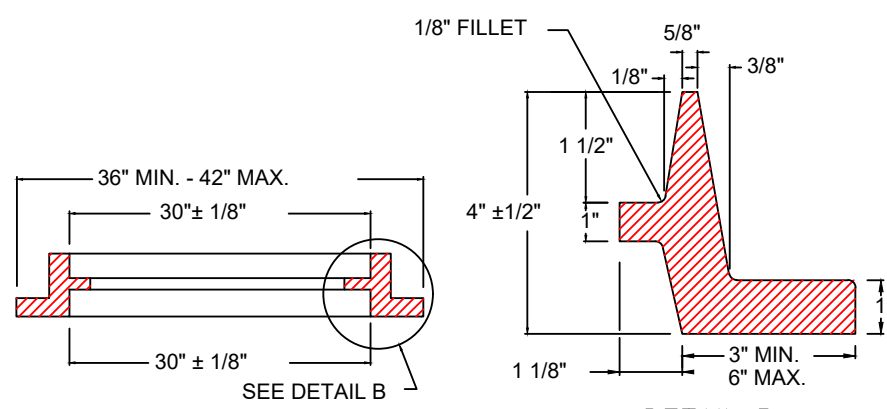
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION" PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

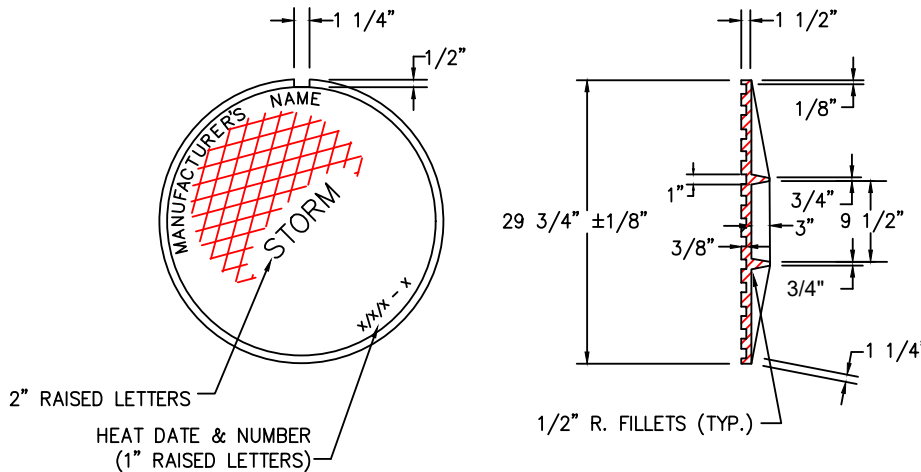
PRECAST STORMWATER MANHOLE

NOT TO SCALE



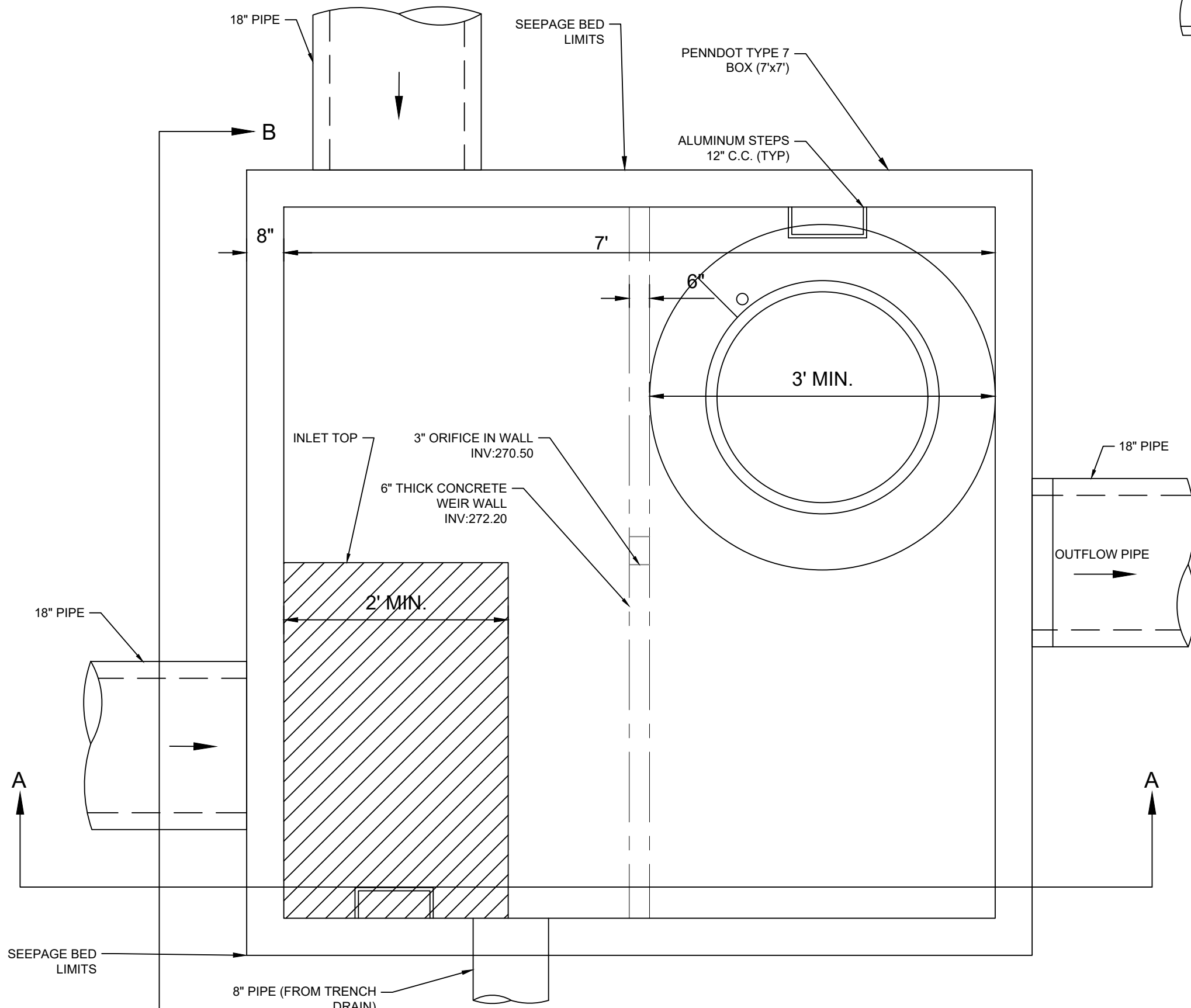
CAST IRON FRAME

(ALL ROUNDS AND FILLETS TO BE 1/4" R. UNLESS OTHERWISE NOTED.)



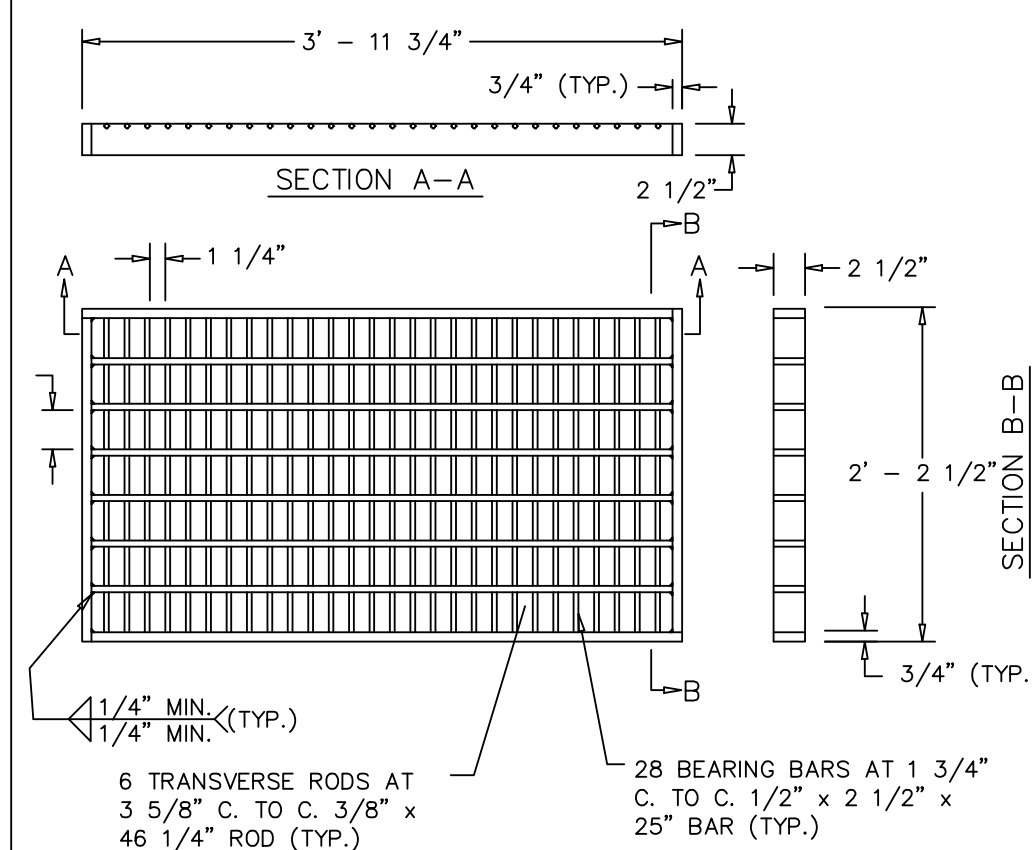
CAST IRON COVER

NOT TO SCALE



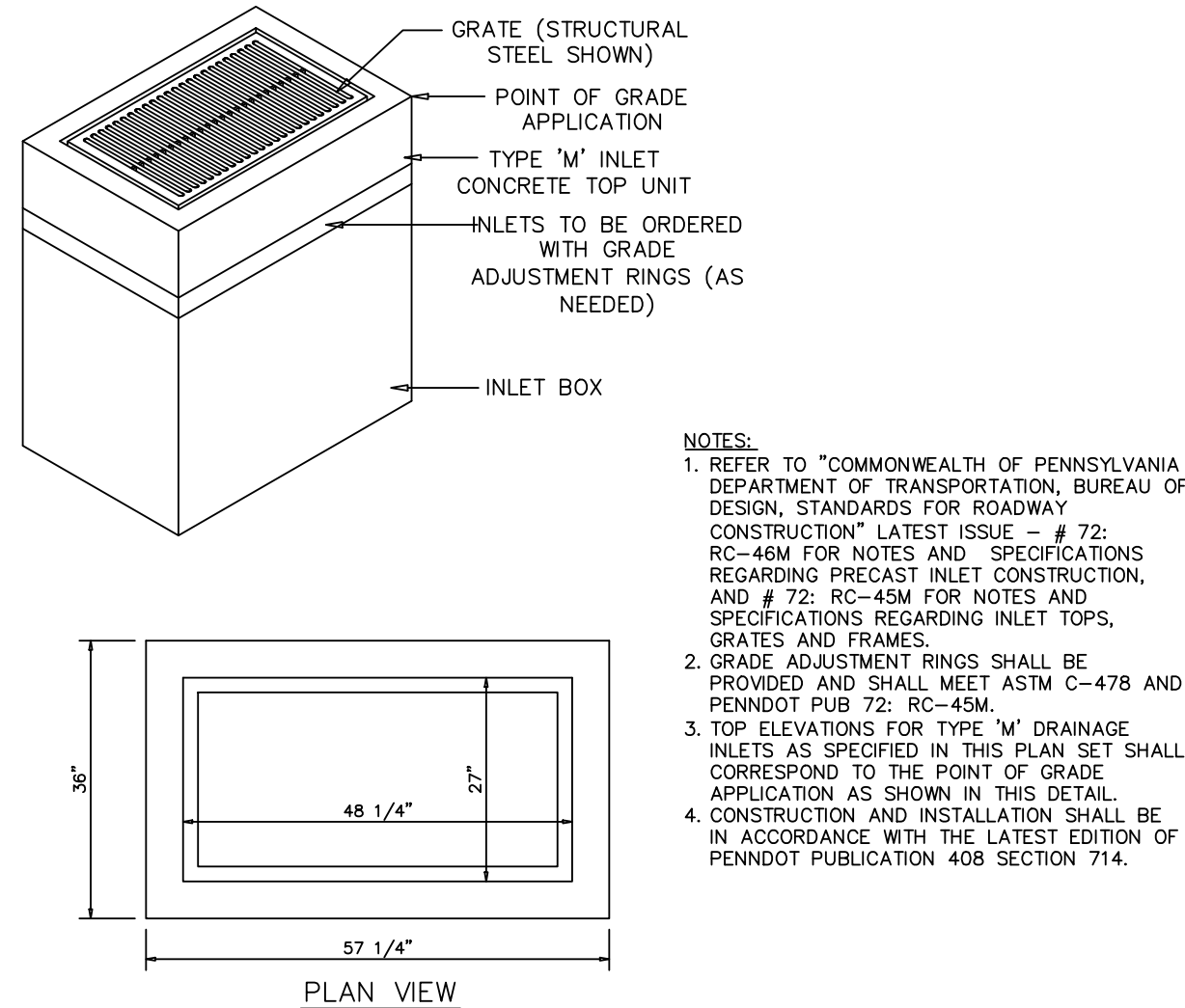
OUTLET CONTROL STRUCTURE

NOT TO SCALE



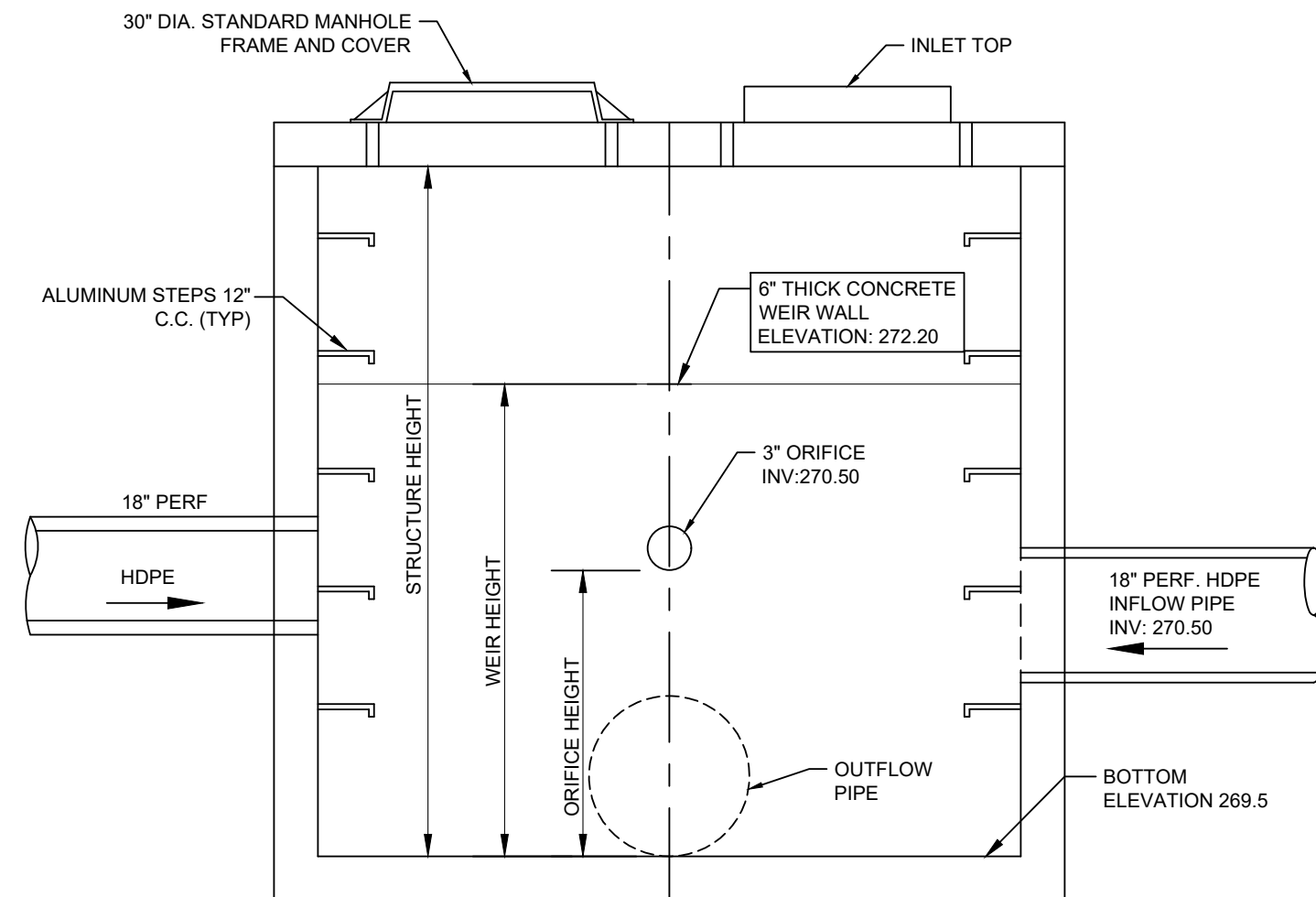
STRUCTURAL STEEL GRATE-BICYCLE SAFE DETAIL

NOT TO SCALE

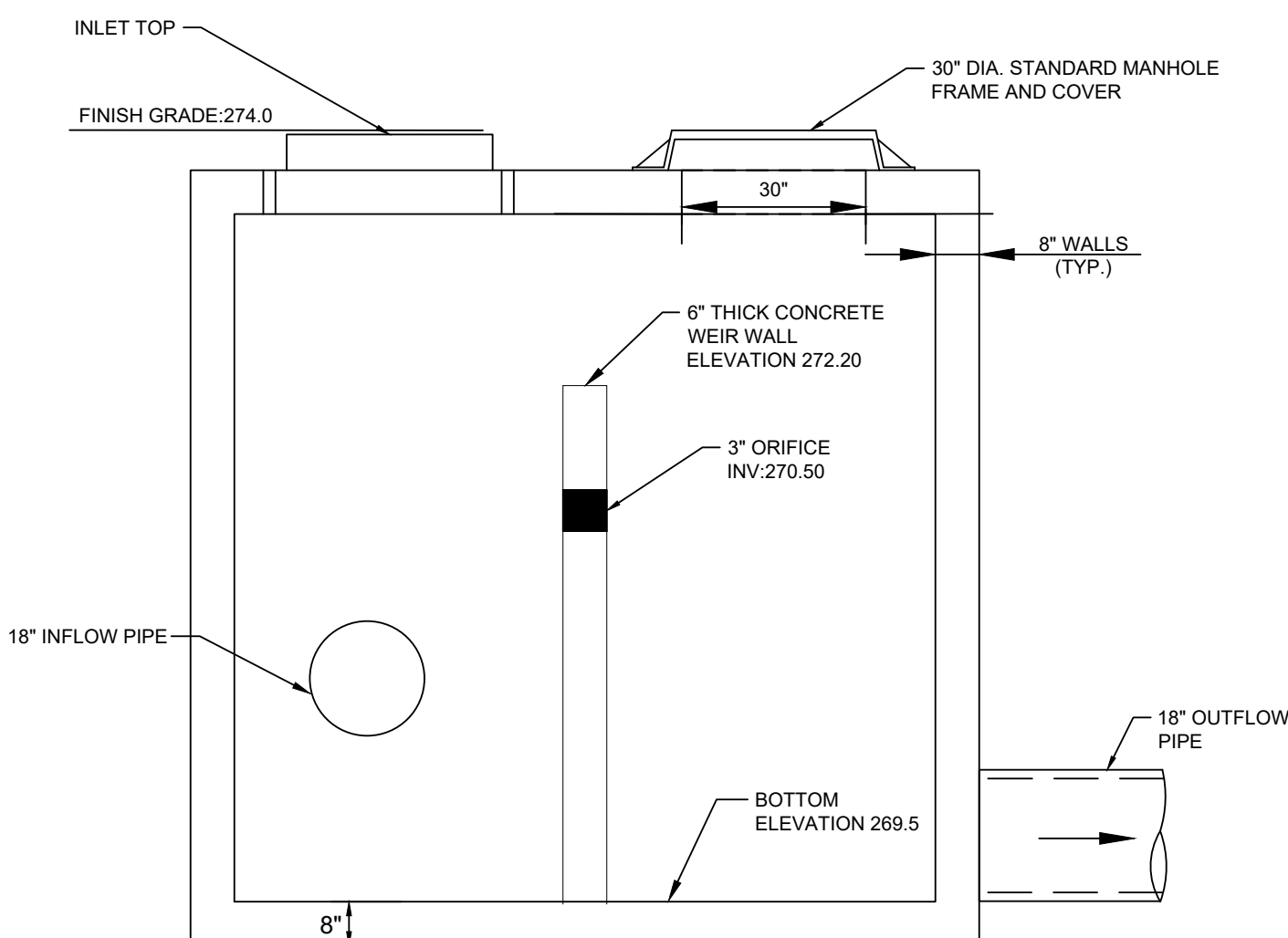


TYPE 'M' INLET DETAIL

NOT TO SCALE



SECTION B-B



SECTION A-A

DESIGN CONSULTANT:



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ENGINEERING CONSULTANT:



PROJECT:

DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:

CONCHESTER HOLDING, LLC



DANIEL B. HUMES, PE
PA LIC. NO PE079470
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DESIGNED BY : K.B.
CHECKED BY : D.B.H.
DATE : 04-30-2024
SCALE : 1"=20'

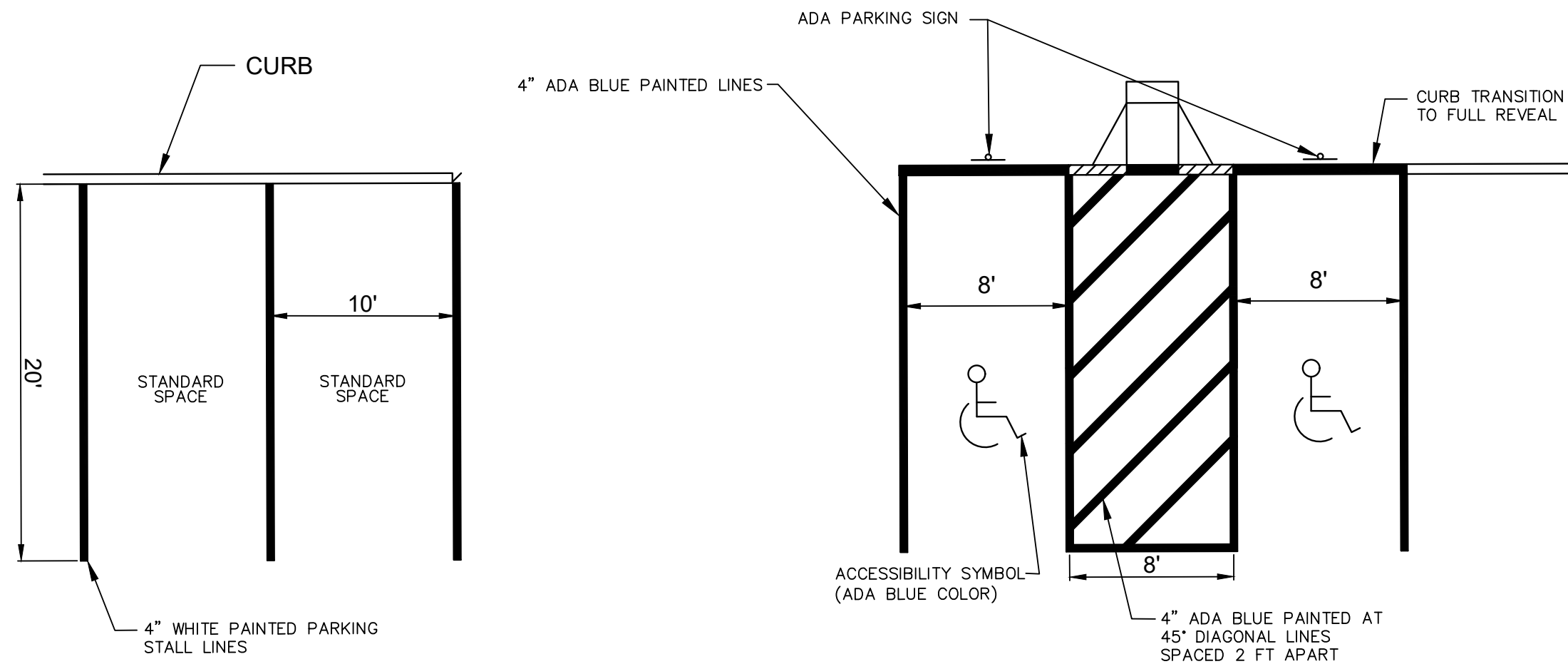
SHEET TITLE:

SITE DETAILS
PLAN-1

SHEET NUMBER:

C-10

REVISION BLOCK			
REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25



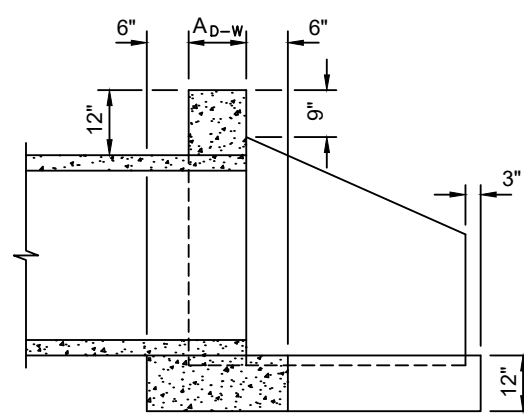
TYPICAL PARKING STALL STRIPING DETAIL
NOT TO SCALE

TYPE D-W ENDWALL
SCHEDULE OF ELEVATIONS

HW #	PIPE DIA.	INV. ELEV.	TOP OF WALL EL.
1	18"	269.00	271.50

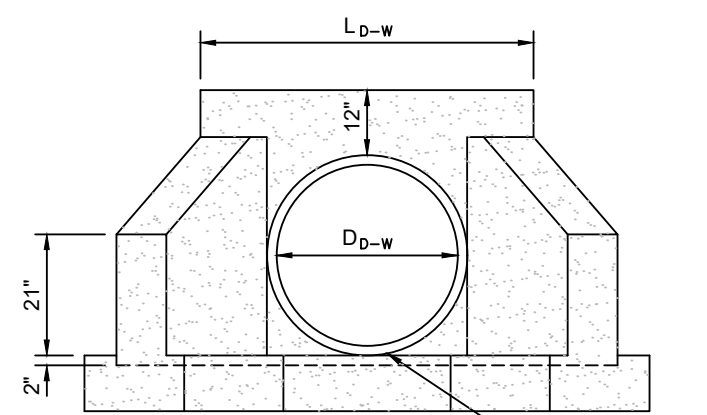
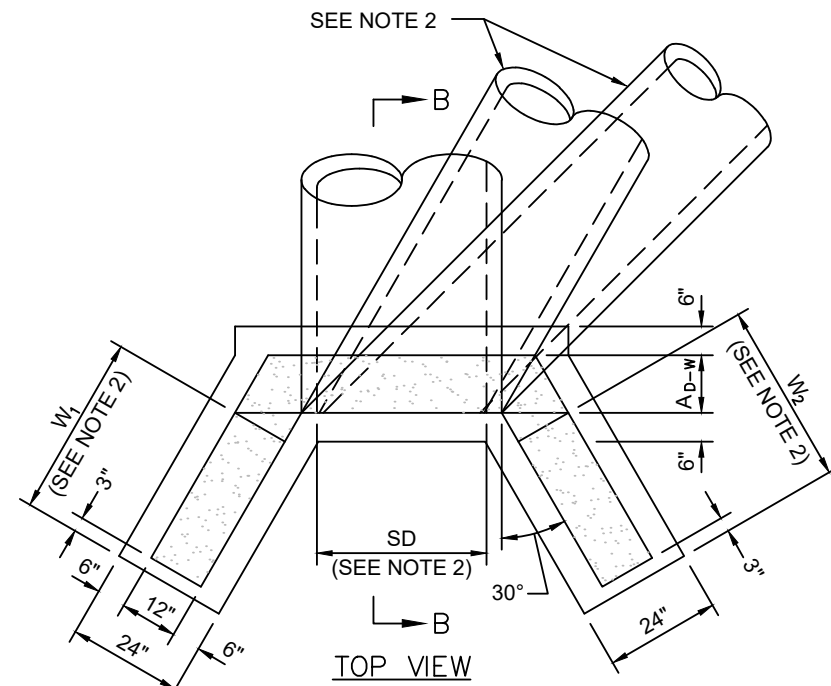
TYPE D-W ENDWALL
SCHEDULE OF DIMENSIONS

PIPE I.D.	L	W	H
15"	3'-7"	3'-0"	2'-5"
18"	3'-10"	3'-0"	2'-9"
21"	4'-1"	3'-6"	3'-0"
24"	4'-4"	3'-6"	3'-3"



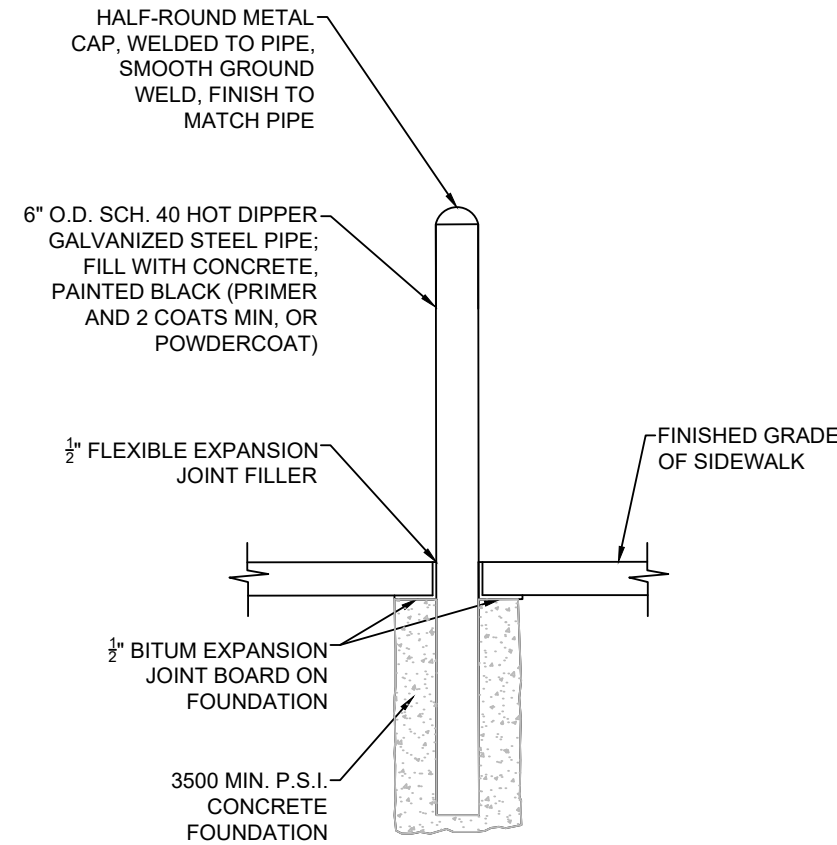
SECTION B-B

- NOTES
1. PRECAST ENDWALLS SHALL CONFORM AND USERS SHALL REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION," PAGE RC-31, SHEET 2 OF 2, LATEST ISSUE, FOR NOTES REGARDING PRECAST CONCRETE ENDWALL CONSTRUCTION.
 2. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION," PAGE RC-31, SHEET 1 OF 2, TABLE 'A' FOR SPECIFIC DIMENSIONS THAT ARE DEPENDENT UPON PIPE SKEW.

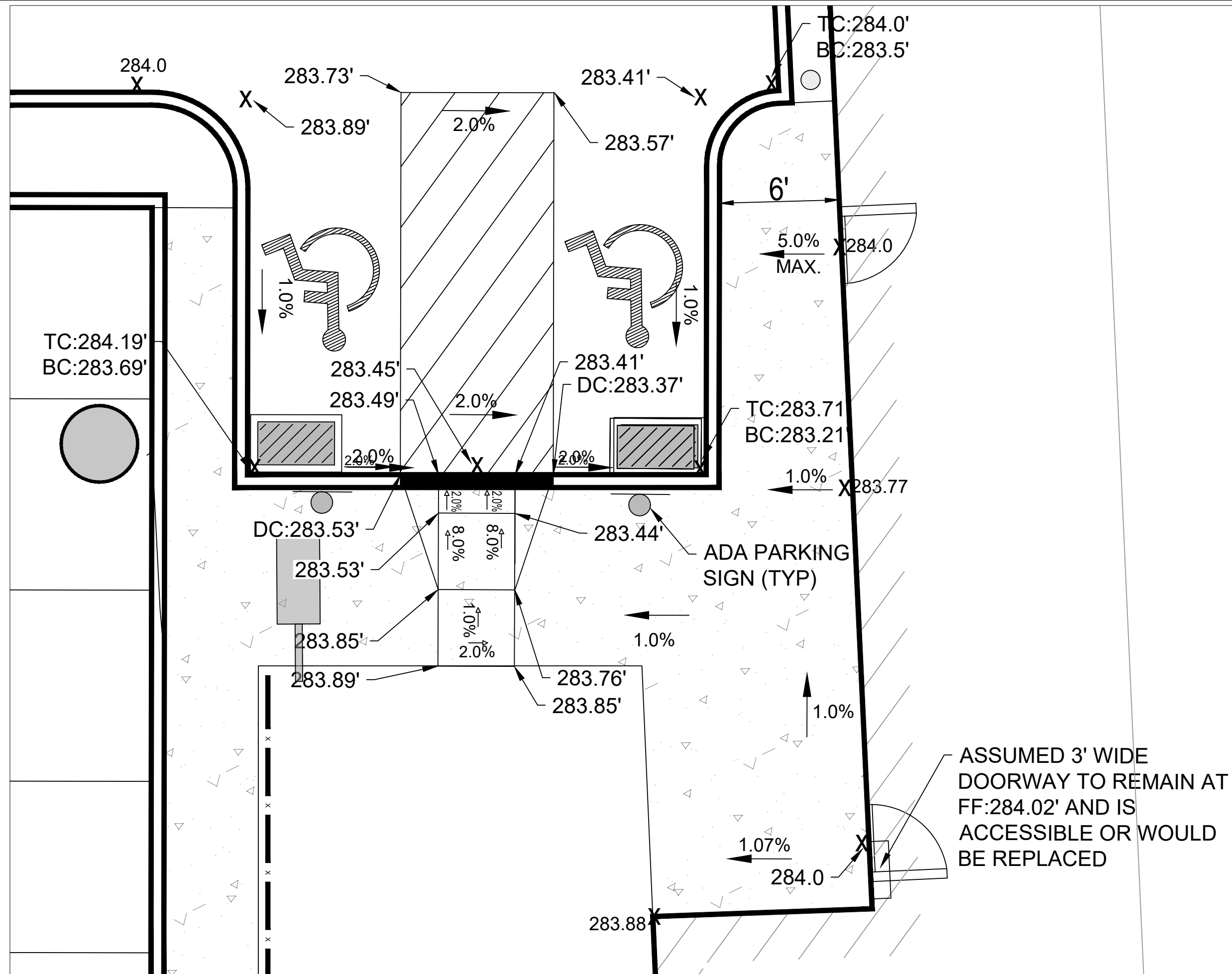


FRONT ELEVATION

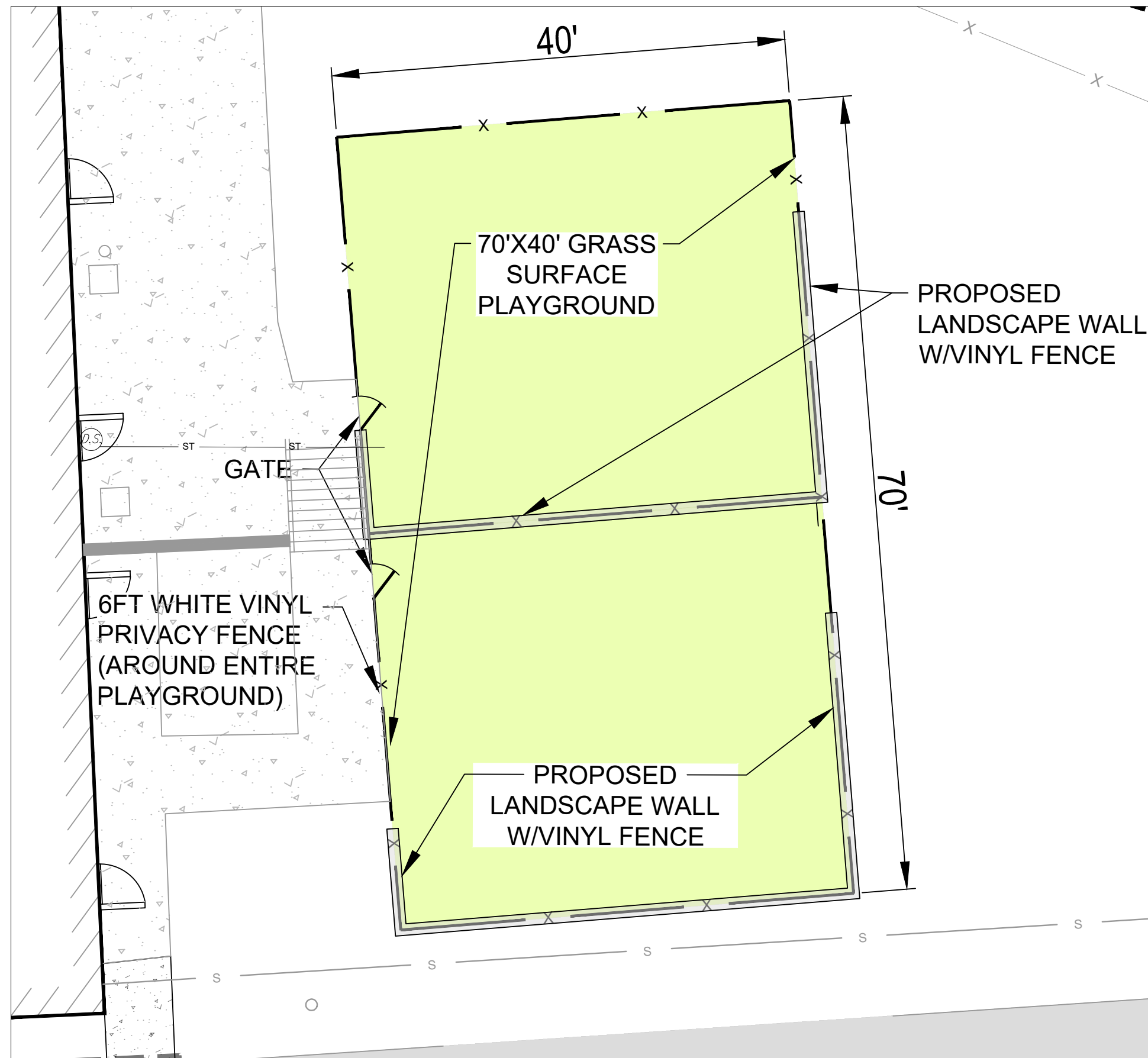
TYPE D-W ENDWALL DETAIL
NOT TO SCALE



STEEL BOLLARD DETAIL
NOT TO SCALE



ADA ACCESSIBLE DETAIL
SCALE: 1"=5'



PLAY AREA DETAIL
SCALE: 1"=10'

DESIGN CONSULTANT:



ENGINEERING CONSULTANT:



PROJECT:
DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:
CONCHESTER HOLDING, LLC



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SHEET TITLE:

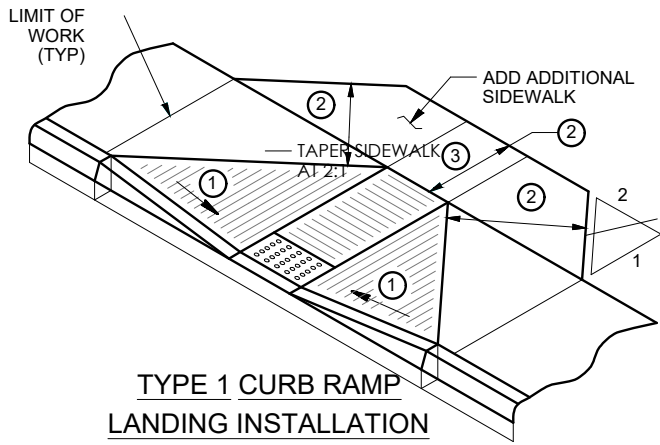
SITE DETAILS
PLAN-2

SHEET NUMBER:

C-11

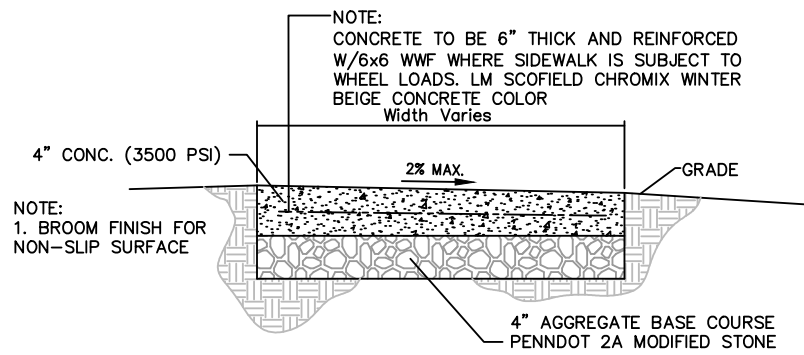
2025/09/16 12:00am-3

REVISION	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25

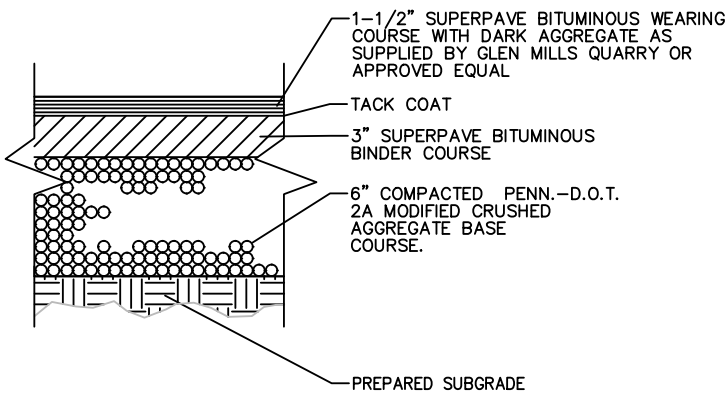


- ① SIDE FLARES 10.00% MAX FOR RAMP WITH LANDINGS 1220 (4'-0") OR GREATER. SIDE FLARES 8.33% MAX FOR RAMP WITH LANDINGS LESS THAN 1220 (4'-0").
- ② 1220 (4'-0") MIN ACCESSIBLE PATH WIDTH
- ③ CURB RAMP REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

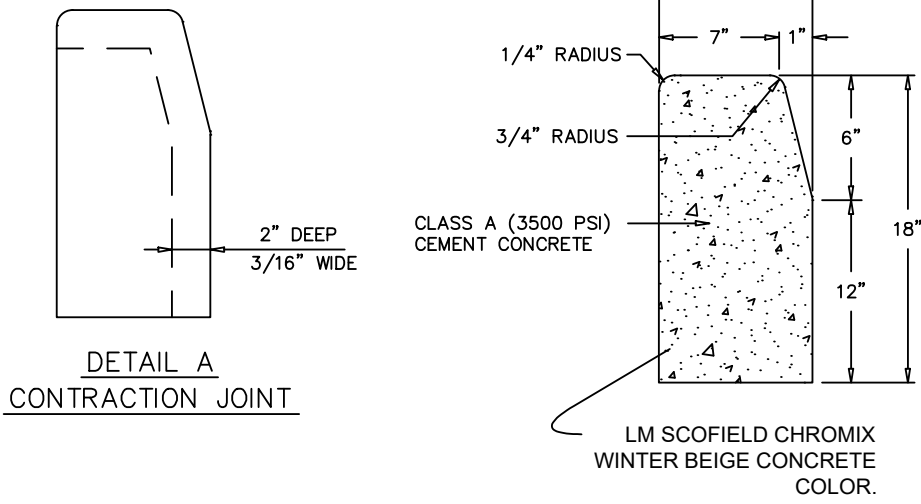
ADA CURB RAMP DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE

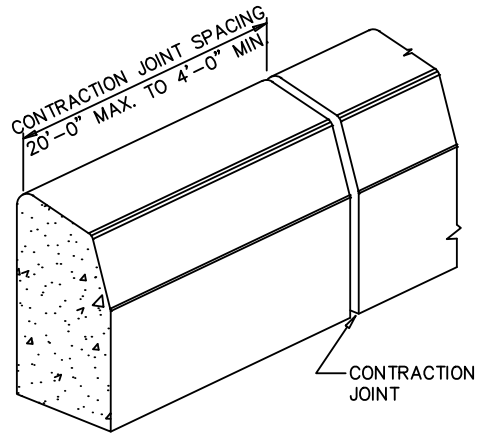


ASPHALT PAVING VEHICULAR AREAS DETAIL
NOT TO SCALE

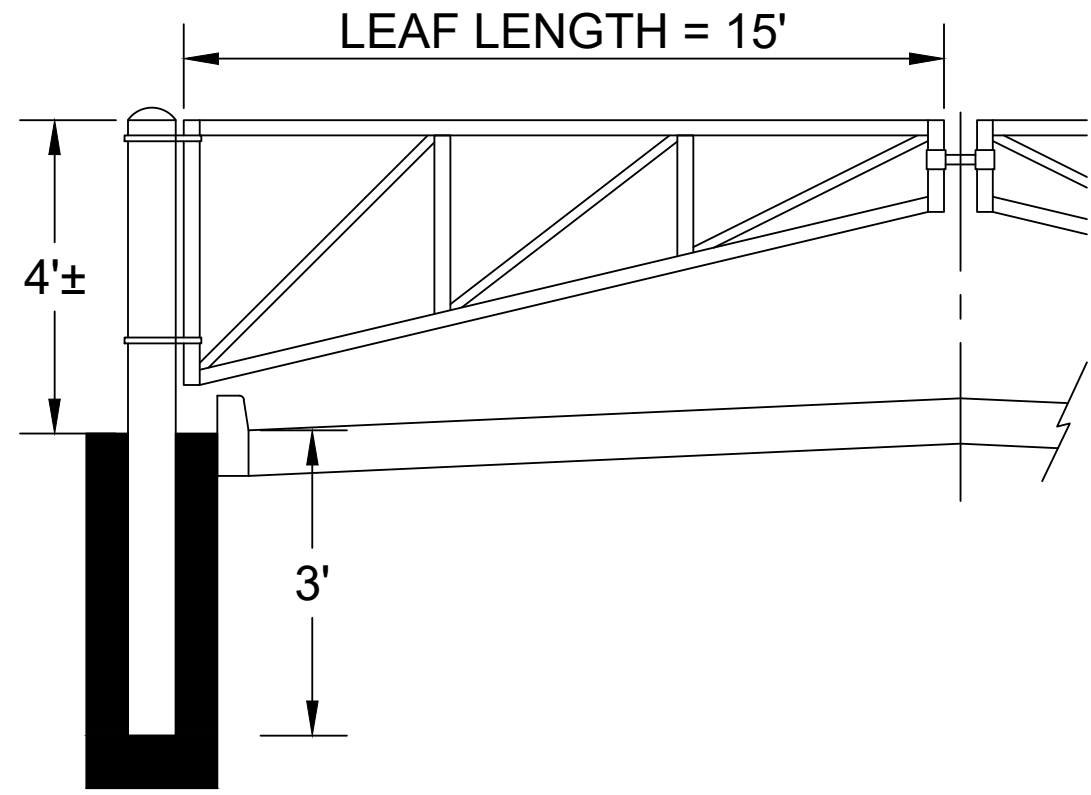


DETAIL A
CONTRACTION JOINT

- NOTES:
1. PLACE 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 2. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF 20' OR LESS (4' MIN.) FROM THE NEAREST CONTRACTION OR EXPANSION JOINT.
 3. CURB WITHIN PENNDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH PUBLICATION RC-64M, DATED JUNE 1, 2010 OR LATEST REVISION.

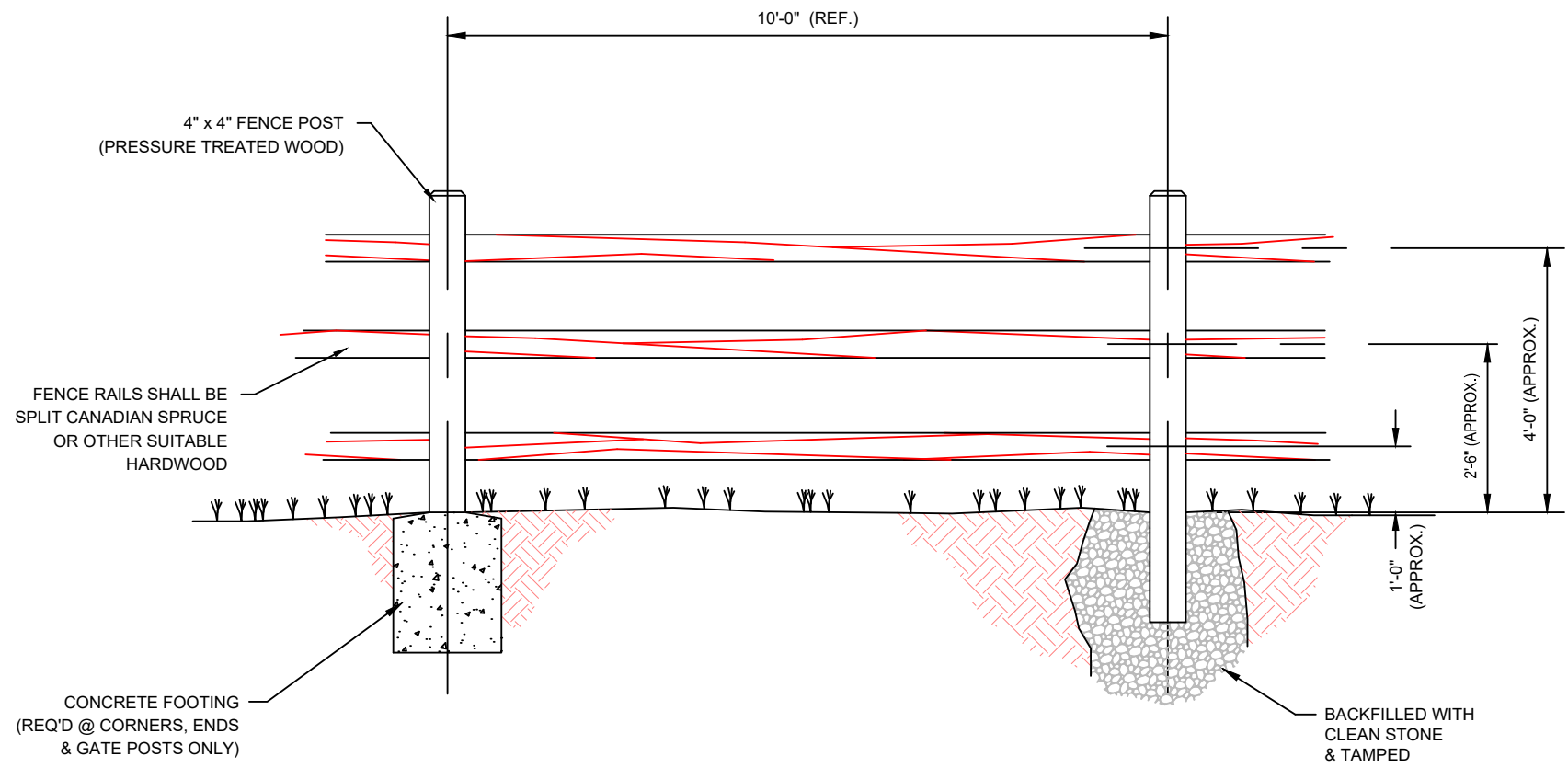


PLAIN CEMENT CURB DETAIL
NOT TO SCALE



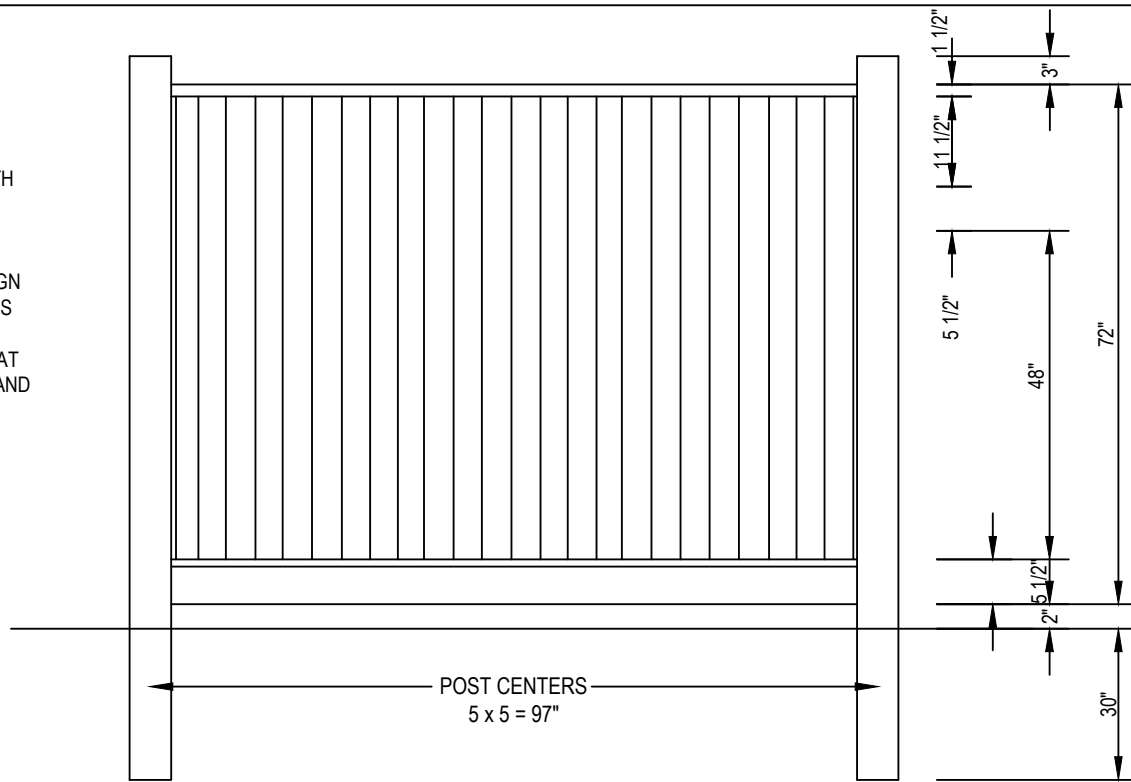
- NOTES:
1. GATE FRAME CONSTRUCTED OF 2" DIAMETER GALVANIZED PIPE WITH 1-1/2" DIAGONAL BRACING.
 2. GATE POSTS ARE 6-3/4" SCH40.
 3. ALL CONNECTIONS ARE WELDED.
 4. STRONG ARM LATCH, PADLOCKABLE.
 5. BOX INDUSTRIAL HINGES.
 6. FOOTINGS SHALL BE 30" x 36".

ACCESS GATE DETAIL
NOT TO SCALE



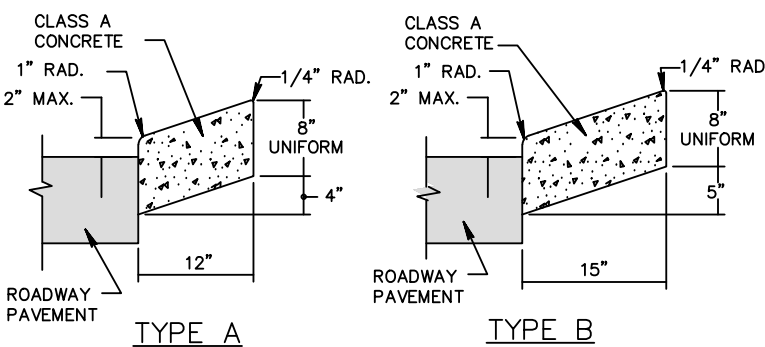
POST & RAIL FENCE DETAIL
NOT TO SCALE

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

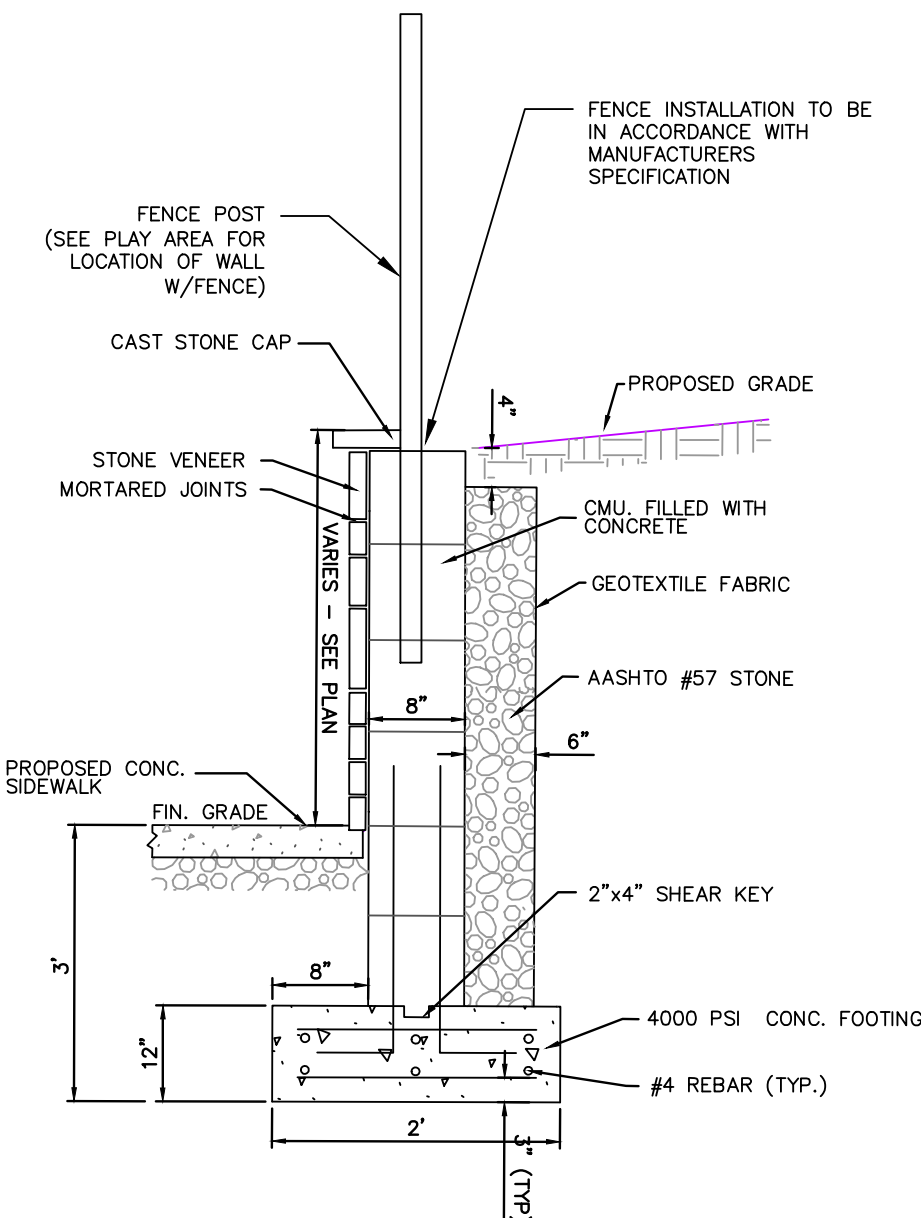


VINYL PRIVACY FENCE DETAIL
NOT TO SCALE

- NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 633.
 2. INSTALL TYPE M INLET WITH CONCRETE MOUNTABLE CURBS AND LOCATE INLET AS SHOWN ON THE DRAWINGS. MAKE THE BACKSLOPE TRAVERSABLE IN THE AREA OF THE INLET AS INDICATED.
 3. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS AND SEAL AS SPECIFIED IN SECTION 501.3(n), PUB. 408.
 4. PLACE 3/4-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 5. PROVIDE ELONGATED ISLANDS NOT LESS THAN 4'-0" WIDE AND 20'-0" LONG, EXCEPT IN SPECIAL CASES WHERE SPACE IS SEVERELY LIMITED.



CONCRETE MOUNTABLE CURB DETAIL
NOT TO SCALE



- NOTES:
1. STONE VENEER AND CAST STONE CAP MATERIAL AND COLOR AS SPECIFIED BY ARCHITECT.
 2. DETAIL PROVIDED ABOVE IS CONCEPTUAL AT THIS TIME AND SHOWN FOR SCHEMATIC PURPOSES ONLY. STRUCTURAL ENGINEER SHALL BE CONTRACTED AND SHOP DRAWINGS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMISSION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

LANDSCAPE RETAINING WALL DETAIL (W/FENCE OPTION)
NOT TO SCALE

DESIGN CONSULTANT:



1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.cedarbeach-c.com

ENGINEERING CONSULTANT:



PROJECT:
DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:
CONCHESTER HOLDING, LLC



DANIEL B. HUMES, PE
PA LIC. NO PE079470
HUMES ENGINEERING IS ONLY RESPONSIBLE FOR THE EROSION & SEDIMENTATION (E&S) CONTROL DESIGN AND POST CONSTRUCTION STORMWATER MANAGEMENT (PSCM) DESIGN REGARDING THIS PROJECT. ALL OTHER ASPECTS WERE HANDLED BY CEDAR BEACH CONSULTING OR OTHERS.

DRAWN BY : K.B.
DESIGNED BY : K.B.
CHECKED BY : D.B.H.
DATE : 04-30-2024
SCALE : 1"=20'
SHEET TITLE:

SITE DETAILS
PLAN-1

SHEET NUMBER:

C-12

REVISION BLOCK			
REVISION:	BY:	DATE:	NOTES:
1	KB/DBH	12/13/24	PER TWP REVIEW/PC MEETING 8/7/24
2	KB/DBH	09/10/25	PER TWP REVIEW/PC MEETING 1/29/25