

### BOROUGH OF CONSHOHOCKEN

#### MAYOR

Yaniv Aronson

#### BOROUGH COUNCIL

Colleen Leonard, President Tina Sokolowski, Vice-President Anita Barton, Member Stacy Ellam, Member Kathleen Kingsley, Member Adrian Serna, Member Karen Tutino, Member

Stephanie Cecco Borough Manager

#### JULY 13, 2023, PLANNING COMMMISSION MEETING PACKET

227 Washington St Waiver of LD Application

Page 2

# BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY, PENNSYLVANIA

#### APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the borough.	
Submission Information:	
File Number: LD 2023 - 02	File Date: 5/15/23
Project Title: 327 Wushington St.	
Received By: B. ROGUS	Date Complete: 5/18/23  90 Day Date: AVGUST 13, 2023
Received By: D. Novig	90 Day Date: 100 0.51 15, 4043
required materials for all la	AND DEVELOPMENT/SUBDIVISION APPLICATIONS
1. This form MUST be completed and submit	tted with the Borough's Land Development/Subdivision application.
<ol> <li>A Land Development/Subdivision Application to be considered complete.</li> </ol>	ation MUST include all of the items listed in the application checklist
Incomplete applications will NOT be place be returned to the applicant.	ed on a Planning Commission agenda. Incomplete applications will
3. Complete applications must be received of meeting at which it will be heard.	at least 38 DAYS (see schedule) prior to the Planning Commission
It is highly encouraged to submit applic	ations in a digital format.
	r copies of the complete application are required if submitting
digitally, or fifteen (15) paper copies of	the complete application are required.
Applicant Information:	Property Owner Information (if different):
lame: Morgan Properties Acquisition Company, LLC	Name:
Address: 160 Clubhouse Road	Address:
King of Prussia, PA 19406	
Phone: 919-259-6233	Phone:
ax:	
-Mail*: jnickel@morganproperties.com	E-Mail*:

Architect/Planner: D2 Groups LLC

Address: 2540 Renaissance Blvd, King of Prussia, PA 19406

E-mail\*: mkalustov@d2groups.com Phone/Fax: 484-685-3339

Engineer/Surveyor: Bohler Engineering PA, LLC

Address: 1600 Manor Drive, Suite 200, Chalfont, PA 18914

E-mail\*: jalejnikov@bohlereng.com Phone/Fax: 215-996-9100

Landscape Architect:

To be completed by the Berevel

Address: \_

E-mail\*:

Attorney: Matthew J. McHugh

Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103

E-mail\*: mmchugh@klehr.com

Phone/Fax: <u>215-569-1662</u>

Phone/Fax:

\*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page for clarification)  Minor Land Development  Y Preliminary Major Land Development  Final Major Land Development	e 10 of the application packet  Minor Subdivision  Preliminary Major Subdivision  Final Major Subdivision
Project Information: Location (Street Address): 227 Washington S Tax Assessment Parcel No. 05-00-11856-94-6 Cou	Street, Conshohocken, PA 19428  nty Deed Book No.6119 Page No.2340
Description of Proposed Work: Applicant is proposing corners of the building at 227 Washington St.	g small building additions at the southwest and southeast with associated hardscaping/sidewalk nearby.
Zoning District SP-2 Existing Number of	
Proposed Land Use: Single-Family Detached Single-Family Attached Other (Describe):	Single-Family Semi-Detached Multi-Family  Commercial Office Industrial
Existing Sewer Flows: TBD	Proposed Sewer Flows: TBD
the SALDO outlines plan submission requirements and the deemed complete. These requirements are listed on inform package. If the required plans listed below do not have su may be considered incomplete and returned, requesting a substitution of the considered incomplete and returned, requesting a substitution of the considered incomplete and returned, requesting a substitution of the constitution of the	mation sheets provided at the end of this application  fficient information to allow for staff reviews, the application additional information.
Street treesAlley conditions, if present	
Check List - Building Elevations:Architectural drawings and renderings of p	proposed building(s)
Check List - Setback of Proposed Building(s):	
	nich the property is located (eg: scale off an aerial) ings on same side of the street as project for entire block.)

ection/Requirement:	Relief Requested	:
ave you met with the Zoning Officer re	egarding this plan?	YesNo
re there known variances/any zoning r	relief necessary for this project?*	YesNo
YES, have you submitted an applicatio	on for the Zoning Hearing Board?	No
as this plan been reviewed by the Zor	ning Hearing Board?	YesNo
earing Board prior to proceeding to the Planning Co eriod or an immediate denial of this application will b	be necessary during the course of the review of this plate in ministriction. In addition, you will be requested to grant the made, and you will be required to resubmit the applications of his/her knowledge and belief, all	ne Borough a waiver to the 90-day action ation.
orrect and complete.	sest of his/fier knowledge and belief, at	rme above statements are mo
Jon Nickel		
gnoture of Applicant 5/10/23	Signature of Property	Owner (if not the same as applica
gte	Date	_
application submittal.  MINOR subdivision/land use applicatio  Meetings are held the second and fourt	cations require a pre-submission meeting t ens may request a pre-submission meeting; th Tuesday of each month beginning at 1:3	if one is desired.
the Borough Administrative Offices.		
Applicants assume responsibility of any	tees associated with this meeting.	
Jon Nickel 5/10/23		
Applicant signature date	_	
	please contact the office of the Borough N	Nanager
ph: 610.828.1092 e: landuse@conshohockenpa.gov		
•		
e: landuse@conshohockenpa.gov  Borough Use Only:	Amount \$ 700.00 Check No.	389785
e: landuse@conshohockenpa.gov  Borough Use Only:  / Filing Fee	Amount \$ 700.00 Check No. Amount \$ 9,000.00 Check No.	389785 389784
e: landuse@conshohockenpa.gov  Borough Use Only:	CA MINA ON	389785 389784
e: landuse@conshohockenpa.gov  Borough Use Only:  Filing Fee  Pre-Construction Professional Services Escrow  Decision Information:	CA MINA ON	389785 389784
e: landuse@conshohockenpa.gov  Borough Use Only:  Filing Fee  Pre-Construction Professional Services Escrow  Decision Information:	Amount \$ 9,000.00 Check No.	389785 389784

# BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY, PENNSYLVANIA

# ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES

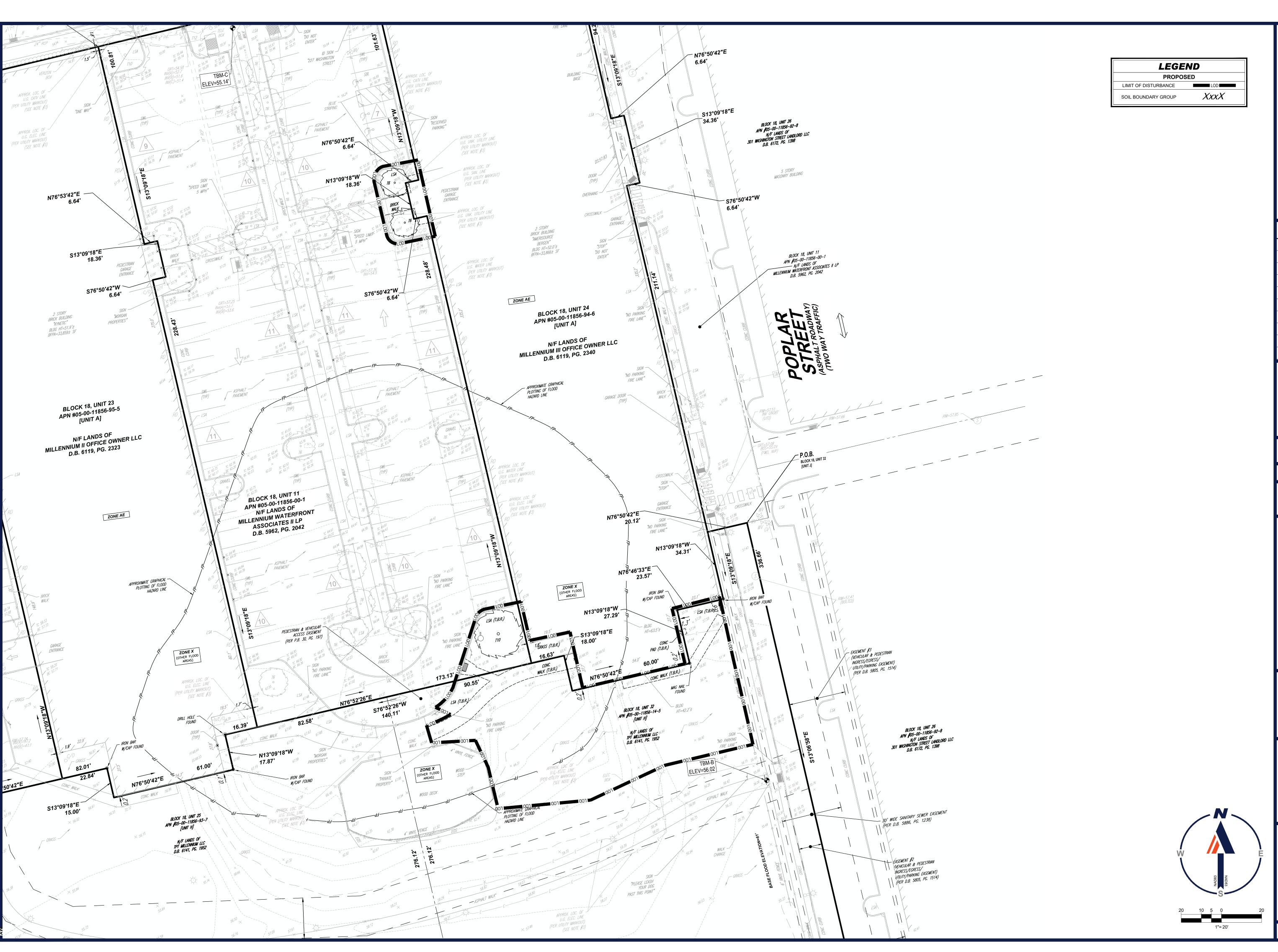
#### SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed Jon Nickel Date: 5/10/23





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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA220024.00
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 5/12/2023
CAD I.D.: PAA220024.00-X-TTLB-LDVP

I.D.: PAAZ

PROJECT:
PRELIMINARY/FINAL
LAND
DEVELOPMENT

PLANS

MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV

LAND OWNER LLC
PROPOSED DEVELOPMENT
POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,

**BOHLER** 

MONTGOMERY COUNTY, PA

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

J.P.ALEJNIKOV

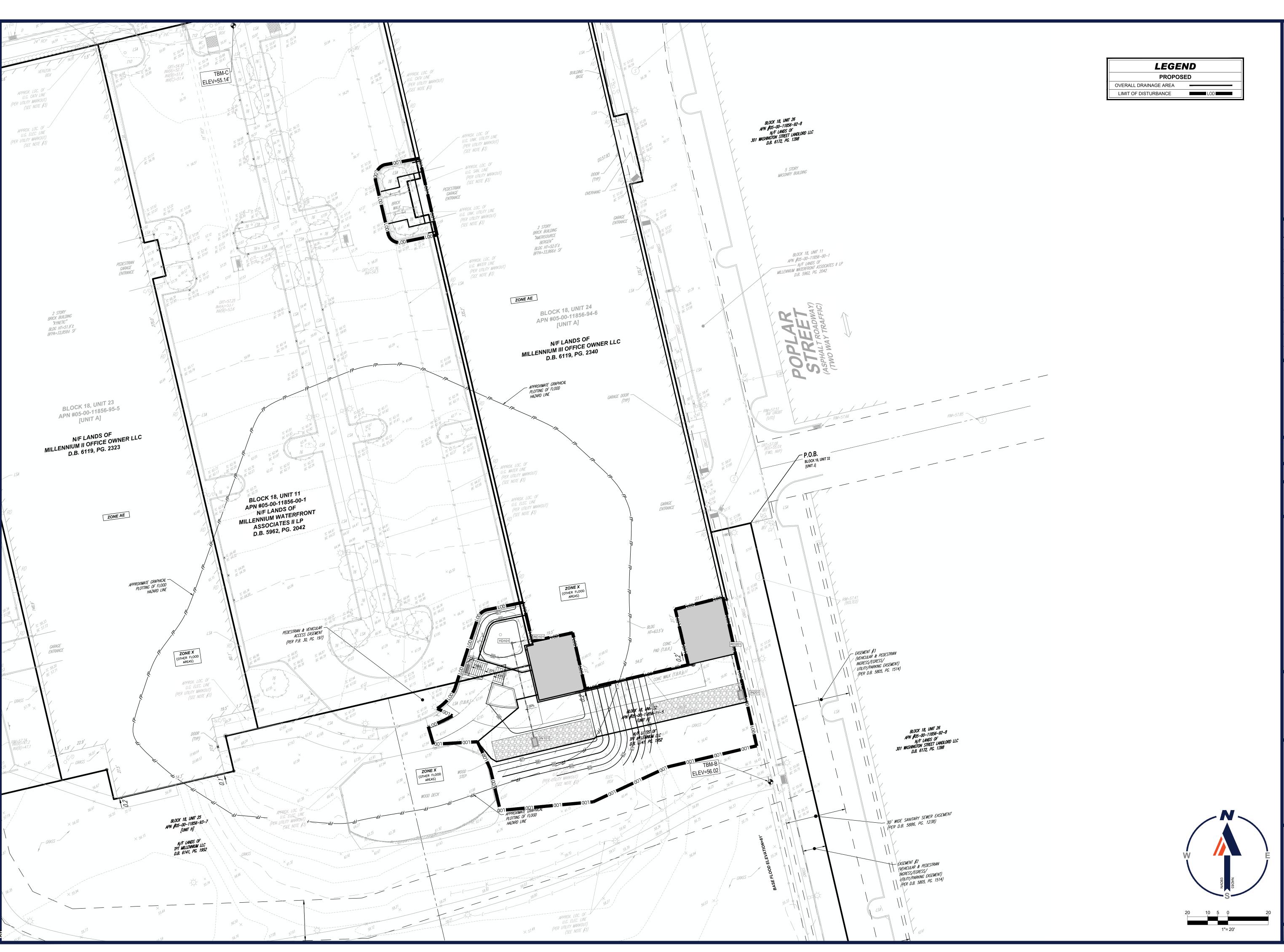
PROFESSIONAL PNGINEER
PENISYLVANIALICENSE NO. PE026400

SHEET TITLE:

PRE-DEVELOPMENT DRAINAGE AREA PLAN

ET NIIMBER:

X-1





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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIO

DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA220024.00
DRAWN BY: DMB
CHECKED BY: JPA

DATE: 5/12/2023
CAD I.D.: PAA220024.00-X-TTLB-LDVP

ROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT

PLANS
— FOR —

MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV
LAND OWNER LLC

PROPOSED DEVELOPMENT
POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

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1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

J.P. ALEJNIKOV

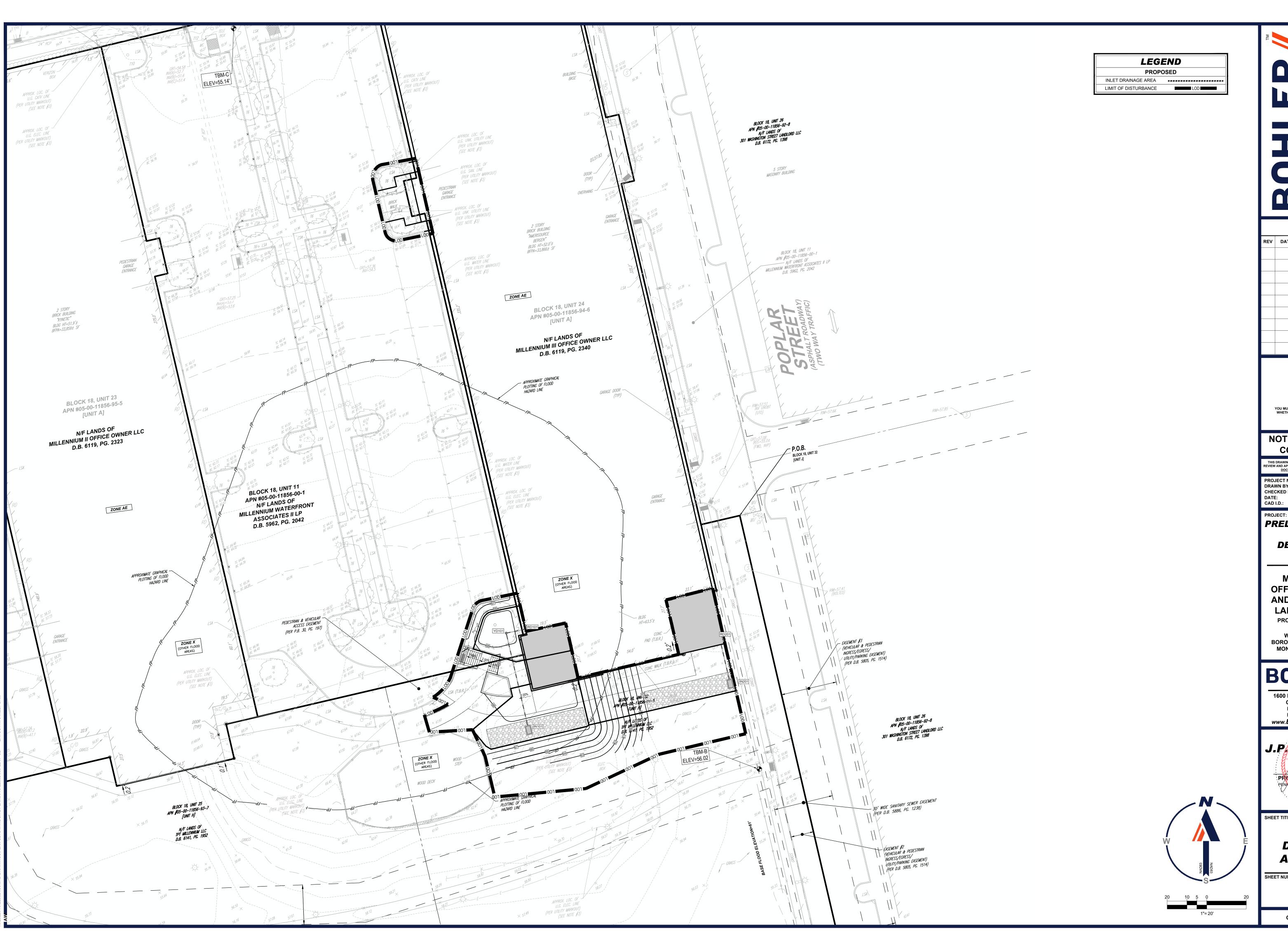
PROFESSIONAL PIGINES R.
PENISYLVANIA LICENSE NO. PEGG 6400

SHEET TITLE:

POSTDEVELOPMENT
DRAINAGE
AREA PLAN

HEET NUMBER

X-2





**REVISIONS** REV DATE COMMENT



NOT APPROVED FOR

CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: CHECKED BY:

5/12/2023 PAA220024.00-X-TTLB-LDVP

PRELIMINARY/FINAL LAND **DEVELOPMENT** 

**PLANS** 

**MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV** LAND OWNER LLC

PROPOSED DEVELOPMENT POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

# **BOHLER**

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

J.P. ALEJNIKOV

PROFESSIONAL PROJECT PENASYLVANIA LICENSE NO. PEGE 6400

SHEET TITLE:

INLET DRAINAGE AREA PLAN

**X-3** 



Matthew J. McHugh **Direct Dial**: (215) 569-1662 **Email**: mmchugh@klehr.com

May 15, 2023

#### VIA HAND DELIVERY

Borough of Conshohocken 400 Fayette Street Conshohocken, PA 19248

Re: 227 Washington Street/Millennium III Waiver of Land Development Request

To Whom It May Concern:

As you are aware, I represent Millennium III Office Owner LLC and Millennium IV Office Owner LLC (collectively, the "<u>Applicants</u>") who are contemporaneously herewith filing a Land Development application for the limited expansion of the Millennium III office building and associated improvements.

The Applicants are affiliate entities of Morgan Properties. Morgan Properties is relocating their corporate headquarters from King of Prussia to the Millennium III and part of the Millennium III office buildings. In addition to renovations and updating of the interior of the buildings, they also are proposing an approximately 1,300 square foot addition to the southern portion of the Millennium III building; an approximately 120 square foot roof canopy over the building entrance located between the Millennium II and Millennium III buildings; and associated modifications to pedestrian walkways and landscaping providing connections to and surrounding the Millennium III and Millennium III buildings (collectively, the "Project"). Those improvements are the subject of the land development application that is being submitted herewith.

On behalf of the Applicants, please allow this letter to serve as a formal request that the Borough waive the formal land development process for this project. As outlined above, the scope of the Project and the proposed improvements is minimal. The Project was also previously reviewed by the Borough as a sketch plan submission and also received zoning relief from the Conshohocken Borough Zoning Hearing Board.

Thank you for your consideration and please do not hesitate to contact me if you have any questions.



Borough of Conshohocken May 15, 2023 Page 2

Very Truly Yours,

Matthew J. McHugh

Matthew J. McHugh

LBA:mjm

# **Applicant Request for County Review**

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Effective 5/1/18

Date: 5/15/2023			Matthew J. Mo	hugh		
Municipality: Conshohocken E	Borough	Representative:				
Proposal Name: 227 Washingt	on Street	Address: 183	5 Market Stre	et, Suite 140	0	
Applicant Name: Morgan Pro	perties Acquisition Company, LLC	City/State/Zip	Philadelphi	ia, PA 19103		
Address: 160 Clubhouse Ro	ad	Business Pho	ne (required	): 215-569-1	662	
City/State/Zip: King of Prus	sia, PA 19406	Business Ema	, 1	):		
Phone: 919-259-6233		mmchugh@kle	hr.com			
Email: jnickel@morganprop	erties.com					
Type of Review Re (Check All Appropriate Boxes)  Land Development Plan	equested:	Plan Information Tax Parcel Number		11856-94-6		
☐ Subdivision Plan						
Residential Lot Line Cha	inge	Location 227 Was	phinaton Stra	ot Conchoho	okon DA	10420
☐ Nonresidential Lot Line	Change	Nearest Cross Str		et, Constiono	CKEII, FA	19420
☐ Zoning Ordinance Amendment		Total Tract Area 13.49 AC				
☐ Zoning Map Amendment		Total Tract Area Impacted By Development .05 AC				
☐ Subdivision Ordinance A	mendment	(If the development is a l				
☐ Curative Amendment		development, or only imposted, inc				
☐ Comprehensive / Other F	Plan		T	1	T _	T
☐ Conditional Use			Number of New	Senior Housing	Open Space	Nonresidential New
☐ Special Review*		Land Use(s)	Lots Units	Yes No	- Acres*	Square Feet
1	ncludes parking lot or structures that are not	Single-Family		00		
associated with new building square fo	potage)	Townhouses/Twins		00		
Type of Plan:	Type of Submission:	Apartments			_	
☐ Tentative (Sketch)	✓ New Proposal	Commercial			_	
✓ Preliminary / Final	Resubmission*	Industrial Office	1			1,330
		Institutional				1,000
amount of residential units or square foo	A) The proposed land use changes, or B) The otage proposed changes more than 40%, or C) The	Other				
previous submission was over 5 years ago.		*Only indicate Open Spo	ice if it will be on	a separate lot o	or deed restri	cted with an
Zoning: SP-2		easement shown on the p	olan.			
Existing District:		Additional Inform	nation:			
Special Exception Granted Variance Granted Yes						
		1				

RESET





#### RECORDER OF DEEDS MONTGOMERY COUNTY Jeanne Sorg

One Montgomery Plaza Swede and Airy Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404

Office: (610) 278-3289 ~ Fax: (610) 278-3869

. ( )

#### DEED BK 6119 PG 02340 to 02347.1

INSTRUMENT #: 2018087768

RECORDED DATE: 12/24/2018 12:48:36 PM



4310420-0022E

#### MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE Page 1 of 9				
Document Type: Deed	Transaction #:	4496130 - 4 Doc(s)		
<b>Document Date:</b> 12/19/2018	Document Page Count:	7		
Reference Info:	Operator Id:	ebossard		
RETURN TO: (Simplifile)	PAID BY:			
MONTGOMERY MADISON ABSTRACT, LP	MONTGOMERY MADISON ABSTRACT LP			

#### \* PROPERTY DATA:

Parcel ID #: 05-00-11856-94-6 Address: 227 WASHINGTON ST

CONDO B

F

1125 OCEAN AVE STE 1010 LAKEWOOD, NJ 08701 (732) 333-2686

Municipality: Conshohocken Borough

(100%)

School District: Colonial

#### \* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:	\$10.00	DEE
TAXABLE AMOUNT:	\$15,046,000.00	Rec

\$86.75

#### FEES / TAXES:

Recording Fee: Deed

Affidavit Fee \$1.50
Additional Pages Fee \$6.00
Affordable Housing Pages \$6.00
State RTT \$150,460.00
Conshohocken Borough RTT \$75,230.00
Colonial School District RTT \$75,230.00

Total: \$301,020.25

DEED BK 6119 PG 02340 to 02347.1

Recorded Date: 12/24/2018 12:48:36 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania

Montgomery County, Pennsylvania.



:-

Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

# PLEASE DO NOT DETACH

#### THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

#### After recording, please return to:

Peter L. Kogan REED SMITH LLP Reed Smith Centre 225 Fifth Avenue Pittsburgh, PA 15222-2716

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-94-6 CONSHOHOCKEN BOROUGH
227 WASHINGTON ST CONDO B
SF III CONSHOHOCKEN LLC \$15.00
B 018 L B U 024 4500 12/24/2018 JU

PARCEL NO. 05-00-11856-94-6

#### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is dated as of December 19, 2018 but made effective as of December 20, 2018.

SFIII CONSHOHOCKEN, LLC, a Delaware limited liability company, whose mailing address is c/o Stabilis Capital Management, LP, 767 Fifth Avenue, 12<sup>th</sup> Floor, New York, NY 10153, Attn: Joseph J. Tuso ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by MILLENNIUM III OFFICE OWNER LLC, a Delaware limited liability company, whose mailing address is 160 Clubhouse Road, King of Prussia, PA 19406, Attn: Michael Schecter ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the following (collectively the "Property"):

ALL that certain real property described on the attached <u>Exhibit "A"</u>, together with all improvements thereon and appurtenances thereto, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

UNDER AND SUBJECT to all matters of record, without intending to reimpose the same, provided that such matters remain operative and valid in connection with the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby covenants and agrees that Grantor will WARRANT SPECIALLY the property hereby conveyed.

[Signature page follows.]

#### GRANTOR

SFIII CONSHOHOCKEN, LLC, a Delaware limited liability company

Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

day of December, 2018, before me, the undersigned officer, personally appeared Joseph J. Tuso, who acknowledged himself to be the Authorized Signatory of SFIII CONSHOHOCKEN, LLC, a Delaware limited liability company, and that he as such Authorized Signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as such Authorized Signatory.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Printed Name: Karen Dwong

My Commission Expires: \ \

KAREN DUONG Notary Public - State of New York NO. 01DU6370397 Qualified in New York County My Commission Expires Jan 29, 2022

#### CERTIFICATE OF RESIDENCE

I, the undersigned, do hereby certify that the precise residence of Grantee is: 160 Clubhouse Road, King of Prussia, PA 19406, Attn: Michael Schechter

Witness my hand and seal this 20th day of December, 2018.

Agent for Grantee

#### EXHIBIT A

#### Legal Description

ALL THAT CERTAIN unit designated as Unit Number B named and identified in the Declaration of Condominium referred to below as Millennium, a Condominium located in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et. Seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery, of a Declaration of Condominium recorded in Deed Book 5335 Page 2384, being and designated in such Declaration as Unit No. B, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time. First Amendment recorded in Deed Book 5667 Page 2249, Second Amendment recorded in Deed Book 5691 Page 2492 and Third Amendment recorded in Deed Book 5805 Page 1514.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this this Unit in the Declaration of Condominium including the Plats and Plans.

BEING PARCEL NO. 05-00-11856-94-6

BEING a portion of the premises which Washington Street Associates II, L.P., a Pennsylvania limited partnership, by Deed in Lieu of Foreclosure dated 04/11/2016 and recorded 04/13/2016 in Montgomery County at Deed Book 5994 Page 2966, granted and conveyed unto SFIII Conshohocken, LLC, a Delaware limited liability company, in fee.

#### EXHIBIT B

#### **Permitted Exceptions**

- 1. All matters shown on the Plan as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book 30 Page 197.
- 2. Rights granted to Verizon of Pennsylvania, Inc. as set forth in Deed Book 5407 Page 1027, Deed Book 5407 Page 1031, and Deed Book 5407 Page 1035.
- 3. Rights, Liberties, Privileges and Easements as set forth in Deed Book 2664 Page 311, Deed Book 2920 Page 186, and Deed Book 5254 Page 1348.
- 4. Parking Garage and Access Easement Agreement by and between Washington Street Associates II, L.P., Millennium Condominium Association, and Conshohocken Associates, LP as set forth in Deed Book 5499 Page 2217, as amended and restated pursuant to that certain Amended and Restated Parking Garage and Access Easement Agreement recorded in Deed Book 5642 Page 1733.
- 5. Site Development Agreement by and between Borough of Conshohocken and Washington Street Associates II, L.P., Washington Street Associates IV, L.P., Washington Street Associates V, L.P., Washington Street Associates VI, L.P., Washington Associates, L.P., as set forth in Deed Book 5669 Page 505., as assigned pursuant to that certain Assignment of Site Development Agreement and Maintenance Escrow Agreement recorded in Deed Book 5807 Page 77.
- 6. Permitted Exceptions as set forth in Deed Book 5994 Page 2977.
- 7. Any matters disclosed by an ALTA/NSPS survey made by MDM for Commercial due Diligence Services on January 19, 2018, last revised January 30, 2018, designated Job Number 17-12-0195:013.
- 8. Public and private rights to that portion of the Property lying in the bed of Poplar Street.
- 9. All matters shown on the Plan as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book A44 Page 1, and Plan Book 30 Page 197.
- 10. Rights granted to Philadelphia Electric Company as set forth in Deed Book 3410 Page 239, Deed Book 4029 Page 144, Deed Book 4029 Page 146 and Deed Book 5084 Page 1006.
- 11. Cross-Easement Agreement by and between AMCAR Associates and David Smith Steel Company, Inc. as set forth in Deed Book 4685 Page 354.
- 12. Easement by and between AMCAR Associates, and Lawrence H. Brown and Charles A. Bradley as set forth in Deed Book 4699 Page 1974.

- 13. Rights granted to The Bell Telephone Company as set forth in Deed Book 4706 Page 260.
- 14. Easement by and between Montgomery County Industrial Development Authority, AMCAR Associates, and Lawrence H. Brown and Charles A. Bradley as set forth in Deed Book 4720 Page 467.
- 15. Landlord/Mortgagee Consent and Waiver by and between SCS Partnership and Carson Concrete Corporation as set forth in Deed Book 4921 Page 2300.
- 16. Terms and conditions of Lease to Floating Corporation as evidenced by an Agreement thereof recorded in Deed book 5080 Page 733, lessor's interest as assigned to Washington Street Associates II, L.P. by Assignment and Assumption of Lease recorded in Deed Book 5307 Page 1823 and lessee's interest as assigned to WSA II Boat, LLC, as permitted nominee or assignee of O'Neill Properties Group, L.P. by Assignment and Assumption of Lease recorded in Deed Book 5307 Page 1831.
- 17. Rights granted to Bell Atlantic Pennsylvania as set forth in Deed Book 5129 Page 1674, and Deed Book 5138 Page 1889.
- 18. Conditions and Reservations as set forth in Deed Book 5240 Page 661.
- 19. Access, Parking and Utilities Easement Agreement by and between Washington Street Associates, L.P. and Washington Street Associates II, L.P. as set forth in Deed Book 5309 Page 1621.
- 20. Declaration of Access and Utilities Easement as set forth in Deed Book 5309 Page 1641, as assigned pursuant to Memorandum of Assignment of Declaration of Access and Utilities Easement recorded in Deed Book 5642 Page 1600.
- 21. Protective Covenants Agreement by and between Washington Street Associates II, L.P., Millennium Condominium Association, and Washington Street Associates, L.P. as set forth in Deed Book 5335 Page 2358, as amended pursuant to (i) that certain Amendment to Protective Covenants Agreement recorded in Deed Book 5450 Page 2014 and (ii) that certain Amended and Restated Protective Covenants Agreement recorded Deed Book 5588 Page 1216, subject to Notices Pursuant to Amended and Restated Protective Covenants Agreement recorded in Deed Book 5594 Page 217, Deed Book 5668 Page 1152, Deed Book 5668 Page 1158, Deed Book 5962 Page 1791, Deed Book 5962 Page 2078, and Deed Book 5963 Page 846.
- 22. Covenants, conditions, restrictions, easements, limitations, reservations, terms, lien rights, provisions and charges, including, but not limited to, the use of, and the rights of others in and to the use of common elements, as set forth in the Declaration of Condominium, recorded 10/20/2000 as Deed Book 5335 Page 2384, Amended and Restated Declaration of Condominium recorded on 04/11/2007 in Deed Book 5642 Page 1661, First Amendment to Amended and Restated Declaration of Condominium recorded on 10/09/2007 in Deed Book 5667 Page 2249, Second Amendment to Amended and Restated Declaration of Condominium recorded on 05/08/2008 in Deed Book 5691 Page 2492, Third Amendment

- to Amended and Restated Declaration of Condominium recorded on 06/28/2011 in Deed Book 5805 Page 1514, and any and all subsequent amendments thereto.
- 23. Condominium Declaration Estoppel and Agreement recorded in Deed Book 5642 Page 1760.
- 24. Easement Agreement and Estoppel Agreement recorded in Deed Book 5642 Page 1775.
- 25. Rights granted to Verizon Pennsylvania, Inc. as set forth in Deed Book 5407 Page 1027, Deed Book 5407 Page 1031, and Deed Book 5407 Page 1035.
- 26. Parking Garage and Access Easement Agreement by and between Washington Street Associates II, L.P., Millennium Condominium Association, and Conshohocken Associates, LP as set forth in Deed Book 5499 Page 2217, as amended and restated pursuant to that certain Amended and Restated Parking Garage and Access Easement Agreement recorded in Deed Book 5642 Page 1733.
- 27. Easement Agreement by and between Washington Street Associates Residential Partners, L.P., Washington Street Associates IV, L.P., and Millennium Condominium Association as set forth in Deed Book 5588 Page 1245, subject to Notice Regarding Easement Agreement recorded in Deed Book 5594 Page 223.
- 28. Access, Parking and Construction Cross Easement Agreement by and between Washington Street Associates II, L.P., Washington Street Associates IV, L.P., Millennium Condominium Association, and The Borough of Conshohocken as set forth in Deed Book 5667 Page 2205.
- 29. Site Development Agreement by and between Borough of Conshohocken, and Washington Street Associates II, L.P., Washington Street Associates IV, L.P., Washington Street Associates VI, L.P., Conshohocken Associates, L.P. as set forth in Deed Book 5669 Page 505, as assigned pursuant to that certain Assignment of Site Development Agreement and Maintenance Escrow Agreement recorded in Deed Book 5807 Page 77.
- 30. Parking Easement Agreement by and between Washington Street Associates IV, L.P., Washington Street Associates VI, L.P., and Washington Street Associates II, L.P. as set forth in Deed Book 5811 Page 540.
- 31. Access Easement and Cooperation Agreement by and between Washington Street Associates II, L.P., Londonbury Apartments, LP, and Borough of Conshohocken Sewer Authority as set forth in Deed Book 5886 Page 1222.
- 32. Deed of Easement and Dedication of Sanitary Sewer Facilities Located in Borough of Conshohocken, Montgomery County, Pennsylvania by and between Washington Street Associates II, L.P., Londonbury Apartments, LP, and Borough of Conshohocken Sewer Authority as set forth in Deed Book 5886 Page 1238.
- 33. Riparian rights of others in and to Schuylkill River crossing or abutting Property.

34. Laws and authority of the Federal and State governments, their political subdivisions and agencies, to regulate commerce and navigation over that portion of the Property extending beyond the high water marks of Schuylkill River; and to exert governmental title and ownership in the area lying beyond the original low water mark.

JROFFICIAL COPY

REV-183 EX (2-15)



Bureau of Individual Taxes PO BOX 280603 Harrisburg, PA 17128-0503

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY			
State Tax Paid	\$150,460.00		
Book Number	6119		
Page Number	02340		
Date Recorded	12/24/2018 (42:48:36 PM		

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inqu	iiries ma	ay be directe	ed to the following pe	erson:		
Name				Telephone Numbe		
Peter L. Kogan					288-7181	
Malling Address 225 Fifth Avenue		) 	City Pittsburgh		State PA	ZIP Code 15203
B. TRANSFER DATA						
Date of Acceptance of Document 12/22	2 2018					
Grantor(s)/Lessor(s) SFIII Conshohocken, LLC	Teleph	one Number: 256-8970	Grantee(s)/Lessee(s) Millennium III Office	Owner LLC	Telepho	one Number:
Malling Address 767 Fifth Avenue, 12th Floor			Mailing Address 160 Clubhouse Roa	d		
City	State	ZIP Code	City		State	ZIP Code
New York	NY	10153	King of Prussia		PA	19406
C. REAL ESTATE LOCATION						<del>,</del> ,
Street Address 227 Washington Street			City, Township, Borough Conshohocken			
County	School	District		Tax Parcel Number	***	
Montgomery	Color	nial School Di	strict	05-00-11856-94	6	
D. VALUATION DATA	•					
Was transaction part of an assignme	ent or re	location?	□ Y 図 N			
1. Actual Cash Consideration		er Consideration		3. Total Consideration	n	
15,046,000.00	+0.0	00		= 15,046,000.00	)	
4. County Assessed Value	i i			6. Computed Value		
6,336,620.00	X 1.9			= 12,419,187.20	)	
E. EXEMPTION DATA - Refer to				r-		
1a, Amount of Exemption Claimed \$ 0.00	100.0	0	tor's Interest in Real Estate	1c. Percentage of Gra 100.00		terest Conveyed
2. Check Appropriate Box Below	for Exe	mption Clai	imed.			
☐ Will or intestate succession.		_ <del></del>	Name of Decedent)		Ectato Fil	e Number)
☐ Transfer to a trust. (Attach comple	oto conv		•		Locote	e maniber,
			none identitying all bane	10.01.		
If trust was amended attach a co			ded trust			
Transfer between principal and ag				rv/straw party agre	ement.)	
	ball C	and instrument	talities by dift dedication	o,,,ondempation or	in lieu o	f condemna-
` tion. (If condemnation or in lieu or	f conder	ination, attach	copy of resolution.)			
☐ Transfer from mortgagor to a hold	ler of a n	nortgage in det	fault. (Attach copy of mo	ortgage and note/as	signmen	t.)
Corrective or confirmatory deed.	(Attach c	omplete copy o	of the deed to be correct	ed or confirmed.)		
Statutory corporate consolidation,						
Other (Please explain exemption	claimed.)					
the state of the s						
Under penalties of law, I declare the to the best of my knowledge and be	at I have lief, it is	e examined to true, correc	his statement, includ t and complete.	ing accompanying	j inform	ation, and
Signature of Correspondent or Responsible Pa					Date	~ -
$\Box$	•					12/18/18
try: ou )				DOCUMENT ATTO	NA1 A4 A34	
FAILURE TO COMPLETE THIS FOR IN THE RECORDER'S REFUSAL TO	M PRO	PERLY OR A	TTACH REQUESTED D.	DOCUMENTATIO	ON MAY	RESULT





RECORDER OF DEEDS MONTGOMERY COUNTY Jeanne Sorg

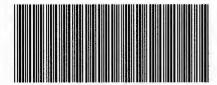
One Montgomery Plaza Swede and Airy Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404

Office: (610) 278-3289 ~ Fax: (610) 278-3869

#### DEED BK 6288 PG 02432 to 02444

INSTRUMENT # : 2022067207

RECORDED DATE: 06/27/2022 08:22:38 AM



#### **MONTGOMERY COUNTY ROD**

OFFICIAL RECORDING COVER PAGE Page 1 of		
Document Type: Deed Document Date: 06/01/2022 Reference Info:	Transaction #: Document Page Count: Operator Id:	6610525 - 5 Doc(s) 12 sford
RETURN TO: (Simplifile) MONTGOMERY MADISON ABSTRACT, LP 1125 OCEAN AVE STE 1010 LAKEWOOD, NJ 08701 (732) 333-2686	PAID BY: MONTGOMERY MADISON AB	STRACT LP

#### PROPERTY DATA:

Parcel ID #: Address:

Municipality:

05-00-11856-10-9 WASHINGTON ST

CONDO E

PA

Conshohocken Borough

CONSIDERATION/SECURED AMT: \$8,750,000.00

School District:

(100%)Colonial 05-00-11856-11-8 WASHINGTON ST

CONDO F

Colonial

PA Conshohocken Borough

(0%)

05-00-11856-12-7 WASHINGTON ST

CONDO G PA

Conshohocken Borough (0%)

Colonial

#### \* ASSOCIATED DOCUMENT(S):

TAXABLE AMOUNT:	\$8,750,000.00	Reco
FEES / TAXES:		
Recording Fee:Deed	\$86.75	
Affidavit Fee	\$1.50	
Additional Pages Fee	\$16.00	
Additional Parcels Fee	\$60.00	
Affordable Housing Pages	\$16.00	
Affordable Housing Parcels	\$2.00	William I
State RTT	\$87,500.00	
Conshohocken Borough RTT	\$43,750.00	THE PROPERTY OF THE PARTY OF TH
Colonial School District RTT	\$43,750.00	
Total:	\$175.182.25	

DEED BK 6288 PG 02432 to 02444

orded Date: 06/27/2022 08:22:38 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg **Recorder of Deeds** 

Rev1 2016-01-29

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes. \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

#### Prepared By:

Kleinbard LLC 1717 Arch Street, 5<sup>th</sup> Floor Philadelphia, PA 19103

#### When Recorded, Return To:

Morgan Properties Acquisition Company LLC c/o Morgan Properties
160 Clubhouse Road
King of Prussia, PA 19406
Attention: Michael Schecter

Tax Parcel # Tax ID / Parcel No. 05-00-11856-10-9 (UNIT E)

Tax ID / Parcel No. 05-00-11856-11-8 (UNIT F)

Tax ID / Parcel No. 05-00-11856-12-7 (UNIT G)

Tax ID / Parcel No. 05-00-11856-93-7 (UNIT H)

Tax ID / Parcel No. 05-00-11856-14-5 (UNIT J)

#### SPECIAL WARRANTY DEED

THIS INDENTURE is executed on June 1, 2022, and effective as of June 8, 2022, between TPT MILLENNIUM, LLC, a Delaware limited liability company (hereinafter called the "Grantor") and MILLENNIUM IV LAND OWNER LLC, a Delaware limited liability company (hereinafter called the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$8,750,00.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns,

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania, bounded and described as set forth in the legal description attached to this Deed as Exhibit "A" and incorporated by reference.

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the extent valid, subsisting and enforceable.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, in law, equity, or

otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

#### UNDER AND SUBJECT, as aforesaid.

AND the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

[Signature on next page]

IN WITNESS WHEREOF, the Grantor has hereunto executed this Deed. Dated the day and year first above written.

#### **GRANTOR:**

TPT MILLENNIUM, LLC, a Delaware limited liability company

By:

Name: Gregory Pinkus

Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

ON THIS, the \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_, 2022, before me, the undersigned office, personally appeared Gregory Pinkus who acknowledged him/herself to be the Authorized Signatory of TPT MILLENNIUM, LLC, a Delaware limited liability company, and that he/she as such office, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as said officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission expires:

(Notarial Seal)

PAULINE YAPUTRA
Notary Public - State of New York
NO. 01YA6405126
Qualified in New York County
My Commission Expires Mar 2, 2024

#### **Certification of Address**

I hereby certify that the address of the within-named Grantee is:

c/o Morgan Properties 112 S. French Street, Suite 105-MP Wilmington, DE 19801

MILLENNIUM IV LAND OWNER LLC, a Delaware limited liability company

Name:

Jason A. Morgan Vice-President

[signature page to Special Warranty Deed - Millennium IV]

#### Exhibit "A"

#### Legal Description

#### UNIT E

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit E together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 2.5%.)

BEING Parcel Number: 05-00-11856-10-9 - (Unit E)

UNIT E is the same real property being described as follows:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE), SAID POINT BEING LOCATED THE FOLLOWING COURSE AND DISTANCE FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATED, L.P., SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 197.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 49,60 FEET TO A POINT, 2) NORTH 60 DEGREES 25 MINUTES 12 SECONDS WEST, 70.14 FEET TO A POINT ON THE EASTERLY SIDE OF ASH STREET, THENCE CONTINUING ALONG SAID SIDE OF ASH STREET, NORTH 02 DEGREES 34 MINUTES 00 SECONDS EAST, 153.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 19,833 SF (0.455 ACRES) OF LAND MORE OR LESS.

BEING PARCEL NUMBER: 05-00-11856-10-9 - (UNIT E)

#### UNIT F

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit F together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-11-8 - (Unit F)

UNIT F is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHWESTERN CORNER "UNIT F" AND THE NORTHEASTERN CORNER OF "UNIT E", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 154.35 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND "UNIT G", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 234.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 158.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 197.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 33,287 SF (0.764 ACRES) OF LAND MORE OR LESS.

#### UNIT G

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit G together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11866-12-7 - (Unit G)

UNIT G is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT G" AND THE NORTHERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND WASHINGTON STREET ASSOCIATES IV. LP, SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 265.07 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND WASHINGTON STREET ASSOCIATES IV. LP, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 55.37 FEET TO A POINT, 2) NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE "GENERAL COMMON ELEMENTS I" AND "UNIT H", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 253.37 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT G" AND "UNIT H", SOUTH 36 DEGREES 34 MINUTES 30 SECONDS WEST, 34.27 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 78 DEGREES 39 MINUTES 17 SECONDS WEST, 73.46 FEET TO A POINT, 2) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 70.18 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING UNIT "F" AND "UNIT G", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 234.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 40,928 SF (0.940 ACRES) OF LAND MORE OR LESS.

#### UNIT H

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit H together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-93-7 - (Unit H)

UNIT H is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT H" AND THE EASTERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING FOUR COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET

SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 320.44 FEET TO A POINT, 3) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "UNIT I", NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, 4) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "GENERAL COMMON ELEMENTS I", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 70.82 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "GENERAL COMMON ELEMENTS I" AND "UNIT A", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 82.01 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" THE FOLLOWING THREE COURSE AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 15.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 61.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 17.87 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" AND "GENERAL COMMON ELEMENTS III", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 82.58 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT J", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN BOROUGH, SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 292.22 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 04 DEGREES 02 MINUTES 12 SECONDS EAST, 43,41 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT G" THE FOLLOWING TWO COURSE AND DISTANCES; 1) NORTH 36 DEGREES 34 MINUTES 30 SECONDS EAST, 34.27 FEET TO A POINT, 2) NORTH 02 DEGREES 34 MINUTES 01 SECONDS EAST, 182.55 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 65,448 SF (1.502 ACRES) OF LAND MORE OR LESS.

#### UNIT J

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit J together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-14-5 - (Unit J)
UNIT J is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHEASTERN CORNER OF "UNIT J" ALONG THE WESTERLY BOUNDARY OF "UNIT D", SAID POINT BEING LOCATED THE FOLLOWING SIX

COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE): 1) CONTINUING ALONG SAID TITLE LINE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,561.71 FEET, THE ARC LENGTH 225.73 FEET, THE CHORD BEARING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, AND THE CHORD LENGTH 225.66 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 02 DEGREES 36 MINUTES 00 SECONDS WEST, 25.10 FEET TO A POINT ON THE SOUTHERLY SIDE OF WASHINGTON STREET, 3) THENCE CONTINUING ALONG SAID SIDE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,586.71 FEET, THE ARC LENGTH 254.77 FEET, THE CHORD BEARING NORTH 84 DEGREES 43 MINUTES 15 SECONDS EAST, 254.61 FEET TO A POINT, 4) THENCE ALONG SAID LINE NORTH 81 DEGREES 54 MINUTES 00 SECONDS EAST, 313.73 FEET TO A POINT, 5) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT C" AND "GENERAL COMMON ELEMENTS II" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 305.61 FEET TO A POINT, 6) THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT D" AND "GENERAL COMMON ELEMENTS II", SOUTH 82 DEGREES 13 MINUTES 49 SECONDS WEST, 11.00 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 336.66 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN BOROUGH THE FOLLOWING TWO COURSE AND DISTANCES; 1) SOUTH 79 DEGREES 36 MINUTES 09 SECONDS WEST, 6.23 FEET TO A POINT, 2) SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 188.76 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND UNIT H", NORTH 07 DEGREES 43 MINUTES 51 SECONDS WEST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS III" AND "UNIT B", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 90.55 FEET TO A POINT, THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT J" AND "UNIT B" THE FOLLOWING FIVE COURSES AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 18.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 60.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 27.29 FEET TO A POINT, 4) NORTH 82 DEGREES 09 MINUTES 40 SECONDS EAST, 23.57 FEET TO A POINT, 5) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 34.31 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS II", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 20.12 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 55,362 SF (1.271 ACRES) OF LAND MORE OR LESS.

WITH respect to the Units E, F, G, H, and J:

TOGETHER with rights granted in the Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514.

TOGETHER with rights granted in the Amended and Restated Protective Covenants Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates V, LP., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania

Uniform Condominium Act; and Washington Street Associates Residential Partners, L.P., a Delaware limited partnership dated 1/20/2006 and recorded in Deed Book 5588 page 1216 on 1/27/2006.

TOGETHER with rights granted in the Easement Agreement between Washington Street Associates Residential Partners, L.P., a Delaware limited partnership; Washington Street Associates II, LP., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; and Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act dated 1/20/2006 and recorded in Deed Book 5588 page 1245 on 1/27/2006.

TOGETHER with rights granted in the Amended and Restated Parking Garage and Access Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; Conshohocken Associates, L.P., a Pennsylvania limited partnership; and Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership dated 3/30/2007 and recorded in Deed Book 5642 page 1733 on 4/11/2007.

TOGETHER with rights granted in the Declaration of Access and Utilities Easement agreement between The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania; Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; and WSA II Boat, LLC, a Pennsylvania limited liability company dated 2/15/2000 and recorded in Deed Book 5309 page 1641. Terms of which are further clarified in the Access, Parking and Construction Cross Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; and The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania dated September 28, 2007 and recorded in Deed Book 5667 page 2205 on October 9, 2007.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-10-9 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO E
TPT MILLENNIUM LLC \$15.00
B 018 L E U 028 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-93-7 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO H
TPT MILLENNIUM LLC \$15.00
B 018 L H U 025 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-11-8 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO F
TPT MILLENNIUM LLC \$15.00
B 018 L F U 029 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-14-5 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO J
TPT MILLENNIUM LLC \$15.00
B 018 L J U 032 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-12-7 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO G
TPT MILLENNIUM LLC \$15.00
B 018 L G U 030 4345 06/22/2022 JG

**DEED BK 6288** 

PG 02443

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**REV-183** 

**BUREAU OF INDIVIDUAL TAXES** PO BOX 280603 HARRISBURG, PA 17128-0603

1830019105

RECORDER'S USE ONLY

**REALTY TRANSFER TAX** STATEMENT OF VALUE

COMPLETE EACH SECTION

State Tax Paid:		
Book:	Page:	
Instrument Number.		
Data Dagardadi		

SECTION I TRANSFER DAT	Γ <b>A</b>	***************************************		n na kata a		
Date of Acceptance of Document						
Grantor(s)/Lessor(s) TPT Millennium, LLC			Grantee(s)/Lessee(s) Millennium IV Land			one Number 265-2650
Mailing Address c/o Terra Capital Partners, 805 Thir	rd Avenue,	8th Floor	Malling Address c/o Morgan Properti	es, 112 S. French S	Street, S	Suite 105-MP
City New York	State NY	ZIP Code 10022	City Wilmington		State DE	ZIP Code 19801
SECTION II REAL ESTATE L	OCATION					
Street Address 227 Washington Street, Unit E, F, C	3, H, J		City, Township, Borough Conshohock in			
County Montgomery		District DNIAL	Tax Parcal Number 05-00-11856-10-8, 05-00-11856 05-00-11856-93-7 and 05-00-11			
SECTION III VALUATION DA	TA					
Was transaction part of an assignment or re	elocation?	⊃ YES d	D NO			
1. Actual Cash Consideration 2. Other Consideration 8,750,000.00 +		n	3. Total Consideration = 8,750,000.00			
County Assessed Value     See Attachment	Assessed Value 5. Common Level Ratio Factor		6. Computed Value = 587,216.00			
SECTION IV EXEMPTION DA	TA - Refer to	instructions	for exemplion status.			
1a. Amount of Exemption Claimed 1b. Percentage of Grantor's in \$ 0.00		ntor's interest in Real Estate 100 %	1c. Percentage of Gran	itor's Inter 100		
2. Fill in the Appropriate Oval Below for I	Exemption Cl	almed.				
Will or intestale succession.		•	f Decedent)	(Es	tate File I	Number)
Transfer to a trust. (Attach complete	• •	-	•			
Transfer from a trust. (Attach complete Transfer between principal and ager		•	•	tr samomoni \		
Transfer between principal and agei  Transfers to the commonwealth, the (If condemnation or in lieu of conder	U.S. and inst	rumentalities by	y gift, dedication, condemna	,	nation.	
Transfer from mortgagor to a holder	of a mortgage	e in default. (All	tach copy of mortgage and i	note/assignment.)		
Corrective or confirmatory deed. (At	tach complete	copy of the de	ed to be corrected it confin	ned.)		
Statutory corporate consolidation, merger or division. (Attach copy of articles.)						
Other (Provide a detailed explanation	on of exemptio	n claimed. If me	ore space is needed attach	additional sheets.)		

SECTION V	CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:			
Name Christopher R	. Sullivan		Telephone Number (215) 528-2000	
Mailing Address Kleinbard, 1717 Arch St., 5th Floor City Philadelphia		Stale ZIP Code PA 19103		
Under penalties of law,	i declare that I have examined this statement, including a	occompanying information, and to the best of my knowle	edge and belief, it is true, correct and complete.	
Signature of Corre	spondent or Responsible Party	h	Date 4(6(22	
74 U U DE TO COUE			CORREROR PERIODIA TO PERCENT THE BEE	

1830019105



#### ATTACHMENT TO

#### PENNSYLVANIA REAL TRANSFER TAX STATEMENT OF VALUE

Grantor:

TPT Millennium, LLC

Grantee:

Millennium IV Land Owner LLC

#### Date of Deed:

Address	Tax Parcel No.	Assessed Value	Computed Value
227 Washington St., Unit E 227 Washington St., Unit F 227 Washington St., Unit G 227 Washington St., Unit H 227 Washington St., Unit J	05-00-11856-11-8 05-00-11856-12-7 05-00-11856-93-7	\$24,200 \$40,600 \$49,950 \$79,850 \$67,550	\$54,208.00 \$90,944.00 \$111,888.00 \$178,864.00 \$151,312.00
		Total:	\$587,216.00

# PRELIMINARY I FINAL LAND DEVELOPMENT PLANS

- FOR -----

# MILLENNIUM III OFFICE OWNER LLC & MILLENNIUM IV LAND OWNER LLC

**PROPOSED** 

# **DEVELOPMENT**

**LOCATION OF SITE** 225 & 227 WASHINGTON STREET, CONSHOHOCKEN BOROUGH MONTGOMERY COUNTY, PENNSYLVANIA **BLOCK 18, UNITS 11, 24 & 32** 

## **CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT** OF CONDITIONAL USE AND PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MY CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED OF MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC, AND THAT HE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING DOCUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNDER SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

## CONSHOHOCKEN BOROUGH ENGINEER

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS \_\_\_\_\_\_

## CONSHOHOCKEN BOROUGH COUNCIL

PRESIDENT SECRETARY

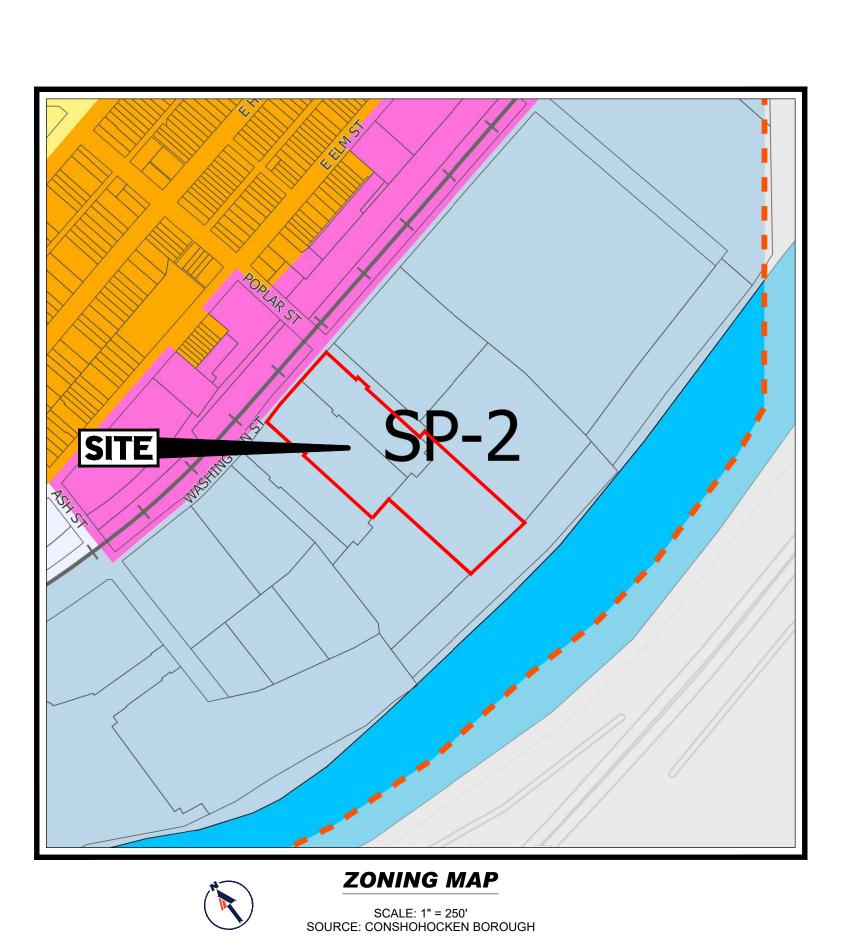
## **CERTIFICATE OF ACCURACY**

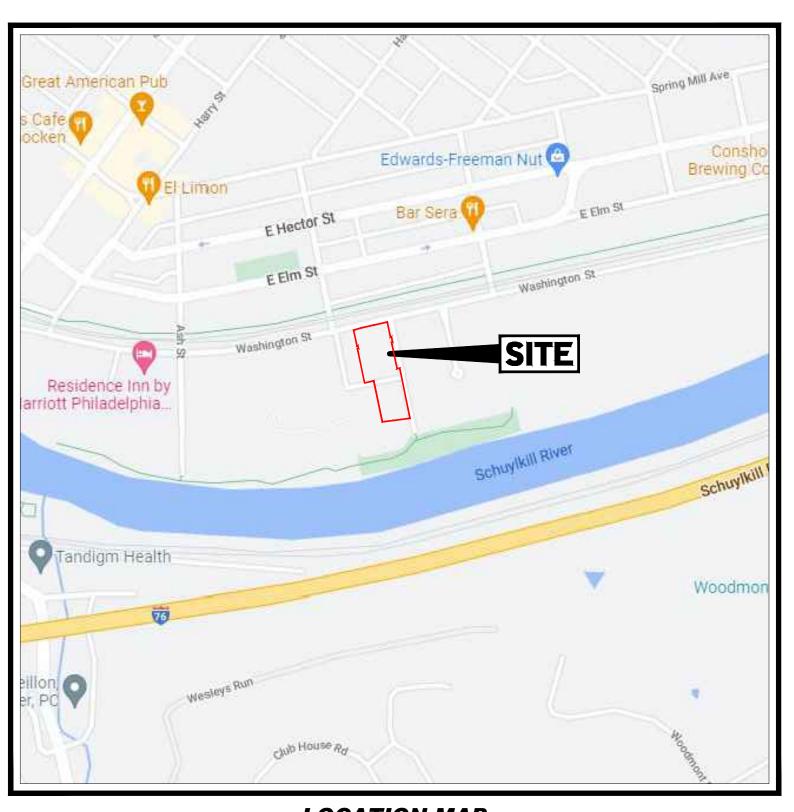
I, DONALD P. SWEENEY, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

DONALD P. SWEENEY, PA P.L.S. NO: SU0755661

## RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE





### **LOCATION MAP** SCALE: 1" = 500' SOURCE: GOOGLE

PREPARED BY



# DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING & UTILITY PLAN	C-401
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-602, C-603
LIGHTING PLAN	C-701
LANDSCAPE PLAN	C-702
LANDSCAPE DETAILS	C-703
DETAILS	C-901

#### REQUESTED WAIVERS FROM THE BOROUGH OF CONSHOHOCKEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- 1. A WAIVER FROM SECTION 22-306.A(1) PARTIAL WAIVER TO NOT SHOW ALL EXISTING AND PROPOSED FEATURES WITHIN 100 FEET OF THE PROPERTY, SUBJECT TO APPLICANT PROVIDING SUCH INFORMATION DEEMED NECESSARY BY THE BOROUGH
- 2. SECTION 22-308.A AND C WAIVER TO PERMIT SIMULTANEOUS SUBMISSION, REVIEW, AND APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION AND LAND DEVELOPMENT.
- 3. SECTION 22-405.1.C WAIVER TO PERMIT SIDEWALK OF LESS THAN 15' IN WIDTH, SUBJECT TO THE CONDITION THAT ALL

SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH (INCLUDING THE TOP OF CURB) ALONG THE PRIVATE ROADWAY.

REVISIONS				
ΞV	DATE	COMMENT	DRAWN BY	
		CHECKED BY		
	I			



# **NOT APPROVED FOR** CONSTRUCTION

DRAWN BY: CHECKED BY:

PAA220024.00-X-TTLB-LDV PRELIMINARY/FINAL

LAND DEVELOPMENT **PLANS** 

MILLENNIUM III **OFFICE OWNER LLC AND MILLENNIUM IV** LAND OWNER LLC

PROPOSED DEVELOPMENT **WASHINGTON STREET** BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com



COVER SHEET

C-101

SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. I'HE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND

PPROVALS ON SITE AT ALL TIMES.

ADDITIONAL WORK

INVOLVED WITH THE PROJECT

THIRD PARTY AND FIRST PARTY CLAIMS.

AS DESCRIBED ABOVE

ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS RULES REGULATIONS STATUTORY REQUIREMENTS CODES LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL ELECTRICAL PLUMBING AND FIRE SUPPRESSION PLANS WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER. ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER. IN WRITING. OF ANY CONFLICTS. DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS/REPORTS AND

CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER. IN WRITING. IF ANY CONFLICTS. DISCREPANCIES. OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS. FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS. THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT DISCREPANCY OR AMBIGUITY THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS. PRIOR TO PROCEEDING WITH ANY FURTHER WORK, IF A GEOTECHNICAL REPORT WAS NOT CREATED. THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT

CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE

DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES

THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. AND IN CONFORMANCE WITH APPLICABLE CODES. LAWS. RULES REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS. AT ANY TIME.

THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION MITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY. DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES. COSTS. INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY

I'HE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF I'HE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE. THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY. INDEPENDENTLY. SEPARATELY. AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES. CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD. AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.

ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S

COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL BRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE DWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES AFFILIATES SUBSIDIARIES AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND. IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL

OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED LINDER THE LAW INDEMNIEY DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST PRESENT AND FITTIRE OWNERS OFFICERS DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. . NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER. NOR THE PRESENCE OF BOHLER AND/OR ITS PAST. PRESENT AND FUTURE OWNERS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER

PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR

PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE

WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER. BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN NTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME, BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS. AS CONDITIONS PERMIT, ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE. MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT

RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR

PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REQUIREMENTS. FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY

OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES. HARMLESS FOR ALL INJURIES. DAMAGES AND COSTS THAT PROFESSIONAL OF

RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS

THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS. AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR

HE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH

MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO THEY AGREE TO JOINTLY INDEPENDENTLY SEPARATELY COLLECTIVELY AND SEVERALLY INDEMNIEY DEFEND PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE. I'HE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER

THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

**DEMOLITION NOTES** (Rev. 1/2023) THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR

THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON JNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.

THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED REMOVED AND/OR TO REMAIN A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND

PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC

THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIR CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER, CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.

PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. COMPLYING WITH ALL OSHA REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS

OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME. TO OR NEAR THE DEMOLITION AREA. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST IN WRITING RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJEC NY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS,

RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES LAWS ORDINANCES AND CODES

10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST: A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.

INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS

UNTIL SITE IS STABILIZED IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND

COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.

PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND

ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.

. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER. 2. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION. 3. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM. OR INCIDENTAL TO, DEMOLITION ACTIVITIES, BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUS' E PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMI

SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER

14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE. NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES. THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.

15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR AFTER THE DEMOLITION IS COMPLETE THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST I6. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME O

EXCAVATION, STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO. THE PUBLIC 17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED. ABANDONED IN PLACE. OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND

HE CONTRACTOR MILET EMPT WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST

**GRADING NOTES** (Rev. 1/2023)

GENERAL

. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE

JURISDICTION OVER THIS PROJECT THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS

BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL LINSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED SEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREA: AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES LAWS ORDINANCES AND CODES WHICH ARE IN FEFECT AND WHICH ARE APPLICABLE TO THE PROJECT SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS, SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL OMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND

COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).

THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND

TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT. THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE

SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS. RULES, STATUTES, LAWS, ORDINANCES, AND CODES, WHERE SUBGRADE BUILDING AREAS ARE PROVIDED, THE CONTRACTOR MUST DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED SUBGRADE BUILDING AREA. WHERE GROUNDWATER IS ENCOUNTERED AT THE ELEVATION OF THE SUBGRADE BUILDING AREA, APPROPRIATE CONSTRUCTION METHODS SHALL BE EMPLOYED TO PREVENT GROUNDWATER FROM ENTERING THE STRUCTURE(S). IF AND WHERE

MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM

SUMP PUMPS ARE PROVIDED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER OR OTHERWISE PROTECTED FROM CAUSING SURFACE RUNOFF EROSION. . THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED STABILIZATION MEASURES FOR ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1

3. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS OR GEOTECHNICAL SPECIFICATION 14. THE TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE WALL AND DO NOT REPRESENT THE FLEVATION OF THE PROPOSED WALL WHICH MAY INCLUDE CAP UNITS AND FOOTINGS. WALL FOOTINGS/FOUNDATION FLEVATIONS. ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURE DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE HAT THE WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE FEATURES IN THE VICINITY OF THE WALL(S), SHALL BE CONSIDERED AND INCORPORATED INTO THE

RETAINING WALL DESIGNS (BY OTHERS) 15. ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. REMOVAL OF TOPSOIL IS NOT ALLOWED, UNLESS OTHERWISE SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOIL'S UNSUITABILITY FOR PLACEMENT.

**ACCESSIBILITY DESIGN GUIDELINES** 

ALL ACCESSIBLE (A K A ADA) COMPONENTS AND ACCESSIBLE ROLITES MUST BE CONSTRUCTED TO MEET AT A MINIMUM. THE MORE STRINGENT OF (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.): AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

> INDUSTRY GUIDELINES THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE, FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION. PEDESTRIAN ACCESS. AND INTER-BUILDING ACCESS. TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT. MUST COMPLY WITH THE ACCESSIBLE BUIDELINES AND REQUIREMENTS WHICH INCLUDE. BUT ARE NOT LIMITED TO THE FOLLOWING ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION

THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH

PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY LINOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%). AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL. OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS, LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION, RAMPS THAT CHANGE DIRECTION RETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60 INCHES BY

60-INCHES HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%), WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).

DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS ANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE). WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE

COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN RARE CIRCUMSTANCES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.

THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR

REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE

**DRAINAGE AND UTILITY NOTES** 

LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE

GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND

MISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION. AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST

PIT TO CONFIRM EXACT DEPTH PRIOR TO COMMENCEMENT OF CONSTRUCTION STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF

SAME BASED UPON FINAL ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINI THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY

TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME. ALL FILL COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE LITHLITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH

DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE IN ANY RESPECT. FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S). WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY JPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM

SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME 10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.

1. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT. PRIOR TO COMMENCING CONSTRUCTION. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES LAWS ORDINANCES AND CODES WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE

13. THESE PLANS INVOLVE BUILDINGS THAT MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY, TELECOM, GAS, AND ELECTRIC, AND IRRIGATION LINES TO A POINT AT LEAST FIVE FEET (5') BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF A PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF WORK.

14. STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS ARE NOMINAL AND ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES. 5. UNLESS OTHERWISE NOTED, ALL NEW UTILITIES/SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELECOM, GAS, ETC. MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDERS' INSTALLATION SPECIFICATIONS AND STANDARDS.

S. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS, MUST BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY(IES) HAVING JURISDICTION. . VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL, SERVICE PROVIDER, OR MANUFACTURER REQUIREMENTS IN ORDER TO ACHIEVE PROPER SITING, OPERATION, CONNECTIONS SEPARATIONS, AND ACCESSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THAT

INCORPORATE ANY AND ALL INTEGRAL COMPONENTS. SLICH AS TRASH RACKS, GATES, VALVES, INTERNAL OR EXTERNAL LININGS, WATER OLIALITY DEVICES, SUMPS, RESTRAINTS, STEPS, FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON THE DESIGN OF THESE STRUCTURES OR INCORPORATION OF THE VARIOUS ELEMENTS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD OR BOHLER IN WRITING. . SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CONSHOHOCKEN AUTHORITY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSHOHOCKEN AUTHORITY'S STANDARD SPECIFICATIONS.

9. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE CONSHOHOCKEN AUTHORITY AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF THE SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVÉD BY THE CONSHOHOCKEN AUTHORITY MAY REQUIRE RE-EXCAVATION OF THE SANITARY LINE(S), AND RE-TESTING, WHICH WILL BE DONE AT THE SOLE EXPENSE OF THE CONTRACTOR. 10. SANITARY SEWERS CROSSING STREAMS SHALL BE CONFIGURED TO BE NEARLY PERPENDICULAR TO THE STREAM AND SHALL BE PROVIDED WITH A CONCRETE ENCASEMENT FOR THE ENTIRE CROSSING. A MINIMUM OF THREE FEET (3') OF COVER SHALL BE PROVIDED TO THE TOP OF THE ENCASEMENT. IN OTHER WET AREAS, SUCH AS WETLANDS, FLOODPLAINS, OR ALLUVIAL AREAS, ADDITIONAL MEASURES MAY BE REQUIRED, SUCH AS CONCRETE ENCASEMENTS OR ANTI-SEEP COLLARS, AS SPECIFIED ON THE PLANS OR AS REQUIRED BY THE CONSHOHOCKEN AUTHORITY. . UNLESS OTHERWISE NOTED, SANITARY MAIN SHALL BE SDR 35 PVC FOR NORMAL DEPTHS AND DUCTILE IRON PIPE (DIP) WHERE ANY PORTION OF A SEWER SEGMENT IS 16' IN DEPTH OR GREATER. SANITARY LATERALS SHALL BE SDR 35 PVC UNLESS INDICATED IN WRITING OTHERWISE 22. ALL SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED

CLEANOUTS SHALL BE PROVIDED FOR ALL LATERALS LONGER THAN 75' AND REGARDLESS OF LENGTH, SHALL BE PROVIDED AT ALL CHANGES OF DIRECTION. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY CLEANOUT, EXCEPT THAT CLEANOUTS FOR PIPING LARGER THAN

OUR INCHES (4") SHALL NOT NEED TO BE LARGER THAN FOUR INCHES (4"). 24. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN FEET (10') HORIZONTALLY. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNING AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DIP USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN FEET (10') ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED. 25. NO PLANTINGS SHALL BE LOCATED WITHIN TEN FEET (10') OF SANITARY SEWER MAINS OR LATERALS.

6. UNLESS INDICATED OTHERWISE, STORM MAINS MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SOIL TIGHT JOINTS. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND BE TYPE S (SMOOTH INTÉRIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SOIL TIGHT JOINTS. PIPE FOR ROOF DRAINS SHALI BE HDPE, SDR 35 PVC, OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS SHALL BE PROVIDED AND CONFORM TO

27. A MINIMUM OF FOUR FEET (4') OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN STORM STRUCTURES AND OTHER UTILITIES. A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER. 28. UNLESS SPECIFIC MUNICIPAL DETAILS DICTATE OTHERWISE, ALL STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST

RECENT REVISION OF PENNDOT PUBLICATION 408 - "SPECIFICATIONS", PUBLICATION 72M - "STANDARDS FOR ROADWAY CONSTRUCTION" 29. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES. 30. ALL STORM PIPE CONNECTIONS TO STRUCTURES SHALL BE MADE WATER TIGHT.

SPECIFICATIONS/DETAILS

31. WATER SERVICE SHALL BE PROVIDED BY THE AQUA PENNSYLVANIA, INC. AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PENNSYLVANIA, INC. STANDARD SPECIFICATIONS. 32. THE WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY ABSENT SPECIFIC REQUIREMENTS. WATER MAIN PIPING SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) WITH A MINIMUM THICKNESS CLASS 52. ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 33. ALL WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE

PROPOSED SURFACE ELEVATION. 34. WATER MAINS AND LATERALS SHALL BE HORIZONTALLY SEPARATED FROM STORM STRUCTURES BY A MINIMUM OF FOUR FEET (4'). A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER. 35. WATER JOINTS SHALL BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION, AND/OR AS DEFINED IN THE

SITE LAYOUT NOTES

(Rev. 1/2023)

(Rev. 1/2023)

(Rev. 1/2020) 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION. THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC

CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH

THE ENTITY WITH JURISDICTION OVER THE PROJECT. . ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE

SITE SPECIFIC NOTES

(Rev. 4/2023)

MILLENNIUM III OFFICE OWNER AND MILLENNIUM IV LAND OWNER LLC 160 CLUBHOUSE ROAD, KING OF PRUSSIA, PA 19406

2 EXISTING PROPERTY INFORMATION: APN 05-00-11856-00-1. APN 05-00-11856-94-6. & APN 05-00-11856-14-5 225 & 227 WASHINGTON STREET, CONSHOHOCKEN, PA 190428 ZONED SP-2

. APPLICANT/EQUITABLE OWNER: MILLENNIUM III OFFICE OWNER AND MILLENNIUM IV LAND OWNER LLC 160 CLUBHOUSE ROAD, KING OF PRUSSIA, PA 19406

4. VERTICAL DATUM IS NAVD88. TEMPORARY BENCHMARKS SET:

TPM-B: MAG NAIL SET IN CONC WALK ON WESTERLY SIDE OF POPLAR STREET, ELEVATION 56.02'

TPM-C: MAG NAIL SET IN BRICK WALK IN ON THE SOUTHERLY SIDE OF WASHINGTON STREET, ELEVATION 55 14'

5 BY GRAPHIC PLOTTING ONLY THE PROPERTY IS LOCATED PARTIALLY IN FLOOD HAZARD ZONE X (OTHER FLOOD AREAS). (AREAS OF 0.2% ANNIJA CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN square Mile; and areas protected by Levees from 1% annual chance flood.) and flood hazard zone ae (special flood hazard REAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS TH BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA I THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A1 AE1 AH1 A01 A991 V AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.) (BASE FLOOD ELEVATION = 6

6. THE AREA BETWEEN THE ULTIMATE AND LEGAL RIGHT-OF-WAY OF THE ROAD SHALL BE OFFERED TO CONSHOHOCKEN BOROUGH.

7. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.

8. ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

REV DATE COMMENT

**REVISIONS** 



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CAD I.D.:

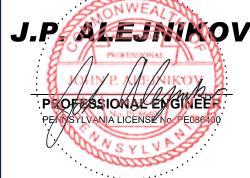
| PRELIMINARY|FINAL LAND **DEVELOPMENT PLANS** 

MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC

PROPOSED DEVELOPMENT POPLAR STREET & **WASHINGTON STREET** BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA 19428

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102

www.BohlerEngineering.com



SHEET TITLE:

GENERAL **NOTES** SHEET

ORG. DATE - 5/11/2023

AQUA PENNSYLVANIA, INC. COMCAST FIBER

UTILITY COMPANY CROWN CASTLE

HOHOCKEN BOROUGH

CONSHOHOCKEN AUTHORIT

VFRIZON

COMCAST CABLEVISION

CENTURY LINK

PHONE NUMBER

724-416-2000

610-292-8057

215-657-9260

215-961-3800

717-525-1400

610-525-1400

215-437-8820

855-236-6757

610-828-0979 X-106

**CONTACT INFORMATION** 

REFERENCE INFORMATION

DATED: 6/7/22, LAST REVISED 4/11/23 SHEET 1 OF 1 GEOTECHNICAL REPORT: A REPORT BY WHITESTONE ASSOCIATES, INC.

1600 MANOR DRIVE SUITE 220, CHALFONT, PA 18914

PLANS BY CONTROL POINT ASSOCIATES, INC.

1600 MANOR DRIVE, SUITE 100, CHALFONT, PA 18914

ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA

ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK

OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS

SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON

IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS

REQUEST, SERIAL NUMBER(S): 20220771060

SWM REPORT: A REPORT BY BOHLER ENGINEERING 1600 MANOR DRIVE, SUITE 200, CHALFONT, PA 18914 ENTITLED: "GENERAL PROJECT DESCRIPTION AND STORMWATER MANAGEMENT CALCULATIONS" PROJECT: PAA220024.00

ARCHITECT:

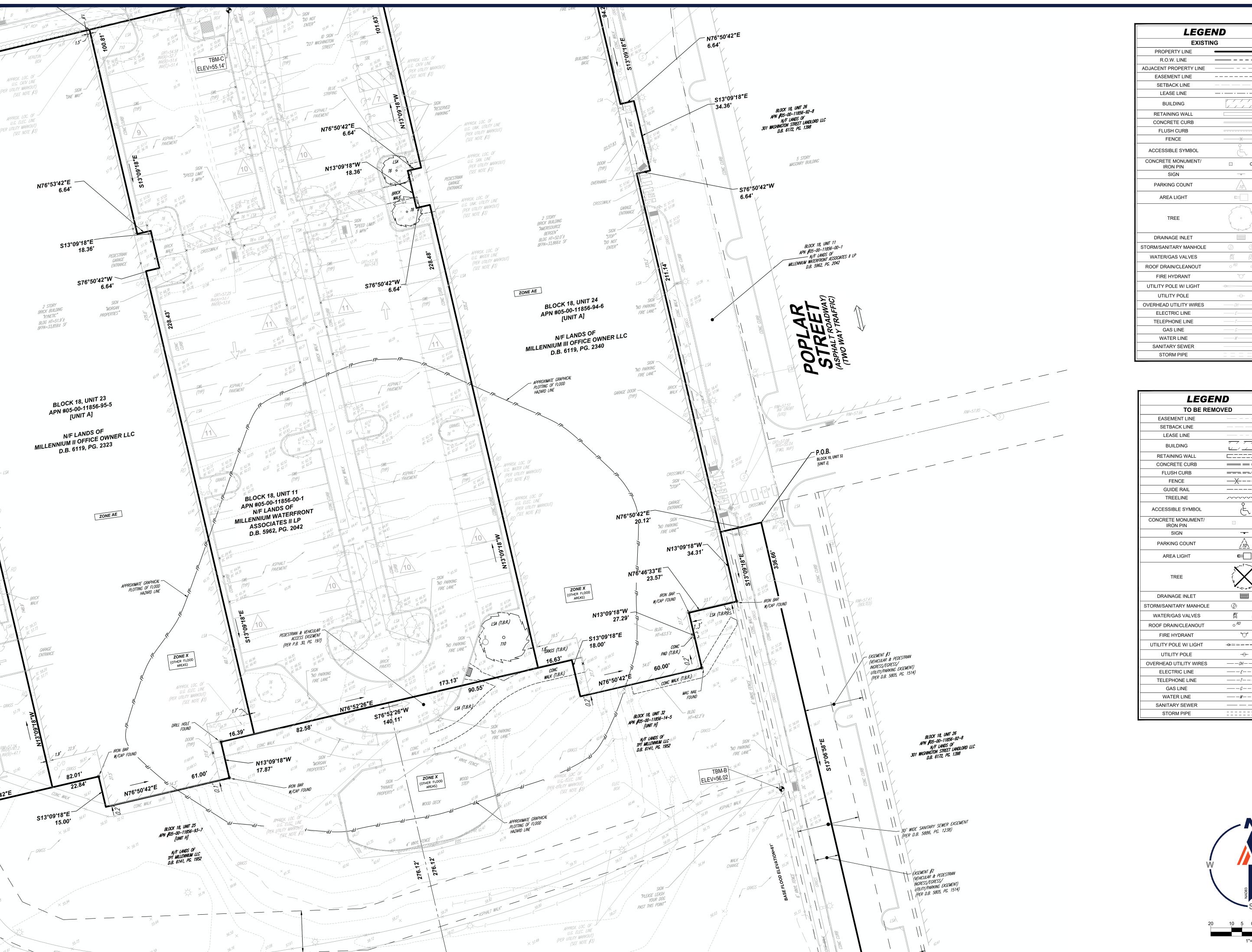
DATED 5/11/2023

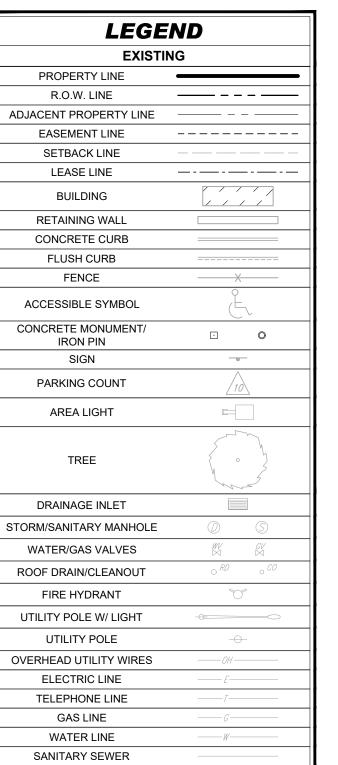
FILE NO: 02-220103-00

UTILITIES:

2540 RENAISSANCE BLVD KING OF PRUSSIA, PA 19406 610-238-0330

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS. BY OTHERS





LEGEN	ID
TO BE REMO	OVED
EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	=======
FENCE	<del></del>
GUIDE RAIL	
TREELINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
ACCESSIBLE SYMBOL	Ė,
CONCRETE MONUMENT/ IRON PIN	· 0
SIGN	<del>-v-</del>
PARKING COUNT	<u>/10\</u>
AREA LIGHT	<b>=</b>
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	( <u>D</u> ) ( <u>S</u> )
WATER/GAS VALVES	WV GV ⊠ ⊠
ROOF DRAIN/CLEANOUT	○ RD ○ CO
FIRE HYDRANT	V
UTILITY POLE W/ LIGHT	<del>-</del> =====-
UTILITY POLE	<del>-</del>
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	——-E——
TELEPHONE LINE	——————————————————————————————————————
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	



	REVISIONS				
v	DATE	COMMENT	DRAWN B		
			CHECKED E		



**NOT APPROVED FOR** CONSTRUCTION

#20220771060

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PRELIMINARY/FINAL LAND

**DEVELOPMENT PLANS** 

**MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV** LAND OWNER LLC

PROPOSED DEVELOPMENT POPLAR STREET & **WASHINGTON STREET** BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA

# BOHLER

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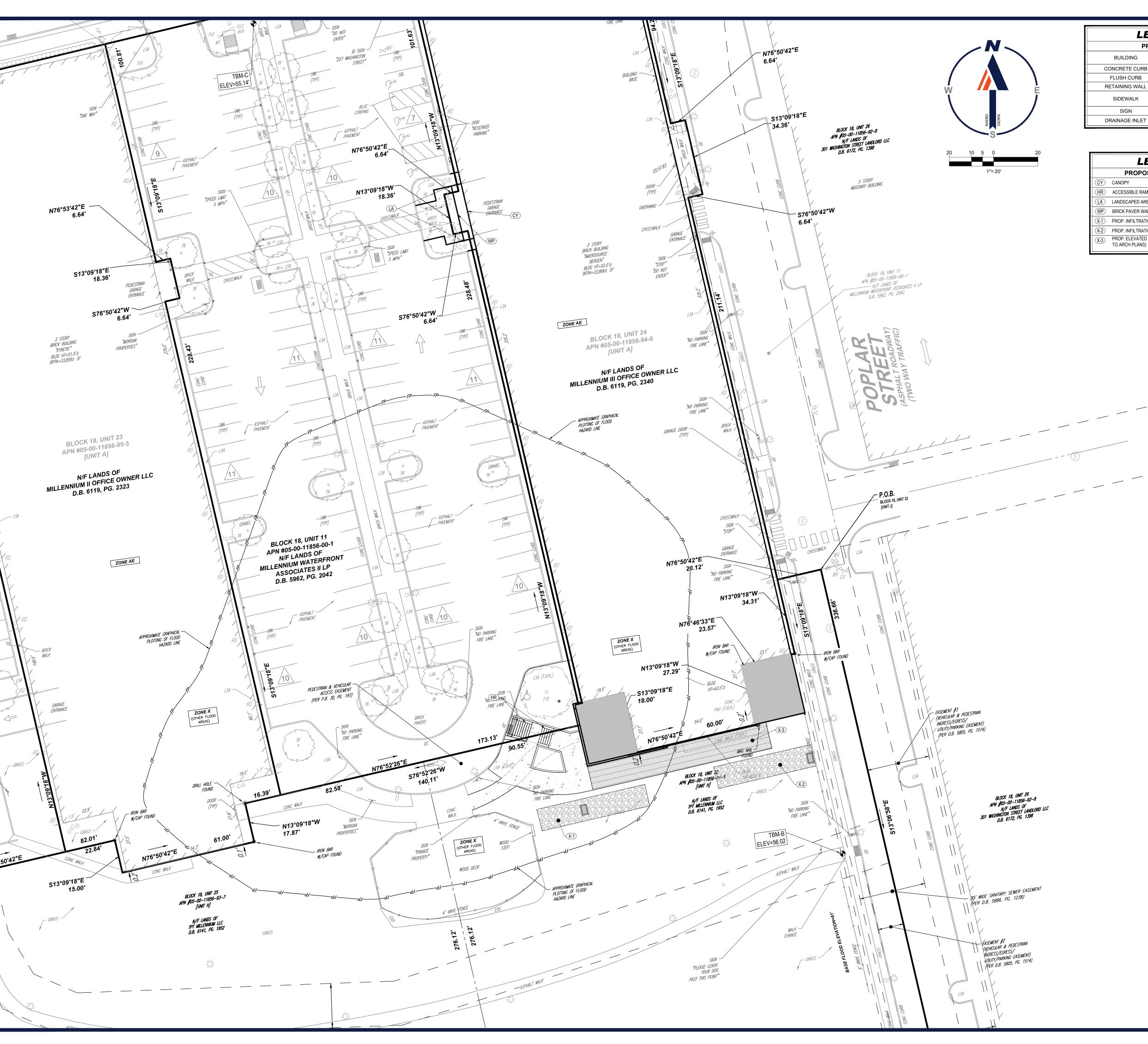
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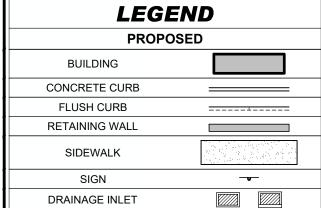


**EXISTING CONDITIONS DEMOLITION** 

PLAN

C-201





LEGEND			
	PROPOSED FEATURES		
CY	CANOPY		
HR	ACCESSIBLE RAMP		
LA	LANDSCAPED AREA		
WP	BRICK PAVER WALKWAY		
(X-1)	PROP. INFILTRATION TRENCH #1		
(X-2)	PROP. INFILTRATION TRENCH #2		
(X-3)	PROP. ELEVATED STEEL FRAMING SIDEWALK (REFER TO ARCH PLANS)		
I			

	EASEMENT LINE	
	SETBACK LINE	
	LEASE LINE	
	BUILDING	
	RETAINING WALL	
` ∐	CONCRETE CURB	
	FLUSH CURB	
	FENCE	X
	ACCESSIBLE SYMBOL	Ê
	CONCRETE MONUMENT/ IRON PIN	· •
	SIGN	
	PARKING COUNT	10
	AREA LIGHT	
	TREE	
	DRAINAGE INLET	
	STORM/SANITARY MANHOLE	Ø S
	WATER/GAS VALVES	WV GV
	ROOF DRAIN/CLEANOUT	O RD O CO
	FIRE HYDRANT	V
	UTILITY POLE W/ LIGHT	<del></del>
	UTILITY POLE	

**LEGEND** 

**EXISTING** 

ADJACENT PROPERTY LINE -------

PROPERTY LINE

R.O.W. LINE

### **ZONING TABLE**

OVERHEAD UTILITY WIRES

ZONE: SP-2 - SPECIALLY PLANNED DISTRICT TWO USE: OFFICE BUILDING BLOCK: 18 LOT(S): 11, 24, 32

### **APPLICANT/ OWNER INFORMATION**

APPLICANT:	MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC 160 CLUBHOUSE ROAD KING OF PRUSSIA, PA 19406	
PROPERTY OWNER:	MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC 160 CLUBHOUSE ROAD KING OF PRUSSIA, PA 19406	

### **BULK REQUIREMENTS**

DOEN NEGOTILITIES				
ITEM	REQUIRED	EXISTING (LOT 1)	PROPOSED (LOT 1)	
MIN. LOT AREA	43,560 SF (1 AC)	587,769 SF (13.49 AC)	587,769 SF (13.49 AC)	
MAX BUILDING FRONTAGE	250.0'	N/A	N/A	
MAX. PERMITTED HEIGHT	85.0'	<85.0'	<85.0'	
MAX. LOT COVERAGE	70.0%	69.1% (406,351 SF)*	69.5% (408,643 SF)*	
MIN. OPEN SPACE	15.0%	31.8%*	31.6%*	
MIN. BUILDING SEPARATION	75'	<75.0'	<75.0'	
MIN. FRONT YARD PARKING SETBACKS	15.0' FROM STREET R.O.W.	17.6'	17.6'	
MIN. FLOOR TO AREA RATIO	1.5	0.81	0.81	
MIN. STRUCTURE SETBACK FROM STREET R.O.W.	15.0'	N/A	N/A	
MIN. ACCESS DRIVEWAY WIDTH	35.0'	24.0'	24.0'	
MIN. PARKING REQUIREMENT	946 SPACES	972 SPACES	972 SPACES	

**PARKING** 

**CALCULATIONS** 

68,360 GSF

68,360 GSF

5,730 GSF

1,330 GSF

1 SPACE / 250 GSF =

(143,780) / 250 = 575 SPACES

161 RESIDENTIAL

UNITS

74 RESIDENTIAL

74 RESIDENTIAL

309 RESIDENTIAL

1.2 SPACES PER UNIT = 1.2 x 309 = 37

SPACES

946 SPACES

MILLENNIUM TWO

MILLENNIUM THREE

LONDONBURY BUILDING D

EXPANSION

PROPOSED M3

REQUIREMENT

LONDONBURY BUILDING A

LONDONBURY

LONDONBURY BUILDING C

RESIDENTIAL REQUIREMENTS

TOTAL PARKING

REQUIRED

TOTAL RESIDENTIAL

BUILDING B

### FLOOR TO AREA **RATIO CALCULATIONS**

UALUUL	AIIONS
LLENNIUM TWO	68,360 GSF
LLENNIUM THREE	68,360 GSF
NDONBURY JILDING A	174,300 GSF
NDONBURY JILDING B	78,616 GSF
NDONBURY JILDING C	78,616 GSF
NDONBURY JILDING D	5,730 GSF
ISTING GSF	473,982 GSF
SISTING FAR	(473,982) / (587,769) = 0.81
ROP. MILLENNIUM IREE EXPANSION	1,330 GSF
ROPOSED GSF	475,312 GSF
ROPOSED FAR	(475,312) / (587,769) = 0.81

\*NOTE: AREA CALCULATIONS ARE BASED ON THE HIGHLIGHTED AREA SHOWN ON THE OVERALL SITE PLAN. ALL UNITS WITHIN THE OVERALL PROPERTY, AND ANY INTERNAL ENCROACHMENTS BETWEEN UNITS, ARE IN COMMON OWNERSHIP BY AFFILIATES OF MORGAN PROPERTIES. THE ENCROACHMENTS WILL BE GOVERNED BY LICENSE AGREEMENTS BETWEEN THE RESPECTIVE OWNERS.

- LIST OF VARIANCES REQUESTED:
   A VARIANCE FROM SECTION 27-1714.1.A, B, K TO PERMIT DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN
- A VARIANCE FROM SECTION 27-1506.B.(4) TO EXCLUDE FOUNDATION PLANTING AROUND THE BUILDING TO MATCH EXISTING CONDITIONS.
- A VARIANCE FROM SECTION 27-1716.1.C TO ALLOW AN EXPANSION OF AN EXISTING STRUCTURE IN THE DIRECTION OF THE STREAM BANK OF THE SCHUYLKILL RIVER.



### **REVISIONS**

REV DATE COMMENT

	_	CHECKED



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776 #2022077106

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PRELIMINARY/FINAL LAND

**DEVELOPMENT PLANS** 

**MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV** 

LAND OWNER LLC PROPOSED DEVELOPMENT POPLAR STREET & **WASHINGTON STREET BOROUGH OF CONSHOHOCKEN,** MONTGOMERY COUNTY, PA

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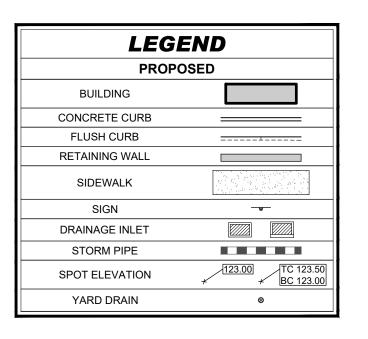


SHEET TITLE:

SITE PLAN

C-301





LEGE	ND
EXISTIN	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
ACCESSIBLE SYMBOL	(E
CONCRETE MONUMENT/ IRON PIN	· •
SIGN	
PARKING COUNT	/10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	Ø (S)
WATER/GAS VALVES	WV GV ⊠ ⊠
ROOF DRAIN/CLEANOUT	O RD O CO
FIRE HYDRANT	~
UTILITY POLE W/ LIGHT	<del>-</del>
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	——E——
TELEPHONE LINE	
GAS LINE	G
WATER LINE	W
SANITARY SEWER	
STORM PIPE	

Sī	STORM STRUCTURE SCHEDULE				
NAME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS		
IN101	TYPE M INLET	67.50'	INV IN = 65.00' (4" )		
IN201	TYPE M INLET	56.50'	INV IN = 54.50' (4" )		
YD101	YARD DRAIN	67.90'	INV IN = 66.00' (4" ) INV OUT = 65.83' (4" )		

	STORM DRAIN SCHEDULE						
FROM	PIPE NO.	UPPER INVERT	LOWER INVERT	LENGTH	SLOPE (%)	MATERIAL	ТО
YD101	YD101-IN101	65.83	65.00	50.23	1.65%	4.0 inch PVC Pipe	IN101
RD201	RD201-IN201	55.50	54.50	20.40	4.90%	4.0 inch PVC Pipe	IN201
RD101	RD101-YD101	66.50	66.00	9.79	5.11%	4.0 inch PVC Pipe	YD101





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PROJECT No.: PAA220024.00
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 5/12/2023
CAD I.D.: PAA220024.00-X-TTLB-LDVP

PRELIMINARY/FINAL
LAND

DEVELOPMENT
PLANS
FOR

MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV
LAND OWNER LLC

PROPOSED DEVELOPMENT
POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

### BOHLER/

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com

J.P. ALEJNIKOV

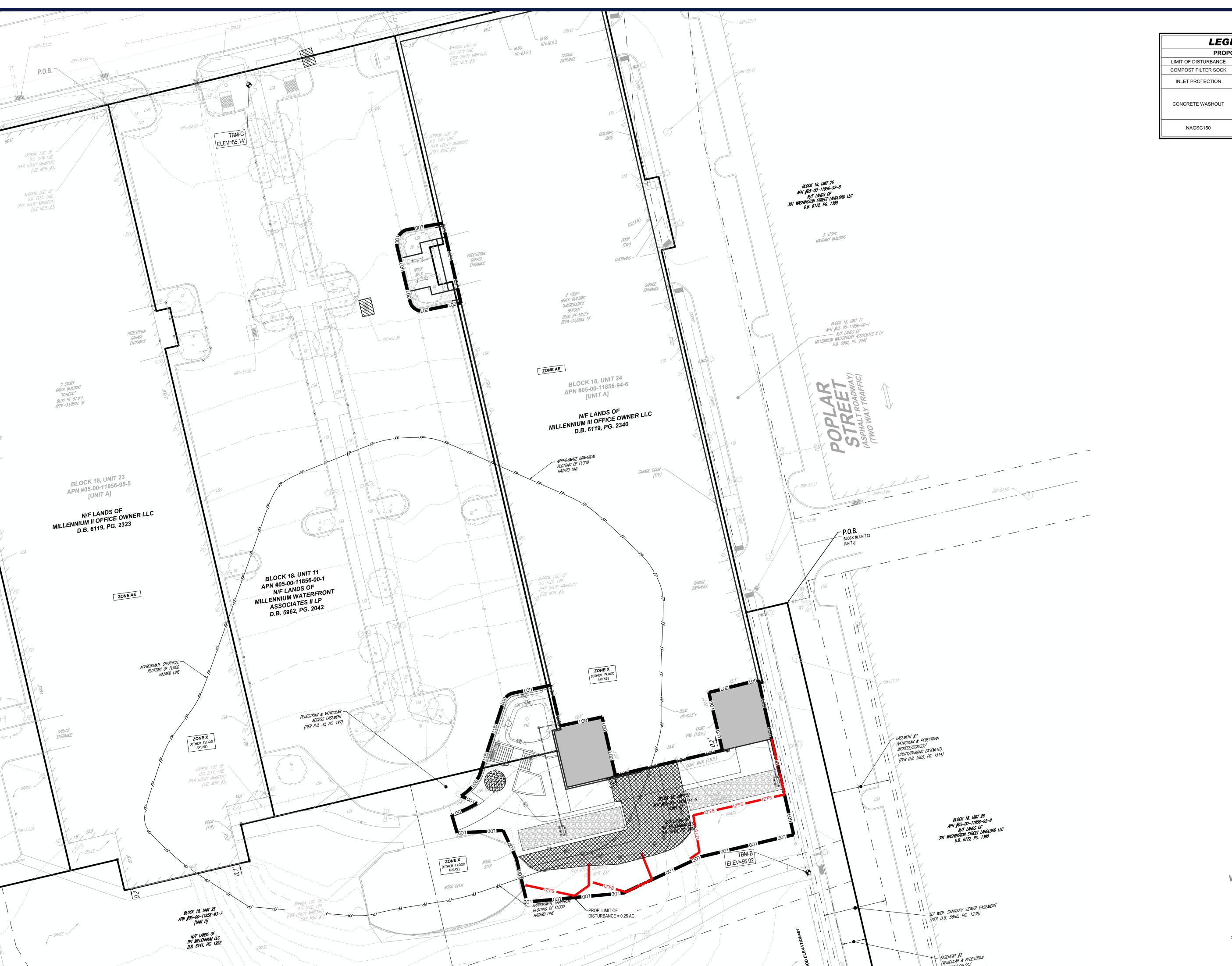


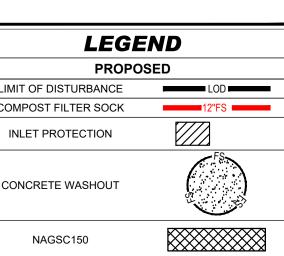
SHEET TITLE:

GRADING & UTILITY PLAN

IFFT NUMBER

C-401







SITE CIVIL AND CONSULTING
LAND SURVEYIN
PROGRAM MANAGE
LANDSCAPE ARCHITE
SUSTAINABLE DES
PERMITTING SERV
TRANSPORTATION SE

	KLVISIONS					
EV	DATE	COMMENT	DRAWN BY			
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 PAA220024.00

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 DMB

 CHECKED BY:
 JPA

 DATE:
 5/12/2023

 CAD I.D.:
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OJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT

PLANS

MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV
LAND OWNER LLC

PROPOSED DEVELOPMENT
POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

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SHEET TITLE:

SOIL EROSION
& SEDIMENT
POLLUTION
CONTROL PLAN

C-601

### **E&S - GENERAL NOTES:**

OF THOSE CONTROLS

. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS

### 6. STOCKPILES MUST BE STABILIZED IMMEDIATELY

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND. NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL. TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SURDIVISION OR LAND DEVELOPMENT TRACT LINTIL SUCH TIME THAT A PLAN. FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED. APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

### 10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT

1.) CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE DREDGED MATERIAL LISED ASPHALT AND BRICK BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR

2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3.) ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE

RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS

4.) ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL"

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

### RECYCLING OR DISPOSAL OF MATERIALS

§102.4(b)(5)(xi)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE: - CONCRETE CURB AND SIDEWALK ASPHALT

- E&S BMP - COMPOST FILTER SOCKS

- E&S BMP - INLET PROTECTION

- F&S BMP - TEMPORARY RISER - F&S BMP - FROSION CONTROL MATTING

RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 Pa. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ., NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS. INCLUDING BUILDING MATERIALS. ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SÝSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

### SEQUENCE OF BMP INSTALLATION AND REMOVAL

\$102.4(b)(5)(vii) ĂLL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR 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 OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR

- INSTALL ALL PERIMETER COMPOST FILTER SOCKS AND INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
- INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.
- CRITICAL STAGE: INITIATE STORM SEWER AND INFILTRATION TRENCH INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF INFILTRATION TRENCHES. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF INFILTRATION TRENCHES, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO INFILTRATION TRENCHES MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION TRENCHES.
- I. INSTALL ALL CURBING SHOWN IN THIS PHASE.
- 5. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS. THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15.000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- . INSTALL CONCRETE INCLUDING SIDEWALKS.
- . INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
- 8. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING COMPOST FILTER SOCK AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
- 9. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., THE CONTRACTOR SHALL NOT ILLEGALLY BURY. DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
- 11.A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

### TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS §102.4(b)(5)(ii)

SOIL DESCRIPTIONS

DESCRIPTION

SOIL GROUP

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

- URBAN LAND, 0 TO 8 PERCENT SLOPES

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT

RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED

ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS: AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING: SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS. AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS.

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES. AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY

Y. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS

AND/OR OTHER METHODS. 9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON

OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT.

EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS

OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT. COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

### MAINTENANCE, MONITORING & INSPECTION PROGRAM

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION. SEE EROSION AND SEDIMENT DETAILS FOR ADDITIONAL INSPECTION AND MAINTENANCE REQUIREMENTS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK. INCLUDING CLEAN-OUT, REPAIR. REPLACEMENT REGRADING RESERVING REMULICHING AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALI FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IF STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS.

GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT

ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN  $2^{
m q}$ 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 IN A FORMAT PROVIDED BY 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.

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:

ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION:

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 RECURRENCE OF THE NONCOMPLIANCE; AND

THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS

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.

### NOT: 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/OR 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. LINTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT 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.

### 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 LIPON 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 PERMITTER CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

### EXISTING/PROPOSED RIPARIAN FOREST BUFFERS

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING: THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE

FOR THIS PROJECT.

### **GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE** THE POTENTIAL TO CAUSE POLLUTION

### §102.4(b)(5)(xii)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES

### LOCATION OF ALL SURFACE WATERS AND THEIR CLASSIFICATION UNDER

THE SUBJECT SITE DRAINS TO THE SCHUYKILL RIVER WHICH IS LOCATED WITHIN THE LOWER SCHUYKILL RIVER WATERSHED. THE LOWER SCHUYKILL RIVER WTERSHED HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

### CRITICAL STAGES

• INSTALLATION OF INFILTRATION TRENCHES.





SCALE: 1" = 300' SOURCE: USDA

### **MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT STANDARD E&S**

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTA
- OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION. 2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER. THE PCSM PLAN PREPARER. THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF
- PRECONSTRUCTION MEETING. 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND

IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE

- 4 ALL FARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SECUENCE PROVIDED ON THE PLAN DRAWINGS DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- 5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN

INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

ROAD NAMES)

- 7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBIN OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- 9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- 10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET seg 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED 12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE

RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT

- 13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- 15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR

14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY

- 16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF
- 17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES- 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL
- 20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNES
- 22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- 27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS, DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- 28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- 29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR REMOVAL/CONVERSION OF THE E&S BMPS.

31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR

- CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OF CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- 32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL. AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- 34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- 35. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

REV DATE COMMENT

REVISIONS



**NOT APPROVED FOR** CONSTRUCTION

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| PRELIMINARY|FINAL LAND **DEVELOPMENT** 

**PLANS** MILLENNIUM III **OFFICE OWNER LLC** 

LAND OWNER LLC PROPOSED DEVELOPMENT POPLAR STREET & **WASHINGTON STREET** BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA

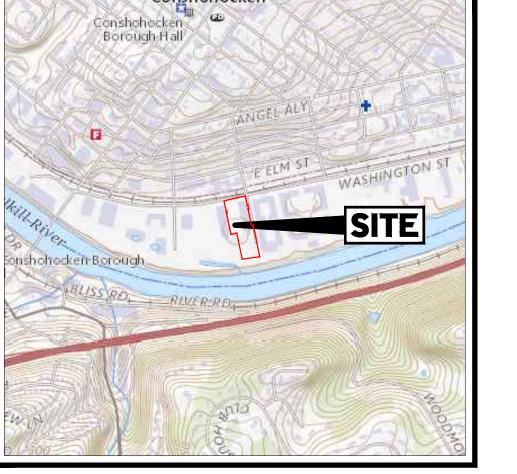
AND MILLENNIUM IV

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102



**SOIL EROSION &** SEDIMENT **POLLUTION CONTROL NOTES** & DETAILS

ORG. DATE - 5/11/2023



**USGS MAP** 

SCALE: 1" = 1,000' SOURCE: USGS

### I. GENERAL INFORMATION

CONSIDERED ADEQUATE PROTECTION.

- A THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY
- ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS STOCKPILES OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS
- AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP
- G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN
- TO CORRECT THE PROBLEMS H. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITION STABILIZATION MEASURES BE NECESSARY. IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT

### II. STANDARD FOR LAND GRADING

THE DESTINATION LOCATION.

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
- A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES. A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS. INSTALLATION REQUIREMENTS
- B.1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
- B.2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS. B.3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE
- SLIPPING FROSION OR EXCESS SATURATION B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM
- B.5. (SEE I. D.)

### III. STANDARD FOR UTILITY TRENCH EXCAVATION

- 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.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINA CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING. PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH
- IV. STANDARD FOR TEMPORARY STABILIZATION

### A STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH

- A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
- A 4 PROTECTIVE MATERIALS TO BE USED: A.4.a. UNROTTED SMALL-GRAIN UN-CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
- A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S
- B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS
- MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER. ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.
- SEEDBED PREPARATION FOR TEMPORARY SEEDING B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE. B.3.B. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE
- B.3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRE B.3.D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.
- SEEDING: SEE SEEDING SPECIFICATIONS
- V. STANDARD FOR PERMANENT STABILIZATION

### A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER A.1. SITE PREPARATION

- A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. A 1 c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A
- DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL. A.2. APPLYING TOPSOIL A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE. A.2.b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES.
- NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE (INSERT MUNICIPALITY). UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE. A.3. SEEDBED PREPARATION
- A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS. A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE. A.3.c. SOIL MODIFICATIONS:
- A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST
- A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST. A.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE
- UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS.
- SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL. A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED
- A.4. SEEDING: SEE SEEDING SPECIFICATIONS A.5. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM

### STANDARD FOR PERMANENT STABILIZATION WITH SOD

- B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY
- CUI TIVATED SOD B.1.b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING.
- B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL
- NOT BE ACCEPTABLE B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.
- B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED
- B.2. SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM B 3 SOD PLACEMENT
- B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE
- B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION. B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH
- WOULD CAUSE DRYING OF THE ROOTS. B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER. B.3.e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING. PROPERLY SECURED. ALONG THE CROWN OF THE SLOPE AND EDGES WILL
- PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR B.3.f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER
- BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

### **SEEDING SPECIFICATIONS**

- A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER
- B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED

ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS).

- CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED. AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS: ANNUAL RYE (40 POUNDS / ACRE PLS)
- OR SPRING OATS (96 POUNDS / ACRE PLS) OR WINTER RYE (168 POUNDS / ACRE PLS) (REFERENCE: PÈNN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 5)
- B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS: NURSE CROP (SELECT ONE):
- ANNUAL RYE (10 POUNDS / ACRE PLS OR SPRING OATS (64 POUNDS / ACRE PLS)
- OR WINTER RYE (56 POUNDS / ACRE PLS (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX
- II. PERMANENT SEED MIX:
- TALL FESCUES (60 POUNDS / ACRE PLS) OR FINE FESCUE (35 POUNDS / ACRE PLS)
- OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX
- 3. PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE
- B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ( (%PURE X %GERMINATION) / 100 ) C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64
- POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
- A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 OCTOBER 15 . SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY

### I. DRILL SEEDING II. BROADCAST SEEDING (TWO DIRECTIONS)

PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:

- III. HYDROSEEDING (TWO DIRECTIONS) D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED: I TEMPORARY STABILIZATION WITH STRAW-
- 1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST). 2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE
- WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED): 1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS. STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP
- OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. . AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION. B. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.

STAPLED AND

THE BLANKET SHOULD -

NOT BE STRETCHED:

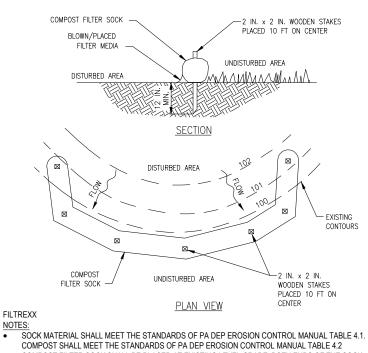
GOOD SOIL CONTACT

IT MUST MAINTAIN

NOTES:

(4 IN. MIN.)

E. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED 5. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/2" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).



COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK

- SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (P DEP EROSION CONTROL MANUAL FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NO EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES MAY BE INSTALLED  ${\tt IMMEDIATELY\ DOWNSLOPE\ OF\ THE\ SOCK\ IF\ SO\ SPECIFIED\ BY\ THE\ MANUFACTURER.}$ TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. 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.

PREPARE SEED BED

BLANKET INSTALLATION

(INCLUDING APPLICATION OF LIME

FERTILIZER AND SEED) PRIOR TO

REFER TO MANUF. RECOMMENDED

STAPLING PATTERN FOR

SLOPE BEING BLANKETED

20" --

3.5 STAPLES PER SQ YD

STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN

EROSION CONTROL BLANKETS. STAPLE PATTERNS WILL VARY DEPENDING UPON APPLICATION TYPE, SLOPE LENGTH, SLOPE

GRADE, SOIL TYPE AND ANNUAL RAINFALL. THE FOLLOWING

ARE GENERAL STAPLE RECOMMENDATIONS BASED ON SLOPE

LENGTH, SLOPE GRADE, AND ESTIMATED RUNOFF. SPECIFIC

DIAGRAMS A,B,C,D, AND E. INCREASED STAPLE RATES MAY BE

STAPLE PLACEMENT PATTERNS ARE ILLUSTRATED IN

NECESSARY DEPENDING UPON SITE CONDITIONS. FOR DETAILED SPECIFIC RECOMMENDATIONS, CONTACT YOUR

OF CALL NORTH AMERICAN GREEN TECHNICAL SERVICES.

X-13

LOW MEDHIGH HIGH-ROW FLOW CHANNEL CHANNEL CHANNEL CHANNEL SHORELINE SHORELIN

STEEPNESS AND LENGTH OF

INSTALL BEGINNING OF RO

TRENCH STAPLE BACKELL

IN 6 IN. x 6 IN. ANCHOR

AND COMPACT SOIL

OVERLAP BLANKET ENDS 6 IN. MIN.

OVERLYING THE DOWNSLOPE BLANKET

(SHINGLE STYLE). STAPLE SECURELY.

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH LINDERLYING SOIL THROUGHOUT ENTIRE LENGTH, LAY BLANKET LOOSELY AND STAKE OR

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNGEF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM

UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4

EROSION CONTROL BLANKET STAPLE PATTERN GUIDE

**STANDARD CONSTRUCTION DETAIL #11-1** 

**EROSION CONTROL BLANKET INSTALLATION** 

1.75 STAPLES PER SQ YD

WITH THE UPSLOPE BLANKED

SLOPE, ROLL BLANKETS IN

DIRECTION OF WATER FLOW

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

1.2 STAPLES PER SQ YD

/5 A A B B

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

.7 STAPLES PER SQ YD

3.8 STAPLES PER SQ YD

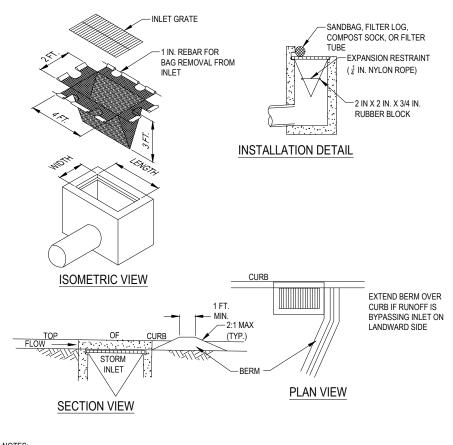
#11-1

STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS, PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR, POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RÉCOMMENDATIONS. IIPON STARILITATION OF THE AREA TRIRIITARY 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

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT



NOTES: MAXIMUM DRAINAGE AREA = 1/2 ACRE.

2"X2"X36" WOODEN STAKES

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

-SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS.

-ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY, DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

-THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10-MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.

IRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.

-WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS

3" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" IETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

CONCRETE WASHOUT NOTES:

-ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

-PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL 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 FACH 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 OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES

**STANDARD CONSTRUCTION DETAIL #4-15** 

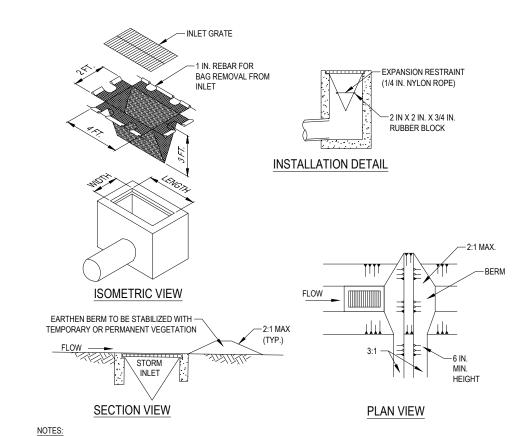
**FILTER BAG INLET PROTECTION - TYPE C INLET** 

WATER IS 50% OF FILTER RING HEIGHT

WATER INTO FILTER RING

SOCK, 4' MIN. OVERLAP ON UPSLOPE SIDE OF FILTER RING

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



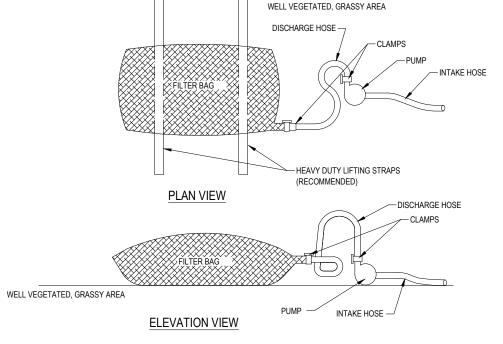
MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

> STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET



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:

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

PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE

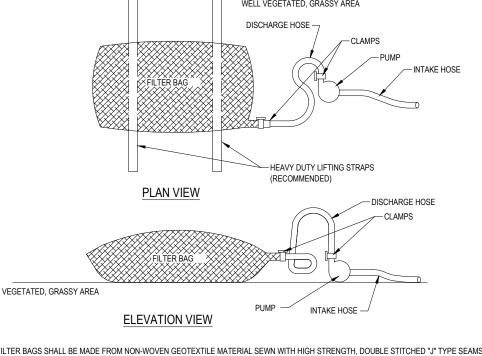
#3-16

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE

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

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG



NOTES:

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. POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW

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| PRELIMINARY/FINAL

LAND

**DEVELOPMENT** 

**PLANS** 

MILLENNIUM III

**OFFICE OWNER LLC** 

AND MILLENNIUM IV

LAND OWNER LLC

PROPOSED DEVELOPMENT

POPLAR STREET &

**WASHINGTON STREET** 

**BOROUGH OF CONSHOHOCKEN,** 

MONTGOMERY COUNTY, PA

1600 MANOR DRIVE, SUITE 200

CHALFONT, PA 18914

Phone: (215) 996-9100

Fax: (215) 996-9102

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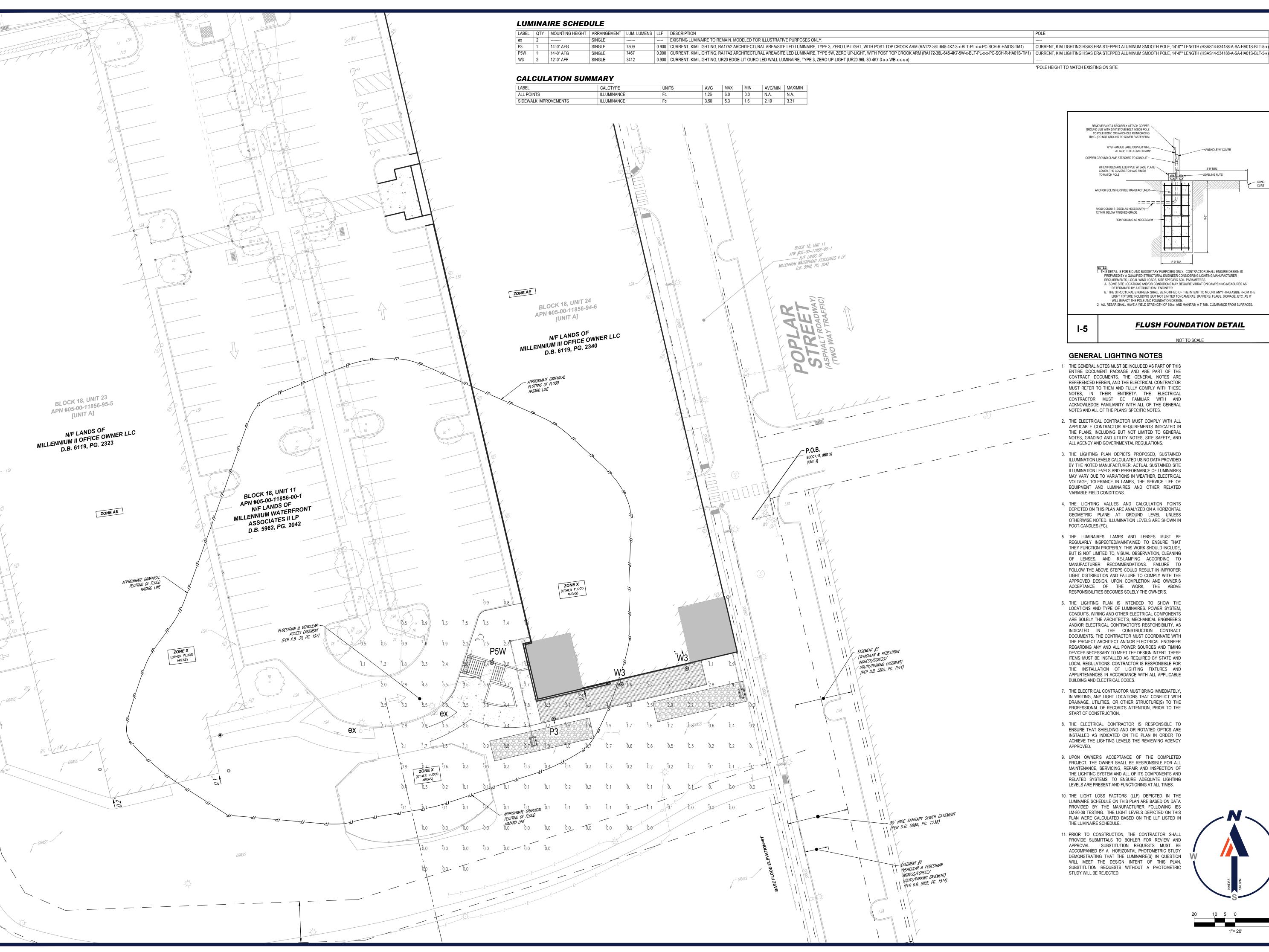
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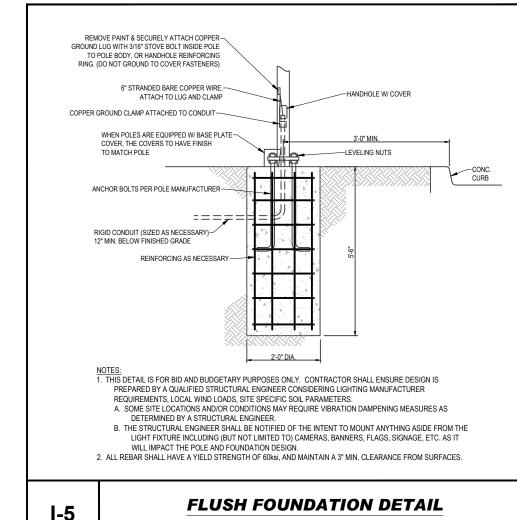
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COMMENT



**SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES** & DETAILS





### **GENERAL LIGHTING NOTES**

- . THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- 3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- 4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- 5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- 6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- 7. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- 8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- 9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- 10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- 11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.





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PRELIMINARY/FINAL LAND

PROJECT:

**DEVELOPMENT PLANS** 

MILLENNIUM III **OFFICE OWNER LLC AND MILLENNIUM IV** 

PROPOSED DEVELOPMENT POPLAR STREET & **WASHINGTON STREET** BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA 19428

LAND OWNER LLC

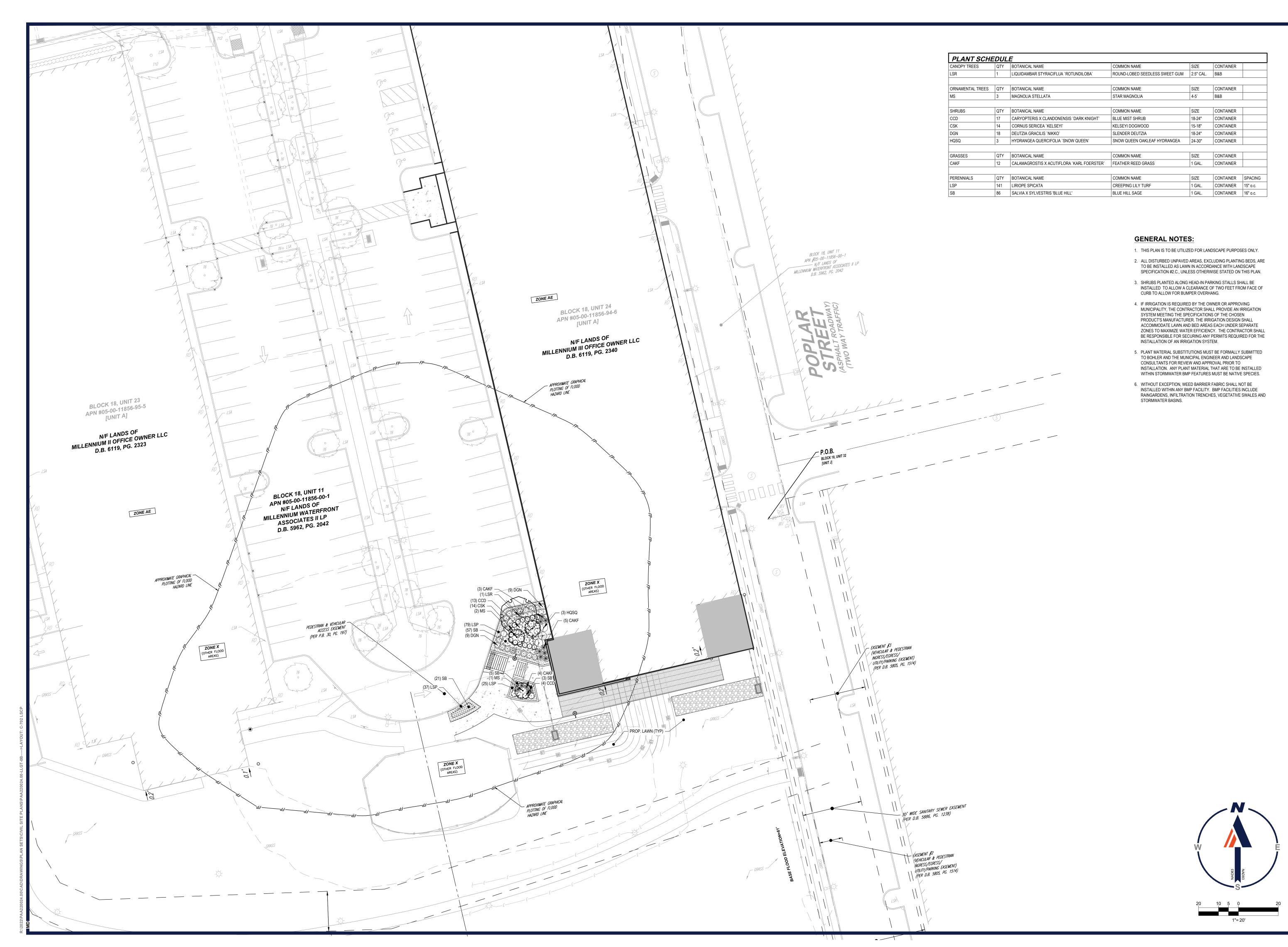
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SHEET TITLE:

**LIGHTING PLAN** 

C-701





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### PRELIMINARY/FINAL LAND **DEVELOPMENT**

**PLANS** 

### **MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV**

PROPOSED DEVELOPMENT POPLAR STREET & WASHINGTON STREET BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA

LAND OWNER LLC

### **BOHLER**

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914

Phone: (215) 996-9100

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SHEET TITLE:

**LANDSCAPE** PLAN

C-702

### LANDSCAPE SPECIFICATIONS:

I. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS. B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW. I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM

HICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD

BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN. I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.

FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN. 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL LALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION). II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL. III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO

REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THI BARK OR BREAK BRANCHES V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT

SYSTEMS AND BE FREE OF DISEASE INSECTS, PESTS, EGGS OR LARVAE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED. B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE'. OR

APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL. C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING

AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

3. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY. R CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH DE CONTRACTOR OF NEED TO THE CONTRACTOR OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY.

COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROUGHLY TIL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH

II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF B. CONTRACTOR SHALL VERIEY THAT SURGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±). C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND

8. TOPSOILING
A CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED

HROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]): I. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. D. ALL PLANTING CONTAINERS. BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED. F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING

L PLANTS: MARCH 15TH TO DECEMBER 15TH II. LAWN AND MEADOW SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR

G. FURTHERMORE. THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREAT!
INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM BETULA VARIETIES PLATANUS X ACERIFOLIA POPULUS VARIETIES CARPINUS VARIETIES
CRATAEGUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
PYRUS VARIETIES

LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

I. 1 PART PEAT MOSS II. 1 PART COMPOSTED COW MANURE BY VOLUME III. 3 PARTS TOPSOIL BY VOLUME

KOELREUTERIA QUERCUS VARIETIES

IV. 21 GRAMS 'ACRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL. THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM

TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST L. GROUND COVER AREAS SHALL RECEIVE A %" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE

SPECIFICATION 2.F. ABOVE) B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND, C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE. E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WALERING.
A NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING.
WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE. IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

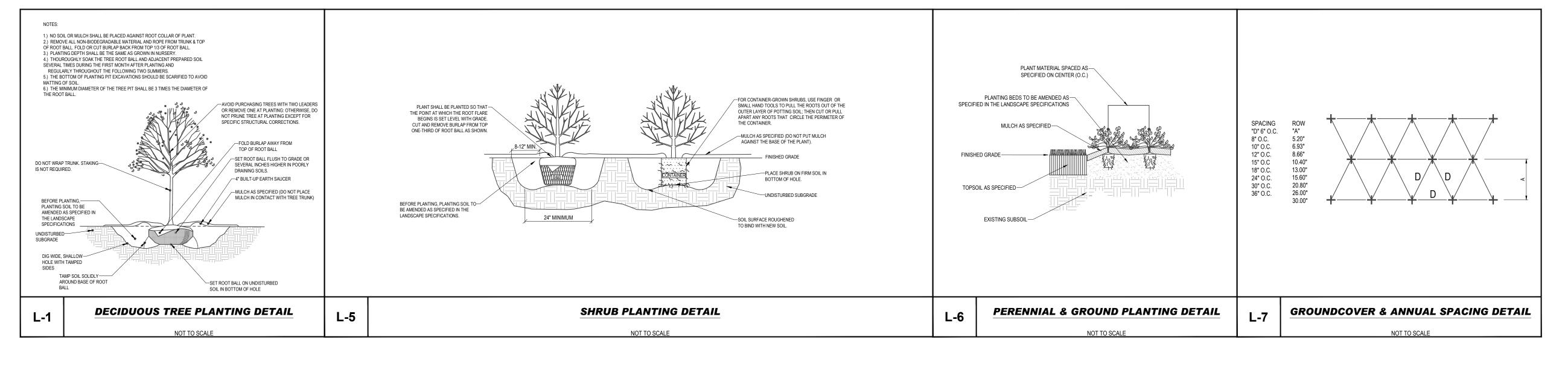
12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE ELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE. D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER



REV DATE COMMENT

REVISIONS





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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA220024.0 DRAWN BY: CHECKED BY: CAD I.D.: PAA220024.00-X-TTLB-LDV

PROJECT: PRELIMINARY/FINAL LAND

**DEVELOPMENT PLANS** — FOR — MILLENNIUM III

**OFFICE OWNER LLC** 

AND MILLENNIUM IV **LAND OWNER LLC** PROPOSED DEVELOPMENT POPLAR STREET &

**WASHINGTON STREET BOROUGH OF CONSHOHOCKEN,** MONTGOMERY COUNTY, PA 19428

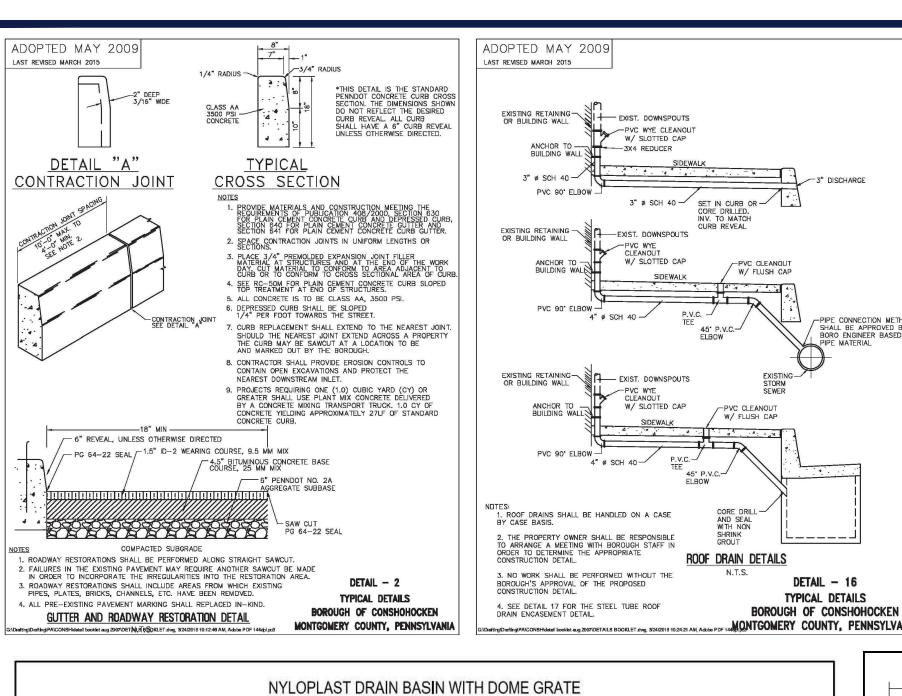
1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102 www.BohlerEngineering.com



SHEET TITLE:

**LANDSCAPE DETAILS** 

C-703



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH | DRAWN BY | EBC | MATERIA

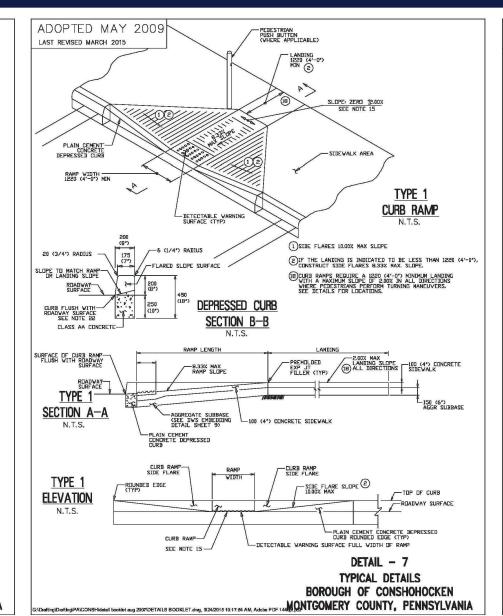
REVISED BY NMH PROJECT NO NAME

PLAST HAS PROPRIETARY RIGHTS. THE RECEIPT DISSESSION OF THIS PRINT DOES NOT CONFER.

DUCTION OF THIS PRINT OR ANY INFORMATION

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TECHNICAL INFORMATION SHOWN HEREIN



PAVEMENT OR GRADE

-BACK FILL WITH SUITABLE EXCAVATED

-SIDE SLOPES IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF O.S.H.A. AN

OTHER GOVERNMENTAL REGULATIONS

MODIFIED WITHIN R.O.W.)

—2A COARSE AGGREGATE

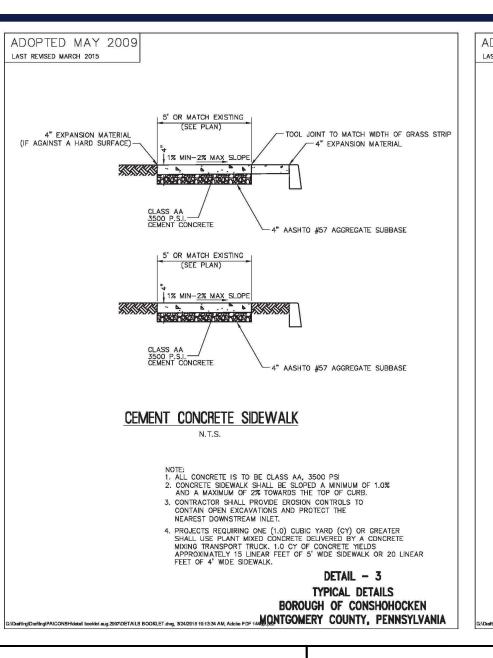
IN 6" LAYERS —AASHTO #8 COARSE

AGGREGATE.

MECHANICALLY TAMPED

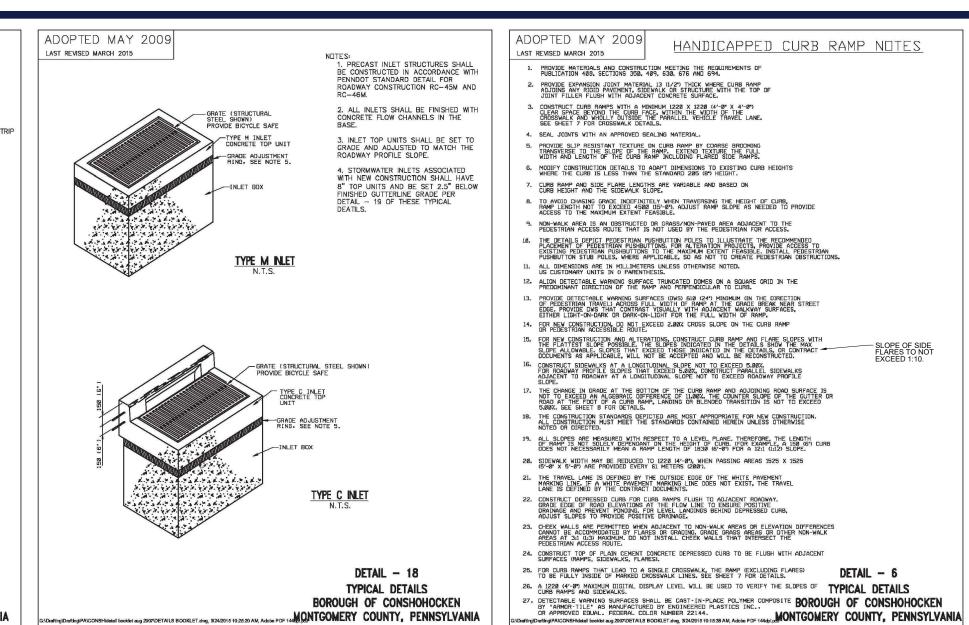
MECHANICALLY TAMPED.

MATERIAL OR SELECT GRANULAR BACK FILL AS PER MUNICIPALITY SPECIFICATIONS MECHANICALLY TAMP IN 18" LAYERS (2A -



SIDE VIEW

DETECTABLE WARNINGS SHALL BE A PRE-MANUFACTURED ARMOUR-TILE



AC-20 ASPHALT EMULSION

F. GRADE

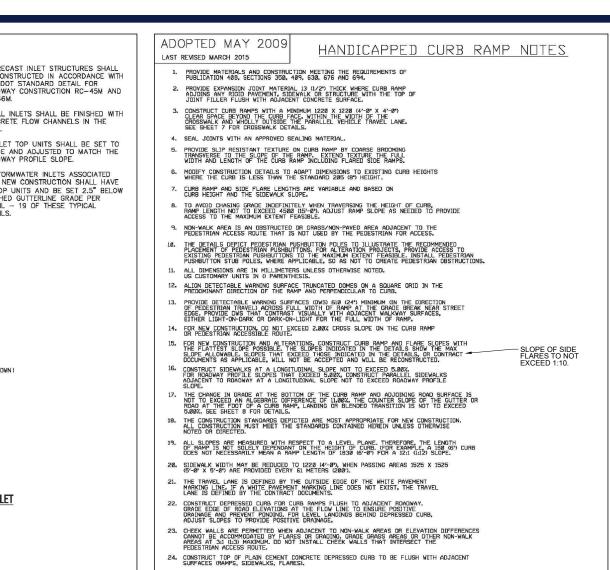
CLASS AA

CONCRETE (4.000 PSI

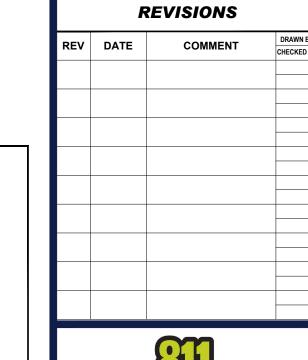
@ 28 DAYS)

TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND

SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED









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CAD I.D.: PAA220024.00-X-TTLB-LDVF PROJECT:

1-1/2"(TYP.)

SEE DETAIL "B"-

PLAN VIEW

NOT TO SCALE

SECTION A-A

PRELIMINARY/FINAL LAND **DEVELOPMENT PLANS** 

MILLENNIUM III **OFFICE OWNER LLC AND MILLENNIUM IV** 

LAND OWNER LLC PROPOSED DEVELOPMENT POPLAR STREET & **WASHINGTON STREET** BOROUGH OF CONSHOHOCKEN,

MONTGOMERY COUNTY, PA

19428

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102

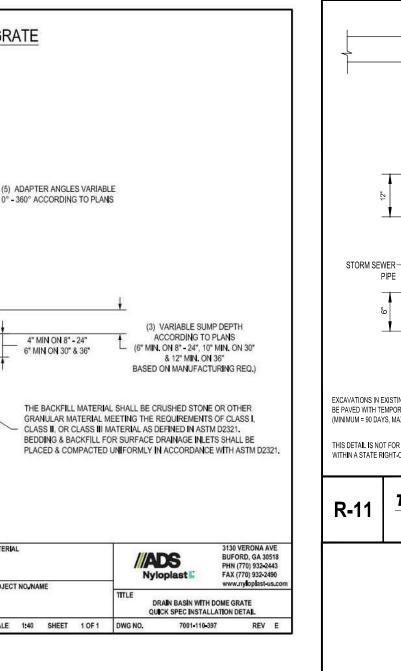
J.P. ALEJNIKOV POFFESIONALENGINEE

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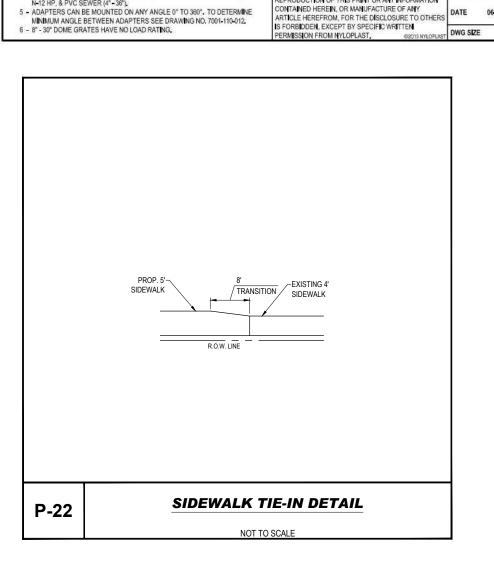
**DETAIL** SHEET

ORG. DATE - 5/11/2023



4" MIN ON 8" - 24"

5" MIN ON 30" & 36"



(1, 2) INTEGRATED DUCTILE IRON GRATE TO MATCH BASIN O.D.

AVAILABLE (ACCORDING TO

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS

(ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35),

30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM AS

N-12 HP, & PVC SEWER (4" - 36").

1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAINING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS, RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12)HANCOR DUAL WALL), MA12 HJB. PLYC SEWIER ME" 16" 1.

ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0" TO 360". TO DETERMINE

AVAILABLE: 4" - 36" FOR CORRUGATED HDPE

CORRUGATED & RIBBED PVC

(CORRUGATED HDPE SHOWN)

PLANS/TAKE OFF)

MINIMUM PIPE BURIAL

DEPTH PER PIPE

MANUFACTURER

RECOMMENDATION

(MIN, MANUFACTURING

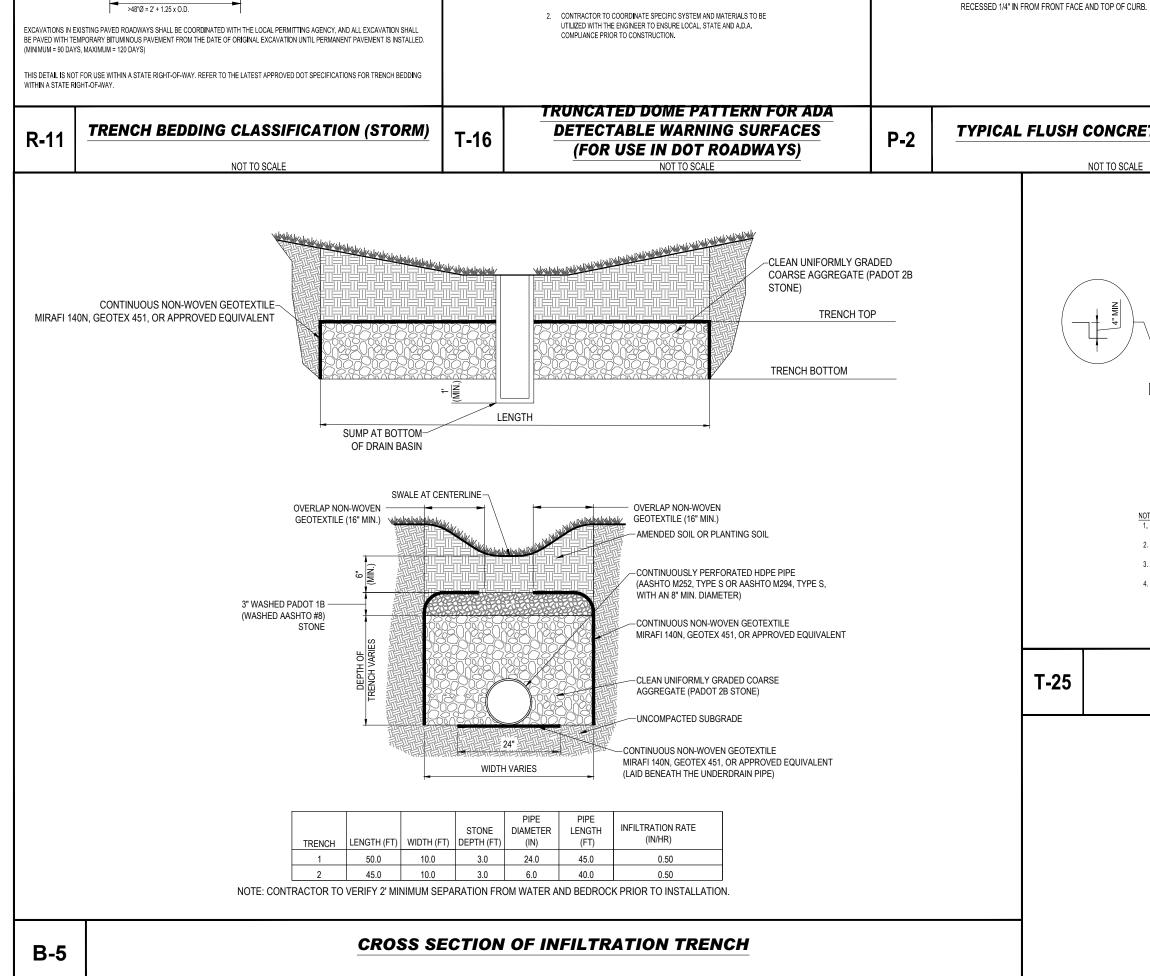
REQ. SAME AS MIN. SUMP

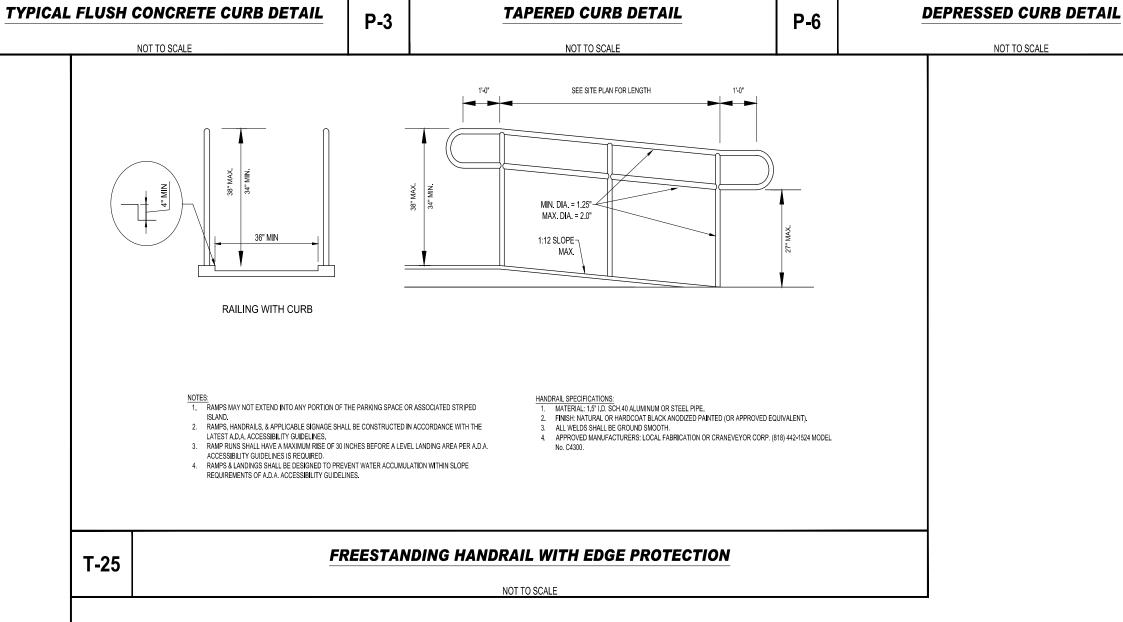
LIST OF APPLICABLE PADOT DETAILS & STANDARDS ALL PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH PennDOT PUBLICATION 111, TC-8600 & TC-8700 STANDARDS, LATEST EDITION.

SIGNAGE: PA.D.O.T. PUBLICATION 236 "STOP" SIGN - R1-1 (24" x 24")

ADDITIONAL DETAILS ASSOCIATED WITH PADOT ROAD IMPROVEMENTS ARE ON THE FOLLOWING STANDARD DETAILS FROM THE LATEST EDITION OF PennDOT PUBLICATION 72M: (THE PERMITTEE IS REQUIRED TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS)

DRAWING NAME	STANDARD DRAWING NUMBER
STORMWATER MANHOLES	RC - 39M
INLET TOPS, GRATES AND FRAMES	RC - 45M
INLET BOXES	RC - 46M
CURBS AND GUTTERS	RC - 64M
CURB RAMPS AND SIDEWALKS	RC - 67M





CURB TRANSITION MATCH FACE

TO FULL HEIGHT OF CURB

TO PEDESTRIAN AREAS)

(PAINT FACES YELLOW ADJACENT

### **INFILTRATION TESTING SUMMARY TABLE**

	<b>5</b> \(10 <b>5</b> \)	RO	оск	WA	TER		INFI	LTRATION TEST	TING		5501011
TEST PIT NUMBER	EXISTING GROUND ELEVATION (FT)	DEPTH (FT)	ELEVATION (FT)	DEPTH (FT)	ELEVATION (FT)	Limiting Zone Elev.	DEPTH (FT)	ELEVATION (FT)	RATE (IN/HR)	FACTOR OF SAFETY	DESIGN RATE (IN/HR)
I-1 @ TP-1	67.00	-	-	-	-	-	6.00	61.00	1.50	3.00	0.50
I-2 @ TP-2	66.00	-	-	-	-	-	5.00	61.00	2.00	3.00	0.50
I-3 @ TP-3	56.50	-	-	-	-	-	6.00	50.50	3.00	3.00	0.50
I-4 @ TP-4	56.80	-	-	-	-	-	6.30	50.50	1.50	3.00	0.50

TESTING WAS PERFORMED BY WHITESTONE ASSOCIATES, INC. ON 4/14/23.

THE MINIMUM FACTOR OF SAFETY RECOMMENDED BY THE PA BMP MANUAL IS 3.0.



MORGAN PROPERTIES - EXISTING CONDITIONS



MORGAN PROPERTIES -PROPOSED ADDITION RENDERING





### **Stormwater Management Report**

Project: Proposed Development

225 & 227 Washington Street Conshohocken Borough

Montgomery County, Pennsylvania 19428

Client: Millennium III Office Owner LLC & Millennium IV Land Owner LLC

160 Clubhouse Road

King of Prussia, Pennsylvania 19406

Project

PAA220024.00

Number:

Date: May 11, 2023

Professional Engineer:

John P. Alejnikov PA License #PE086400

www.BohlerEngineering.com

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Pre- Post- and Inlet Drainage Area Maps	

### **General Project Description**

Millennium III Office Owner LLC & Millennium IV Land Owner LLC is proposing a building expansion on an existing building located at 227 Washington Street, Conshohocken, PA. The proposed scope of work consists of two building expansion areas, a patio, hardscaping improvements, landscaping, stormwater management controls, and any necessary measures and amenities to support the development. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Preliminary/Final Land Development Plans.



### This product is generated from the USDA-NRCS certified data as Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, distance and area. A projection that preserves area, such as the Maps from the Web Soil Survey are based on the Web Mercator contrasting soils that could have been shown at a more detailed misunderstanding of the detail of mapping and accuracy of soil Enlargement of maps beyond the scale of mapping can cause The orthophoto or other base map on which the soil lines were projection, which preserves direction and shape but distorts Soil map units are labeled (as space allows) for map scales Source of Map: Natural Resources Conservation Service Albers equal-area conic projection, should be used if more line placement. The maps do not show the small areas of The soil surveys that comprise your AOI were mapped at Please rely on the bar scale on each map sheet for map Soil Survey Area: Montgomery County, Pennsylvania accurate calculations of distance or area are required. Coordinate System: Web Mercator (EPSG:3857) MAP INFORMATION Warning: Soil Map may not be valid at this scale. Version 17, Sep 6, 2022 of the version date(s) listed below. Web Soil Survey URL: Survey Area Data: 1:50,000 or larger. measurements. 1:12,000. Special Line Features Streams and Canals Interstate Highways Aerial Photography Very Stony Spot Major Roads Local Roads Stony Spot US Routes Spoil Area Wet Spot Other Rails Nater Features **Fransportation 3ackground** MAP LEGEND W 8 ◁ ŧ Soil Map Unit Polygons Severely Eroded Spot Area of Interest (AOI) Soil Map Unit Points Miscellaneous Water Soil Map Unit Lines Closed Depression Marsh or swamp Perennial Water Mine or Quarry Rock Outcrop Special Point Features **Gravelly Spot** Saline Spot Sandy Spot Slide or Slip Lava Flow Sodic Spot **Borrow Pit** Clay Spot **Gravel Pit** Area of Interest (AOI) Sinkhole Blowout Landfill 9 Soils

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compiled and digitized probably differs from the background

imagery displayed on these maps. As a result, some minor

shifting of map unit boundaries may be evident.

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UgB	Urban land, 0 to 8 percent slopes	7.2	95.3%
W	Water	0.4	4.7%
Totals for Area of Interest		7.5	100.0%

### **Map Unit Descriptions**

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

### Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

### Montgomery County, Pennsylvania

### UgB—Urban land, 0 to 8 percent slopes

### **Map Unit Setting**

National map unit symbol: 2dtyq Elevation: 800 to 1,500 feet

Mean annual precipitation: 36 to 46 inches Mean annual air temperature: 41 to 62 degrees F

Frost-free period: 130 to 170 days

Farmland classification: Not prime farmland

### **Map Unit Composition**

Urban land: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

### **Description of Urban Land**

### Setting

Parent material: Pavement, buildings and other artifically covered areas human transported material

### Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

### **Minor Components**

### Udorthents, unstable fill

Percent of map unit: 10 percent Down-slope shape: Linear Across-slope shape: Linear Hydric soil rating: No

### W-Water

### **Map Unit Setting**

National map unit symbol: 1nnv3

Mean annual precipitation: 36 to 50 inches
Mean annual air temperature: 46 to 59 degrees F

Frost-free period: 120 to 214 days

Farmland classification: Not prime farmland

### **Map Unit Composition**

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

### Custom Soil Resource Report

### **Description of Water**

Setting

Parent material: Rivers streams ponds

**Properties and qualities** 

Runoff class: Negligible Frequency of ponding: Frequent



### NOAA Atlas 14, Volume 2, Version 3 Location name: Conshohocken, Pennsylvania, USA\*

Latitude: 40.071°, Longitude: -75.3019° Elevation: m/ft\*\*



source: ESRI Maps
\*\* source: USGS

### POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials

### PF tabular

PD	s-based p	oint preci	pitation fr			with 90% ce interval (v		ice interva	ais (in inc	nes)'
Duration	1	2	5	10	25	50	100	200	500	1000
5-min	<b>0.347</b> (0.319-0.378)	<b>0.413</b> (0.379-0.450)	<b>0.485</b> (0.444-0.528)	<b>0.535</b> (0.490-0.583)	<b>0.596</b> (0.542-0.649)	<b>0.637</b> (0.577-0.695)	<b>0.678</b> (0.611-0.740)	<b>0.713</b> (0.639-0.781)	<b>0.754</b> (0.669-0.830)	<b>0.785</b> (0.691-0.868
10-min	<b>0.554</b> (0.509-0.604)	<b>0.661</b> (0.607-0.720)	<b>0.776</b> (0.711-0.845)	<b>0.856</b> (0.784-0.933)	<b>0.950</b> (0.864-1.03)	<b>1.01</b> (0.918-1.11)	<b>1.08</b> (0.971-1.18)	<b>1.13</b> (1.01-1.24)	<b>1.19</b> (1.06-1.31)	<b>1.24</b> (1.09-1.37)
15-min	<b>0.693</b> (0.636-0.755)	<b>0.830</b> (0.763-0.905)	<b>0.982</b> (0.899-1.07)	<b>1.08</b> (0.991-1.18)	<b>1.20</b> (1.10-1.31)	<b>1.29</b> (1.16-1.40)	<b>1.36</b> (1.23-1.49)	<b>1.43</b> (1.28-1.56)	<b>1.50</b> (1.33-1.65)	<b>1.55</b> (1.37-1.72)
30-min	<b>0.950</b> (0.873-1.03)	<b>1.15</b> (1.05-1.25)	<b>1.40</b> (1.28-1.52)	<b>1.57</b> (1.44-1.71)	<b>1.78</b> (1.62-1.94)	<b>1.94</b> (1.75-2.11)	<b>2.09</b> (1.88-2.28)	<b>2.22</b> (1.99-2.43)	<b>2.39</b> (2.12-2.63)	<b>2.51</b> (2.21-2.78)
60-min	<b>1.18</b> (1.09-1.29)	<b>1.44</b> (1.32-1.57)	<b>1.79</b> (1.64-1.95)	<b>2.04</b> (1.87-2.23)	<b>2.37</b> (2.16-2.59)	<b>2.62</b> (2.37-2.86)	<b>2.87</b> (2.59-3.14)	<b>3.12</b> (2.79-3.41)	<b>3.43</b> (3.04-3.77)	<b>3.67</b> (3.23-4.05)
2-hr	<b>1.42</b> (1.30-1.55)	<b>1.72</b> (1.58-1.89)	<b>2.15</b> (1.96-2.36)	<b>2.48</b> (2.26-2.71)	<b>2.91</b> (2.63-3.18)	<b>3.25</b> (2.92-3.56)	<b>3.60</b> (3.21-3.94)	<b>3.94</b> (3.49-4.32)	<b>4.40</b> (3.85-4.85)	<b>4.76</b> (4.12-5.26)
3-hr	<b>1.55</b> (1.42-1.71)	<b>1.88</b> (1.72-2.07)	<b>2.36</b> (2.15-2.59)	<b>2.72</b> (2.47-2.98)	<b>3.21</b> (2.90-3.52)	<b>3.59</b> (3.23-3.93)	<b>3.99</b> (3.55-4.37)	<b>4.39</b> (3.87-4.82)	<b>4.92</b> (4.29-5.44)	<b>5.34</b> (4.60-5.92)
6-hr	<b>1.94</b> (1.78-2.13)	<b>2.35</b> (2.15-2.58)	<b>2.93</b> (2.67-3.22)	<b>3.40</b> (3.09-3.72)	<b>4.05</b> (3.66-4.44)	<b>4.59</b> (4.10-5.02)	<b>5.15</b> (4.56-5.64)	<b>5.74</b> (5.03-6.30)	<b>6.57</b> (5.65-7.25)	<b>7.24</b> (6.14-8.03)
12-hr	<b>2.36</b> (2.16-2.61)	<b>2.85</b> (2.61-3.15)	<b>3.58</b> (3.27-3.95)	<b>4.18</b> (3.80-4.61)	<b>5.07</b> (4.55-5.57)	<b>5.81</b> (5.17-6.38)	<b>6.61</b> (5.81-7.28)	<b>7.48</b> (6.49-8.27)	<b>8.76</b> (7.43-9.72)	<b>9.83</b> (8.18-10.9)
24-hr	<b>2.73</b> (2.51-2.98)	<b>3.28</b> (3.02-3.59)	<b>4.12</b> (3.79-4.50)	<b>4.82</b> (4.42-5.26)	<b>5.83</b> (5.32-6.34)	<b>6.69</b> (6.06-7.26)	<b>7.60</b> (6.86-8.25)	<b>8.60</b> (7.70-9.32)	<b>10.0</b> (8.89-10.9)	<b>11.3</b> (9.86-12.2)
2-day	<b>3.15</b> (2.88-3.44)	<b>3.80</b> (3.48-4.15)	<b>4.78</b> (4.38-5.22)	<b>5.57</b> (5.09-6.08)	<b>6.71</b> (6.10-7.30)	<b>7.65</b> (6.93-8.32)	<b>8.65</b> (7.79-9.40)	<b>9.71</b> (8.69-10.6)	<b>11.2</b> (9.97-12.2)	<b>12.5</b> (11.0-13.6)
3-day	<b>3.32</b> (3.05-3.63)	<b>4.00</b> (3.68-4.37)	<b>5.02</b> (4.60-5.48)	<b>5.84</b> (5.35-6.37)	<b>7.01</b> (6.39-7.63)	<b>7.98</b> (7.25-8.68)	<b>9.01</b> (8.13-9.80)	<b>10.1</b> (9.07-11.0)	<b>11.7</b> (10.4-12.7)	<b>12.9</b> (11.4-14.1)
4-day	<b>3.49</b> (3.21-3.82)	<b>4.20</b> (3.87-4.60)	<b>5.25</b> (4.83-5.74)	<b>6.11</b> (5.60-6.66)	<b>7.32</b> (6.68-7.97)	<b>8.31</b> (7.57-9.05)	<b>9.37</b> (8.48-10.2)	<b>10.5</b> (9.44-11.4)	<b>12.1</b> (10.8-13.2)	<b>13.4</b> (11.8-14.6)
7-day	<b>4.08</b> (3.78-4.44)	<b>4.89</b> (4.54-5.33)	<b>6.05</b> (5.60-6.59)	<b>7.00</b> (6.47-7.61)	<b>8.36</b> (7.68-9.08)	<b>9.48</b> (8.68-10.3)	<b>10.7</b> (9.71-11.6)	<b>11.9</b> (10.8-12.9)	<b>13.7</b> (12.3-14.9)	<b>15.2</b> (13.5-16.5)
10-day	<b>4.65</b> (4.33-5.02)	<b>5.55</b> (5.17-5.99)	<b>6.77</b> (6.29-7.31)	<b>7.75</b> (7.19-8.37)	<b>9.11</b> (8.42-9.82)	<b>10.2</b> (9.40-11.0)	<b>11.3</b> (10.4-12.2)	<b>12.5</b> (11.4-13.5)	<b>14.2</b> (12.9-15.3)	<b>15.5</b> (14.0-16.8)
20-day	<b>6.28</b> (5.90-6.71)	<b>7.46</b> (7.00-7.97)	<b>8.90</b> (8.34-9.50)	<b>10.0</b> (9.39-10.7)	<b>11.6</b> (10.8-12.3)	<b>12.7</b> (11.9-13.6)	<b>13.9</b> (13.0-14.9)	<b>15.2</b> (14.0-16.2)	<b>16.8</b> (15.5-18.0)	<b>18.0</b> (16.5-19.3)
30-day	<b>7.83</b> (7.41-8.27)	<b>9.23</b> (8.73-9.75)	<b>10.8</b> (10.2-11.4)	<b>11.9</b> (11.3-12.6)	<b>13.5</b> (12.7-14.3)	<b>14.7</b> (13.8-15.5)	<b>15.8</b> (14.9-16.8)	<b>17.0</b> (15.9-18.0)	<b>18.5</b> (17.2-19.6)	<b>19.6</b> (18.2-20.8)
45-day	<b>9.96</b> (9.46-10.5)	<b>11.7</b> (11.1-12.3)	<b>13.5</b> (12.8-14.2)	<b>14.8</b> (14.0-15.5)	<b>16.4</b> (15.6-17.3)	<b>17.7</b> (16.7-18.6)	<b>18.8</b> (17.8-19.8)	<b>20.0</b> (18.8-21.0)	<b>21.3</b> (20.1-22.5)	<b>22.3</b> (20.9-23.6)
60-day	<b>11.9</b> (11.4-12.5)	<b>14.0</b> (13.3-14.7)	<b>16.0</b> (15.2-16.8)	<b>17.4</b> (16.6-18.3)	<b>19.3</b> (18.3-20.2)	<b>20.6</b> (19.6-21.6)	<b>21.8</b> (20.7-22.9)	<b>23.0</b> (21.8-24.2)	<b>24.4</b> (23.1-25.7)	<b>25.4</b> (24.0-26.8)

<sup>&</sup>lt;sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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### PF graphical



### NOAA Atlas 14, Volume 2, Version 3 Location name: Conshohocken, Pennsylvania, USA\*

Latitude: 40.071°, Longitude: -75.3019° Elevation: m/ft\*\*

levation: m/ft\*\*
source: ESRI Maps
\*\* source: USGS



### POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials

### PF tabular

PDS-b	ased poir	nt precipit	ation freq	uency es	timates w	ith 90% co	onfidence	intervals	(in inches	s/hour) <sup>1</sup>
Duration				Avera	ge recurren	ce interval (	years)			
Duration	1	2	5	10	25	50	100	200	500	1000
5-min	<b>4.16</b> (3.83-4.54)	<b>4.96</b> (4.55-5.40)	<b>5.82</b> (5.33-6.34)	<b>6.42</b> (5.88-7.00)	<b>7.15</b> (6.50-7.79)	<b>7.64</b> (6.92-8.34)	<b>8.14</b> (7.33-8.88)	<b>8.56</b> (7.67-9.37)	<b>9.05</b> (8.03-9.96)	<b>9.42</b> (8.29-10.4)
10-min	<b>3.32</b> (3.05-3.62)	<b>3.97</b> (3.64-4.32)	<b>4.66</b> (4.27-5.07)	<b>5.14</b> (4.70-5.60)	<b>5.70</b> (5.18-6.20)	<b>6.09</b> (5.51-6.64)	<b>6.46</b> (5.83-7.06)	<b>6.79</b> (6.08-7.43)	<b>7.16</b> (6.35-7.88)	<b>7.42</b> (6.53-8.20)
15-min	<b>2.77</b> (2.54-3.02)	<b>3.32</b> (3.05-3.62)	<b>3.93</b> (3.60-4.28)	<b>4.33</b> (3.96-4.72)	<b>4.82</b> (4.38-5.24)	<b>5.14</b> (4.65-5.60)	<b>5.44</b> (4.91-5.95)	<b>5.71</b> (5.11-6.25)	<b>6.01</b> (5.33-6.61)	<b>6.20</b> (5.46-6.86)
30-min	<b>1.90</b> (1.75-2.07)	<b>2.29</b> (2.11-2.50)	<b>2.79</b> (2.56-3.04)	<b>3.14</b> (2.87-3.42)	<b>3.57</b> (3.24-3.88)	<b>3.87</b> (3.50-4.22)	<b>4.17</b> (3.76-4.55)	<b>4.44</b> (3.98-4.87)	<b>4.78</b> (4.24-5.26)	<b>5.02</b> (4.43-5.55)
60-min	<b>1.18</b> (1.09-1.29)	<b>1.44</b> (1.32-1.57)	<b>1.79</b> (1.64-1.95)	<b>2.04</b> (1.87-2.23)	<b>2.37</b> (2.16-2.59)	<b>2.62</b> (2.37-2.86)	<b>2.87</b> (2.59-3.14)	<b>3.12</b> (2.79-3.41)	<b>3.43</b> (3.04-3.77)	<b>3.67</b> (3.23-4.05)
2-hr	<b>0.710</b> (0.648-0.777)	<b>0.862</b> (0.788-0.944)	<b>1.08</b> (0.982-1.18)	<b>1.24</b> (1.13-1.35)	<b>1.46</b> (1.32-1.59)	<b>1.63</b> (1.46-1.78)	<b>1.80</b> (1.60-1.97)	<b>1.97</b> (1.74-2.16)	<b>2.20</b> (1.93-2.42)	<b>2.38</b> (2.06-2.63)
3-hr	<b>0.517</b> (0.473-0.568)	<b>0.627</b> (0.574-0.688)	<b>0.786</b> (0.716-0.861)	<b>0.906</b> (0.824-0.993)	<b>1.07</b> (0.965-1.17)	<b>1.20</b> (1.07-1.31)	<b>1.33</b> (1.18-1.46)	<b>1.46</b> (1.29-1.60)	<b>1.64</b> (1.43-1.81)	<b>1.78</b> (1.53-1.97)
6-hr	<b>0.324</b> (0.297-0.356)	<b>0.392</b> (0.359-0.431)	<b>0.489</b> (0.446-0.537)	<b>0.567</b> (0.516-0.622)	<b>0.677</b> (0.611-0.741)	<b>0.766</b> (0.685-0.839)	<b>0.860</b> (0.762-0.942)	<b>0.958</b> (0.840-1.05)	<b>1.10</b> (0.944-1.21)	<b>1.21</b> (1.02-1.34)
12-hr	<b>0.196</b> (0.180-0.216)	<b>0.237</b> (0.217-0.262)	<b>0.297</b> (0.271-0.328)	<b>0.347</b> (0.315-0.383)	<b>0.420</b> (0.378-0.462)	<b>0.482</b> (0.429-0.530)	<b>0.549</b> (0.482-0.604)	<b>0.621</b> (0.539-0.686)	<b>0.727</b> (0.616-0.807)	<b>0.816</b> (0.679-0.908)
24-hr	<b>0.114</b> (0.105-0.124)	<b>0.137</b> (0.126-0.149)	<b>0.172</b> (0.158-0.187)	<b>0.201</b> (0.184-0.219)	<b>0.243</b> (0.221-0.264)	<b>0.279</b> (0.253-0.303)	<b>0.317</b> (0.286-0.344)	<b>0.358</b> (0.321-0.388)	<b>0.419</b> (0.370-0.454)	<b>0.469</b> (0.411-0.508)
2-day	<b>0.066</b> (0.060-0.072)	<b>0.079</b> (0.073-0.086)	<b>0.100</b> (0.091-0.109)	<b>0.116</b> (0.106-0.127)	<b>0.140</b> (0.127-0.152)	<b>0.159</b> (0.144-0.173)	<b>0.180</b> (0.162-0.196)	<b>0.202</b> (0.181-0.220)	<b>0.234</b> (0.208-0.255)	<b>0.260</b> (0.229-0.283)
3-day	<b>0.046</b> (0.042-0.050)	<b>0.056</b> (0.051-0.061)	<b>0.070</b> (0.064-0.076)	<b>0.081</b> (0.074-0.088)	<b>0.097</b> (0.089-0.106)	<b>0.111</b> (0.101-0.121)	<b>0.125</b> (0.113-0.136)	<b>0.140</b> (0.126-0.153)	<b>0.162</b> (0.144-0.176)	<b>0.180</b> (0.159-0.196)
4-day	<b>0.036</b> (0.033-0.040)	<b>0.044</b> (0.040-0.048)	<b>0.055</b> (0.050-0.060)	<b>0.064</b> (0.058-0.069)	<b>0.076</b> (0.070-0.083)	<b>0.087</b> (0.079-0.094)	<b>0.098</b> (0.088-0.106)	<b>0.109</b> (0.098-0.119)	<b>0.126</b> (0.112-0.137)	<b>0.139</b> (0.123-0.152)
7-day	<b>0.024</b> (0.023-0.026)	<b>0.029</b> (0.027-0.032)	<b>0.036</b> (0.033-0.039)	<b>0.042</b> (0.038-0.045)	<b>0.050</b> (0.046-0.054)	<b>0.056</b> (0.052-0.061)	<b>0.063</b> (0.058-0.069)	<b>0.071</b> (0.064-0.077)	<b>0.082</b> (0.073-0.089)	<b>0.091</b> (0.080-0.098)
10-day	<b>0.019</b> (0.018-0.021)	<b>0.023</b> (0.022-0.025)	<b>0.028</b> (0.026-0.030)	<b>0.032</b> (0.030-0.035)	<b>0.038</b> (0.035-0.041)	<b>0.043</b> (0.039-0.046)	<b>0.047</b> (0.043-0.051)	<b>0.052</b> (0.048-0.056)	<b>0.059</b> (0.054-0.064)	<b>0.065</b> (0.058-0.070)
20-day	<b>0.013</b> (0.012-0.014)	<b>0.016</b> (0.015-0.017)	<b>0.019</b> (0.017-0.020)	<b>0.021</b> (0.020-0.022)	<b>0.024</b> (0.022-0.026)	<b>0.027</b> (0.025-0.028)	<b>0.029</b> (0.027-0.031)	<b>0.032</b> (0.029-0.034)	<b>0.035</b> (0.032-0.037)	<b>0.038</b> (0.034-0.040)
30-day	<b>0.011</b> (0.010-0.011)	<b>0.013</b> (0.012-0.014)	<b>0.015</b> (0.014-0.016)	<b>0.017</b> (0.016-0.018)	<b>0.019</b> (0.018-0.020)	<b>0.020</b> (0.019-0.022)	<b>0.022</b> (0.021-0.023)	<b>0.024</b> (0.022-0.025)	<b>0.026</b> (0.024-0.027)	<b>0.027</b> (0.025-0.029)
45-day	<b>0.009</b> (0.009-0.010)	<b>0.011</b> (0.010-0.011)	<b>0.012</b> (0.012-0.013)	<b>0.014</b> (0.013-0.014)	<b>0.015</b> (0.014-0.016)	<b>0.016</b> (0.015-0.017)	<b>0.017</b> (0.016-0.018)	<b>0.018</b> (0.017-0.019)	<b>0.020</b> (0.019-0.021)	<b>0.021</b> (0.019-0.022)
60-day	<b>0.008</b> (0.008-0.009)	<b>0.010</b> (0.009-0.010)	<b>0.011</b> (0.011-0.012)	<b>0.012</b> (0.012-0.013)	<b>0.013</b> (0.013-0.014)	<b>0.014</b> (0.014-0.015)	<b>0.015</b> (0.014-0.016)	<b>0.016</b> (0.015-0.017)	<b>0.017</b> (0.016-0.018)	<b>0.018</b> (0.017-0.019)

<sup>&</sup>lt;sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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### PF graphical

### STANDARD E&S WORKSHEET # 22

### PLAN PREPARER RECORD OF TRAINING AND EXPERIENCE IN EROSION AND SEDIMENT POLLUTION CONTROL METHODS AND TECHNIQUES

NAME OF PLAN PRE	PARER: John Alejnik	ov, P.E.	
FORMAL EDUCATION	N:		
Name of Colleg	je or Technical Instit	ute: <u>University of De</u>	elaware
Curriculum or	Program: Civil Engin	eering	
Dates of Attend	dance: From: Se	ptember 2007	To: May 2011
Degree Receive	ed: Bachelor of Civil	Engineering	
OTHER TRAINING:			
Name of Training:		P <u>resente</u>	d By:
Date:			
EMPLOYMENT HISTO	DRY:		
Current Employer:	Bohler Engineering Pa	A, LLC	
Telephone:	(215) 996-9100		
Former Employer:		<del></del>	
Telephone:			
RECENT E&S PLANS	PREPARED:		
Name of Project:	Truck Facility	Wawa Plymouth	Giant Expansion
County:	<u>Bucks</u>	Montgomery	Chester
Municipality:	Bensalem Township	Plymouth Township	Westtown Township
Permit Number:	PAG02000915064	PAG02004615074	PAG02001516023
Approving Agency:	BCCD	MCCD	CCCD

### **Net Change in Volume and Rate of Stormwater & Supporting Calculations**

§102.8(f)(4) & §102.8(f)(8)



### **General Information**

	Application Type: ESCGP NOI	Municipality: Conshohocken Borough	New Project O Minor / Major Amendment	Total Earth Disturbance: 0.25 acres	Start DP Numbering at: <b>001</b>
	App	Mu	•	Tot.	Stai
ce Quality				acres	1
me Rate	8	^	nt Project	<b>0.25</b> acr	ge Points:
eral Volume	Millennium 3	Montgomery	Enhancement Project	0	ມction Dischaກູ
Instructions General	Project Name:	County:	Project Type:	Area: (In Watershed)	No. of Post-Construction Discharge Points:

12

		Earth	Existing	Proposed			
Discharge Point (DP) No.	Discharge Point   Drainage Area   Distur (DP) No.   (DA) (acres)   DA	Disturbance in DA (acres)	rbance in Impervious in (acres) DA (acres)	Impervious in DA (acres)	Receiving Waters	Ch. 93 Class	Structural BMP(s)
001	0.11	0.11	0.02	0.07	Plymouth Creek	WWF, MF	Yes
Undetained							
Areas	0.14	0.14	0.01	0.03	Plymouth Creek	WWF, MF	
Totals:	0.25	0.25	0.03	0.1			

PROJECT SITE MEETS SMALL SITE EXCEPTION - RATE WORKSHEET NOT REQUIRED



### Volume Management

Project: Millennium 3

Instructions General Volume Rate Quality						
2-Year / 24-Hour Storm Event (NOAA Atlas 14):	Alternative 2-Year / 24-Hour Storm Event	ar / 24-Hour Stor	rm Event		inches	
	Alternative Source:	:e:				
Pre-Construction Conditions: No. Rows: 3		Good Condition	✓ Automa	tically Calcu	late CN, Ia, Runo	ff and Volume
Land Cover	Area (acres)	Soil Group	CN	la (in)	Q Runoff (in)	Runoff Volume (cf)
Pervious as Meadow	0.22	O	7.1	0.817	0.93	740
ದಿ Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.02	O	86	0.041	3.05	221
Impervious as Meadow	0.01	O	71	0.817	0.93	34
TOTAL (ACRES):	0.25				TOTAL (CF):	995
Post-Construction Conditions: No. Rows: 2						
Land Cover	Area (acres)	Soil Group	CN	la (in)	Q Runoff (in)	Runoff Volume (cf)
Open Space (Lawns, Parks, Golf Courses, Cemeteries, Etc.) - Good Condition (Grass Cover > 75%)	0.14	J	74	0.703	1.09	554

# Non-Structural BMP Volume Credits:

1,217

3.05

0.041

98

 $\circ$ 

0.11

Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)

0.25

TOTAL (ACRES):

1,771

TOTAL (CF):

9//

**JET CHANGE IN VOLUME TO MANAGE (CF):** 

		1
		Start BMP Numbering at:
		2
		No. Structural BMPs:
☐ Tree Planting Credit	☐ Other (attach calculations):	Structural BMP Volume Credits:

ET Credit (CF)			
Infiltration Credit (CF)	451	456	907
Storage Volume (CF)	451	482	Totals:
Media Depth (ft)	3.0	3.0	
Vegeta- ted?	No	No	
Infiltration Period (hrs)	28	27	
Infiltration Infiltration Vegeta- Media Rate (in/hr) Period (hrs) ted? Depth (ft)	0.50	0.50	
	200	450	
Volume Infiltration Routed to / Vegetated BMP (CF) Area (SF)	451	482	
Incrementa I BMP DA (acres)	90:0	0.05	
Discharge	Off-Site	Off-Site	
MRC?	ı	ı	
BMP Name	Infiltration Trench	Infiltration Trench	
BMP No.	1	2	
DP No.	001	001	

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907

INFILTRATION & ET CREDITS (CF):



### Rate Control

Project: Millennium 3

Quality	
Rate	
Volume	
General	

# SMALL SITE EXCEPTION SATISFIED: RATE CONTROL NOT REQUIRED

### Precipitation Amounts:

NOAA 2-Year 24-Hour Storm Event (in): NOAA 10-Year 24-Hour Storm Event (in): NOAA 50-Year 24-Hour Storm Event (in):	
JAA 10-Year 24-Hour Storm Event (in):	
JAA 50-Year 24-Hour Storm Event (in):	
JOAA 100-Year 24-Hour Storm Event (in):	

3.28	Altern Altern
	Altern
	Altern

Alternative 2-Year 24-Hour Storm Event (in):
Alternative 10-Year 24-Hour Storm Event (in):
Alternative 50-Year 24-Hour Storm Event (in):
Alternative 100-Year 24-Hour Storm Event (in):

# ✓ Report Summary of Peak Rates Only

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Attach model input and output data or other calculations to support the rates reported below.

	Pec	Peak Discharge Rates (cfs)	fs)
	Pre-Construction	Pre-Construction Post-Construction	Net Change
2-Year Storm:			
10-Year Storm:			
50-Year Storm:			
100-Year Storm:			

Page 1



### Water Quality

Project: Millennium 3

PRINT

Instructions General

Volume

Rate

Quality

### **Pre-Construction Pollutant Loads:**

	Land Cover for Water	Area	licy	Runoff	Polluta	nt Conc.	(mg/L)	Pollutant Conc. (mg/L)   Pollutant Loads (lbs)	ant Load	s (Ibs)
Land Cover (from Volume Worksheet)	Quality		Group	Volume (cf)	TSS	TP	2	TSS	ТP	Z
Pervious as Meadow	Grassland/Herbaceous	0.22	U	740	48.8	0.22	2.30	48.8 0.22 2.30 2.25	0.01	0.11
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.02	С	221	65.0	65.0 0.29	2.05	06:0	0.00	0.03
Impervious as Meadow	Grassland/Herbaceous	0.01	Э	34	48.8		2.30	0.22 2.30 0.10	00.00	0.00
	TOTAL (ACRES):	0.25				T0	TALS:	TOTALS: 3.26 0.01	0.01	0.14

16

# Post-Construction Pollutant Loads (without BMPs):

Land Court (from Wolumo Morkshoot)	Land Cover for Water	Area Soil	Soil	Runoff	Polluta	Pollutant Conc. (mg/L) Pollutant Loads (lbs)	(mg/L)	Pollut	ant Load	s (lbs)
Lalia Covel (11011) Voluine VVolusileet)	Quality	(acres) Group	Group	(cf)	TSS	TSS TP TN TSS TP	NT	TSS	ТР	NT
Open Space (Lawns, Parks, Golf Courses, Cemeteries, Etc.) - Good Condition (Grass Cover > 75%)	Open Space	0.14	С	554	78.0	78.0 0.25 1.25 2.70	1.25	2.70	0.01	0.04
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.11	C	1,217	65.0	65.0 0.29 2.05 4.94	2.05	4.94	0.05	0.16

0.25 TOTAL (ACRES):

POLLUTANT LOAD REDUCTION REQUIREMENTS (LBS):

0.02 4.38

90.0

0.20

0.03

7.64

TOTALS:

✓ Characterize Undetained Areas (for Untreated Stormwater)

No. Rows:

land Cover	Area (acres)	Soil Group	2	(ui) cl	O Bunoff (in)	O Bunoff (in)   Bunoff Volume (cf)
Land Cover	אוכם (מכוכא)	Join Gloup		ld (III)	ל וווון ווווווווווו	valion volume (ci)
Open Space (Lawns, Parks, Golf Courses, Cemeteries, Etc.) - Good Condition (Grass Cover > 75%)	0.11	J	74	0.703	1.09	435
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.03	J	86	0.041	3.05	332

Non-Structural BMP Water Quality Credits:

✓ Pervious Undetained Area Credit

0.01 Z 0.00 0.33 TSS

고 🔲 Other (attach calculations)

## Structural BMP Water Quality Credits:

✓ Use default BMP Outflows and Median BMP Outflow Concentrations

ON GO	BMP	owen and	3C?	BMP		Inf. & ET	Capture &	Outflow	Outflo	w Conc.	(mg/L)	Outflow Conc. (mg/L) Pollutant Loads (lbs)	ant Load	s (lbs)
20.00	No.				to BMP (CF) Credits (CF)	Credits (CF)		(CF)	TSS	TSS TP	TN	TSS	ТР	NT
001	1	Infiltration Trench	ı	90.0	451	451		0	22.00	0.10	2.38	22.00 0.10 2.38 0.00 0.00	0.00	0.00
001	2	Infiltration Trench	1	0.05	482	456		26	22.00	0.10	2.38	22.00 0.10 2.38 0.04 0.00 0.00	0.00	0.00

POLLUTANT LOADS FROM UNTREATED STORMWATER (LBS): POLLUTANT LOADS FROM STRUCTURAL BMP (TREATED) OUTFLOWS (LBS):

N	00'0	80.0
ТР	0.00	0.01
TSS	0.04	3.47

Page 3

NON-STRUCTURAL BMP WATER QUALITY CREDITS (LBS):

NET POLLUTANT LOADS FROM SITE, POST-CONSTRUCTION (LBS):

POLLUTANT LOADS FROM SITE, PRE-CONSTRUCTION (LBS):

 0.33
 0.00
 0.01

 3.17
 0.01
 0.07

 3.26
 0.01
 0.14

**WATER QUALITY REQUIREMENT SATISFIED** 

### CERTIFICATION

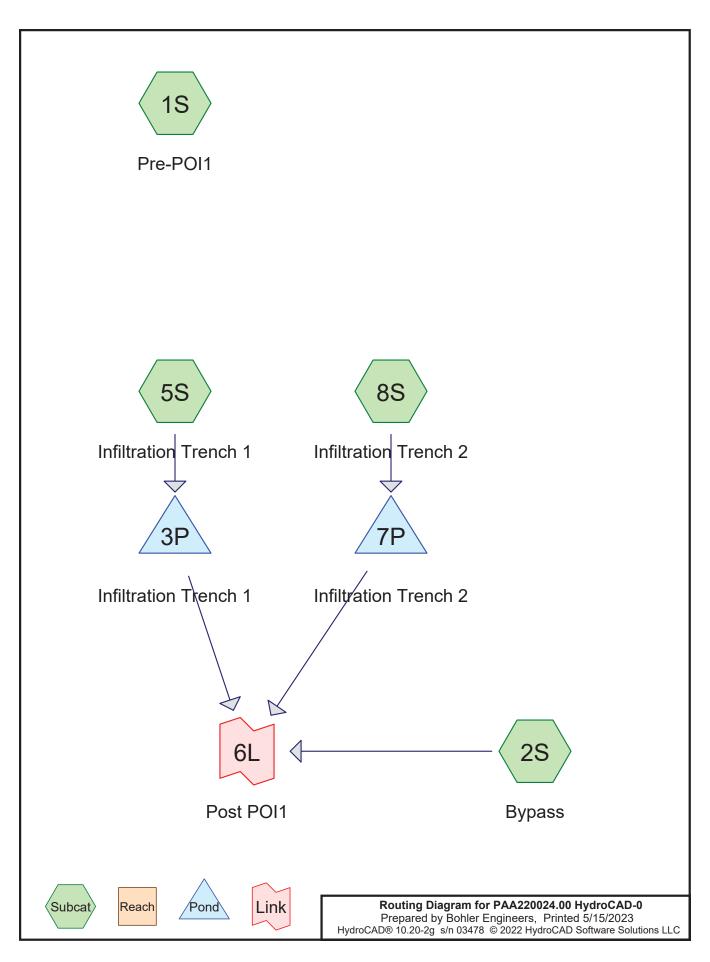
I certify under penalty of law and subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the structure, function, and calculations contained in this spreadsheet have not been modified in comparison to the spreadsheet DEP has posted to its website or, if modifications were made, an explanation of the modifications made is attached to this spreadsheet.

John Alejnikov Spreadsheet User Name

5/11/2023

Date

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### **Summary for Subcatchment 1S: Pre-POI1**

Runoff = 1.943 cfs @ 11.97 hrs, Volume= 4,069 cf, Depth= 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs Type II 24-hr 100-yr Rainfall=7.60"

Area	(ac)	CN	Desc	Description						
0.	220	71	Mead	Meadow, non-grazed, HSG C						
0.	020	98	Pave	Paved parking, HSG B						
0.	010	71	Mead	dow, non-g	grazed, HS	G C				
0.250 Weighted Average				hted Aver	age					
0.230			92.00	92.00% Pervious Area						
0.020			8.00% Impervious Area							
	Leng		Slope	Velocity	Capacity	Description				
(min)	(fee	et)	(ft/ft)	(ft/sec)	(cfs)					
6.0						Direct Entry to				

6.0 Direct Entry, tc

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### **Summary for Subcatchment 2S: Bypass**

Runoff 1.209 cfs @ 11.97 hrs, Volume= 2,626 cf, Depth= 5.17"

Routed to Link 6L : Post POI1

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs Type II 24-hr 100-yr Rainfall=7.60"

	Area	(ac)	CN	Desc	ription				
-	0.110 74 >75% Grass cover, Good, I						I, HSG C		
	0.	030	98	Pave	ed parking,	, HSG C			
-	0.140 Weighted Average					age			
	0.110			78.5	78.57% Pervious Area				
	0.030			21.43% Impervious Area					
	Тс	Leng	th S	Slope	Velocity	Capacity	Description		
	(min)	(fee	et)	(ft/ft)	(ft/sec)	(cfs)			
	6.0						Direct Entry, to		

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### **Summary for Subcatchment 5S: Infiltration Trench 1**

Runoff 0.566 cfs @ 11.97 hrs, Volume= 1,299 cf, Depth= 5.97"

Routed to Pond 3P: Infiltration Trench 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs Type II 24-hr 100-yr Rainfall=7.60"

	Area	(ac)	CN	Desc	ription				
	0.	030	74	>75%	6 Grass co	over, Good	d, HSG C		
	0.	030	98	Pave	d parking,	HSG C			
	0.	060		Weig	hted Aver	age			
	0.030			50.00	50.00% Pervious Area				
	0.030			50.00% Impervious Area					
	_								
		Leng		Slope	Velocity	Capacity	Description		
_	(min)	(fee	t)	(ft/ft)	(ft/sec)	(cfs)			
	6.0						Direct Entry to		

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### **Summary for Subcatchment 8S: Infiltration Trench 2**

Runoff = 0.514 cfs @ 11.97 hrs, Volume= 1,235 cf, Depth= 6.80"

Routed to Pond 7P : Infiltration Trench 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs Type II 24-hr 100-yr Rainfall=7.60"

	Area	(ac)	CN	Desc	ription				
	0.010 74 >75% Grass cover, Good, I						d, HSG C		
	0.040 98 Paved parking, HSG C								
	0.050			Weig	hted Aver	age			
	0.010			20.00	20.00% Pervious Area				
	0.040			80.00% Impervious Area					
	Тс	Leng		Slope	Velocity	Capacity	!		
_	(min)	(fee	et)	(ft/ft)	(ft/sec)	(cfs)			
	6.0						Direct Entry to		

6.0 Direct Entry, to

Prepared by Bohler Engineers

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**Summary for Pond 3P: Infiltration Trench 1** 

Inflow Area = 2,614 sf, 50.00% Impervious, Inflow Depth = 5.97" for 100-yr event

Inflow = 0.566 cfs @ 11.97 hrs, Volume= 1,299 cf

Outflow = 0.020 cfs @ 12.38 hrs, Volume= 1,177 cf, Atten= 96%, Lag= 24.9 min

Discarded = 0.010 cfs @ 12.38 hrs, Volume= 1,175 cf Primary = 0.010 cfs @ 12.38 hrs, Volume= 2 cf

Routed to Link 6L: Post POI1

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs / 2 Peak Elev= 67.50' @ 12.38 hrs Surf.Area= 500 sf Storage= 683 cf

Plug-Flow detention time= 768.0 min calculated for 1,176 cf (91% of inflow)

Center-of-Mass det. time= 717.6 min ( 1,485.0 - 767.4 )

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	526 cf	Custom Stage Data (Conic)Listed below (Recalc)
			1,500 cf Overall - 184 cf Embedded = 1,316 cf x 40.0% Voids
#2	64.50'	157 cf	24.00" Round Pipe Storage Inside #1
			L= 50.0'
			184 cf Overall - 1.0" Wall Thickness = 157 cf

683 cf Total Available Storage

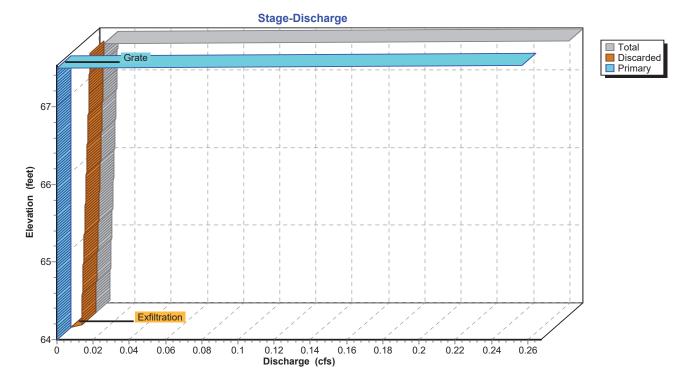
Elevation	Surf.Area	Inc.Store	Cum.Store	Wet.Area
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)	(sq-ft)
64.00	500	0	0	500
67.00	500	1,500	1,500	738

Device	Routing	Invert	Outlet Devices
#1	Primary	67.50'	<b>24.00" x 48.00" Horiz. Grate</b> C= 0.600
			Limited to weir flow at low heads
#2	Discarded	64.00'	0.500 in/hr Exfiltration over Wetted area
			Conductivity to Groundwater Elevation = 50.00'

**Discarded OutFlow** Max=0.010 cfs @ 12.38 hrs HW=67.50' (Free Discharge) **2=Exfiltration** (Controls 0.010 cfs)

Primary OutFlow Max=0.002 cfs @ 12.38 hrs HW=67.50' (Free Discharge) 1=Grate (Weir Controls 0.002 cfs @ 0.11 fps)

## Pond 3P: Infiltration Trench 1



# Stage-Area-Storage for Pond 3P: Infiltration Trench 1

Elevation (feet)         Wetted (sq-ft)         Storage (cubic-feet)         Elevation (feet)         Wetted (sq-ft)         Cubic-feet)           64.00         500         500         0         66.60         706         603           64.10         508         20         66.60         706         613           64.15         512         30         66.75         718         633           64.20         516         40         66.80         722         643           64.25         520         50         68.85         726         653           64.30         524         60         66.90         730         663           64.35         528         70         66.95         734         673           64.40         532         80         67.00         738         683           64.55         544         109         67.10         738         683           64.55         544         109         67.10         738         683           64.55         544         109         67.15         738         683           64.55         552         131         67.25         738         683           64.60		`	•		
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65.95       655       456         66.00       659       469         66.05       662       481         66.10       666       493         66.15       670       505         66.20       674       517         66.25       678       529         66.30       682       541         66.35       686       552         66.40       690       563         66.45       694       574         66.50       698       584					
66.00       659       469         66.05       662       481         66.10       666       493         66.15       670       505         66.20       674       517         66.25       678       529         66.30       682       541         66.35       686       552         66.40       690       563         66.45       694       574         66.50       698       584	65.90				
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66.10       666       493         66.15       670       505         66.20       674       517         66.25       678       529         66.30       682       541         66.35       686       552         66.40       690       563         66.45       694       574         66.50       698       584					
66.15     670     505       66.20     674     517       66.25     678     529       66.30     682     541       66.35     686     552       66.40     690     563       66.45     694     574       66.50     698     584					
66.20       674       517         66.25       678       529         66.30       682       541         66.35       686       552         66.40       690       563         66.45       694       574         66.50       698       584					
66.25       678       529         66.30       682       541         66.35       686       552         66.40       690       563         66.45       694       574         66.50       698       584					
66.35     686     552       66.40     690     563       66.45     694     574       66.50     698     584					
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Prepared by Bohler Engineers

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**Summary for Pond 7P: Infiltration Trench 2** 

Inflow Area = 2,178 sf, 80.00% Impervious, Inflow Depth = 6.80" for 100-yr event

Inflow = 0.514 cfs @ 11.97 hrs, Volume= 1,235 cf

Outflow = 0.030 cfs @ 12.18 hrs, Volume= 1,143 cf, Atten= 94%, Lag= 12.9 min

Discarded = 0.015 cfs @ 12.18 hrs, Volume= 1,141 cf Primary = 0.014 cfs @ 12.18 hrs, Volume= 2 cf

Routed to Link 6L: Post POI1

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs / 2 Peak Elev= 56.50' @ 12.18 hrs Surf.Area= 450 sf Storage= 615 cf

Plug-Flow detention time= 537.7 min calculated for 1,143 cf (93% of inflow)

Center-of-Mass det. time= 495.3 min (1,243.4 - 748.1)

Volume	Invert	Avail.Storage	Storage Description
#1	53.00'	474 cf	Custom Stage Data (Conic)Listed below (Recalc)
			1,350 cf Overall - 166 cf Embedded = 1,184 cf x 40.0% Voids
#2	53.50'	141 cf	24.00" Round Pipe Storage Inside #1
			L= 45.0'
			166 cf Overall - 1.0" Wall Thickness = 141 cf

615 cf Total Available Storage

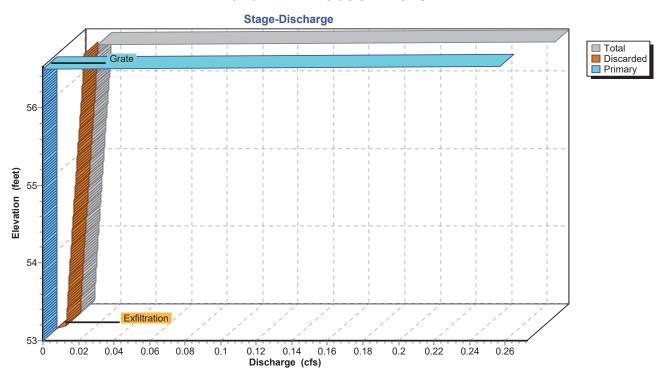
Elevation	Surf.Area	Inc.Store	Cum.Store	Wet.Area
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)	(sq-ft)
53.00	450	0	0	450
56.00	450	1,350	1,350	676

Device	Routing	Invert	Outlet Devices
#1	Primary	56.50'	<b>24.00" x 48.00" Horiz. Grate</b> C= 0.600
			Limited to weir flow at low heads
#2	Discarded	53.00'	0.500 in/hr Exfiltration over Wetted area
			Conductivity to Groundwater Elevation = 50.00'

**Discarded OutFlow** Max=0.015 cfs @ 12.18 hrs HW=56.50' (Free Discharge) **2=Exfiltration** (Controls 0.015 cfs)

Primary OutFlow Max=0.003 cfs @ 12.18 hrs HW=56.50' (Free Discharge) 1=Grate (Weir Controls 0.003 cfs @ 0.14 fps)

## Pond 7P: Infiltration Trench 2



# Stage-Area-Storage for Pond 7P: Infiltration Trench 2

Elevation	Wetted	Storage	Elevation	Wetted	Storage
(feet)	(sq-ft)	(cubic-feet)	(feet)	(sq-ft)	(cubic-feet)
53.00	450	0	55.60	646	543
53.05	454	9	55.65	649	552
53.10	458	18	55.70	653	561
53.15	461	27	55.75	657	570
53.20	465	36	55.80	661	579
53.25	469	45	55.85	664	588
53.30	473	54	55.90	668	597
53.35	476	63	55.95	672	606
53.40	480	72	56.00	676	615
53.45	484	81	56.05	676	615
53.50	488	89	56.10	676	615
53.55	491	98	56.15	676	615
53.60	495	108	56.20	676	615
53.65	499	118	56.25	676	615
53.70	503	128	56.30	676	615
53.75	506	139	56.35	676	615
53.80	510	149	56.40	676	615
53.85	514	160	56.45	676	615
53.90	518 521	171	56.50	676	615
53.95	521 525	182			
54.00 54.05	525 529	193 204			
54.10	533	216			
54.15	536	227			
54.20	540	238			
54.25	544	250			
54.30	548	261			
54.35	552	273			
54.40	555	284			
54.45	559	296			
54.50	563	308			
54.55	567	319			
54.60	570	331			
54.65	574	342			
54.70	578	354			
54.75	582	365			
54.80	585	377			
54.85	589	388			
54.90	593	399			
54.95	597	411			
55.00	600	422			
55.05	604	433			
55.10 55.15	608	444			
55.15 55.20	612 615	455 466			
55.25 55.25	619	476			
55.30	623	487			
55.35	627	497			
55.40	630	507			
55.45	634	517			
55.50	638	526			
55.55	642	534			
	-				
		•			

Type II 24-hr 100-yr Rainfall=7.60" Printed 5/15/2023

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# **Summary for Link 6L: Post POI1**

Inflow Area = 10,890 sf, 40.00% Impervious, Inflow Depth = 2.90" for 100-yr event

Inflow = 1.209 cfs @ 11.97 hrs, Volume= 2,630 cf

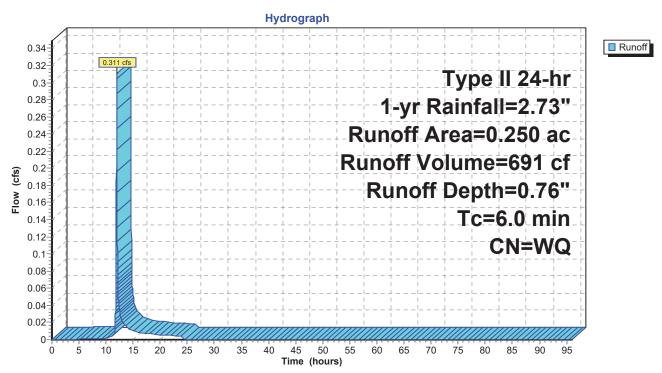
Primary = 1.209 cfs @ 11.97 hrs, Volume= 2,630 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

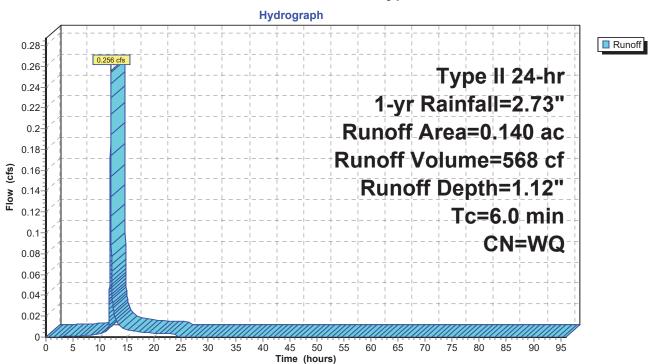
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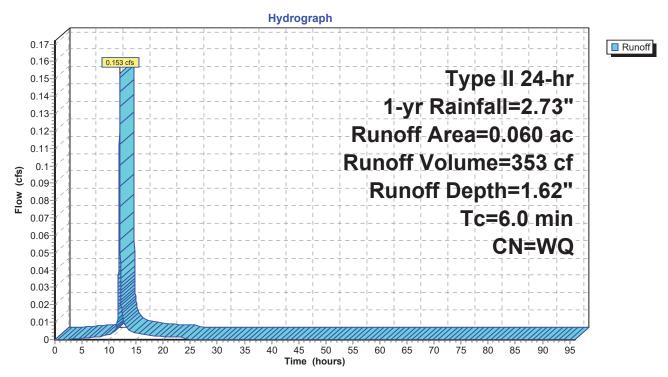
### **Subcatchment 1S: Pre-POI1**



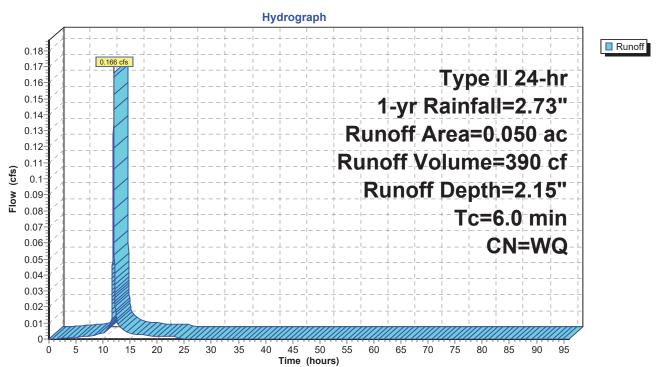
## **Subcatchment 2S: Bypass**



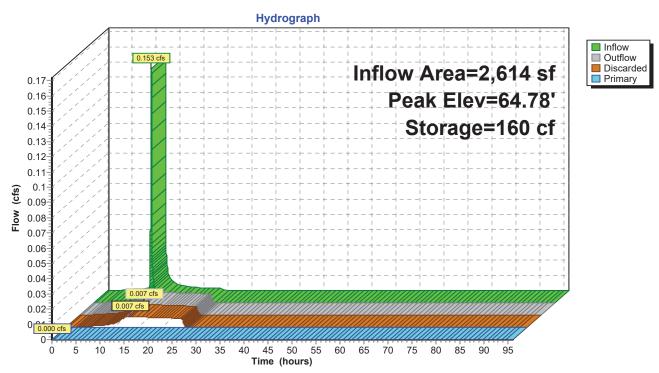
### **Subcatchment 5S: Infiltration Trench 1**



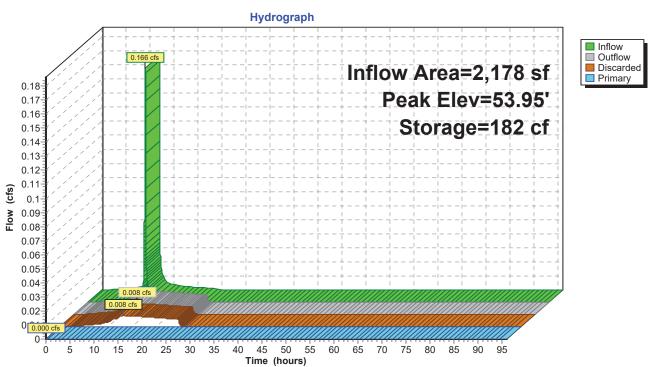
#### **Subcatchment 8S: Infiltration Trench 2**



Pond 3P: Infiltration Trench 1

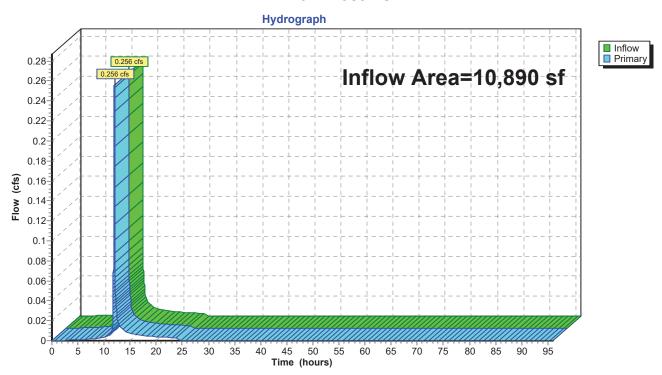


Pond 7P: Infiltration Trench 2



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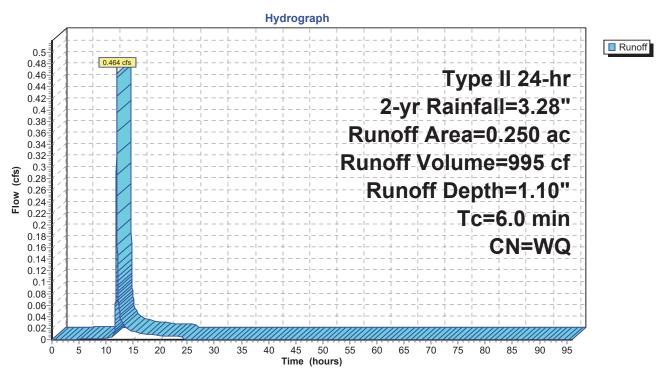
## Link 6L: Post POI1



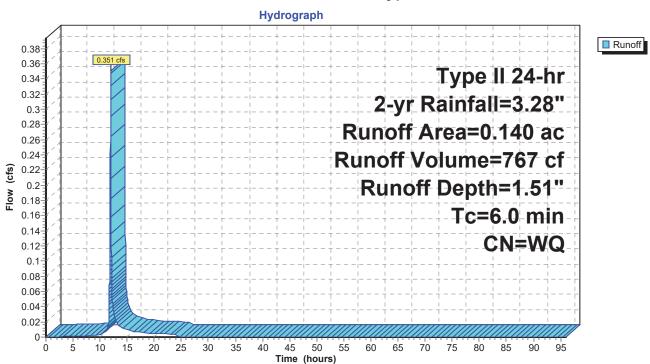
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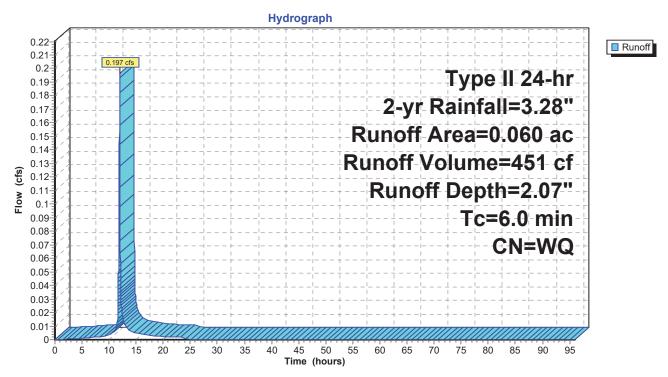
### **Subcatchment 1S: Pre-POI1**



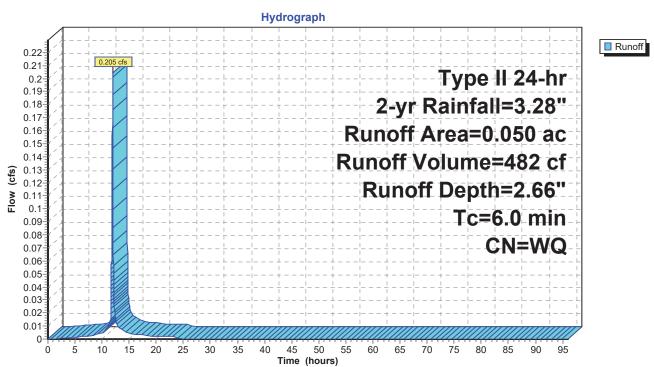
# **Subcatchment 2S: Bypass**



### **Subcatchment 5S: Infiltration Trench 1**



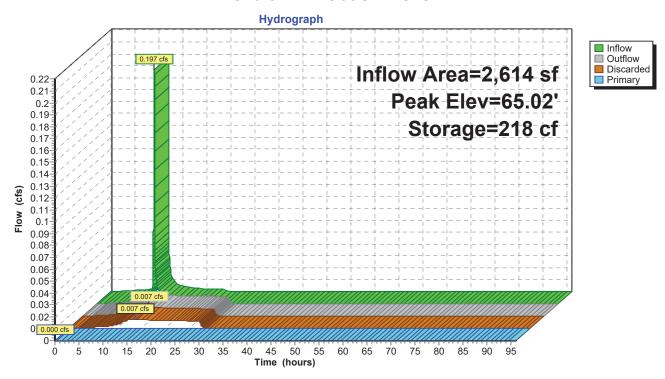
#### **Subcatchment 8S: Infiltration Trench 2**



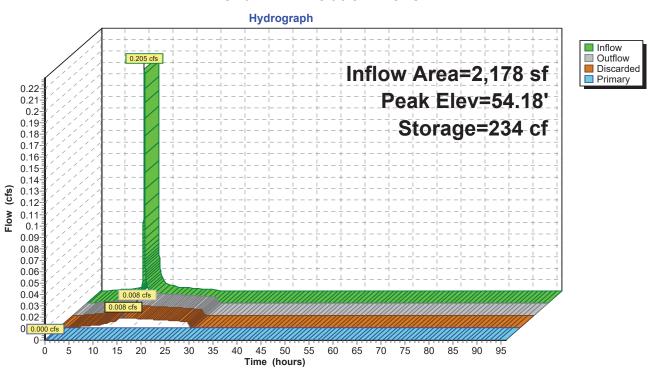
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Pond 3P: Infiltration Trench 1

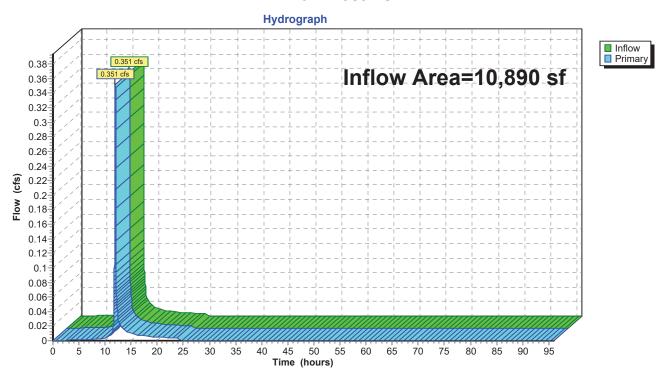


Pond 7P: Infiltration Trench 2

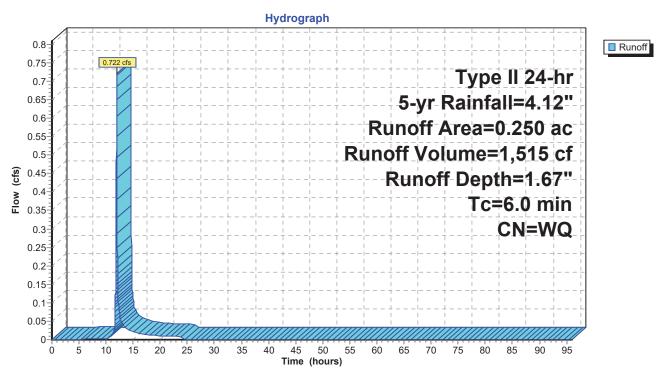


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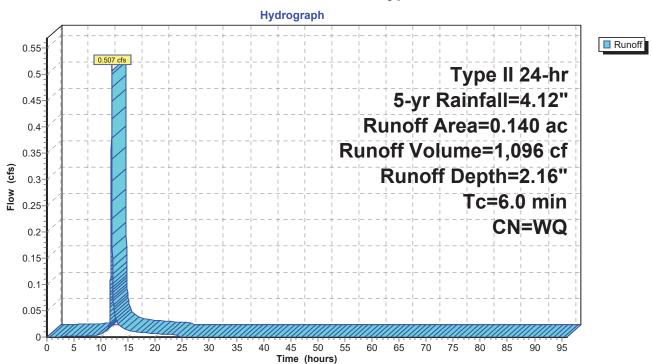
## Link 6L: Post POI1



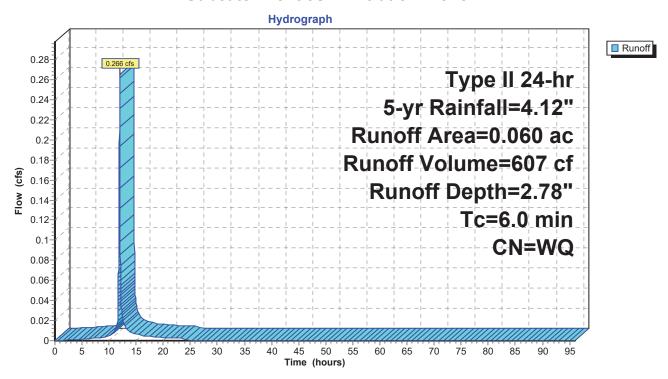
### **Subcatchment 1S: Pre-POI1**



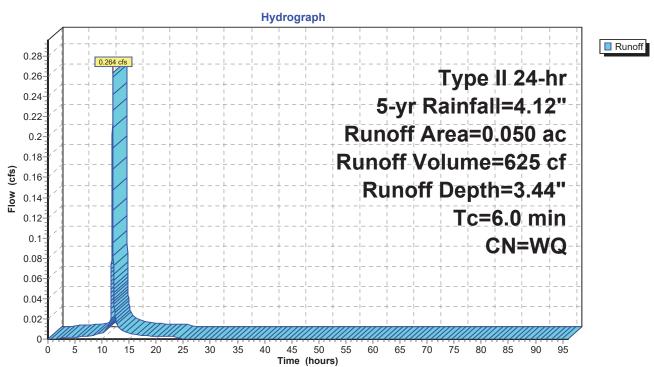
## **Subcatchment 2S: Bypass**



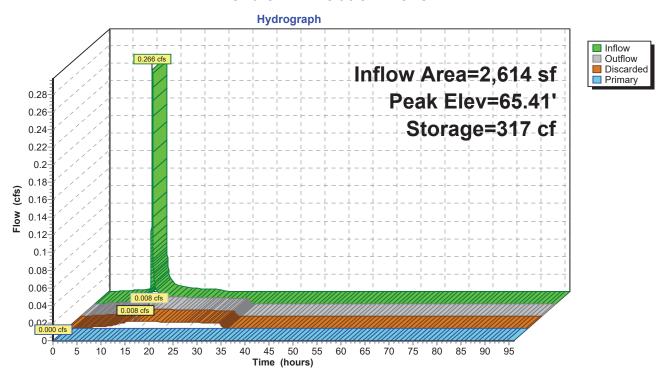
### **Subcatchment 5S: Infiltration Trench 1**



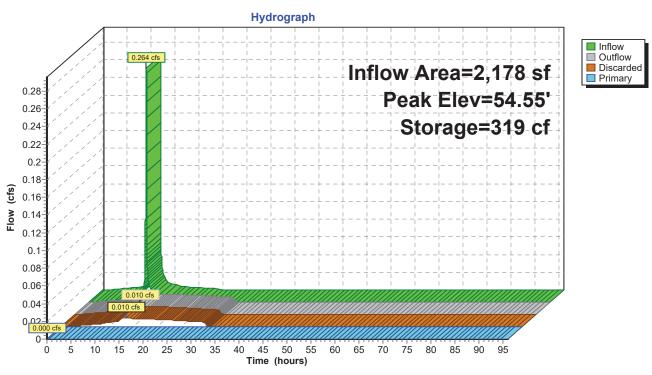
#### **Subcatchment 8S: Infiltration Trench 2**



Pond 3P: Infiltration Trench 1

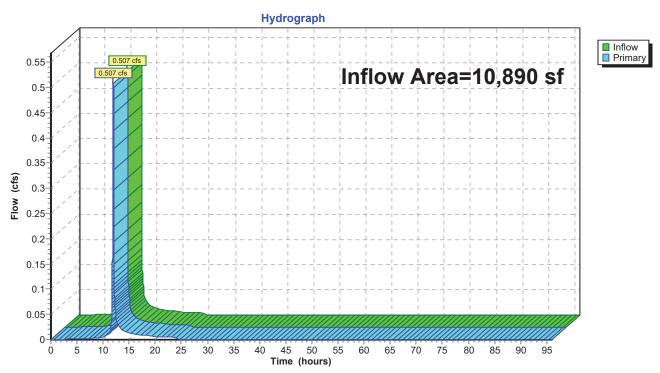


Pond 7P: Infiltration Trench 2

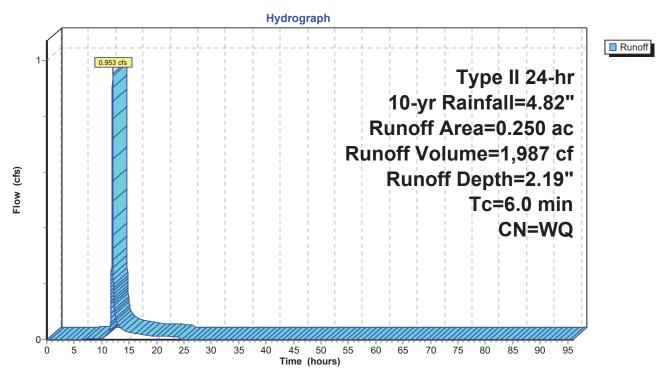


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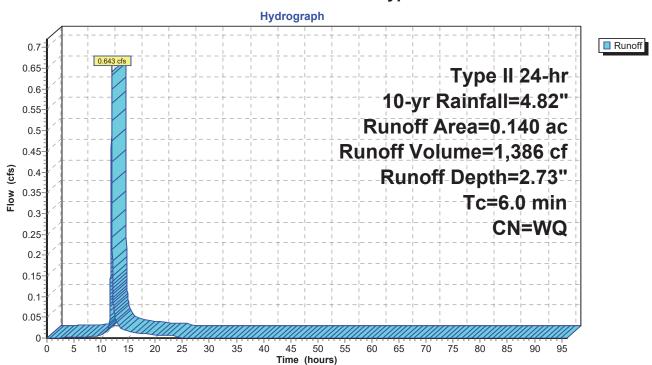
## Link 6L: Post POI1



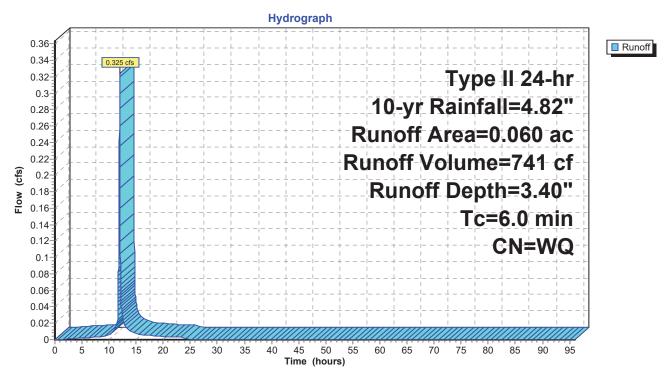
### **Subcatchment 1S: Pre-POI1**



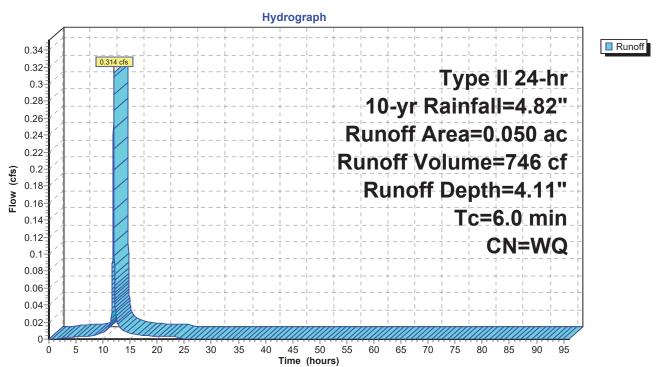
### **Subcatchment 2S: Bypass**



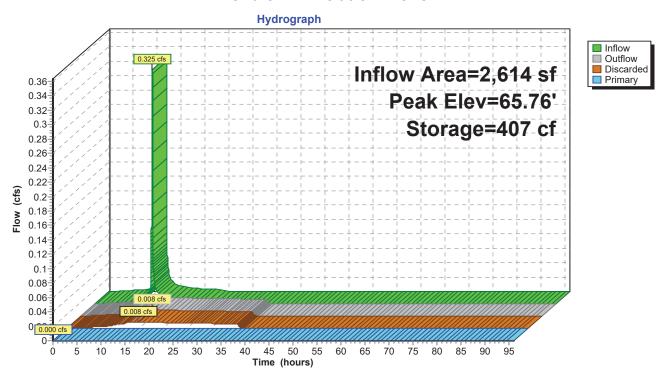
### **Subcatchment 5S: Infiltration Trench 1**



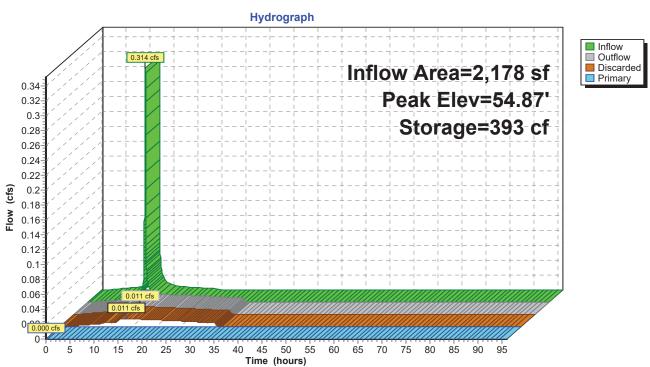
#### **Subcatchment 8S: Infiltration Trench 2**



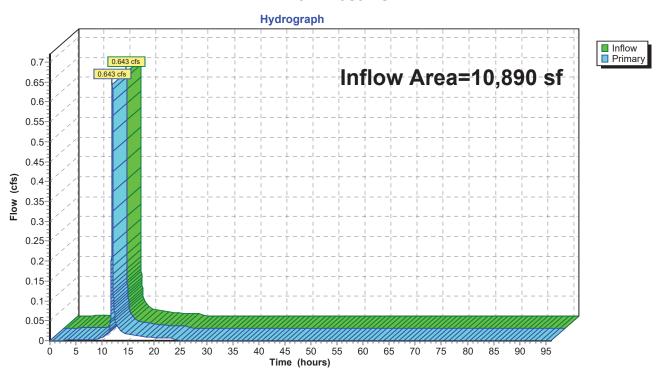
Pond 3P: Infiltration Trench 1



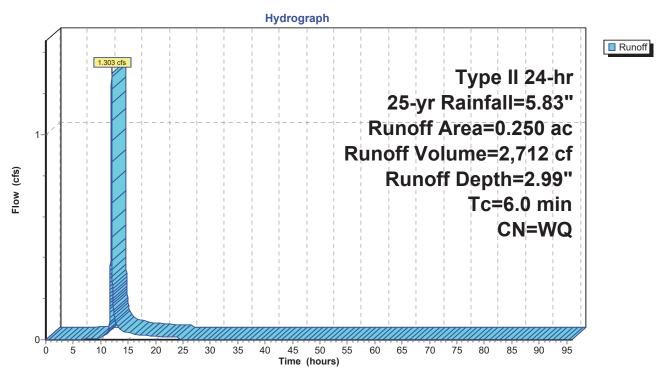
Pond 7P: Infiltration Trench 2



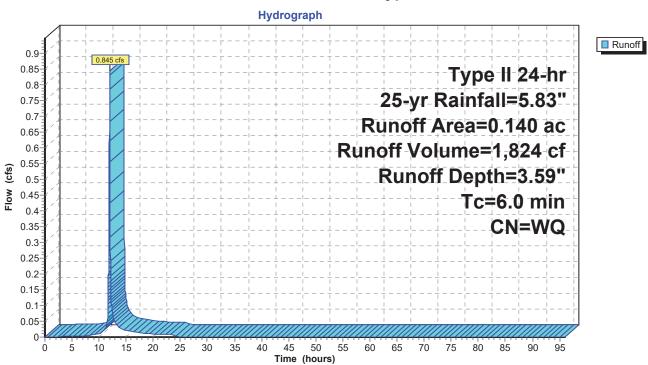
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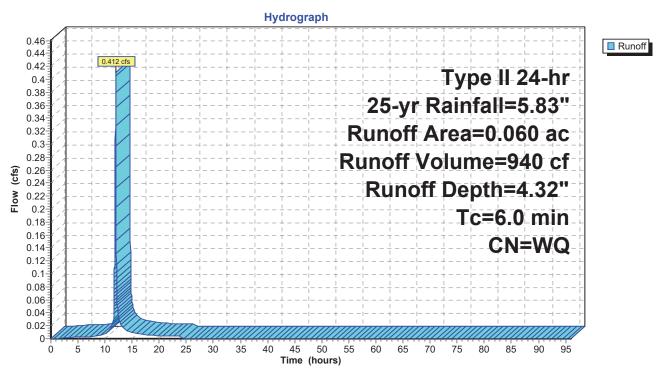
### **Subcatchment 1S: Pre-POI1**



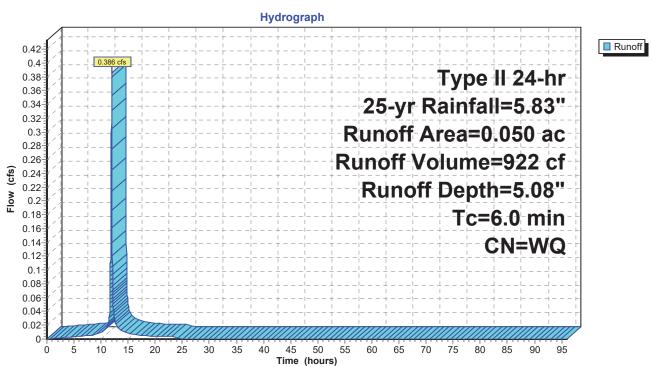
## **Subcatchment 2S: Bypass**



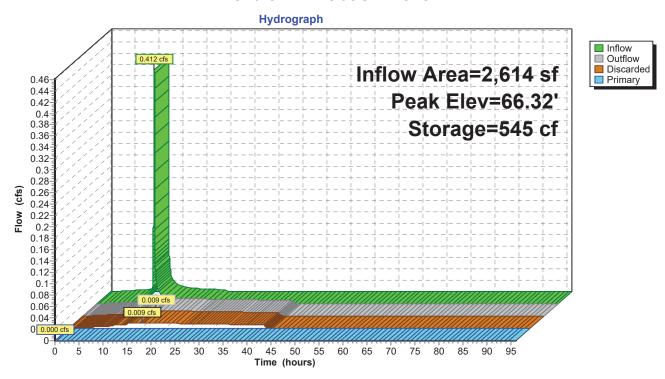
### **Subcatchment 5S: Infiltration Trench 1**



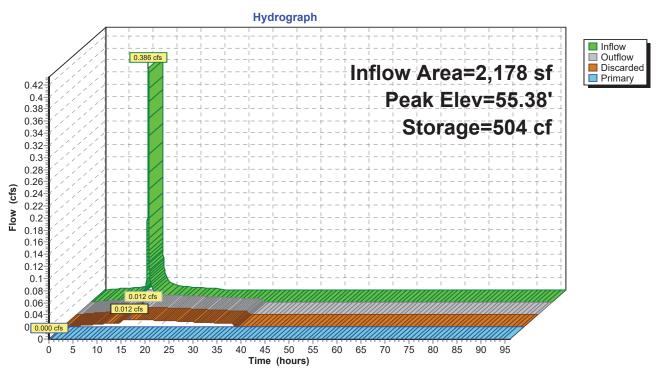
#### **Subcatchment 8S: Infiltration Trench 2**



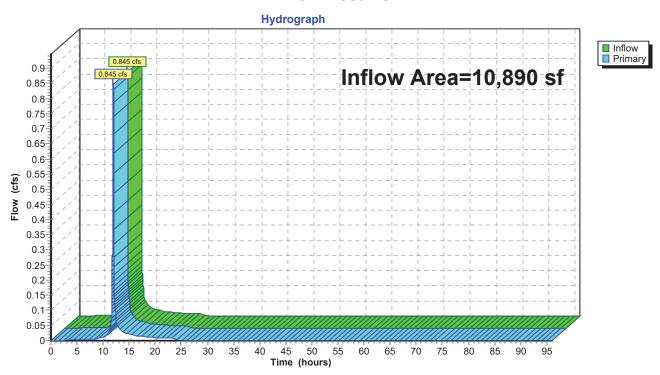
Pond 3P: Infiltration Trench 1



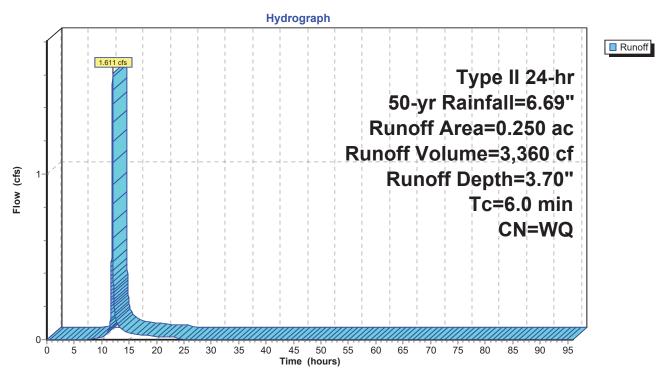
Pond 7P: Infiltration Trench 2



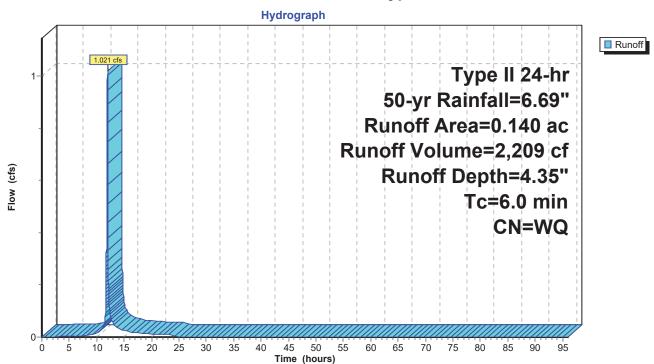
## Link 6L: Post POI1



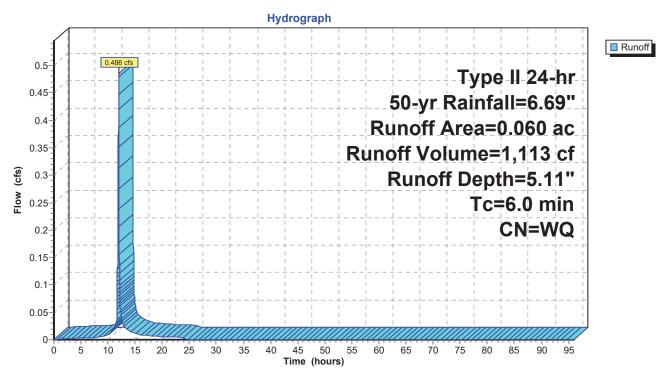
### **Subcatchment 1S: Pre-POI1**



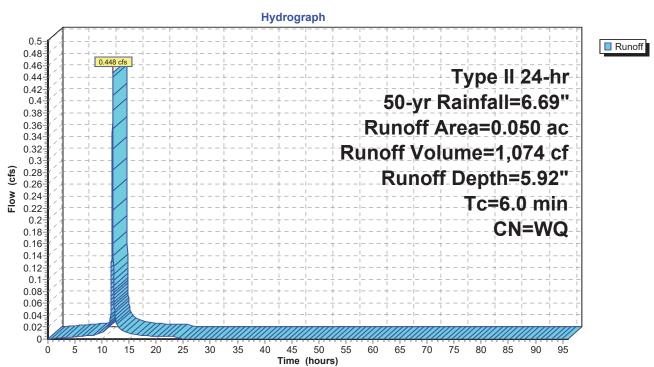
### **Subcatchment 2S: Bypass**



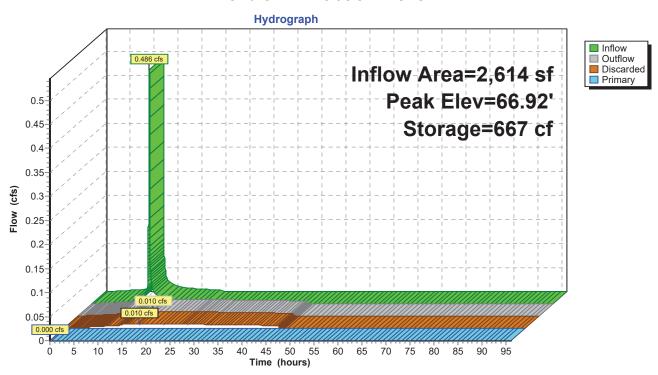
### **Subcatchment 5S: Infiltration Trench 1**



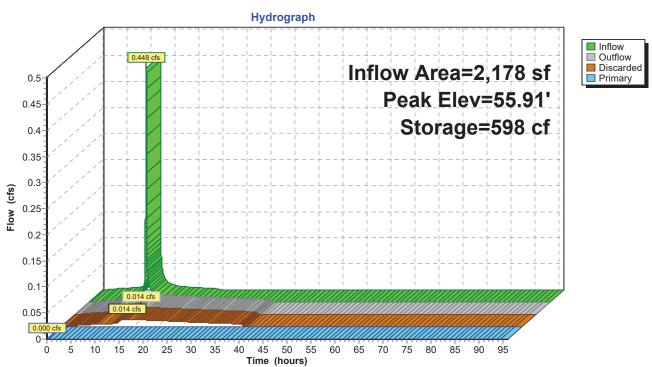
#### **Subcatchment 8S: Infiltration Trench 2**



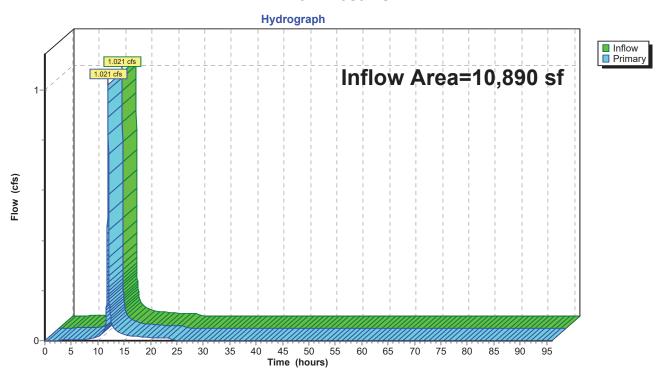
Pond 3P: Infiltration Trench 1



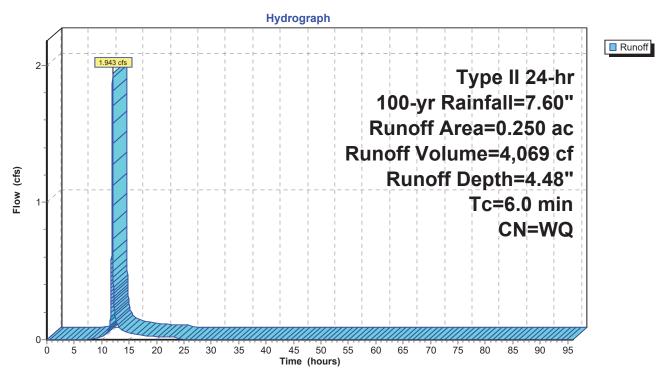
Pond 7P: Infiltration Trench 2



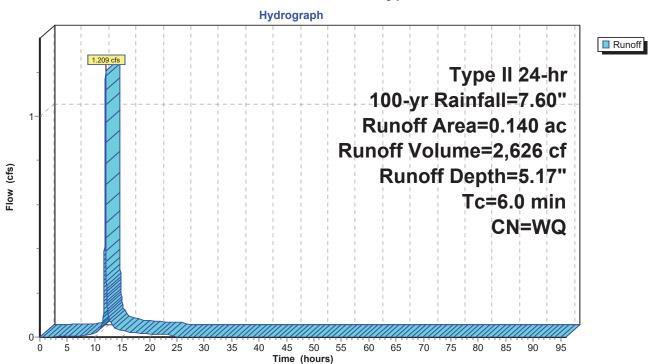
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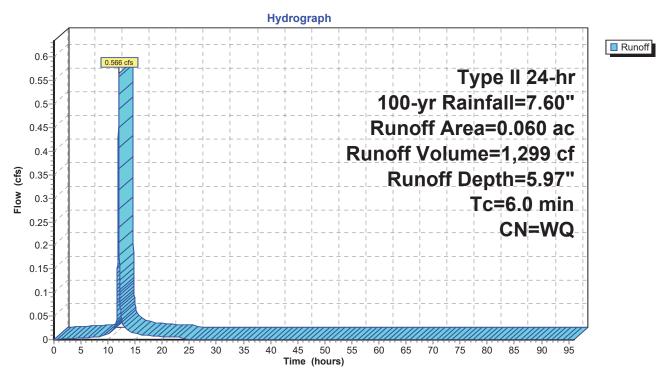
### **Subcatchment 1S: Pre-POI1**



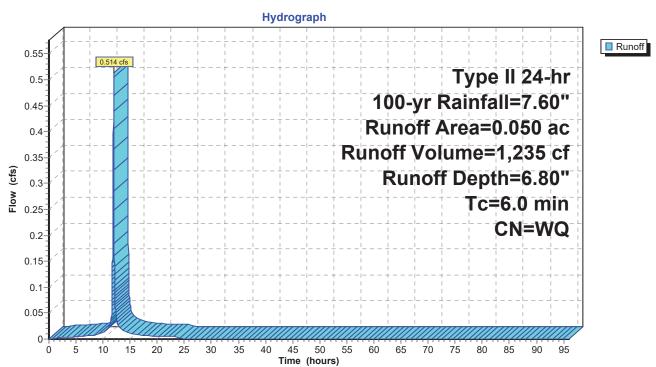
### **Subcatchment 2S: Bypass**



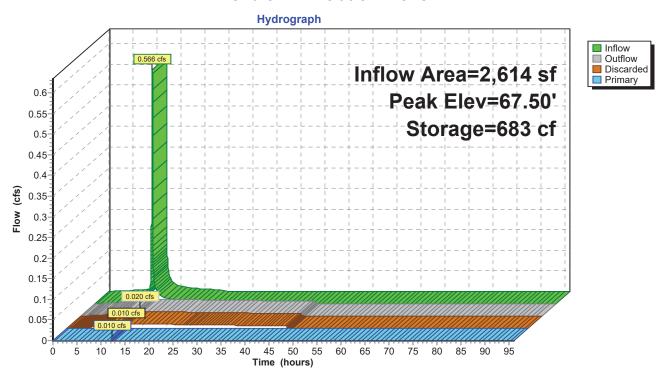
### **Subcatchment 5S: Infiltration Trench 1**



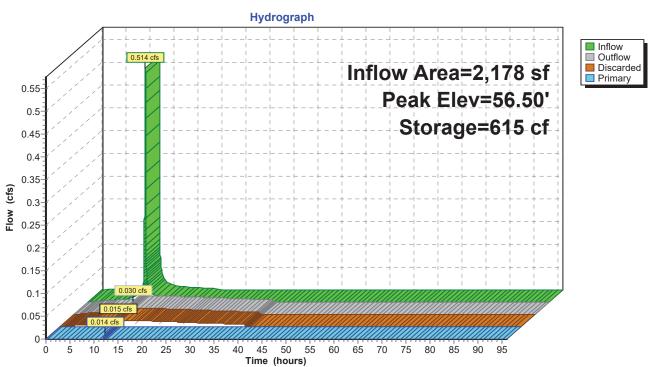
#### **Subcatchment 8S: Infiltration Trench 2**



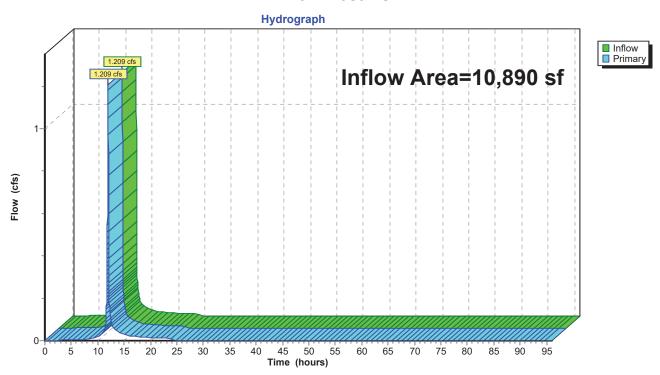
Pond 3P: Infiltration Trench 1



Pond 7P: Infiltration Trench 2



## Link 6L: Post POI1



# Hydrograph for Pond 3P: Infiltration Trench 1

Time	Inflow	Storage	Elevation	Outflow	Discarded	Primary
(hours)	(cfs)	(cubic-feet)	(feet)	(cfs)	(cfs)	(cfs)
0.00	0.000	0	64.00	0.000	0.000	0.000
2.00	0.000	0	64.00	0.000	0.000	0.000
4.00	0.001	1	64.00	0.001	0.001	0.000
6.00	0.001	2	64.01	0.001	0.001	0.000
8.00	0.002	2	64.01	0.002	0.002	0.000
10.00	0.004	4	64.02	0.003	0.003	0.000
12.00	0.182	140	64.69	0.007	0.007	0.000
14.00	0.006	218	65.01	0.007	0.007	0.000
16.00	0.004	202	64.95	0.007	0.007	0.000
18.00	0.003	175	64.84	0.007	0.007	0.000
20.00	0.002	144	64.71	0.007	0.007	0.000
22.00	0.002	111	64.56	0.007	0.007	0.000
24.00	0.002	79	64.39	0.006	0.006	0.000
26.00	0.000	35	64.17	0.006	0.006	0.000
28.00	0.000	1	64.00	0.001	0.001	0.000
30.00	0.000	0	64.00	0.000	0.000	0.000
32.00	0.000	0	64.00	0.000	0.000	0.000
34.00	0.000	0	64.00	0.000	0.000	0.000
36.00	0.000	0	64.00	0.000	0.000	0.000
38.00	0.000	0	64.00	0.000	0.000	0.000
40.00 42.00	0.000 0.000	0	64.00	0.000	0.000	0.000
42.00 44.00	0.000	0	64.00 64.00	0.000 0.000	0.000 0.000	0.000 0.000
46.00	0.000	0	64.00	0.000	0.000	0.000
48.00	0.000	0	64.00	0.000	0.000	0.000
50.00	0.000	0	64.00	0.000	0.000	0.000
52.00	0.000	0	64.00	0.000	0.000	0.000
54.00	0.000	0	64.00	0.000	0.000	0.000
56.00	0.000	0	64.00	0.000	0.000	0.000
58.00	0.000	0	64.00	0.000	0.000	0.000
60.00	0.000	0	64.00	0.000	0.000	0.000
62.00	0.000	0	64.00	0.000	0.000	0.000
64.00	0.000	Ö	64.00	0.000	0.000	0.000
66.00	0.000	Ö	64.00	0.000	0.000	0.000
68.00	0.000	Ö	64.00	0.000	0.000	0.000
70.00	0.000	Ö	64.00	0.000	0.000	0.000
72.00	0.000	0	64.00	0.000	0.000	0.000
74.00	0.000	0	64.00	0.000	0.000	0.000
76.00	0.000	0	64.00	0.000	0.000	0.000
78.00	0.000	0	64.00	0.000	0.000	0.000
80.00	0.000	0	64.00	0.000	0.000	0.000
82.00	0.000	0	64.00	0.000	0.000	0.000
84.00	0.000	0	64.00	0.000	0.000	0.000
86.00	0.000	0	64.00	0.000	0.000	0.000
88.00	0.000	0	64.00	0.000	0.000	0.000
90.00	0.000	0	64.00	0.000	0.000	0.000
92.00	0.000	0	64.00	0.000	0.000	0.000
94.00	0.000	0	64.00	0.000	0.000	0.000
96.00	0.000	0	64.00	0.000	0.000	0.000

# Hydrograph for Pond 3P: Infiltration Trench 1

Time	Inflow	Storage	Elevation	Outflow	Discarded	Primary
(hours)	(cfs)	(cubic-feet)	(feet)	(cfs)	(cfs)	(cfs)
0.00	0.000	0	64.00	0.000	0.000	0.000
2.00	0.002	2	64.01	0.001	0.001	0.000
4.00	0.003	3	64.02	0.003	0.003	0.000
6.00	0.004	4	64.02	0.004	0.004	0.000
8.00	0.005	6	64.03	0.005	0.005	0.000
10.00	0.011	22	64.11	0.006	0.006	0.000
12.00	0.520	500	66.13	0.009	0.009	0.000
14.00	0.016	683	67.00	0.010	0.010	0.000
16.00	0.010	683	67.00	0.010	0.010	0.000
18.00	0.008	675	66.96	0.010	0.010	0.000
20.00	0.006	653	66.85	0.010	0.010	0.000
22.00	0.005	622	66.69	0.010	0.010	0.000
24.00	0.005	590	66.53	0.009	0.009	0.000
26.00	0.000	525	66.23	0.009	0.009	0.000
28.00	0.000	463	65.98	0.009	0.009	0.000
30.00	0.000	402	65.74	0.008	0.008	0.000
32.00	0.000	345	65.51	0.008	0.008	0.000
34.00	0.000	289	65.29	0.008	0.008	0.000
36.00	0.000	236	65.08	0.007	0.007	0.000
38.00	0.000	184	64.88	0.007	0.007	0.000
40.00	0.000	135	64.67	0.007	0.007	0.000
42.00	0.000	88	64.44	0.006	0.006	0.000
44.00	0.000	43	64.22	0.006	0.006	0.000
46.00	0.000	3	64.01	0.002	0.002	0.000
48.00	0.000	0	64.00	0.000	0.000	0.000
50.00	0.000	0	64.00	0.000	0.000	0.000
52.00	0.000	0	64.00	0.000	0.000	0.000
54.00	0.000	0	64.00	0.000	0.000	0.000
56.00	0.000	0	64.00	0.000	0.000	0.000
58.00	0.000	0	64.00	0.000	0.000	0.000
60.00	0.000	0	64.00	0.000	0.000	0.000
62.00	0.000	0	64.00	0.000	0.000	0.000
64.00	0.000	0	64.00	0.000	0.000	0.000
66.00	0.000	0	64.00	0.000	0.000	0.000
68.00	0.000	0	64.00	0.000	0.000	0.000
70.00	0.000	0	64.00	0.000	0.000	0.000
72.00	0.000	0	64.00	0.000	0.000	0.000
74.00	0.000	0	64.00	0.000	0.000	0.000
76.00	0.000	0	64.00	0.000	0.000	0.000
78.00	0.000	0	64.00	0.000	0.000	0.000
80.00	0.000	0	64.00	0.000	0.000	0.000
82.00	0.000	0	64.00	0.000	0.000	0.000
84.00	0.000	0	64.00	0.000	0.000	0.000
86.00	0.000	0	64.00	0.000	0.000	0.000
88.00	0.000	0	64.00	0.000	0.000	0.000
90.00	0.000	0	64.00	0.000	0.000	0.000
92.00	0.000	0	64.00	0.000	0.000	0.000
94.00	0.000	0	64.00	0.000	0.000	0.000
96.00	0.000	0	64.00	0.000	0.000	0.000

Prepared by Bohler Engineers
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# Hydrograph for Pond 7P: Infiltration Trench 2

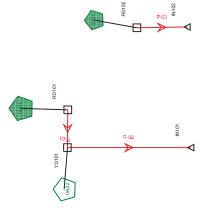
Time	Inflow	Storage	Elevation	Outflow	Discarded	Primary
(hours)	(cfs)	(cubic-feet)	(feet)	(cfs)	(cfs)	(cfs)
0.00	0.000	0	53.00	0.000	0.000	0.000
2.00	0.000	0	53.00	0.000	0.000	0.000
4.00	0.001	1	53.01	0.001	0.001	0.000
6.00	0.002	2	53.01	0.002	0.002	0.000
8.00	0.002	3	53.02	0.002	0.002	0.000
10.00	0.005	5	53.03	0.004	0.004	0.000
12.00	0.188	162 230	53.86	0.008	0.008	0.000
14.00 16.00	0.006 0.004	204	<b>54.16</b> 54.05	<b>0.008</b> 0.008	<b>800.0</b> 800.0	0.000 0.000
18.00	0.004	170	53.90	0.008	0.008	0.000
20.00	0.003	134	53.73	0.008	0.003	0.000
22.00	0.002	98	53.55	0.007	0.007	0.000
24.00	0.002	65	53.36	0.007	0.007	0.000
26.00	0.002	23	53.13	0.006	0.006	0.000
28.00	0.000	0	53.00	0.000	0.000	0.000
30.00	0.000	0	53.00	0.000	0.000	0.000
32.00	0.000	0	53.00	0.000	0.000	0.000
34.00	0.000	Ő	53.00	0.000	0.000	0.000
36.00	0.000	Ö	53.00	0.000	0.000	0.000
38.00	0.000	Ö	53.00	0.000	0.000	0.000
40.00	0.000	0	53.00	0.000	0.000	0.000
42.00	0.000	Ö	53.00	0.000	0.000	0.000
44.00	0.000	0	53.00	0.000	0.000	0.000
46.00	0.000	0	53.00	0.000	0.000	0.000
48.00	0.000	0	53.00	0.000	0.000	0.000
50.00	0.000	0	53.00	0.000	0.000	0.000
52.00	0.000	0	53.00	0.000	0.000	0.000
54.00	0.000	0	53.00	0.000	0.000	0.000
56.00	0.000	0	53.00	0.000	0.000	0.000
58.00	0.000	0	53.00	0.000	0.000	0.000
60.00	0.000	0	53.00	0.000	0.000	0.000
62.00	0.000	0	53.00	0.000	0.000	0.000
64.00	0.000	0	53.00	0.000	0.000	0.000
66.00	0.000	0	53.00	0.000	0.000	0.000
68.00	0.000	0	53.00	0.000	0.000	0.000
70.00	0.000	0	53.00	0.000	0.000	0.000
72.00	0.000	0	53.00	0.000	0.000	0.000
74.00	0.000	0	53.00	0.000	0.000	0.000
76.00	0.000	0	53.00	0.000	0.000	0.000
78.00	0.000	0	53.00	0.000	0.000	0.000
80.00	0.000	0	53.00	0.000	0.000	0.000
82.00	0.000	0	53.00	0.000	0.000	0.000
84.00	0.000	0	53.00	0.000	0.000	0.000
86.00	0.000	0	53.00	0.000	0.000	0.000
88.00	0.000	0	53.00	0.000	0.000	0.000
90.00	0.000	0	53.00	0.000	0.000	0.000
92.00	0.000	0	53.00	0.000	0.000	0.000
94.00	0.000	0	53.00	0.000	0.000	0.000
96.00	0.000	0	53.00	0.000	0.000	0.000

Prepared by Bohler Engineers
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# Hydrograph for Pond 7P: Infiltration Trench 2

Time	Inflow	Storage	Elevation	Outflow	Discarded	Primary
(hours)	(cfs)	(cubic-feet)	(feet)	(cfs)	(cfs)	(cfs)
0.00	0.000	0	53.00	0.000	0.000	0.000
2.00	0.002	2	53.01	0.002	0.002	0.000
4.00	0.004	4	53.02	0.003	0.003	0.000
6.00	0.005	6	53.03	0.005	0.005	0.000
8.00	0.007	10	53.05	0.005	0.005	0.000
10.00	0.012	37	53.21	0.006	0.006	0.000
12.00	0.470	492	55.32	0.012	0.012	0.000
14.00	0.014	615	56.00	0.014	0.014	0.000
16.00	0.009	597	55.90	0.014	0.014	0.000
18.00	0.007	556	55.67	0.013	0.013	0.000
20.00	0.005	508	55.41	0.012	0.012	0.000
22.00	0.005	457	55.16	0.011	0.011	0.000
24.00	0.004	409	54.94	0.011	0.011	0.000
26.00	0.000	336	54.63	0.010	0.010	0.000
28.00	0.000	269	54.33	0.009	0.009	0.000
30.00	0.000	208	54.07	0.008	0.008	0.000
32.00	0.000	152	53.81	0.007	0.007	0.000
34.00	0.000	101	53.57	0.007	0.007	0.000
36.00	0.000	55	53.31	0.006	0.006	0.000
38.00	0.000	14	53.08	0.005	0.005	0.000
40.00	0.000	0	53.00	0.000	0.000	0.000
42.00	0.000	0	53.00	0.000	0.000	0.000
44.00	0.000	0	53.00	0.000	0.000	0.000
46.00	0.000	0	53.00	0.000	0.000	0.000
48.00	0.000	0	53.00	0.000	0.000	0.000
50.00	0.000	0	53.00	0.000	0.000	0.000
52.00	0.000	0	53.00	0.000	0.000	0.000
54.00	0.000	0	53.00	0.000	0.000	0.000
56.00	0.000	0	53.00	0.000	0.000	0.000
58.00	0.000	0	53.00	0.000	0.000	0.000
60.00	0.000	0	53.00	0.000	0.000	0.000
62.00	0.000	0	53.00	0.000	0.000	0.000
64.00	0.000	0	53.00	0.000	0.000	0.000
66.00	0.000	0	53.00	0.000	0.000	0.000
68.00	0.000	0	53.00	0.000	0.000	0.000
70.00	0.000		53.00 53.00	0.000	0.000	0.000
72.00	0.000	0		0.000	0.000	0.000
74.00	0.000 0.000		53.00	0.000	0.000	0.000
76.00 78.00		0	53.00	0.000	0.000	0.000
80.00	0.000	0	53.00	0.000	0.000	0.000
82.00	0.000 0.000	0	53.00 53.00	0.000 0.000	0.000 0.000	0.000 0.000
84.00	0.000	0	53.00	0.000	0.000	0.000
86.00	0.000	0	53.00	0.000	0.000	0.000
88.00	0.000	0	53.00	0.000	0.000	0.000
90.00	0.000	0	53.00	0.000	0.000	0.000
92.00	0.000	0	53.00	0.000	0.000	0.000
94.00	0.000	0	53.00	0.000	0.000	0.000
96.00	0.000	0	53.00	0.000	0.000	0.000
90.00	0.000	U	33.00	0.000	0.000	0.000

# Scenario: 100-Year



Bohler Engineering 1600 Manor Drive, Suite 200 Chalfont, PA 18914

5/11/2023

Scenario: 100-Year Current Time Step: 0.000Hr Catch Basin FlexTable: Inlet Report

Flow (Total Surface) (ft³/s)	0.08	0.16	0.03
Total surface Flow to inlet (ft³/s)	0.08	0.16	0.03
Carryover Rational Flow (ft³/s)	00:00	00:00	00:00
Hydraulic Grade Line (Out)	67.65	56.58	62.29
Hydraulic Grade Line (In)	67.65	56.58	67.64
Flow (Known) (ff's)	00:00	0.00	0.00
Inlet Bottom EI. (ft)	66.50	55.50	65.83
Inlet Tc (min)	5.000	2.000	2.000
Inlet Intensity (in/h)	8.140	8.140	8.140
nlet C	0.950	0.950	0.350
Inlet DA (acres)	0.010	0.020	0.010
Sump Depth (ft)	0.0	0.0	0.0
Invert Out (ft)	66.50	55.50	65.83
Rim Elevation (ft)	68.55	68.55	67.90
Ground Elevation (ft)	68.55	68.55	67.90
Inlet Location	In Sag	In Sag	In Sag
Inlet	PADOT Type 'C'	PADOT Type 'C'	PADOT Type 'C'
<u> </u>	RD101	RD102	101

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5/11/2023

Scenario: 100-Year Current Time Step: 0.000Hr Conduit FlexTable: Pipe Report

Flow / Capacity (Full) (%)	28.88	33.54	14.09
EGL Out (ft)	56.55	67.52	67.65
HGL Out	56.50	67.50	67.64
Down. Gr. (ff)	56.50	67.50	67.90
Down. Cover (ft)	1.67	2.17	1.57
Down. Invert (ft)	54.50	65.00	00.99
EGL In (ft)	56.63	67.62	99.79
HGL In (ft)	56.58	67.59	67.65
다. 를 다. (#) (#)	68.55	67.90	68.55
Up. Cover (ft)	12.72	1.74	1.72
Up. Invert (ft)	55.50	65.83	66.50
Avg. V (ff/s)	1.79	1.21	0.89
Q Full (ft³/s)	0.54	0.32	0.55
Flow (Link) (ft³/s)	0.16	0.11	0.08
S (ft/ft)	0.0476	0.0163	0.0500
L (ft)	21.0	51.0	10.0
Material	PVC	PVC	PVC
Size	4 inch	4 inch	4 inch
Downstream Struct.	IN102	IN101	YD101
Upstream Struct.	RD102	YD101	RD101

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5/11/2023

Scenario: 100-Year Current Time Step: 0.000Hr FlexTable: Outfall Table

Elevation (Tailwater) (ft)		lwater 56.50
Boundary Condition Type	User Defined Tailwater	User Defined Tailwater
Elevation (Invert) (ft)	65.00	54.50
Set Rim to Ground Elevation	True	True
Elevation (Ground) (ft)	67.50	56.50
Station (ft)	00+0	00+0
Label	IN101	IN102

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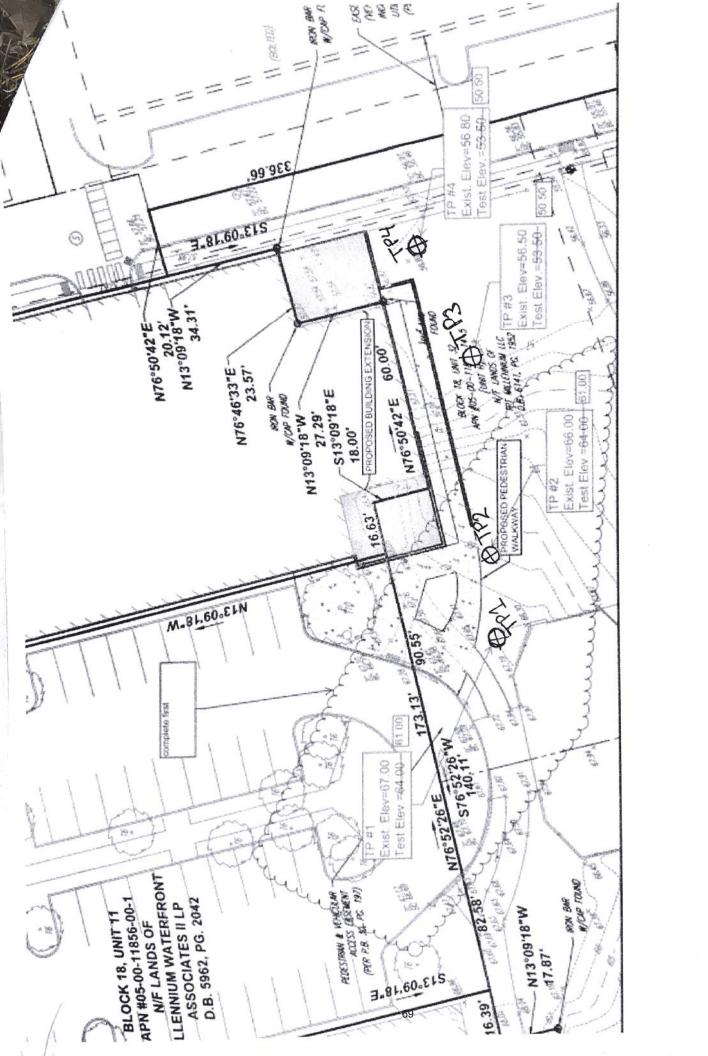
# Infiltration Trench Volumes

Project Name: PAA220024.00

Description: Infiltration Trench Calculation

	Infiltration Active Volume Perm.	Removed (cuft)	440	472						
cuft)	Active	Volume (cuft)	125	113						
Volume Reduction (cuft)	Infiltration	Rate (in/hr)	0.50	0.50						
Volume	Static	Volume (cuft)   Rate (in/hr)   Volume (cuft)   Removed (cuft)	741	548						
	Pipe	Dia. (in.) Length (ft.)	45.0	40						
	<u>P</u>	Dia. (in.)	24	9						
Trench Parameters		Area (s.f.)	200	450						
		Length (ft.)	20	45						
Tre	Stone Bed	Width (ft.) Void Ratio	40%	40%						
		Width (ft.)	10	10						
		Depth (ft.)	3.00	3.00						
	Runoff	Volume (cuft)	440	472						
	S	Perv. (Ac)	0.03	0.01						
	Drainage Areas	Imperv. (Ac)	0.03	0.04						
	Drain	Total (Ac.) Imperv. (Ac) Perv. (Ac)	90.0	0.05						
		Trench	Trench #1	Trench #2						

# Appendix A









Test Pit No.:

Project: Prop								WAI	Project No.: G		
				cken, Montgor		County, PA			Client: Bo		
Surface Eleva	tion: ±			Date Started:	_	4-14-23	ı	-	Elevation	Cave	e-In Depth   Elevation
Termination D			feet bgs	Date Complet	ed:	4-14-23		(feet bgs)		ļ	(feet bgs)   (feet)
Proposed Loc		SWM		Logged By:		AK	During:	NE	A		NE , - BO
Excavating M	ethod:	Test Pit Exc		Contractor:		SUCK - SEL1	At Completion:	NE		At Completion:	
Test Method:		Visual Obse	rvation	Rig Type:	ZAXI	5 35U	24 Hours:		<u> </u>		
SAMPLE	INFORM	IATION	DEPTH	STRATA	ASVET	Special or Service Service Services	DESCRIP	TION OF	MATERIALS		DEMARKS
Depth (ft.)	Number	Туре	(feet)	SIRAIA	`		(0	Classifica	ition)		REMARKS
			0.0	TS		3 " to	psoil				
			1 "			2 "	5 51				1
			1 4	fill		3	2 200 mg		Zusandy l	oam wit	
						grave	( <del>({;</del> (1), - ' '	2145,41	3/6), ~15	-20% gravel	J
						~57. 6	5 Strong b (fill),	noist,	crúmby/a	ranular	
						textu	re no roc	ots 10	ince cons	tain S	
						250	nalt, brick		ose, com	rams	
				With the second		121	mily brick	C, & W	000		
	1										
	1										
			1 -								
1						l					
	l		5.0								
			"-								
			1 -	WR		5-6.5	Strong br	own(7.	5 YR 5/6)	nicacaous	1
				W 1		schist	, friable to	Samel			
					a B	100 V	red rock	400	y gravely		
					0.0	WEATING	reatock	, WIO13	T		
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					1				- ((		
		1	15.0		2				ant Data-state on a C	urface	
					70	TOSKI K LOG II	- reminated at a D	CPRI OF U.U.	OU BOILD GIORNO		



Test Pit No.: Page 1 of 1

Project: F10							Project No.: GP							
				cken, Montgome			Client: Boh							
Surface Eleva	ation: ±	66.0		Date Started:	4-14-23	Water Depth	TO SELECT THE SECOND SE		-In Depth   Elevation					
Termination I	Depth:		feet bgs	Date Completed	4-4-23	(feet bgs)	(feet)		(feet bgs)   (feet)					
Proposed Lo	cation:	SWM		Logged By:	AK	L During: NE   T Y At Completion: NE   - W								
Excavating N		Test Pit Ex		Contractor:	Ruch									
Test Method:		Visual Obs	ervation	Rig Type: Za	xis 350	24 Hours:								
SAMPLE	INFORM	MATION	DEPTH	STRATA		DESCRIPTION OF (Classificat	REMARKS							
Depth (ft.)	Number	Type	(feet)			- C/S-S2 Y794 (000000 AGA) (0000	aon)							
			0.0	TS		topsoil								
			1 -		3,-8	strong brown (7	1.54R 3/6)	sandy						
				1	104 m	moist, with ga	avel and co	יוויואצייוממו						
					heis	201. gravel, ~10%.	cobbles,	contains						
		1		I	Wood	, moist, with gn 20%. gravel, ~10%. Kfashalt, no roots 3, loose, crumby/	s, also	a contains						
				1		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	granolar	rexture						
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1			-											
		l l	-											
			15.0	1										
				10	rest Fit Log TP	-1 Terminak-d st.a Depth of 0.0 Fee	t Delow Ground Surfe	<del>100</del>						



TP3
Test Pit No.:

Project: Proposed Site Improvements WAI Project No.: GP2320272 Client: Bohler PA Location: 227 Washington St., Conshohocken, Montgomery County, PA Cave-In Depth | Elevation Water Depth | Elevation Surface Elevation: ± 56.5 Date Started: 4-14-23 Date Completed: 4-14-23 (feet bgs) | (feet) Termination Depth: 7.0 feet bgs (feet bgs) | (feet) AK Proposed Location: SWM Logged By: During: NE At Completion: 7.0 149.5 Test Pit Excavation Contractor: At Completion: **Excavating Method:** Ruch Visual Observation 24 Hours: Test Method: Rig Type: Zaxis 35U SAMPLE INFORMATION DEPTH **DESCRIPTION OF MATERIALS** REMARKS STRATA (Classification) Depth (fL) Number (feet) 2" topsoil TS 2"-1' Strong brown (7.5 YR 5/6) 2"-1" **till** sandy loam with gravel, moist, ~20%. gravel, brick, an ceramics, Lasphalt, 1'-3' loose, no roots 1'-3' Dark brown (7.5 /R 3/2) loamy sand w/ grave (, asphalt, brick, & ceramic fill/ gravel, ~20%. gravel, ~45-10%. cobbles, moist, no roots, 100se 3-4 3-4' strong brown (7.5 VR 5/6) sandy loam w/ gravel, 5-10% gravel, moist, firm, norosts 4-7' Dark brown (7.54R 3/2) barny sand w/ gravely ~20% gravel & 10-15% cobbles, moist, # composed fill of asphalf, brick, & ceramic debris, loose, no roots TP3 terminated @ 7.0 due to 15.0





Page GP2328272 Building Improvements Project: Proposed Main WAI Project No.: Conshonocken, PA Client: Bohler PA Location: 1 Surface Elevation: 56.8' feet Date Started: 4-14-23 Water Depth | Elevation Cave-In Depth | Elevation 7.0' feet bgs Date Completed: 4-14-23 (feet bgs) | (feet) (feet bgs) | (feet) **Termination Depth:** SWM NE 1 -Proposed Location: Logged By: During: AK Drill / Test Method: Contractor: At Completion: NE I-At Completion: Ruch 24 Hours: Equipment: 24 Hours: Zaxis 35U SAMPLE INFORMATION DEPTH **DESCRIPTION OF MATERIALS** STRATA REMARKS Depth Blows Per 6" (Classification) (in.) N (feet) (feet) No Type 2" topsoil TS 2"-1" Strongbrown (7.5 YR %) sandy 1117 loam with gravel, moist, ~2011. gravel, brick ceramics and asphatt, loose, no roots 1'-7' Dark brown (7.5 YR 3/2) loamy sand with gravel, ~20% gravel & man 5-10%. cobbles, moist, contains asphalt, brick & ceramics, loose, no roots TP4 terminated @ 7.0' due to care-in 10.0 20.0

25.0

ig Log But Terminalsd at a Depth of 00.0 Feet Batow Ground Surface

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	AS	SOC	IAT	ES. IN	C.

Client:	Bohler PA	Test Hole No.:	TP1, I-1	
Project:	Proposed Site Improvements	Date:	4-14-23	
Location:	227 Washington St., Conshohocken, Montgo	omery County, PA Weather:	sunny, 60°	
File No.	GP2320272	Field Engineer:	AK	
Surf. Flev	67.0	Test Denth Ft   Flev :	6.0   61	

Reading	Т	ime		vel Reading thes)	Water	Time Interval	Rate of Flow	
No.	Start	Finish	Start	Finish	ish (Inches) (Hours		(Inches/Hour)	
PS	8:34	9:34	8	6.5	1.5	1.0	1.5 1/hr	
1	9:34	第10:04		7.25	0.75	0.5	1.5"/hr	
2	10:04	10:34		7.25	0.75	0.5	1.5	
3	10:34	11:04		7.25	0.75	0.5	1.5	
		1						

A	V	V	F	1]	Π	-	E	S	T	·C	)	N	E
	Α	S	S	$\circ$	C	Į	A	T	E	S .	Ī	Ν	С.

Client:	Bohler PA	Test Hole No.:	TP2, I2
Project:	Proposed Site Improvements	Date:	4-14-23
Location:	227 Washington St., Conshohocken, Montgo	omery County, PA Weather:	sunny, 65'
File No.	GP2320272	- Field Engineer:	AK
Surf Flev	66.0`	Test Denth Et   Flev	5.0'   61.0'

Reading	Ti	me		vel Reading	Water Level Fall	Time Interval	Rate of Flow
No.	Start	Finish	Start	Finish	(Inches)	(Hours)	(Inches/Hour)
PS	9:45	10:45	8	6	2**	1.0	2"/ur
1	10:45	11:15		7	1"	<b>€</b> 0.5	\$2.0
2	11:15	11:45		7	1	0.5	2.0
3	11:45	12:15		7	1	0.5	2.0
			٠				
							1
				~			
			er				eld i = 0.0-in/hr



Client: Bohler PA Test Hole No.: TP3, I-3

Project: Proposed Site Improvements Date: 4-14-23

Location: 227 Washington St., Conshohocken, Montgomery County, PA Weather: Sunny, 78

File No. GP2320272 Field Engineer: AK

Surf. Elev. 56.5 Test Depth Ft. | Elev.: 6.0 50.50

Reading	Ti	me		vel Reading	Water Level Fall	Time Interval	Rate of Flow
No.	Start	Finish	Start	Finish	(Inches)	(Hours)	(Inches/Hour
PS	11:20	12:20	8	5	3"	1.0	~3"/hr
1	12:20	12:30		7.5	· Terrent	0.167	3"/hr
2	12:330	12:40		7.5	٥.5	0.167	3
3	12:40	12:50		7.5	0.5	0.167	3
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10 min

10 min

WHITESTONE	
ASSOCIATES, INC	

Client:	Bohler PA	Test Hole No.:	TP4,	I-4
Project:	Proposed Site Improvements	Date:	4-14-23	
Location:	227 Washington St., Conshohocken,	Montgomery County, PA Weather:	sunny, 7	8°
File No.	GP2320272	Field Engineer:	AK	
Surf. Elev.	56.81	Test Depth Ft.   Elev.:	6.3	50.50

Reading	Time		Water Level Reading (inches)		Water Level Fall	Time Interval	Rate of Flow
No.	Start	Finish	Start	Finish	(Inches)	(Hours)	(Inches/Hour)
PS	10:56	11:56	8	#4	#4	1.0	4" 1/hr
1	11:56	12:06	1	7.5	0.5	0.167	1.5 "/hr
2	12:06	12:16		7.5	0.5	0.167	1.5
3	12:16	12:26		7.5	0.5	0.167	1.5
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# BEFORE THE ZONING HEARING BOARD OF CONSHOHOCKEN

# IN RE: APPLICATION OF MILLENNIUM III OFFICE OWNER, LLC AND

# MILLENNIUM IV LAND OWNER, LLC

# REGARDING

# **227 WASHINGTON STREET**

# APPLICATION NO. Z-2023-04

# **DECISION OF THE BOARD**

# I. HISTORY

On or about March 17, 2023, Millennium III Office Owner, LLC and Millennium IV Land Owner, LLC (collectively, the "Applicant") filed a Zoning Hearing Board application before the Conshohocken Zoning Hearing Board (the "ZHB") seeking variances from the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the "Ordinance") for the property located at 227 Washington Street ("Subject Property") to permit construction a building extension, a roof canopy over the building entrance, and associated pedestrian walkways and landscaping (the "Application").

The Applicant's specific request for relief includes the following:

- 1. A variance from the terms of Section 27-1506.B(4) to omit required foundation plantings.
- 2. A variance from the terms of Section 27-1714.1.A, B, and K to permit construction within the 100-year floodplain.
- 3. A variance from the terms of Section 27-1716.1.C to permit building expansion in the direction of the streambank.

After notice was duly given and advertised, a hearing was held on April 17, 2023. At the hearing, the following Exhibits were introduced and admitted:

- P-1 Zoning Application dated March 17, 2023
- P-2 Zoning Determination Letter dated April 12, 2023
- P-3 Exhibit Package
- P-4 Letter of M. McHugh Granting Time Extension
- P-5 Notice of Public Hearing
- A-1 Curriculum Vitae of William Rearden
- A-2 Site Plan
- A-3 Zoning Plan
- A-4 Floodplain Analysis
- A-5 Project Rendering

Applicant was represented at the hearing by Augusta M. O'Neill, Esquire of Klehr, Harrison, Harvey and Branzburg, LLP.

# II. <u>FINDINGS OF FACT</u>

- The Subject Property is located at 227 Washington Street, Conshohocken, Pennsylvania.
- 2. The Subject Property is zoned as SP-2 Specially Planned District 2 and subject to the regulations of the FP Floodplain Conservation Overlay District.
- 3. The Applicant has standing to proceed with the Application.
- 4. The Borough of Conshohocken Zoning Hearing Board met all of the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.
- 5. William R. Rearden, project architect, appeared and testified on behalf of the Applicant as follows:
  - a. Applicant is moving their offices to the Subject Property.
  - b. The Subject Property is part of the Millennium Complex, consisting of two (2) office buildings and two (2) residential complexes.
  - c. Applicant proposes to renovate the Millennium III office building for its use.
  - d. Applicant proposes a 1,300 square foot addition to the southern portion of Millennium III.
  - e. Applicant also proposes a canopy over the entrance.
  - f. Applicant's proposal includes additional modifications, including pedestrian walkways and landscaping.
  - g. The other properties in the Millennium Complex do not have foundation plantings.
  - h. A floodplain analysis was performed for the Subject Property.

- i. The addition will not alter the base flood elevation of the floodplain.
- j. The proposed addition does not impact the floodway as all improvements are outside of the floodway.
- k. HEC-RAS was used to analyze the hydraulic model.
- 6. Jon Nickel appeared and testified on behalf of the Applicant as follows:
  - a. All three (3) of Applicant's offices will be consolidated at Millennium III.
  - b. Applicant plans to locate their offices at Millennium III for the next thirty (30) years.
  - c. The proposed entrance canopy will create a "showpiece" entrance for guests and investors that do not enter through the parking garage.
  - d. The additions allow Applicant to take advantage of the river views.
  - e. The proposed addition does not extend the building, but instead fills a void.
  - f. Landscaping will be added to the site, just not as required by the Ordinance as foundation plantings.
- 7. No members of the public requested party status.
- 8. No members of the public spoke in support or opposition of the Application.

# II. DISCUSSION

Section 27-1506 of the Ordinance states, in pertinent part:

Landscaping

. . .

A landscape plan shall be submitted to the Borough Council for review and approval. Use of native plant materials and naturalistic design is encouraged to the fullest extent possible. The landscape plan shall reflect the following detailed criteria:

B. In SP-2 District.

• • •

(4) All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as a foundation planting, i.e., plantings to be installed in proximity to the facades.

Section 1714 of the Ordinance states, in pertinent part:

Uses Prohibited in Floodplain Conservation District

- 1. Any use or activity not authorized within § 27-1713 shall be prohibited within the Floodplain Conservation District, and the following activities and facilities are specifically prohibited, except as part of a redevelopment project in compliance with § 27-1713, Subsection 1G:
  - A. No new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.
  - B. New construction of buildings or placement of fill within the one-hundred-year floodplain is prohibited.

. . .

K. Stormwater basins, including necessary berms and outfall facilities.

Section 1716 of the Ordinance states, in pertinent part:

Improvements to Existing Structures in Floodplain Conservation District

1. The following provisions shall apply whenever any improvement is made to an existing structure located within any Floodplain Conservation District:

. . .

C. No expansion or enlargement of an existing structure shall be undertaken in the direction of the streambank.

In a request for a variance, the Board is guided by Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter called "MPC"). An applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 910.2 of the MPC permits the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant and when the Board can make certain prescribed findings where relevant in a given case.

Section 12-1722 of the Ordinance, in addition to parallel requirements of those stated above pursuant to Section 910.2 of the MPC, also requires the following, in pertinent part:

- 3. Whenever a variance is granted, the Zoning Hearing Board shall notify the applicant in writing that:
  - A. The granting of the variance may result in increased premium rates for flood insurance.
  - B. Such variances may increase risks to life and property.
- 4. In reviewing any request for a variance, the Zoning Hearing Board shall consider, at a minimum, the following:

# III. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that Applicant shall be granted the requested variances. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC and Section 27-1722 of the Ordinance:

- 1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that the unnecessary hardship is due to such condition, and not the circumstances or conditions generally created by the provisions of the Ordinance in the neighborhood or district in which the property is located;
- 2. That because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Ordinance and that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;
- 3. That the approved variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, or be detrimental to the public welfare;
- 4. That the unnecessary hardship has not been created by the Applicant;
- 5. That the approved variance represents the minimum that will afford relief and the least modification possible;

- C. That the granting of the variance will:
  - (1) Neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense; nor
  - (2) Create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.

- 6. The approved variances will neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense; and
- 7. The approved variances will not create nuisances, cause fraud on, nor victimize the public, nor conflict with any other applicable state or local ordinances or regulations.

# **ORDER**

**AND NOW**, this 15<sup>th</sup> day of May, 2023, the Application of Millennium III Office Owner, LLC and Millennium IV Land Owner, LLC, seeking variances from the terms of Sections 27-1506.B(4), 27-1714.1.A, 27-1714.1.B, 27-1714.1.K, and 27-1716.1.C of the Conshohocken Borough Zoning Ordinance of 2001, is **GRANTED** to omit required foundation plantings, to permit construction within the 100-year floodplain, and to permit building expansion in the direction of the streambank in conformance with the plans, testimony, and other evidence presented to the Zoning Hearing Board and subject to the following **CONDITION:** 

- Additional landscape plantings shall be provided along both sides of the proposed sidewalk paralleling the rear building façade.

In accordance with Section 27-1722 of the Conshohocken Borough Zoning Ordinance of 2001, Applicant is also **HEREBY NOTIFIED**:

- The granting of these variances may result in increased premium rates for flood insurance.
- Such variances may increase risks to life and property.

The Applicant is directed to apply to the Borough Zoning Officer to obtain any appropriate permits.

# THE RELIEF GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN PERMITS WITHIN ONE (1) YEAR OF THE DATE OF THIS DECISION.

# CONSHOHOCKEN ZONING HEARING BOARD

Date Personally Delivered:	Kichard Barton
	Richard Parton, Chair
	All S David Vin Shair
	Mark S. Danek, Vice Chair
	2636
	Marlowe Doman
Or Date Emailed:	Ma Ilmahaf
	Alan Chmielewski
	Tyler Dunphy

June 20, 2023

File No. 23-02055

Stephanie Cecco, Borough Manager Borough of Conshohocken 400 Fayette Street, Suite 200 Conshohocken, PA 19428

Reference: 227 Washington Street, LD 2023-02

Parcels 05-00-11856-94-6, 05-00-11856-00-1, and 05-00-11856-14-5

Waiver of Land Development

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Waiver of Land Development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Conshohocken Borough Council:

## I. Submission

A. Preliminary/Final Land Development Plans consisting of twelve (12) sheets, dated both May 11, 2023 and May 12, 2023 as prepared by Bohler Engineering PA, LLC for Millennium III Office Owner LLC & Millennium IV Land Owner LLC

# II. Project Description

The Application lists the subject property as Parcel 05-00-11856-94-6; however, improvements are also proposed on Parcels 05-00-11856-00-1 and 05-00-11856-14-5. All three parcels are situated in the SP-2 Specially Planned District Two Zoning District on the southwest side of the Washington and Poplar Streets intersection. The Application indicates the total tract area is 13.49 acres. The lots currently contain office use buildings with associated parking, open space, walkways, landscaping, and lighting. A majority of the lot area is located within the Zone AE floodplain of the Schuylkill River, with the remaining area being located within the Zone X floodplain.

Proposed improvements include two building extensions, totaling an approximately 1,330 square-foot footprint; a 120 square-foot roof canopy; elevated steel frame sidewalk; two infiltration trenches for stormwater management; and associated modifications to pedestrian walkways and landscaping. No parking or public improvements are shown on the plans. The Applicant was granted variances from Zoning Ordinance sections §§27-1506.B.(4), 27-1714.1.A., 27-1714.1.B, 27-1714.1.K, and 27-1716.1.C to omit required foundation plantings, to permit construction within the 100-year floodplain, and to permit building expansion in the direction of the streambank.

### III. Review Comments

# A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance to the Borough's Zoning Officer, including the condition related to the granted variances.

# B. Subdivision and Land Development Ordinance

We offer the following comments with respect to Conshohocken Borough Subdivision and Land Development Ordinance:

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

- 1. §22-304.A.(4) Each plan sheet shall be labeled as Sheet X of 12 and the Drawing Sheet Index on the Cover Sheet, Sheet 1, being revised to indicate which plans are to be recorded.
- 2. §22-304.B Parcels 05-00-11856-00-1 and 05-00-11856-14-5 shall be added to the land development application since work is also proposed on those properties. A deed for Parcel 05-00-11856-00-1 and a signed and sealed copy of the Boundary & Topographic Survey Plan by Control Point Associates, Inc. dated June 7, 2022 and last revised April 11, 2023 referenced on the General Notes Sheet, Sheet 2, shall be provided.
- 3. §22-304.B.(4) A plan shall be incorporated into the plan set which shows the entire condominium property, including bearings, distances, and the tract size.
- 4. §22-304.B.(5) Parcel 05-00-11856-94-6 is labeled in plan views as Unit A; however, the deed references Unit B. Parcel 05-00-11856-14-5 is labeled in plan views as Unit H, however, the deed references the parcel as Unit J. The unit references shall be confirmed and the plans updated accordingly.
- 5. §22-308.A The Applicant has submitted a request for this application to proceed as a waiver of land development. Based on the size and scope of the project, we support a waiver of the formal land development procedure conditioned upon the plans being relabeled as Waiver of Land Development Plans, reference to the requested waivers being removed from the plans, and the plans being recorded. Based on this recommendation, no comments are included for the requested waivers listed on the Cover Sheet, Sheet 1, of the plans.
- 6. §22-309 The Certificate of Accuracy on the Cover Sheet, Sheet 1, shall be revised to reference "Borough."
- 7. §22-401.D Site Specific Note 6 on the General Notes Sheet, Sheet 2, states that the area between the ultimate and legal right-of-way of the road shall be offered to Conshohocken Borough; however, it is unclear what area is being offered and this shall be clarified.
- 8. §22-405.1 We offer the following comments related to the curb ramp design:
  - a. Revise the proposed grading to provide a maximum 2 percent cross slope at the driveway. This shall include confirming the proposed TC/BC 67.28 foot spot elevation since, based on the existing contours, that appears to be an existing top of curb elevation.
  - b. Provide a top and bottom of curb elevation at the building.
  - c. Revise the grading to provide a maximum 5 percent longitudinal slope beyond the curb ramp. The slope between the BC 68.35 foot spot elevation and 68 foot contour exceeds 5 percent.
  - d. Spot elevations shall be provided to confirm a maximum 10 percent flare slope is proposed.
  - e. The proposed location for the Freestanding Handrail with Edge Protection detailed on the Detail Sheet, Sheet 12, shall be clarified. A handrail would not be required at the Type 6 curb ramp.
- 9. §22-407 The proposed building extensions are primarily on adjacent Parcel 05-00-11856-14-5 and the proposed canopy extends onto adjacent Parcel 05-00-11856-00-1. A lot line change shall be proposed to include these extensions on the same parcel as the existing building. A plan showing the bearings and distances for all existing and proposed lot lines for these parcels shall be included in the plan set.
- 10. §22-417 We offer the following erosion and sediment control related comments:
  - a. The Soil Erosion & Sediment Pollution Control Plan, Sheet 6, shall be revised and a related detail provided to show the proposed method of blocking IN101, IN201, and YD101 during construction,

- as referenced in Note 3 in the Sequence of BMP Installation and Removal on the Soil Erosion & Sediment Pollution Control Notes & Details plan. Sheet 7.
- b. The plans shall be revised to indicate how the infiltration trenches will be protected from compaction during construction.
- 11. §22-420.2 The plans show three existing trees which are six (6) caliper inches or greater are proposed to be removed. A minimum 3.5-caliper-inch tree shall be provided for each tree six (6) caliper inches or greater that is removed from the site. The Landscape Plan, Sheet 10, and the Plant Schedule shall be revised to provide and indicate the required replacement trees.
- 12. §22-421.6 Additional lighting levels shall be provided surrounding the proposed eastern W3 to confirm whether shielding shall be employed to eliminate over spill into residential areas.

# C. Stormwater Management

We offer the following comments with respect to the Borough of Conshohocken Stormwater Management Ordinance and the Drainage requirements in the Subdivision and Land Development Ordinance:

- 1. §19-304.2.A All calculations shall be revised to use the appropriate design rainfall depths for the various return period storms obtained from the latest version of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 rain data corresponding to the Conshohocken station for the precipitation depth data using the upper bound of the 90% confidence interval for the various return period storms (e.g. 3.59 inches for the 2-year storm).
- 2. <u>§19-502.A</u> Prior to final approval of the SWM Site Plan, the property owner shall sign and record an Operation and Maintenance Agreement in a form acceptable to the Borough Solicitor covering all stormwater control facilities which are to be privately owned.
- 3. §22-410.3.B.(5) The Stormwater Report, maps, and calculations shall be revised to consider two points of interest; one towards the Schuylkill River and one towards Washington Street.
- 4. §22-410.5.A.(2) An additional storage allowance of 218 cubic feet shall be incorporated into the design to compensate for sediment accumulation.
- 5. §22-410.5.A.(5) The infiltration trenches shall be revised such that the 100-year water surface elevation associated with each BMP is contained with the provided storage volume of the BMP. Based on the Pond Summaries, the peak elevations associated with the 100-year storm are above the stone storage.
- 6. §22-410.5.C & D We offer the following comments related to the Cross Section of Infiltration Trench detail on the Detail Sheet, Sheet 12:
  - a. The proposed bottom of stone elevations shall be added to the detail.
  - b. The detail indicates a swale will be provided along the centerlines of the two trenches. Related spot elevations shall be added to the Grading & Utility Plan, Sheet 5, to define the depth and width of the swales, confirm the soil cover depths, and support the drainage areas shown on the Post-Development Drainage Area Plan.
  - c. Information shall be provided to indicate how the washed AASHTO #8 will be kept separated and prevented from settling into the PennDOT 2B stone within the infiltration trenches.
  - d. The detail shall be revised to indicate a 24 inch diameter perforated pipe for Infiltration Trench 2 to match the Stormwater Report modeling.
  - e. We recommend the design engineer consider placing impermeable liners on the sides of Infiltration Trench 1 to promote downward infiltration. Based on the proposed grading, there appears to be

potential for stormwater to infiltrate out the sides of the slopes adjacent to Infiltration Trench 1 rather than fully infiltrate into the ground.

- 7. §§22-410.5.C.(4) & D.(3) The infiltration trench designs shall be revised to provide a minimum of one foot of cover, measured from the top of the system to the finished surface elevation.
- 8. <u>§22-410.5.C.(5)</u> Information shall be provided to clarify how roof debris will be filtered before entering the infiltration trenches.
- 9. The General Information worksheet included in the Stormwater Management Report shall be revised to reference the receiving waters as the Schuylkill River.

# D. General Comments

We offer the following general comments:

- 1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Conshohocken Borough Sewer Authority, Fire Marshal, MCCD, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
- 2. We defer review of the elevated steel framed sidewalk to the Borough's Building Code Official.

If you have any questions regarding the above, please contact this office.

Sincerely,

Karen M. MacNair, P.E. Gilmore & Associates, Inc.

**Borough Engineer** 

KMM/jm

cc: Ray Sokolowski, Director of Public Services and Building Code Official Brittany Rogers, Executive Assistant

Michael E. Peters, Esq., Borough Solicitor



# BOROUGH OF CONSHOHOCKEN

# **MAYOR**

Yaniv Aronson

# BOROUGH COUNCIL

Colleen Leonard, President Tina Sokolowski, Vice-President Anita Barton, Member Stacy Ellam, Member Kathleen Kingsley, Member Adrian Serna, Member Karen Tutino, Member

> Stephanie Cecco Borough Manager

## Fire Marshal

Date: June 20, 2023

To: Stephanie Cecco, Borough Manager

From: Timothy Gunning, Fire Marshal

Re: Fire Marshal Review

227 Washington Street

Waiver of Land Development Application

As requested, the following materials submitted for the above referenced waiver of land development application were reviewed:

• Preliminary/Final Land Development Plans consisting of twelve (12) sheets, dated both May 11, 2023 and May 12, 2023 as prepared by Bohler Engineering PA, LLC for Millennium III Office Owner LLC &Millennium IV Land Owner LLC

We have no comments based on the information provided.

# MONTGOMERY COUNTY BOARD OF COMMISSIONERS

KENNETH E. LAWRENCE, JR., CHAIR JAMILA H. WINDER, VICE CHAIR JOSEPH C. GALE, COMMISSIONER



# MONTGOMERY COUNTY PLANNING COMMISSION

Montgomery County Courthouse • PO Box 311
Norristown, Pa 19404-0311
610-278-3722 • FAX: 610-278-3941

WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 15, 2023

Ms. Stephanie Cecco, Manager Borough of Conshohocken 400 Fayette Street, Suite 200 Conshohocken, Pennsylvania 19428

Re: MCPC #23-0098-001

Plan Name: 227 Washington Street

Situate: Washington Street (south) / Ash Street (east)

Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested in documentation received by this office on May 19, 2023. We forward this letter as a report of our review.

## **BACKGROUND**

The applicant, Morgan Properties Acquisition Company, LLC, plans to relocate their offices to the Millennium III office building, and proposes a 1,300 sq. ft. addition to the southern portion of the office building. The addition will include a new entryway and covered canopy, and according to the Zoning Hearing Board testimony, the proposed addition and entrance canopy will create a "showpiece" entrance for guests and investors to prevent entry through the garage entrance. The application states that interior renovations are proposed for Millennium III. The property borders the Schuylkill River and is situated within the 100-year floodplain; the southeastern area of the property is within the river's floodway.

The applicant's building is located in the borough's SP-2 Specially Planned District Two and is subject to the regulations of the FP-Floodplain Conservation Overlay District. In an Order dated May 15, 2023, the Conshohocken Zoning Hearing Board granted the applicant several variances for the development of the site as proposed. These variances include: a variance from Section 27-17161.C.- to permit the expansion of a building in the direction of the streambank, and a variance from Section 27-1714.1.A.B.&K.- to permit construction within the 100 year floodplain.

## COMMENT AND RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's plan for a building addition to the Millennium III office building bordering the Schuylkill River. However, in the course of our review we have identified one issue that should be considered by the borough in its review. The proposed arrangement and long term maintenance of the stormwater trenches -- one of which is within the 100 year floodplain – is a concern. We recommend the borough engineer ensure that a management plan is submitted for review and implementation with this project.

# **COMMENT**

# Stormwater Trench adjacent to Millennium III

The plan proposed the construction of two infiltration trenches: a 50 ft. X 3 ft. trench which would drain directly from the parking lot's rain garden; and a 45 ft. by 3 ft. trench that will lie within the 100 year floodplain. Given the increasing frequency of flooding events along the Schuylkill River, this area may be flooded and require maintenance to retain the effectiveness of the trenches. We recommend the borough engineer ensure that a management and maintenance plan is developed and included in the final submission to ensure that facility is effective for the life of the development.

## CONCLUSION

Please note that any review comment and recommendation contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #23-0098-001 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Barry W Jeffries, ASLA, Senior Design Planner

bjeffrie@montcopa.org - 610-278-3444

Barry W. Leffies

c: Morgan Properties Acquisition Company, LLC, Applicant

Matthew J. McHugh, Applicant's Representative Karen MacNair, Borough Engineer Michael Peters, Borough Solicitor Chair, Municipal Planning Commission

Attachment A: Aerial Image of Site

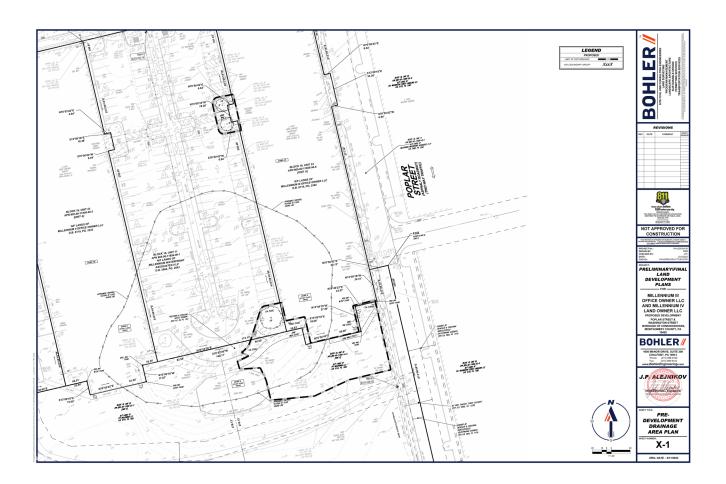
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

Ms. Stephanie Cecco - Attachment A - June 22, 2023

# ATTACHMENTS A & B



227 Washington Street MCPC#230098001 Montgomery 0 100 200 40
County Planning
Commission
Brangurey Control Continue - Planning Optimization
For the UTI Numbers for N. 1964 (4)(31)
In the UTI Numbers for Number





3100 Horizon Drive Suite 200 King of Prussia, PA 19406 T: 610-277-2402 F: 610-277-7449

www.pennoni.com

BCONS23004

June 20, 2023

Stephanie Cecco Borough Manager Borough of Conshohocken 400 Fayette Street, Suite 200 Conshohocken, PA 19428

**RE:** Traffic Engineering Review

Proposed Office Building Expansion – 227 Washington Street

Dear Ms. Cecco:

We have completed our review of the material submitted for the referenced land development application. The submission consisted of Preliminary/Final Land Development Plans for 227 Washington Street, dated 5/12/23, prepared by Bohler Engineering. We offer the following comments for your consideration:

- 1. **§27-824** Traffic Impact Study The plans indicate a building expansion of approximately 1,300 square feet. As outlined by this section of the code, a TIS is not required for this application. The applicant should clarify if the proposed use of the building and expansion will be similar to the previous/existing use.
- 2. §22-404(2)(E)(1)(3) Alleys, Driveways, and Parking Areas In accordance with this section of the code, the applicant should ensure that the pedestrian crosswalk pavement markings and associated signage shown on the plan are in place. Additionally, the plan should depict existing and proposed traffic signage throughout the site, including 'Stop' signs at the driveways to Washington Street.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

PENNONI ASSOCIATES INC.

Brian R. Keaveney, PE, PTOE

Buin R. Kearney

Transportation Division

cc: Ray Sokolowski, Executive Director of Operations George Metz, Chief of Police Timothy Gunning, Fire Chief and Fire Marshal Karen MacNair, PE, Borough Engineer Michael Peters, Esq., Borough Solicitor Brittany Rogers, Executive Assistant





www.pennoni.com

June 20, 2023

**BCONS 23009** 

Stephanie Cecco, Borough Manager Conshohocken Borough 400 Fayette Street, Suite 200 Conshohocken, PA 19428

RE: 227 Washington Street
Preliminary/Final Land Development
Zoning Review 1st Submission

Dear Ms. Cecco:

As requested, we reviewed the following in connection with the referenced project:

• "Preliminary/Final Land Development Plans." (12 sheets) prepared by Bohler Engineering, dated May 11, 2023

The Applicant, Morgan Properties Acquisition Company, LLC., is proposing:

- Building Extensions totaling 1,330 SF to the rear yard of the existing block 18, unit 24 building.
- Additional pedestrian walkway to the building extensions.
- A roof canopy, landscaping, and hardscaping on the western side of block 18, unit 24 building

The site is located within the SP-2 – Specially Planned District 2. The site is fronted by Washington Street to the north; Poplar Street and residential multi-family condominiums to the east; commercial properties to the west; and the Schuylkill River to the south.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) panel No. 42091C0358G, effective 3/2/2016, the majority of this parcel is located within the floodplain Zone AE - special flood hazard areas with base flood elevations defined. The remaining irregular radial rear portion of the center parking lot between Unit 23 and Unit 24 and portions of Units 23 and 24 are located within Zone X - areas determined by the FEMA FIRM with a 0.2% annual chance flood hazard, or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Therefore, the parcel is located within the Floodplain Conservation District and subject to the regulations of the Floodplain Conservation District.

For the proposed building extensions under this land development application, the Applicant went before the Conshohocken Borough Zoning Hearing Board at the scheduled April 17, 2023 meeting, and were granted the following variances:

1. A variance from §27-1714.1.A, B, & K and §27-1716.1.C to permit the building alterations for a roof canopy addition to the western entrance of the building; expansions of the building in the direction of the Schuylkill River streambank, placement of fill; sidewalk construction; and stormwater facilities located within the 100-ytear floodplain.

2. A variance from §27-1506.B.(4) for the building extensions to not be landscaped with a combination of evergreen and deciduous trees and shrubs was granted on the condition that additional landscaping plantings be provided along both sides of the proposed sidewalk paralleling the rear building façade.

In accordance with §27-1722.3.A & B, the Zoning Hearing Board has notified the petitioner that the granting of the variances may result in increased premium rates for flood insurance and may increase risks to life and property.

Approval is granted subject to compliance with all local, state, and federal laws and regulations, in addition to any representations made during the hearing.

The Applicant has indicated on the plans that these are variances requested. The Applicant shall change the information to indicate variances received and include the conditions for approval on the plans.

We offer the following zoning comments:

1. Per §27-1504.F.(2) - Notwithstanding any other provisions of this Part, in the SP-2 District, not more than 70% of the area of any lot in the district shall be covered by impervious surface.

Based on the plans, the Applicant is indicating a lot coverage of 69.4% for Lot 1. An impervious coverage calculation showing all impervious areas shall be provided on the plans to ensure compliance with this Code Section.

2. Per §27-2002 & §27-2006.C - Business or administrative offices shall require 1 parking space per 250 SF of gross floor area. For dwelling unit, multifamily dwelling (studio, efficiency or one-bedroom units) shall require 1.5 spaces per dwelling unit. The Zoning Hearing Board may, in its discretion, reduce the number of required parking spaces upon determination that great efficiency is effected by joint use of a common parking area, but in no case shall the number of off-street parking spaces be reduced by more than 20% of the required number of spaces.

The Applicant has provided a parking calculation on the plans showing the required total of 575 spaces for the 143,780 SF gross office area including the proposed 1,330 SF building extensions. The Applicant is also showing a parking calculation for the residential area using the 20% reduction factor in the required number of residential parking spaces which totals 371 residential parking spaces for 309 residential units. Based on the Zoning approval granted on April 26, 2000, the Applicant obtained zoning variance approval for the reduction in the residential parking requirements from two (2) required parking spaces to 1.5 parking spaces only. Based on the 1.5 required residential parking spaces obtained from the April 26, 2000 Zoning approval, the total calculated residential parking spaces required would be 464 residential parking spaces instead of the calculated 371 residential parking spaces as shown on the plans. In addition, the Applicant is showing on the plans that the minimum parking required is 946 parking spaces with 972 parking spaces existing and proposed on Lot 1 with this current land development application. However, based on the April 26, 2000 Zoning approval, with the 1.5 required residential parking spaces, a total of 1,039 parking spaces is required for the site. The Applicant will be required to rectify the additional 68 off-street parking spaces missing from the site unless the Applicant provides documentation proving a Special Exception for the 20% residential parking space requirement was subsequently granted by the Conshohocken Borough Zoning Hearing Board to be able the site to use the 20% residential parking reduction in order to reflect the correct off-street parking required of the site.

3. Based on the sketch plan provided, the Applicant is proposing to construct two building additions on the south side of the existing building located on parcel 05-00-11586-94-6. It does not appear that the Applicant is proposing to convey a portion of the existing Parcel 05-00-11856-14-5 to parcel 05-00-11856-94-6 which will result in a building being on two separate parcels. The Applicant will be required to convey a portion of the existing Parcel 05-00-11856-14-5 to parcel 05-00-11856-94-6 to ensure the building and building additions are located on the same property.

It does not appear that any lot line adjustments are being proposed as a result of the building additions that encroaches onto the adjoining parcel. The lot lines will be required to be adjusted so that no portion of the building will be encroaching onto an adjoining property and meet the required minimum dimensional requirements of the SP-2 zoning district.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

Allison A. Lee, PE Zoning Officer

PENNONI ASSOCIATES INC.

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