

ZONING TABLE - I	ower Gwynedd Townsh	nip
Zone: A-1	Residential District	
<u>ITEM</u>	PERMITTED	PROPOSED
Permitted Principal Uses	Single Family Detached Dwelling;	Single Family Detached Dwelling;
Single Family Detached Use Regulations		
Min. Lot Area	35,000 SF	38,663 SF
Min. Lot Width at Building Setback*	175 FT	168.1 FT
Min. Front Yard Setback *	65 FT	64.9 FT
Min. Side Yard Setback (each)	45 FT	45.1 FT
Min. Rear Yard Setback	65 FT	76.0 FT
Max. Impervious Surface Coverage**	25%	32.5%
Max. Building Coverage	20%	10.9%
Private Swimming Pool Setbacks		
Min. Side Yard Setback	25 FT	69.7 FT
Min. Rear Yard Setback	25 FT	25 FT
* Existing non-conformity; ** Variance Required	d	

AREA CALCULATIONS	
	S.F.
Gross Lot Area	38,663
Street Right-of-Way	0
Lot Area	38,663
IMPERVIOUS CALCULATIO	NS
	S.F.
Existing Impervious Area	
Existing Dwelling/Covered Porches	4,205
Existing Driveway	4,995
Existing Concrete, Walks and Steps	648
Existing Deck	131
Existing Shed	125
Existing Garage	1,151
Total Existing Impervious	11,255
Total Existing Impervious Coverage	29.1%
Proposed Impervious Area	
Existing Dwelling/Covered Porches	4,205
Existing Driveway	4,995
Existing Concrete, Walks and Steps	648
Existing Deck	131
Existing Shed	125
Existing Garage	1,151
Proposed Pool/Pool Deck	1,293
Total Proposed Impervious	12,548
Total Proposed Impervious Coverage	32.5%
Change in Impervious Area	1,293

Wissahickon Creek - District B	
Volume Control – Simplified Method	
At least the first inch of runoof from new impervious shall be removed from the runoff flow. It shall not be released in the the commonwealth	•
Captured Volume (CF) = (2" Runoff / 12 inches) * New Impe	ervious Area (SF)
Section 1241.408(b)1 Runoff Capture Requirer	nents
New/Reconstructed Impervious =	1263
Required Captured Volume (2") (CF) =	211
Provided Structural Volume (CF) =	215
Section 1241.408(b)2 Runoff Removal Require	ments
New/Reconstructed Impervious =	1263
Required Permanently Removed Volume (1") (CF) =	105
Provided Structural Volume (CF) =	215
Seepage PitVolume Calculation	
Elevation of Bottom =	317
Area of Bottom (SF) =	225
Elevation of Top =	319.5
Void Ratio =	40%
Depth (FT) =	2.5
Total Storage Volume (CF) =	225

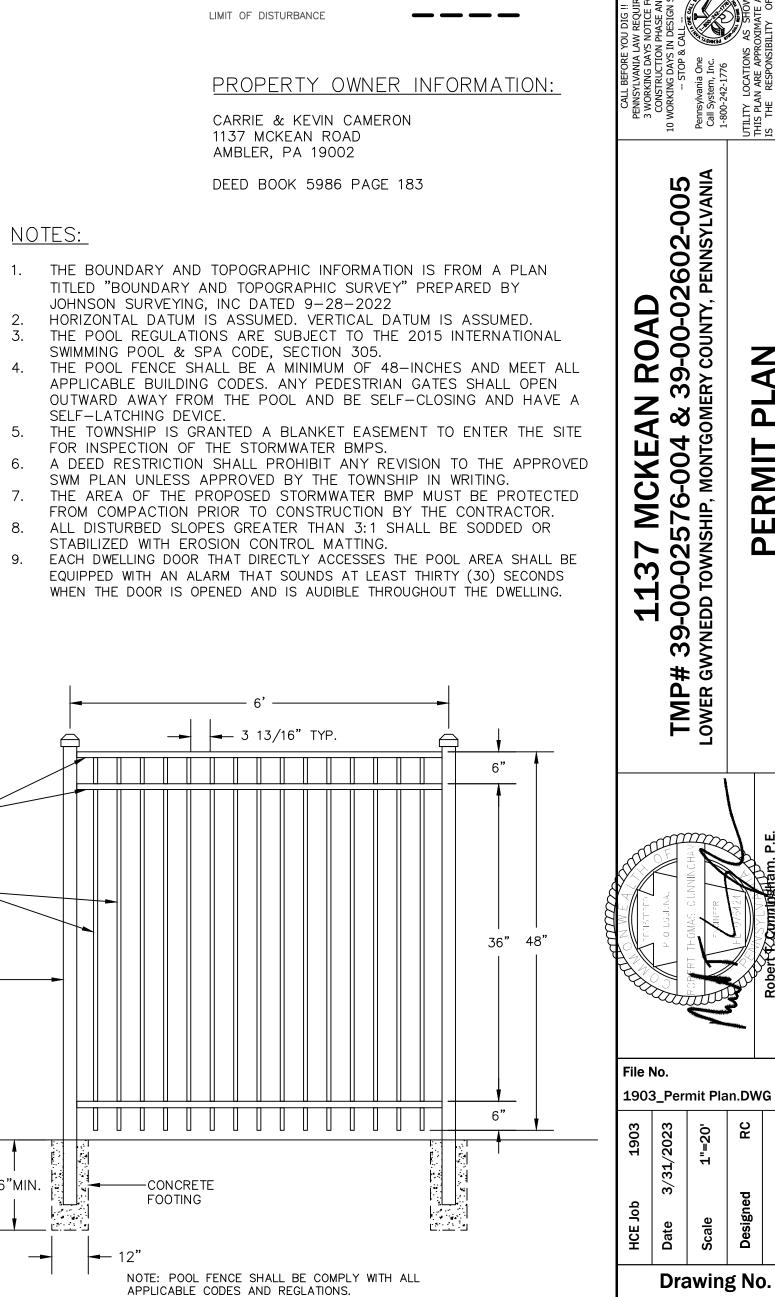
		SOIL TYPES						
st inch of runoof from new impervious shall be permanently the runoff flow. It shall not be released in the surface waters of ealth		Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG	-
me (CF) = (2" Runoff / 12 inches) * New Impe	ervious Area (SF)	UusB	Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes	N	10 to 99	0 to 60	А	_
ection 1241.408(b)1 Runoff Capture Requiren	nents			1			•	_
New/Reconstructed Impervious =	1263	SOIL LIMI	TATIONS AND RESOLUTION:					
Required Captured Volume (2") (CF) =	211	THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO POSSIBLE SHALLO DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLV THE GROUNDWATER LIMITATION. ANY STANDING WATER SHOULD BE PUMPED THROUGH			(1			
Provided Structural Volume (CF) =	215							
			T FILTER BAG. TO RESOLVE THE BEDROCK					

DETERMINE WHETHER ROCK IS RIPPABLE. IF ROCK IS NOT RIPPABLE, BLASTING WILL BE

(5/8"x5/8"x0.05") REQUIRED. ALL BLASTING SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

# SEQUENCE OF CONSTRUCTION

- 1. INSTALL SILT SOCK AND TIRE CLEANER IN ALL AREAS SHOWN ON THE PLAN.
- 2. CLEAR AND GRUB AREA IN LIMIT OF DISTURBANCE.
- 3. COMMENCE STRIPPING OF TOPSOIL AND STORE IN STOCKPILE AREA. 4. CONSTRUCT POOL, POOL DECKING AND APPURTENANCES.
- 5. INSTALL STORMWATER FACILITIES. IF TRIBUTARY AREA IS NOT STABILIZED, SILT SOCK SHALL BE INSTALLED TO PROTECT RAIN GARDEN
- FROM SEDIMENT LADEN RUNOFF. 6. FINIISH GRADE, SEED, MULCH AND/OR LANDSCAPE ALL DISTURBED
- 7. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED IN THE FOLLOWING MANNER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.



**LOCATION MAP** 

185.2 x

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**LEGEND** 

SCALE: 1"=800'

REF: BING MAPS

EXISTING CONTOUR

PROPERTY/R.O.W. LINE

EXISTING BUILDING LINE

PROPOSED POOL SURFACE

PROPOSED POOL DECK

PROPOSED STORMWATER

PROPOSED SPOT ELEVATION

PROPOSED CONTOUR

FILTER SOCK

NOTES:

(1 1/8"x1")

(2"x2"x0.062")

36"MIN.

TYPICAL POOL FENCE DETAIL OR APPROVAL EQUAL

MONUMENT

AJDOINING PROPERTY LINE

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PAIDEP FROSION CONTROL COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION

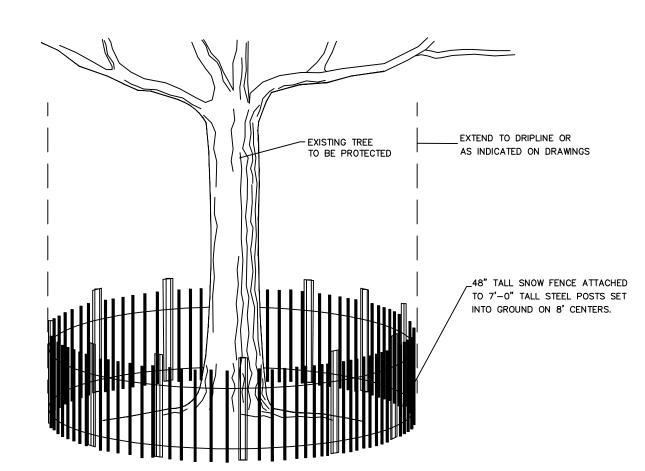
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS. ACCUMULATED 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

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED 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.

METAL T-POSTS AT 2 FT. MAX.

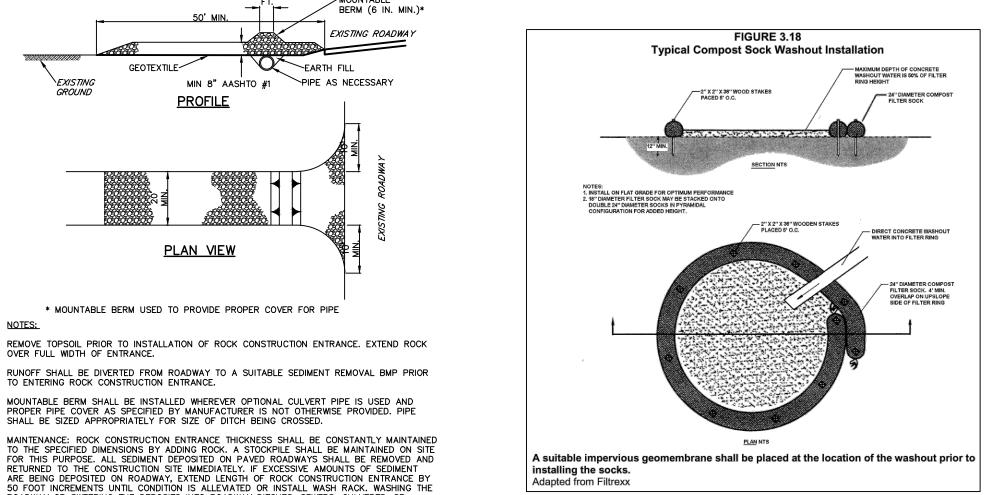
SPACING ON DOWNGRADIENT SIDE OF TUBE. ANGLE POSTS TOWARD DIRECTION OF FLOW

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

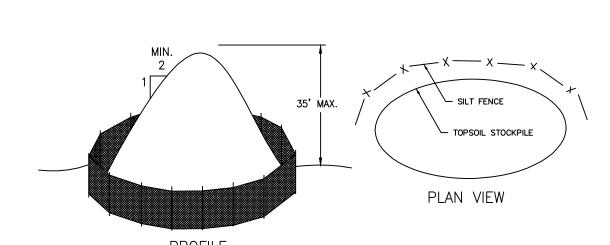


NOTE: FENCE TO BE INSTALLED & LOCATION APPROVED BY LANDSCAPE PROFESSIONAL BEFORE WORK BEGINS. FENCE MUST REMAIN AND BE MAINTAINED

TREE PROTECTION FENCING DETAII



**CONCRETE WASHOUT DETAIL** 



SILT FENCE MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE. STOCKPILE AREA DETAIL

PLACED ON COMPACTED

GROUND SURFACE

FRONT VIEW

FLOW PATH WIDTH

HIS DETAIL APPLICABLE TO FLOW PATHS WITH WIDTHS LESS THAN OR EQUAL TO ONE TUBE

METAL T-POSTS SHALL BE INSTALLED AT THE CENTER AND AT EACH END OF THE TUBE ADDITIONAL T-POSTS SHALL BE INSTALLED AS NEEDED TO MEET THE MAXIMUM 2-FOOT

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE TUBE AND DISPOSED AS DIRECTED ELSEWHERE IN THE E&S PLAN.

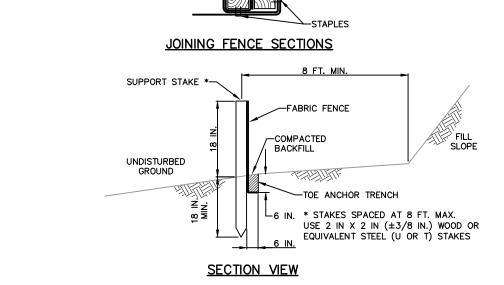
DAMAGED TUBES SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION. A SUPPLY OF TUBES SHALL BE KEPT ON SITE FOR THIS PURPOSE.

STANDARD CONSTRUCTION DETAIL #4-4

WEIGHTED SEDIMENT FILTER TUBE INSTALLATION

CONCENTRATED FLOW AREA

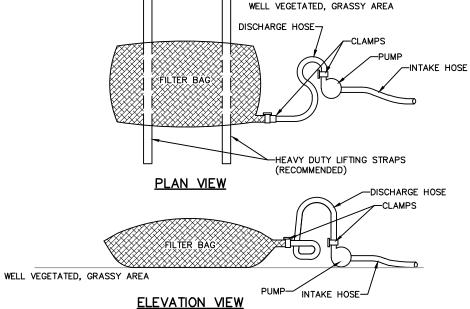
SEDIMENT TUBES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.



FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES. T FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMEN' SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6). FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED. STANDARD CONSTRUCTION DETAIL #4-7

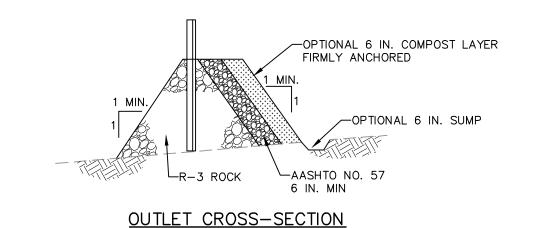
STANDARD SILT FENCE (18" HIGH)

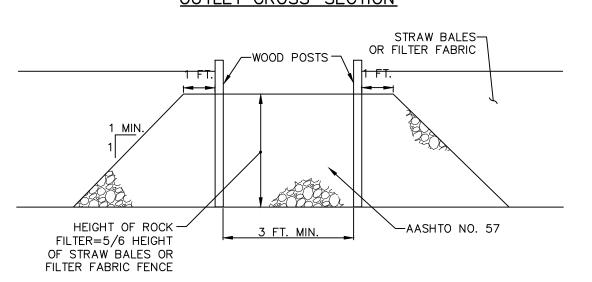


NOTES:	
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-	
STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SH THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL E	
FOLLOWING STANDARDS:	
DEODERTY TEST METHOD	MINIMI M STANDARD

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

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.





<u>UP-SLOPE FACE</u>

→PIPE AS NECESSARY

MIN 8" AASHTO #1

**PROFILE** 

PLAN VIEW

\* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR

STANDARD CONSTRUCTION DETAIL #3-1

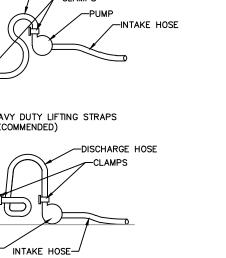
**ROCK CONSTRUCTION ENTRANCE** 

OVER FULL WIDTH OF ENTRANCE.

TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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** 



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

STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

## BMP MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING INSPECTIONS OF THE BMPS AFTER EACH MEASURABLE RUNOFF EVENT (GREATER THAN 0.25 INCHES) AS WELL AS ON A WEEKLY BASIS. THE CONTRACTOR SHALL KEEP A LOG OF ALL INSPECTIONS AND MAINTENANCE PERFORMED ON THE BMPS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT BMPS AFTER

SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON—SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE. SILT FENCE AND SEDIMENT FILTERS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE/ FILTER. UNDERCUTTING OR EROSION OF THE TOE ANCHOR OF THE SILT FENCE WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING SILT FENCE DUE TO WEATHERING.

THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORK DAY. THE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.

AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT

DUST CONTROL MEASURES ARE TO INCLUDE SPRINKLING OR IRRIGATION OF THE GROUND WITH WATER UNTIL IT IS MOIST, BUT NO WATER RUNOFF IS OCCURRING. IN AREAS NOT EXPECTED TO HANDLE TRAFFIC OR BE DISTURBED, VEGETATIVE STABILIZATION SHALL OCCUR IN ACCORDANCE WITH THE SEEDING GUIDELINES ON THIS PLAN. MULCH OR STONE MAY BE APPLIED IN DUST AREAS USED BY TRAFFIC.

EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES

STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2.L,

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, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS. 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

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 BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE 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.

MUST BE STABILIZED IMMEDIATELY.

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 AT 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 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% (PERCENT) 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.

UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS

AT STREAM CROSSING, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

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-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

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.

## **SEEDING NOTES:**

PERMANENT SEEDING:

- 1. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- 2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15 TO OCTOBER 1, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
- 3. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDED AS FOLLOWS: A. MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. B. A SOIL ANALYSIS IS RECOMMENDED. HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL
- LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)). C. THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES. D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
- E. ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
- F. SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.

#### G. APPLY HAY OR STRAW MULCH AT A RATE OF THREE (3) TONS PER ACRE. PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS:

RATE SEASON MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 2 LBS./1000 SF KY31 TALL FESCUE AND RED

OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1 2 LBS./1000 SF RED TOP\* ((\*) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)

PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC):

SEASON MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 2 LBS./1000 SF KY31 TALL FESCUE 80% & RYEGRASS 20%

NOTE: SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.

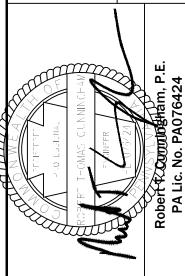
- 4. FERTILIZER: A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF 6 TONS/ACRE AND 10-10-20 FERTILIZER AT A RATE OF 25 LBS. PER 1,000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 10-10-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 12.5 LBS. PER 1,000 SF.
- 5. HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80, CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR, WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS, PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
- 6. MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS: A. STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIAL, APPLY AT A RATE OF 140 LBS. PER 1,000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE POLYMERIC OR GUM. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURERS RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06
  - GALLONS PER SQUARE YARD. B. NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.



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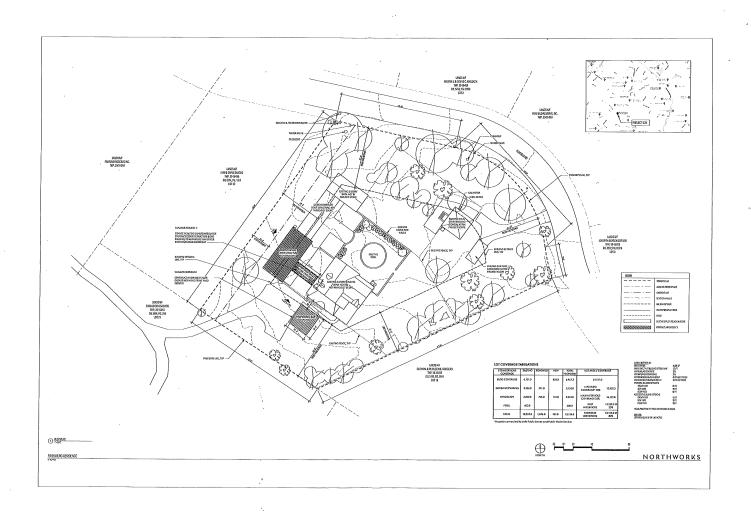
**20A M** 6 KEAN FOOD & 39 MONTGOMERY

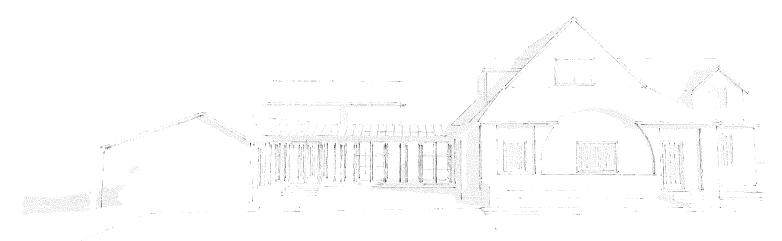
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1903\_Permit Plan.DWG

Drawing No.





Friedberg Residence: Variance Submission March 13, 2023

Friedberg Residence Variance Submission

NORTHWORKS



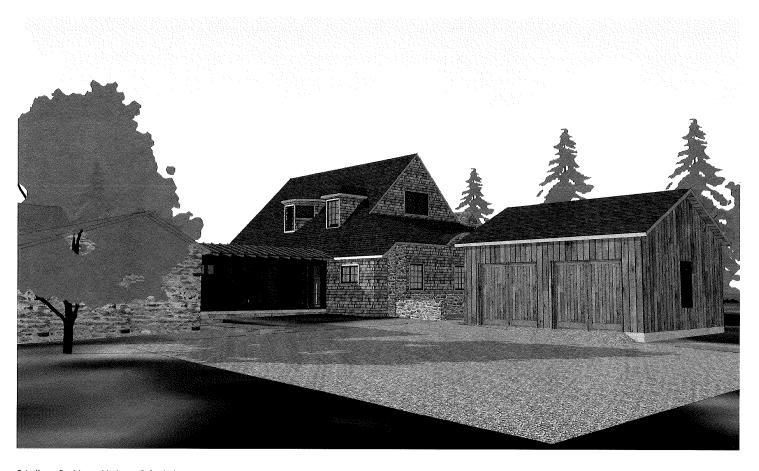
Friedberg Residence Variance Submission



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