POTTSGROVE HIGH SCHOOL FACILITY AND ATHLETIC IMPROVEMENTS

POTTSGROVE SCHOOL DISTRICT

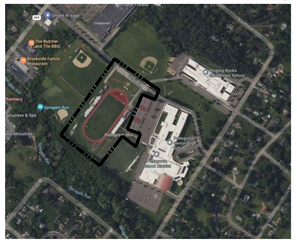
1345 KAUFFMAN RD, POTTSTOWN, PA 19464

BID SET - 10.21.2026

BID ALTERNATES:
REFERENCE SPECIFICATION SECTION 01 23 00 FOR ALL BID ALTERNATES AND DESCRIPTIONS.

DRAWINGS NOTE "SUBJECT TO ALTERNATE " - COORDINATE SCOPE CHANGE WITH SPECIFICATIONS.

SITE LOCATION MAP: N.T.S.


Chuck E Cheese
Pottstown
The Rubber Duck The BBQ
Brookside Family Restaurant
Pottstown Mini Golf
Pottstown Area Middle School
Pottstown Senior High School
Pottstown Memorial Medical Center
Longview Dr
Longview Dr
Longview Dr
Kauffman Rd
Longview Dr
Longview Dr
Longview Dr

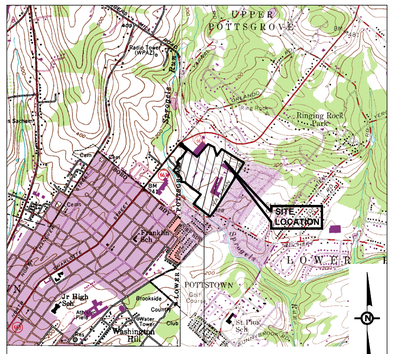
CONSTRUCTION DOCUMENTS

FACILITY AND ATHLETIC IMPROVEMENTS

FOR

POTTSGROVE SCHOOL DISTRICT

LOWER POTTSGROVE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1"=2000 FEET

LANDOWNER / APPLICANT

POTTSGROVE SCHOOL DISTRICT
1301 KAUFFMAN ROAD
POTTSTOWN, PA 19464

TELEPHONE: 610.327.2277 x1024
CONTACT: RONALD LINKE, BUSINESS ADMINISTRATOR

SITE ENGINEER / PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: CAROLYN E. DUBOIS, RLA

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, PLS

ACT 287 UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION (UULP) LAW, PA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776 (or 811)

PA ONE-CALL SERIAL NUMBER: 20252932096 (DESIGN TICKET)
PA ONE-CALL SERIAL NUMBER DATE: 10/20/2025

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

COMCAST
1004 CORNERSTONE BLVD
DOWNINGTOWN, PA. 19335
CONTACT:JOHN CEDRICK SALVATIERRA
EMAIL:JOHNCEDRICK_SALVATIERRA@COMCAST.COM
PHONE:267-271-9781

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT:NIKKIA SIMPKINS
EMAIL:nikkiasimpkins@usicllc.com
PHONE:484-681-5720

LOWER POTTSGROVE AUTHORITY/LOWER POTTSGROVE TOWNSHIP
2199 BUCHERT RD
POTTSTOWN, PA. 19464
CONTACT:SAMANTHA CRONRATH
EMAIL:scronrath@lowerpottsgrove.org
PHONE:610-323-0436 EXT. 207

PENNSYLVANIA ELECTRIC CO
341 WHITE POND DRIVE
AKRON, OH. 44320
CONTACT:MELLYSSA ADAMS
EMAIL:madams@firstenergycorp.com
PHONE:330-252-4013

POTTSTOWN BORO/POTTSTOWN BORO MUNI AUTH
100 E HIGH STREET
POTTSTOWN, PA. 19464
CONTACT:DOUGLASS YERGER
EMAIL:dyerger@pottstown.org
PHONE:610-970-6529

VERIZON PENNSYLVANIA LLC
CONTACT:OFFICE PERSONNEL
EMAIL:1Call-Verizon-PADE@verizon.com

ZONING DATA

ZONING DISTRICT: (R-2) RESIDENTIAL			
EXISTING USE: HIGH SCHOOL CAMPUS			
REQUIREMENT:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	2 ACRES	62.672 AC	62.672 AC
MINIMUM LOT WIDTH:	140 FEET	2,074 FEET	2,074 FEET
FRONT YARD SETBACK:	50 FEET	39 FEET	39 FEET
SIDE YARD SETBACK:	25 FEET	235 FEET	235 FEET
REAR YARD SETBACK:	50 FEET	224 FEET	224 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET	<45 FEET	
MAX. IMPERVIOUS COVERAGE:	25% (>30,000 SF)	35.2% (22.09 AC)	42.1% (26.36 AC)

ALL ABOVE AREAS REPRESENT THE COMBINATION F THE TWO PARCELS OWNED BY THE SCHOOL DISTRICT.

SITE DATA

TAX PARCEL:	42-00-02125-00-2
DEED REF. / INSTRUMENT #:	DB 5917 PG 2927
EXISTING LOT AREA:	57.779 ACRES
PROPOSED SEWAGE DISPOSAL:	PUBLIC
PROPOSED WATER SUPPLY:	PUBLIC

TAX PARCEL:	42-00-03671-00-4
DEED REF. / INSTRUMENT #:	DB 5917 PG 2927
EXISTING LOT AREA:	6.996 ACRES
PROPOSED SEWAGE DISPOSAL:	PUBLIC
PROPOSED WATER SUPPLY:	PUBLIC

PARKING DATA

PARKING REQUIRED: 1 SPACE / 4 STADIUM SEATS
2,750 SEATS = 688 SPACES

EXISTING PARKING 510 SAPCES
PROPOSED PARKING: 637 SPACES

SHEET INDEX

LAND DEVELOPMENT PLANS

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PCSM SUPPORTING INFORMATION
C-003	E&S SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	OVERALL EXISTING FEATURES PLAN
C-101.2	EXISTING FEATURES PLAN
C-101.3	EXISTING FEATURES PLAN
C-102	DEMOLITION PLAN
C-102.1	DEMOLITION PLAN
C-103	SITE LAYOUT PLAN
C-103.1	SITE LAYOUT PLAN
C-104	GRADING PLAN
C-104.1	GRADING PLAN
C-104.2	CURB RAMP ENLARGEMENTS
C-104.3	CURB RAMP ENLARGEMENTS
C-105	OVERALL PCSM PLAN
C-105.1	PCSM PLAN
C-105.2	PCSM PLAN
C-106	UTILITY PLAN
C-106.1	UTILITY PLAN
C-107	LANDSCAPE PLAN
C-107.1	LANDSCAPE PLAN
C-301	STORMWATER PROFILES
C-302	STORMWATER PROFILES
C-303	STORMWATER PROFILES
C-304	STORMWATER PROFILES
C-305	STORMWATER PROFILES
C-401	SANITARY SEWER PROFILES
C-402	SANITARY SEWER PROFILES
C-403	WATERLINE PROFILES
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	SITE DETAILS
C-504	SITE DETAILS
C-505	UTILITY DETAILS
C-506	UTILITY DETAILS
C-507	TURF & TRACK DETAILS
C-601	PCSM DETAILS
C-602	PCSM DETAILS
C-603	PCSM DETAILS
C-604	PCSM DETAILS
C-605	PCSM DETAILS
C-701	OVERALL E&S PLAN
C-701.1	E&S PLAN
C-701.2	E&S PLAN
C-702	E&S DETAILS
C-703	E&S DETAILS

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A NEW RUNNING TRACK, FIELD EVENTS, SYNTHETIC TURF MULTI-SPORT FIELD, GRANDSTANDS, WALKS, PARKING AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES.
2. THE EXISTING SITE FEATURES, TOPOGRAPHY AND PROPERTY BOUNDARY LINES SHOWN HEREON ARE OBTAINED FROM A DRAWING OF SURVEY INFORMATION PRODUCED BY KUROWSKI & WILSON, LLC.
3. PUBLIC WATER TO BE PROVIDED BY BOROUGH OF POTTSTOWN WATER DEPARTMENT.
4. PUBLIC SEWER TO BE PROVIDED BY LOWER POTTSGROVE TOWNSHIP.
5. THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
6. STREET CURB & SIDEWALKS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF LOWER POTTSGROVE TOWNSHIP, AS APPLICABLE.
7. ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 & 72 STANDARDS AND ALL APPLICABLE LOWER POTTSGROVE TOWNSHIP ORDINANCES.
8. ALL SIGNS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP SPECIFICATIONS AND SHALL BE INSTALLED BY THE DEVELOPER IN A MANNER SPECIFIED BY THE MUNICIPAL ENGINEER. A SEPARATE PERMIT IS REQUIRED FOR ANY NEW SIGNS AND ALL NEW SIGNS MUST MEET TOWNSHIP REQUIREMENTS.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
10. A PA NATURAL DIVERSITY INVENTORY (PNDI) SEARCH WAS PERFORMED FOR THE SUBJECT TRACT AND NO ENVIRONMENTAL IMPACTS WERE IDENTIFIED.
11. THERE ARE NO EXISTING COVENANTS FOR THE SUBJECT TRACT.
12. THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 48 HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP / TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
13. THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP SHALL BE PROHIBITED. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MUST BE REMOVED FROM THE AREA OF CONSTRUCTION AND STORED SEPARATELY. UPON COMPLETION OF THE CONSTRUCTION, THE TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY. ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING ON SLOPES OF LESS THAN 10% AND SHALL BE STABILIZED BY SODDING ON SLOPES OF 10% OR MORE AND PLANTED IN GROUND COVER ON SLOPES OF 20%, PROVIDED THAT RIPRAP SHALL BE UTILIZED FOR BANKS EXCEEDING 25%
14. FLAG SIZE SHALL NOT EXCEED 24 SQUARE FEET.
15. THE APPLICANT AND HIS CONTRACTOR ARE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER AND THE TOWNSHIP PRIOR TO COMMENCEMENT OF WORK. THE APPLICANT AND HIS CONTRACTOR ARE RESPONSIBLE FOR PROVIDING A MINIMUM OF 3 BUSINESS DAYS-NOTICE TO THE TOWNSHIP ENGINEER OFFICE AT 610-373-8001 OF INSPECTIONS OF ALL ESCROWED ITEMS. IF ESCROWED ITEMS ARE INSTALLED, PLACED, OR CONSTRUCTED WITHOUT THE REQUIRED NOTICE AND INSPECTION THEN ITEMS WILL NEED TO BE REMOVED IN TOTALITY AND REPLACED AT NO COST TO THE TOWNSHIP UNDER THE CONSTRUCTION OBSERVATION OF THE TOWNSHIP ENGINEER.
16. DURING SITE CONSTRUCTION, ALL RECHARGE SYSTEM COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL. RECHARGE AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION. ALL AREAS DESIGNATED FOR RECHARGE SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION OR BE CLEARED AND RECONSTRUCTED AT THAT TIME.
17. AN AS-BUILT PLAN IS REQUIRED FOLLOWING CONSTRUCTION COMPLETION.

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com

GKO ARCHITECTS

POTTSGROVE HIGH SCHOOL
FACILITY AND ATHLETIC
IMPROVEMENTS
1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS	
BID SET	10/21/2026

DRAWN BY	RES
REVIEWED BY	
JOB #	2665

SHEET TITLE

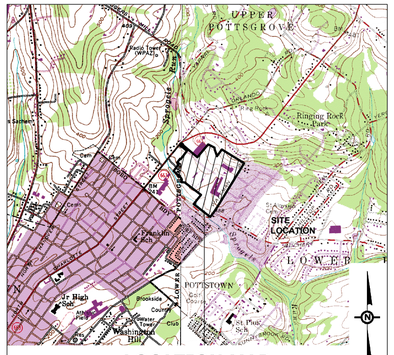
COVER SHEET

SHEET #

C-001

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



LOCATION MAP

SCALE: 1"=2000 FEET

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1301 KAUFFMAN ROAD
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WATERSHED NOTE

THE SITE IS LOCATED IN THE MANTAWNY - FRENCH CREEKS WATERSHED APPROXIMATELY 0.006 MILES EAST OF THE SPROGELS RUN. ACCORDING TO 25 PA CODE CHAPTER 93, THE SPROGELS RUN IS DESIGNATED AS A WARM WATER FISHERY WITH MIGRATORY FISH (WWF, MF). SPROGELS RUN IS NOT LISTED AS A HIGH QUALITY, EXCEPTIONAL VALUE, OR SPECIAL PROTECTION STREAM. THE SPROGELS RUN IS NOT IMPAIRED ACCORDING TO CHAPTER 4 OR 5 OF THE INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT. THE SITE DOES NOT DISCHARGE TO WATERS WITH A TMDL.

RECYCLING OR DISPOSAL OF MATERIALS

1. 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.
2. ANTICIPATED CONSTRUCTION WASTE MAY INCLUDE TYPICAL BUILDING MATERIALS (I.E. LUMBER, DRYWALL, MASONRY, CARDBOARD AND PAPER, INSULATION, ASPHALT, ROOFING, PLASTIC AND VINYL, PAINTS, STAINS, SOLVENTS AND SEALANTS, (ETC.)
3. IT IS STRONGLY ENCOURAGED THAT SUCH RECOVERABLE WASTE MATERIALS BE SEPARATED AND APPROPRIATELY RECYCLED. NO POTENTIAL TOXIC OR HAZARDOUS WASTE IS KNOWN TO BE PRESENT ON SITE. IF ANY TOXIC OR HAZARDOUS WASTE IS ENCOUNTERED, THE CONTRACTOR SHALL FOLLOW ANY AND ALL APPLICABLE STATE OR FEDERAL REGULATIONS ASSOCIATED WITH THE DISPOSAL OF SUCH MATERIALS.

PCSM PLAN SET LIST

SHEET NUMBER	SHEET TITLE
C-002	PCSM SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	OVERALL EXISTING FEATURES PLAN
C-101.2	EXISTING FEATURES PLAN
C-101.3	EXISTING FEATURES PLAN
C-105	OVERALL PCSM PLAN
C-105.1	PCSM PLAN
C-105.2	PCSM PLAN
C-301	STORMWATER PROFILES
C-302	STORMWATER PROFILES
C-303	STORMWATER PROFILES
C-304	STORMWATER PROFILES
C-305	STORMWATER PROFILES
C-601	PCSM DETAILS
C-602	PCSM DETAILS
C-603	PCSM DETAILS
C-604	PCSM DETAILS
C-605	PCSM DETAILS

PCSM PLAN GENERAL NOTES

THE SITE CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE N.P.D.E.S. PERMIT FOR THE PROJECT SITE, INCLUDING OBTAINING STATUS AS A CO-PERMITTEE OF THE PERMIT. FOR INFORMATION REGARDING COMPLIANCE WITH THE N.P.D.E.S. PERMIT, CONTACT:

MONTGOMERY COUNTY CONSERVATION DISTRICT
143 LEVEL ROAD
COLLEGEVILLE, PA 19426
(610) 489-4506 PHONE

1. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF BMPs TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs SHALL CONDUCT THE OVERSIGHT.
2. THE "POST CONSTRUCTION STORMWATER MANAGEMENT NARRATIVE AND CALCULATIONS" REPORT SHALL BE CONSIDERED PART OF THE PLANS.
3. A "NOTICE OF TERMINATION" (NOT) WILL BE REQUIRED TO BE SUBMITTED. PRIOR TO ACCEPTING THE NOT, CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs.
4. COMPACTION OF FILL. ALL STRUCTURAL FILL TO BE PLACED IN 6" LIFTS AND COMPACTED TO NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. APPLICABLE FOR BERMS, STREETS, ETC. UNLESS SPECIFIED OTHERWISE ON THE PLANS OR IN ANY SUPPLEMENTAL SPECIFICATIONS.
5. THE APPROVED PCSM PLAN SHALL BE ON FILE AT THE PROJECT SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. AREAS PROPOSED FOR INFILTRATION BMPS SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE TO MAINTAIN MAXIMUM INFILTRATION CAPACITY.
7. THE APPLICANT AND HIS CONTRACTOR ARE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER AND THE TOWNSHIP PRIOR TO COMMENCEMENT OF WORK. THE APPLICANT AND HIS CONTRACTOR ARE RESPONSIBLE FOR PROVIDING A MINIMUM OF 3 BUSINESS DAYS-NOTICE TO THE TOWNSHIP ENGINEER OFFICE AT 610-373-8001 OF INSPECTIONS OF ALL ESCROWED ITEMS. IF ESCROWED ITEMS ARE INSTALLED, PLACED, OR CONSTRUCTED WITHOUT THE REQUIRED NOTICE AND INSPECTION THEN ITEMS WILL NEED TO BE REMOVED IN TOTALITY AND REPLACED AT NO COST TO THE TOWNSHIP UNDER THE CONSTRUCTION OBSERVATION OF THE TOWNSHIP ENGINEER.

ENVIRONMENTAL DUE DILIGENCE

1. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED 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 DATABASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OF 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 A 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 CLEAN FILL".
2. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FR-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.

MULCH SPECIFICATIONS

ON ALL DISTURBED AREAS WHICH DO NOT HAVE AN EROSION CONTROL BLANKET SPECIFIED FOR INSTALLATION, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 3.0 TONS PER ACRE IMMEDIATELY AFTER SEEDING THE SURFACE. ON STEEP SLOPES OF 3:1 OR GREATER, MULCH SHALL BE ANCHORED THROUGH THE USE OF TUFF NETTING OR MIXING WITH ASPHALT AT THE RATE OF 100 GALLONS PER 3 TONS OF STRAW MULCH.

APPLY THE FOLLOWING SOIL SUPPLEMENTS PRIOR TO PERMANENT SEEDING IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 804:

A) PULVERIZED AGRICULTURAL LIMESTONE APPLIED AT A RATE OF 800 POUNDS PER 1,000 SQUARE YARDS.
B) 10-20-20 ANALYSIS COMMERCIAL FERTILIZER APPLIED AT A RATE OF 140 POUNDS PER 1,000 SQUARE YARDS
C) 38-0-0 UREAFORM SLOW-RELEASE NITROGEN FERTILIZER APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE YARDS.

SEED MIXTURES

TEMPORARY SEED MIXTURE
TEMPORARY SEEDING SHALL CONSIST OF ANNUAL RYEGRASS (100% BY WEIGHT), OR EQUIVALENT, AND SHALL BE PLACED AT THE RATE OF 40 POUNDS PER ACRE. PURITY - 95%; GERMINATION - 85. TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE TO BE REDISTURBED LATER IN THE CONSTRUCTION PROCESS.

PERMANENT SEED MIXTURE
TURF TYPE TALL FESCUE SHALL BE APPLIED AT A RATE OF 21.0 POUNDS PER 1,000 SY. 80% MIN. GERMINATION; MIN. PURITY 98%.

SOIL LIMITATIONS RESOLUTIONS

1. CAVING CUT BANKS - CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION, STABILIZATION, AND SAFE WORKING TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS AND WITHIN AND AROUND ALL EXCAVATIONS INCLUDING FOOTERS, FOUNDATIONS AND UTILITY TRENCHES. SENCHING AND TRENCH BOXES SHOULD BE EMPLOYED WHERE REQUIRED OR APPROPRIATE TO ENSURE SAFE WORKING CONDITIONS AND COMPLIANCE WITH APPLICABLE SAFETY STANDARDS AND REGULATIONS.
2. CORROSIVE TO CONCRETE/STEEL - WHERE PERMITTED, UNDERGROUND PIPES, CONDUITS, AND STORAGE TANKS SHOULD BE MADE CORROSION RESISTANT MATERIALS. WHERE NECESSARY, SUITABLE PRECAUTIONS SHOULD BE TAKEN TO PROTECT UNDERGROUND CONCRETE AND UNCOATED STEEL STRUCTURES AND FACILITIES FROM CORROSION.
3. DROUGHTY SOILS - IRRIGATION MAY BE REQUIRED FOR SEED GERMINATION AND ESTABLISHMENT OF A SUFFICIENT STAND OF VEGETATIVE COVER. USE OF SOD OR ADVANCED SEEDING TECHNIQUES, SUCH AS HYDROSEEDING, SHOULD BE CONSIDERED.
4. EASILY ERODIBLE - CONTRACTOR SHALL LIMIT THE EXTENT AND DURATION OF EARTH DISTURBANCE TO THE LEAST AMOUNT PRACTICABLE TO COMPLETE THE PROJECT. CONTRACTOR SHOULD PHASE CONSTRUCTION WHERE POSSIBLE TO LIMIT THE TOTAL AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME. TEMPORARY AND PERMANENT STABILIZATION MEASURES SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE. SEDIMENT CONTROL BMPS MAY REQUIRE MORE FREQUENT MAINTENANCE AND SEDIMENT REMOVAL AS COMPARED WITH SITES THAT DO NOT HAVE EASILY ERODIBLE SOIL. CONTRACTOR SHALL CONTACT THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT TO DEVISE ALTERNATIVE SOLUTIONS IF ANY EROSION CONDITIONS OCCUR THAT CANNOT BE ADDRESSED BY MEASURES FOUND IN THE PLANS.
5. FLOODING - SOIL STOCKPILES, BUILDING MATERIALS, AND EQUIPMENT SHOULD NOT BE STAGED WITHIN THE 100-YEAR FLOODPLAIN OR THE FLOODWAY AS SHOWN ON THE PLAN DRAWINGS, OR OTHER AREAS THAT MAY BE SUBJECT TO FLOODING. IF ACCUMULATED WATER NEEDS TO BE REMOVED FROM A WORK AREA, THE WATER SHALL BE TO A SEDIMENT CONTROL BMP, SUCH AS A SEDIMENT TRAP, SEDIMENT BASIN, OR PUMPED WATER FILTER BAG PLACED FOR DISCHARGE OVER A STABILIZED, WELL-VEGETATED AREA. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
7. HYDRIC / HYDRIC INCLUSIONS - HYDRIC SOILS OR SOILS WITH HYDRIC INCLUSIONS MAY BE INDICATIVE OF WETLANDS, HIGH GROUNDWATER TABLE, OR POORLY DRAINED SOILS. WETLANDS SHOULD BE IDENTIFIED AND AVOIDED IF POSSIBLE. DEWATERING TECHNIQUES SHALL BE USED AS NEEDED.
8. LOW STRENGTH/LANDSLIDE PRONE - FOR SOILS WITH LOW STRENGTH, PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD BE APPLIED IN ACCORDANCE WITH PADEP STANDARDS UNLESS IT CAN BE SHOWN THAT PROPOSED CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR SURFACE WATERS. ALSO, ROAD FILL MATERIAL WILL LIKELY NEED TO BE IMPORTED IN AREAS WHERE SOILS HAVE LOW STRENGTH. CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER/INSPECTOR FOR APPROPRIATE MEASURES TO BE IMPLEMENTED TO COMPACT, MITIGATE, AND/OR STABILIZE AREAS OF LOW STRENGTH OR LANDSLIDE PRONE SOILS.
9. SLOW PERCOLATION - CONTRACTOR SHALL PERFORM SITE GRADING TO PROVIDE SUFFICIENT POSITIVE DRAINAGE AWAY FROM BUILDINGS, FOUNDATIONS, AND OTHER STRUCTURES. IF ACCUMULATED WATER NEEDS TO BE REMOVED FROM A WORK AREA, THE WATER SHALL BE TO A SEDIMENT CONTROL BMP, SUCH AS A SEDIMENT TRAP, SEDIMENT BASIN, OR PUMPED WATER FILTER BAG PLACED FOR DISCHARGE OVER A STABILIZED, WELL-VEGETATED AREA.
10. PIPING - SOILS THAT ARE SUSCEPTIBLE TO PIPING CAN BE ERODIBLE AND NOT WELL SUITED FOR CONSTRUCTION OF EMBANKMENTS, DIKES, AND LEVEES. CONSTRUCTION TECHNIQUES SHALL BE EMPLOYED TO ENSURE THESE SOILS ARE PROPERLY COMPACTED AND STABILIZED
11. POOR SOURCE OF TOPSOIL - MANY SOIL TYPES ARE DROUGHTY OR TOO WET TO BE SUITABLE SOURCES OF TOPSOIL. SOIL TESTS SHOULD BE DONE TO DETERMINE THE PROPER APPLICATION OF SOIL AMENDMENTS TO PROMOTE THE GROWTH OF THE DESIRED VEGETATION. WHEREVER SOILS THAT ARE FAIR OR GOOD SOURCES OF TOPSOIL EXIST ON A SITE, THEY SHOULD BE CAREFULLY PRESERVED AND STORED FOR LATER USE IN RESTORATION. IF NECESSARY, TOPSOIL MAY BE IMPORTED TO THE SITE.
12. FROST ACTION - CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER / INSPECTOR REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK THAT IS TO OCCUR DURING PERIODS OF FROST.
13. WETNESS - PROPER DRAINAGE AND DEWATERING MEASURES SHALL BE EMPLOYED AT ALL TIMES.
14. SLOPES - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
15. DEPTH OF ROCK - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
16. SOIL PH LEVELS - CONTRACTOR SHALL HAVE SOIL PH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
17. FLOODING POTENTIAL - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
18. HIGH GROUNDWATER LEVEL - CONTRACTOR SHALL EMPLOY DEWATERING TECHNIQUES AS APPROVED BY THE CONSERVATION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE EXCAVATIONS.
19. BASIN AREAS AND EMBANKMENTS - FILL FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR) +/- 2% MOISTURE CONTENT PER ASTM D-1557. ANTI-SEEP COLLARS SHALL BE INSTALLED ON A BASIN DISCHARGE PIPING TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE REQUIREMENTS.

OPERATION & MAINTENANCE PROGRAM FOR BMPs AND SWM FACILITIES

1. THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED STRUCTURAL STORMWATER BMP'S. THE SUBJECT SITE HAS BEEN DESIGNED SUCH THAT THE INCREASE IN STORMWATER VOLUME SHALL BE ATTENUATED BY SCM 1 (DETENTION FACILITY), SCM 2 (DETENTION FACILITY), SCM 3 (MRC FACILITY), SCM 4 (MRC FACILITY)
2. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT TO OBSERVE THE ITEMS LISTED BELOW AS THEY TAKE PLACE DURING CRITICAL STAGES OUTLINED IN THE SEQUENCE OF CONSTRUCTION LISTED HEREIN:
   - 2.1. SUBSURFACE DETENTION FACILITY (SCM 1)
   - 2.2. SUBSURFACE DETENTION FACILITY (SCM 2)
   - 2.3. SUBSURFACE MRC FACILITY (SCM 3)
   - 2.4. SUBSURFACE MRC FACILITY (SCM 4)
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES AND BMP'S LOCATED OUTSIDE OF THE PUBLIC-RIGHT-OF-WAY. THESE FACILITIES INCLUDE BUT ARE NOT LIMITED TO SCM 1, SCM 2, SCM 3, AND SCM 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE FACILITIES FREE OF OBSTRUCTIONS.
4. THE PROPERTY OWNER SHALL GRANT TO THE TOWNSHIP THE RIGHT TO ENTER ALL PARTS OF THE PROPERTY TO INSPECT ON SITE STORMWATER MANAGEMENT FACILITIES IN ORDER TO ENSURE THEY ARE BEING OPERATED AS INTENDED PER THE PROVIDED MAINTENANCE REQUIREMENTS. THE PROPERTY OWNER SHALL FURTHER RECOGNIZE THAT IF SAID STORMWATER FACILITIES ARE NOT MAINTAINED IN ACCORDANCE WITH THE ABOVE, LOWER POTTSGROVE TOWNSHIP HAS LEGAL RIGHT TO ACCESS THE PROPERTY, APPLY REQUIRED MAINTENANCE MEASURES TO SAID AREAS, AND ASSESS PENALTIES AND COSTS INVOLVED.

THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
LOWER POTTSGROVE SCHOOL DISTRICT
1301 KAUFFMAN ROAD
POTTSTOWN, PA 19464

CONTACT: RONALD LINKE, BUSINESS ADMINISTRATOR
TELEPHONE: 610-327-2277 x 1024

STORMWATER COLLECTION/CONVEYANCE
OPERATION & MAINTENANCE PROCEDURES

ACTIVITY	SCHEDULE
INLETS & CATCH BASINS SHOULD BE CLEANED OF DEBRIS. REPAIRS SHOULD BE MADE AS SOON AS PROBLEMS ARISE	CLEAN ANNUALLY & REPAIR AS NEEDED
INSPECT OUTFALL STRUCTURES QUARTERLY DURING 1ST YEAR & 1X PER YEAR THEREAFTER	QUARTERLY & ANNUALLY
COLLECTION/CONVEYANCE SYSTEMS SHOULD BE INSPECTED	SEMI-ANNUAL

GENERAL MAINTENANCE NOTES:
1. VACTOR TRUCKS MAY BE AN EFFICIENT CLEANING MECHANISM.
2. CATCH BASINS SHOULD BE CLEANED BEFORE HALF FULL.

MANAGED RELEASE CONCEPT (MRC) BMPs
OPERATION & MAINTENANCE PROCEDURES

ACTIVITY	SCHEDULE
REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN INFILTRATION THROUGH MRC'S SOIL MEDIA AND TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION AND PROPERLY DISPOSE OF SEDIMENT. VEGETATION (FOR THE MRC BMP AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION TO ENSURE THE BMP SUPPORTS PURPOSE.	AS NEEDED
INSPECT TO ENSURE THAT RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS (MAXIMUM 72 HOURS). INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY.	SEMI-ANNUAL & STORM EVENT > 0.80-INCH
UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY, OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING. REMOVE LEAF LITTER FROM MRC FACILITY.	ANNUAL

GENERAL MAINTENANCE NOTES:
1. CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.

SUBSURFACE DETENTION BASINS / BEDS
OPERATION & MAINTENANCE PROCEDURES

ACTIVITY	SCHEDULE
ALL CATCH BASINS AND INLETS CONTRIBUTING TO THE FACILITY SHOULD BE INSPECTED AND CLEANED OUT.	SEMI-ANNUAL
INSPECT FACILITY AND CONTROL STRUCTURE TO ENSURE FUNCTIONALITY	QUARTERLY
REMOVE FLOATING DEBRIS AND ACCUMULATED PETROLEUM PRODUCTS	QUARTERLY
OVERLYING VEGETATION SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.	AS NEEDED
CLEAN OUT GUTTERS AND INLETS TO REDUCE SEDIMENT LOAD TO BASIN	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM PIPE STORAGE AREAS.	AS NEEDED
MAINTAIN RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITY	ONGOING

GENERAL MAINTENANCE NOTES:
VEHICULAR ACCESS SHOULD BE PROHIBITED AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.

SEQUENCE OF CONSTRUCTION

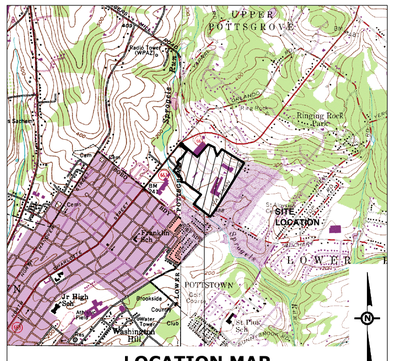
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR THE DEPARTMENT PRIOR TO IMPLEMENTATION.

CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

SCHEDULE SHALL INCLUDE REGULAR INSPECTION AND MAINTENANCE REQUIREMENTS INCLUDING ENGINEER'S PRESENCE AT SITE TO OBSERVE CONSTRUCTION AT CRITICAL STAGES AS INDICATED HEREIN. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION OF STAGES.

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL CLEARLY MARK THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN. ORANGE CONSTRUCTION FENCE OR WOODEN STAKES WITH FLAG TAPE ARE ADEQUATE FOR FIELD MARKING. ADDITIONALLY, CONTRACTOR SHALL CLEARLY MARK ALL WATERS OF THE COMMONWEALTH.
4. INSTALL ALL SEGMENTS OF COMPOST FILTER SOCK AND COMPOST FILTER SOCK SEDIMENT TRAP IN THE LOCATIONS SHOWN ON THE PLANS.
5. ROUGH GRADE THE ACCESS DRIVE INTO THE SITE AND IMMEDIATELY CONSTRUCT THE TEMPORARY ROCK CONSTRUCTION ENTRANCE #3 AS SHOWN ON THE PLAN. ALL VEHICLES ENTERING THE SITE SHALL DO SO VIA THE ROCK CONSTRUCTION ENTRANCE. ANY MUD OR SEDIMENT TRACKED ONTO MACADAM ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF EACH WORKING DAY. WASHING OF THE ROADWAY IS NOT PERMITTED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES ASSOCIATED WITH THE ACCESS DRIVES THROUGHOUT THE TERM OF CONSTRUCTION ACTIVITIES.
7. CLEAR AND GRUB THE PORTIONS OF THE SITE AND DEMO ITEMS. STRIP TOPSOIL AND STOCKPILE AT THE TEMPORARY AREA PROVIDED, SURROUND WITH COMPOST FILTER SOCK AND SEED PER TEMPORARY SEEDING SPECIFICATIONS, FERTILIZE AND MULCH. BEGIN BULK EXCAVATION OF THE SITE TO THE REQUIRED GRADES AS SHOWN ON THE PLANS, ANY EXCAVATED SOIL MATERIAL REMOVED FROM THE SITE SHALL ONLY BE PLACED IN AN AREA THAT HAS AN APPROVED EROSION CONTROL PLAN. ENSURE SEDIMENT LADEN RUNOFF IS DIRECTED TO AN APPROPRIATE EROSION CONTROL BMP.
8. **CRITICAL STAGE: INSTALL SUBSURFACE BASINS (SCM 1, SCM 2, SCM 3 AND SCM 4). EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT. A MINIMUM OF 24" BETWEEN THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE, UNLESS IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWNSHIP THAT THE SELECTED BMP HAS DESIGN CRITERIA WHICH ALLOW FOR SMALLER SEPARATION. A MINIMUM OF 24" OF OVER-EXCAVATION IS REQUIRED WHEN BEDROCK IS ENCOUNTERED DURING CONSTRUCTION. A MINIMUM OF 6" OF OVER EXCAVATION IS REQUIRED WHEN IMPERMEABLE LINERS ARE TO BE INSTALLED WITHIN THE FACILITY BOTTOM.**
   - **8.1. INSTALL CONSTRUCTION FENCING AROUND LOCATIONS OF SCM 1, SCM 2, SCM 3, AND SCM 4 AS SHOWN ON THE PLANS.**
   - **8.1. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.**
   - **8.2. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.**
   - **8.3. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.**
   - **8.4. APPROVED SOIL MEDIA SHOULD BE PLACED OVER BASINS IN MAXIMUM 6-INCH LIFTS.**
9. INSTALL STORMWATER COLLECTION AND CONVEYANCE FACILITIES, INCLUDING DIVERSION STRUCTURES AND HYDRODYNAMIC SEPARATORS, FOR SCM 1, SCM 2, SCM 3, AND 4 BEGINNING AT THE DOWNSTREAM CONNECTIONS AND WORKING UPSTREAM. ALL STORM SEWER CONSTRUCTION INCLUDES TRENCHING, BACKFILLING, AND APPLYING FINAL STABILIZATION. ALL AREAS DRAINING TO STORMWATER COLLECTION, CONVEYANCE, AND MANAGEMENT FACILITIES SHALL BE IMMEDIATELY STABILIZED AND, IF NEEDED, TEMPORARY DIVERSION MEASURES UTILIZED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THEM. INSTALL TEMPORARY INLET PROTECTION WHERE INDICATED ON THE PLAN. INSTALL STEEL OR PLYWOOD PLATES ON EACH INLET GRATE IN ORDER TO BLOCK OFF SEDIMENT FROM ENTERING THE INLETS and SCMs DURING CONSTRUCTION. INSTALL CLAY PLUGS WITHIN ALL PIPES ENTERING AND EXITING THE SUBSURFACE FACILITIES.
10. PLACE TOPSOIL SUBBASE IN AREAS OF PAVING AS SOON AS PRACTICAL TO PREVENT E



LOCATION MAP

SCALE: 1"=2000 FEET

LANDOWNER / APPLICANT

POTTSGROVE SCHOOL DISTRICT
1301 KAUFFMAN ROAD
POTTSTOWN, PA 19464

TELEPHONE: 610.327.2277 x1024
CONTACT: RONALD LINKE, BUSINESS ADMINISTRATOR

SITE ENGINEER / PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: CAROLYN E. DUBOIS, RLA

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, PLS

WATERSHED NOTE

THE SITE IS LOCATED IN THE MANTAWNY - FRENCH CREEKS WATERSHED APPROXIMATELY 0.006 MILES EAST OF THE SPROGELS RUN. ACCORDING TO 25 PA CODE CHAPTER 93, THE SPROGELS RUN IS DESIGNATED AS A WARM WATER FISHERY WITH MIGRATORY FISH (WWF, MF). SPROGELS RUN IS NOT LISTED AS A HIGH QUALITY, EXCEPTIONAL VALUE, OR SPECIAL PROTECTION STREAM. THE SPROGELS RUN IS NOT IMPAIRED ACCORDING TO CHAPTER 4 OR 5 OF THE INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT. THE SITE DOES NOT DISCHARGE TO WATERS WITH A TMDL.

RECYCLING OR DISPOSAL OF MATERIALS

1. 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.
2. ANTICIPATED CONSTRUCTION WASTE MAY INCLUDE TYPICAL BUILDING MATERIALS (I.E. LUMBER, DRYWALL, MASONRY, CARDBOARD AND PAPER, INSULATION, ASPHALT, ROOFING, PLASTIC AND VINYL, PAINTS, STAINS, SOLVENTS AND SEALANTS, (ETC.)
3. IT IS STRONGLY ENCOURAGED THAT SUCH RECOVERABLE WASTE MATERIALS BE SEPARATED AND APPROPRIATELY RECYCLED. NO POTENTIAL TOXIC OR HAZARDOUS WASTE IS KNOWN TO BE PRESENT ON SITE. IF ANY TOXIC OR HAZARDOUS WASTE IS ENCOUNTERED, THE CONTRACTOR SHALL FOLLOW ANY AND ALL APPLICABLE STATE OR FEDERAL REGULATIONS ASSOCIATED WITH THE DISPOSAL OF SUCH MATERIALS.

E&S PLAN SET LIST

SHEET NUMBER	SHEET TITLE
C-003	E&S SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	OVERALL EXISTING FEATURES PLAN
C-101.2	EXISTING FEATURES PLAN
C-101.3	EXISTING FEATURES PLAN
C-701	OVERALL E&S PLAN
C-701.1	E&S PLAN
C-701.2	E&S PLAN
C-702	E&S DETAILS
C-703	E&S DETAILS
C-704	E&S DETAILS

E&S PLAN GENERAL NOTES

1. THE SITE CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE N.P.D.E.S. PERMIT FOR THE PROJECT SITE, INCLUDING OBTAINING STATUS AS A CO-PERMITTEE OF THE PERMIT. FOR INFORMATION REGARDING COMPLIANCE WITH THE N.P.D.E.S. PERMIT, CONTACT:

   MONTGOMERY COUNTY CONSERVATION DISTRICT
   143 LEVEL ROAD
   COLLEGEVILLE, PA 19426
   (610) 489-4506

2. THE EROSION AND SEDIMENT CONTROL PLAN WAS DESIGNED TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, WHILE ALSO PROTECTING EXISTING DRAINAGE FEATURES AND VEGETATION.

3. THE EROSION AND SEDIMENT CONTROL PLAN MINIMIZES SOIL COMPACTION TO ONLY THOSE AREAS REQUIRED FOR CONSTRUCTION, AND UTILIZES APPROPRIATE CONTROL MEASURES TO MINIMIZE ANY INCREASE IN STORMWATER RUNOFF.
4. THE APPLICANT AND HIS CONTRACTOR ARE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER AND THE TOWNSHIP PRIOR TO COMMENCEMENT OF WORK. THE APPLICANT AND HIS CONTRACTOR ARE RESPONSIBLE FOR PROVIDING A MINIMUM OF 3 BUSINESS DAYS-NOTICE TO THE TOWNSHIP ENGINEER OFFICE AT 610-373-8001 OF INSPECTIONS OF ALL ESCROWED ITEMS. IF ESCROWED ITEMS ARE INSTALLED, PLACED, OR CONSTRUCTED WITHOUT THE REQUIRED NOTICE AND INSPECTION THEN ITEMS WILL NEED TO BE REMOVED IN TOTALITY AND REPLACED AT NO COST TO THE TOWNSHIP UNDER THE CONSTRUCTION OBSERVATION OF THE TOWNSHIP ENGINEER.

ENVIRONMENTAL DUE DILIGENCE

1. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED 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 DATABASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OF 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 A 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 CLEAN FILL.
2. ANY PLACEMENT OF 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.

MULCH SPECIFICATIONS

ON ALL DISTURBED AREAS WHICH DO NOT HAVE AN EROSION CONTROL BLANKET SPECIFIED FOR INSTALLATION, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 3.0 TONS PER ACRE IMMEDIATELY AFTER SEEDING THE SURFACE. ON STEEP SLOPES OF 3:1 OR GREATER, MULCH SHALL BE ANCHORED THROUGH THE USE OF JUTE NETTING OR MIXING WITH ASPHALT AT THE RATE OF 100 GALLONS PER 3 TONS OF STRAW MULCH.

APPLY THE FOLLOWING SOIL SUPPLEMENTS PRIOR TO PERMANENT SEEDING IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 804:

A) PULVERIZED AGRICULTURAL LIMESTONE APPLIED AT A RATE OF 800 POUNDS PER 1,000 SQUARE YARDS.

B) 10-20-20 ANALYSIS COMMERCIAL FERTILIZER APPLIED AT A RATE OF 140 POUNDS PER 1,000 SQUARE YARDS

C) 38-0-0 UREAFORM SLOW-RELEASE NITROGEN FERTILIZER APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE YARDS.

SEED MIXTURES

TEMPORARY SEED MIXTURE
TEMPORARY SEEDING SHALL CONSIST OF ANNUAL RYEGRASS (100% BY WEIGHT), OR EQUIVALENT, AND SHALL BE PLACED AT THE RATE OF 40 POUNDS PER ACRE; PURITY - 95%; GERMINATION - 85. TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE TO BE REDISTURBED LATER IN THE CONSTRUCTION PROCESS.

PERMANENT SEED MIXTURE
TURF TYPE TALL FESCUE SHALL BE APPLIED AT A RATE OF 21.0 POUNDS PER 1,000 SY. 80% MIN. GERMINATION; MIN. PURITY 98%.

SOIL LIMITATIONS RESOLUTIONS

1. CAVING CUT BANKS - CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION, STABILIZATION, AND SAFE WORKING TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS AND WITHIN AND AROUND ALL EXCAVATIONS INCLUDING FOOTERS, FOUNDATIONS AND UTILITY TRENCHES. BENCHING AND TRENCH BOXES SHOULD BE EMPLOYED WHERE REQUIRED OR APPROPRIATE TO ENSURE SAFE WORKING CONDITIONS AND COMPLIANCE WITH APPLICABLE SAFETY STANDARDS AND REGULATIONS.
2. CORROSIVE TO CONCRETE/STEEL - WHERE PERMITTED, UNDERGROUND PIPES, CONDUITS, AND STORAGE TANKS SHOULD BE MADE CORROSION RESISTANT MATERIALS. WHERE NECESSARY, SUITABLE PRECAUTIONS SHOULD BE TAKEN TO PROTECT UNDERGROUND CONCRETE AND UNCOATED STEEL STRUCTURES AND FACILITIES FROM CORROSION.
3. DROUGHTY SOILS - IRRIGATION MAY BE REQUIRED FOR SEED GERMINATION AND ESTABLISHMENT OF A SUFFICIENT STAND OF VEGETATIVE COVER. USE OF SOD OR ADVANCED SEEDING TECHNIQUES, SUCH AS HYDROSEEDING, SHOULD BE CONSIDERED.
4. EASILY ERODIBLE - CONTRACTOR SHALL LIMIT THE EXTENT AND DURATION OF EARTH DISTURBANCE TO THE LEAST AMOUNT PRACTICABLE TO COMPLETE THE PROJECT. CONTRACTOR SHOULD PHASE CONSTRUCTION WHERE POSSIBLE TO LIMIT THE TOTAL AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME. TEMPORARY AND PERMANENT STABILIZATION MEASURES SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE. SEDIMENT CONTROL BMPS MAY REQUIRE MORE FREQUENT MAINTENANCE AND SEDIMENT REMOVAL AS COMPARED WITH SITES THAT DO NOT HAVE EASILY ERODIBLE SOIL. CONTRACTOR SHALL CONTACT THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT TO DEVISE ALTERNATIVE SOLUTIONS IF ANY EROSION CONDITIONS OCCUR THAT CANNOT BE ADDRESSED BY MEASURES FOUND IN THE PLANS.
5. FLOODING - SOIL STOCKPILES, BUILDING MATERIALS, AND EQUIPMENT SHOULD NOT BE STAGED WITHIN THE 100-YEAR FLOODPLAIN OR THE FLOODWAY AS SHOWN ON THE PLAN DRAWINGS, OR OTHER AREAS THAT MAY BE SUBJECT TO FLOODING. IF ACCUMULATED WATER NEEDS TO BE REMOVED FROM A WORK AREA, THE WATER SHALL BE TO A SEDIMENT CONTROL BMP, SUCH AS A SEDIMENT TRAP, SEDIMENT BASIN, OR PUMPED WATER FILTER BAG PLACED FOR DISCHARGE OVER A STABILIZED, WELL-VEGETATED AREA.
6. DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE - STRUCTURES WITH BASEMENTS AND OTHER SUBSURFACE STRUCTURES SHOULD BE AVOIDED. BUILDING FOUNDATIONS SHOULD BE FURNISHED WITH APPROPRIATE FOUNDATION DRAINS AND SUMP PUMPS WHERE NECESSARY. SATURATED SOILS SHOULD BE DEWATERED PRIOR TO USE IN GRADING. WET, MUCKY, OR SOUPY SOILS SHOULD NOT BE USED IN THE CONSTRUCTION OF FILLS OR SLOPES. IF ACCUMULATED WATER NEEDS TO BE REMOVED FROM A WORK AREA, THE WATER SHALL BE TO A SEDIMENT CONTROL BMP, SUCH AS A SEDIMENT TRAP, SEDIMENT BASIN, OR PUMPED WATER FILTER BAG PLACED FOR DISCHARGE OVER A STABILIZED, WELL-VEGETATED AREA. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
7. HYDRIC / HYDRIC INCLUSIONS - HYDRIC SOILS OR SOILS WITH HYDRIC INCLUSIONS MAY BE INDICATIVE OF WETLANDS, HIGH GROUNDWATER TABLE, OR POORLY DRAINED SOILS. WETLANDS SHOULD BE IDENTIFIED AND AVOIDED IF POSSIBLE. DEWATERING TECHNIQUES SHALL BE USED AS NEEDED.
8. LOW STRENGTH/LANDSLIDE PRONE - FOR SOILS WITH LOW STRENGTH, PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD BE APPLIED IN ACCORDANCE WITH PADEP STANDARDS UNLESS IT CAN BE SHOWN THAT PROPOSED CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR SURFACE WATERS. ALSO, ROAD FILL MATERIAL WILL LIKELY NEED TO BE IMPORTED IN AREAS WHERE SOILS HAVE LOW STRENGTH. CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER/INSPECTOR FOR APPROPRIATE MEASURES TO BE IMPLEMENTED TO COMPACT, MITIGATE, AND/OR STABILIZE AREAS OF LOW STRENGTH OR LANDSLIDE PRONE SOILS.
9. SLOW PERCOLATION - CONTRACTOR SHALL PERFORM SITE GRADING TO PROVIDE SUFFICIENT POSITIVE DRAINAGE AWAY FROM BUILDINGS, FOUNDATIONS, AND OTHER STRUCTURES. IF ACCUMULATED WATER NEEDS TO BE REMOVED FROM A WORK AREA, THE WATER SHALL BE TO A SEDIMENT CONTROL BMP, SUCH AS A SEDIMENT TRAP, SEDIMENT BASIN, OR PUMPED WATER FILTER BAG PLACED FOR DISCHARGE OVER A STABILIZED, WELL-VEGETATED AREA.
10. PIPING - SOILS THAT ARE SUSCEPTIBLE TO PIPING CAN BE ERODIBLE AND NOT WELL SUITED FOR CONSTRUCTION OF EMBANKMENTS, DIKES, AND LEVEES. CONSTRUCTION TECHNIQUES SHALL BE EMPLOYED TO ENSURE THESE SOILS ARE PROPERLY COMPACTED AND STABILIZED
11. POOR SOURCE OF TOPSOIL - MANY SOIL TYPES ARE DROUGHTY OR TOO WET TO BE SUITABLE SOURCES OF TOPSOIL. SOIL TESTS SHOULD BE DONE TO DETERMINE THE BEST PRACTICAL APPLICATION OF SOIL AMENDMENTS TO PROMOTE THE GROWTH OF THE DESIRED VEGETATION. WHEREVER SOILS THAT ARE FAIR OR GOOD SOURCES OF TOPSOIL EXIST ON A SITE, THEY SHOULD BE CAREFULLY PRESERVED AND STORED FOR LATER USE IN RESTORATION. IF NECESSARY, TOPSOIL MAY BE IMPORTED TO THE SITE.
12. FROST ACTION - CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER / INSPECTOR REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK THAT IS TO OCCUR DURING PERIODS OF FROST.
13. WETNESS - PROPER DRAINAGE AND DEWATERING MEASURES SHALL BE EMPLOYED AT ALL TIMES.
14. SLOPES - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
15. DEPTH OF ROCK - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
16. SOIL PH LEVELS - CONTRACTOR SHALL HAVE SOIL PH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
17. FLOODING POTENTIAL - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
18. HIGH GROUNDWATER LEVEL - CONTRACTOR SHALL EMPLOY DEWATERING TECHNIQUES AS APPROVED BY THE CONSERVATION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE EXCAVATIONS.
19. BASIN AREAS AND EMBANKMENTS - FILL FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR) +/- 2% MOISTURE CONTENT PER ASTM D-1557. ANTI-SEEP COLLARS SHALL BE INSTALLED ON A BASIN DISCHARGE PIPING TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE REQUIREMENTS.

GENERAL E&S CONTROL

1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. 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 SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
3. 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, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
4. 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 UTILITIES.
5. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE 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.
6. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
7. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL 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.
8. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
9. 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.
10. 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 ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE YORK COUNTY CONSERVATION DISTRICT.
11. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
12. 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 MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
13. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION MUST BE NOTED IN THE LOG FOLLOWING EACH INSPECTION. THE INSPECTION LOG WILL ALWAYS BE KEPT ON THE SITE AND MADE AVAILABLE TO THE CONSERVATION DISTRICT UPON REQUEST.
14. ALL OFF-SITE WASTE OR BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
15. 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 INSPECTION.
16. 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.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. 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.
19. 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.
20. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
21. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
22. 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.
23. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
24. 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.
25. 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 OR 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.
26. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, 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.
27. 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.
28. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION, THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION,
    28.1. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND POLLUTION EVENTS.
    28.2. ALL STEPS TAKEN TO REDUCE, ELIMINATE, AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
    28.3. THE TIME FRAME TO CORRECT THE NON-COMPLIANT, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
29. SILT SOCK MUST BE INSTALLED PARALLEL TO EXISTING CONTOURS OR CONSTRUCTED LEVEL ALIGNMENTS. ENDS OF SILT FENCING MUST EXTEND TRAVELING UP-SLOPE AT 45 DEGREES.
30. STORM WATER INLETS MUST BE PROTECTED UNTIL THE TRIBUTARY ACRES ARE STABILIZED.
31. UNLESS OTHERWISE NOTED, THE LIMITS OF GRADING SHALL BE CONSIDERED THE LIMITS OF DISTURBANCE.
32. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE APPLICANT TO ELIMINATE ALL SUCH PROBLEMS.
33. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL ACT TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
34. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 6-4, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART I, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART G, PROTECTION OF NATURAL. RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
35. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR THE DEPARTMENT PRIOR TO IMPLEMENTATION.

CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.

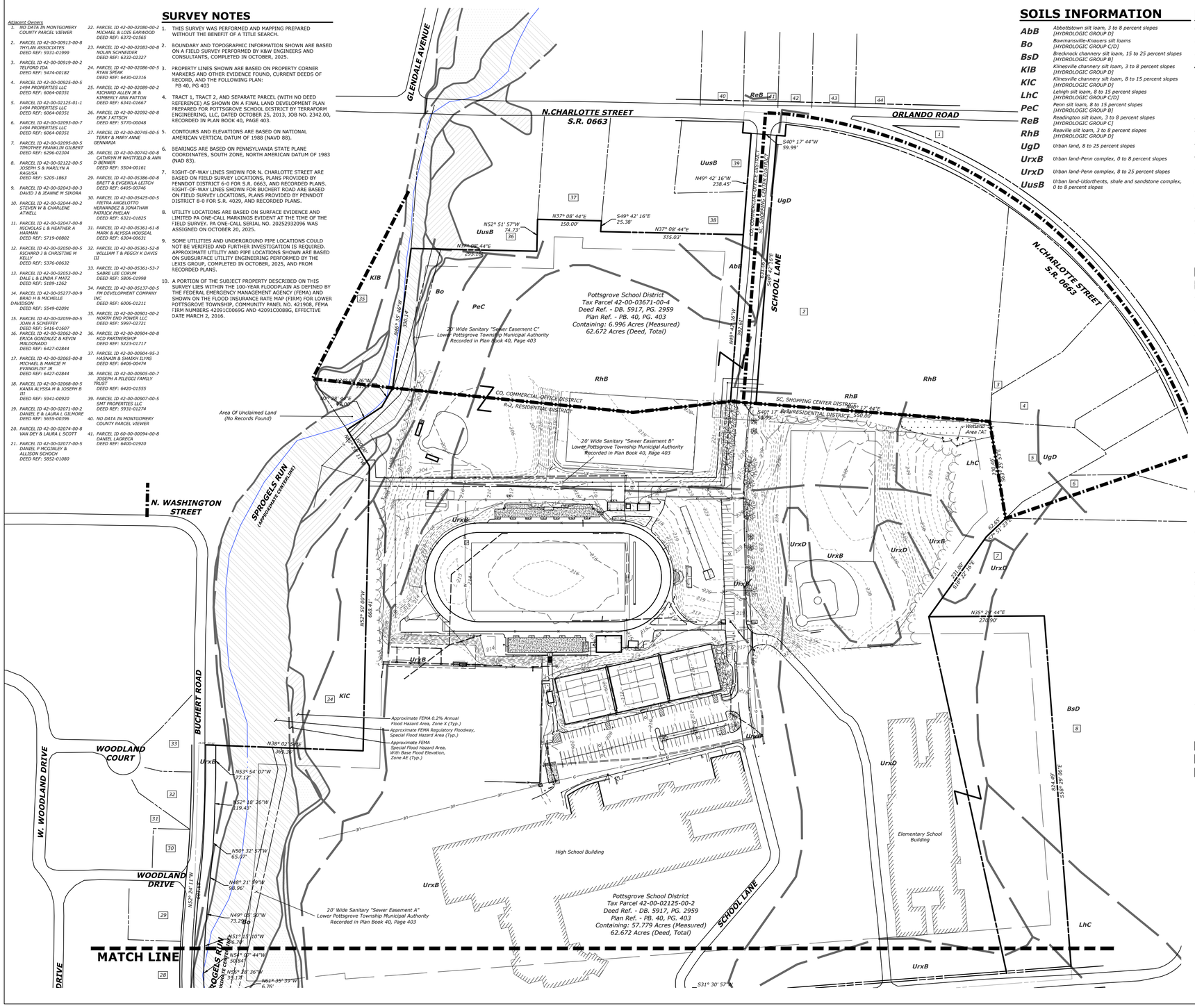
IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLE

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN OCTOBER, 2025.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN:
   PB 40, PG 403
4. TRACT 1, TRACT 2, AND SEPARATE PARCEL (WITH NO DEED REFERENCE) AS SHOWN ON A FINAL LAND DEVELOPMENT PLAN PREPARED FOR POTTSGROVE SCHOOL DISTRICT BY TERRAFORM ENGINEERING, LLC, DATED OCTOBER 25, 2013, JOB NO. 2342.00, RECORDED IN PLAN BOOK 40, PAGE 403.
5. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
7. RIGHT-OF-WAY LINES SHOWN FOR N. CHARLOTTE STREET ARE BASED ON FIELD SURVEY LOCATIONS, PLANS PROVIDED BY PENNDOT DISTRICT 6-0 FOR S.R. 0663, AND RECORDED PLANS. RIGHT-OF-WAY LINES SHOWN FOR BUCHERT ROAD ARE BASED ON FIELD SURVEY LOCATIONS, PLANS PROVIDED BY PENNDOT DISTRICT 8-0 FOR S.R. 4029, AND RECORDED PLANS.
8. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20252932096 WAS ASSIGNED ON OCTOBER 20, 2025.
9. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON SUBSURFACE UTILITY ENGINEERING PERFORMED BY THE LEXIS GROUP, COMPLETED IN OCTOBER, 2025, AND FROM RECORDED PLANS.
10. A PORTION OF THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR LOWER POTTSGROVE TOWNSHIP, COMMUNITY PANEL NO. 421908, FEMA FIRM NUMBERS 42091C0069G AND 42091C0088G, EFFECTIVE DATE MARCH 2, 2016.

Adjacent Owners

1. *NO DATA IN MONTGOMERY COUNTY PARCEL VIEWER*
2. *PARCEL ID 42-00-00913-00-8 THYLAN ASSOCIATES DEED REF: 5931-01999*
3. *PARCEL ID 42-00-00919-00-2 TELFORD IDA DEED REF: 5474-00182*
4. *PARCEL ID 42-00-00925-00-5 1494 PROPERTIES LLC DEED REF: 6064-00351*
5. *PARCEL ID 42-00-02125-01-1 1494 PROPERTIES LLC DEED REF: 6064-00351*
6. *PARCEL ID 42-00-02093-00-7 1494 PROPERTIES LLC DEED REF: 6064-00351*
7. *PARCEL ID 42-00-02095-00-5 TIMOTHEE FRANKLIN GILBERT DEED REF: 6296-02304*
8. *PARCEL ID 42-00-02122-00-5 JOSEPH S & MARILYN A RAGUSA DEED REF: 5205-1863*
9. *PARCEL ID 42-00-02043-00-3 DAVID J & JEANNE M SIKORA*
10. *PARCEL ID 42-00-02044-00-2 STEVEN W & CHARLENE ATWELL*
11. *PARCEL ID 42-00-02047-00-8 NICHOLAS L & HEATHER A HARMAN DEED REF: 5719-00802*
12. *PARCEL ID 42-00-02050-00-5 RICHARD J & CHRISTINE M KELLY DEED REF: 5376-00632*
13. *PARCEL ID 42-00-02053-00-2 DALE L & LINDA F MATZ DEED REF: 5189-1262*
14. *PARCEL ID 42-00-05277-00-9 BRAD H & MICHELLE DAVIDSON DEED REF: 5549-02091*
15. *PARCEL ID 42-00-02059-00-5 JOAN A SCHIFFEY DEED REF: 5416-01607*
16. *PARCEL ID 42-00-02062-00-2 ERICA GONZALEZ & KEVIN MALDONADO DEED REF: 6427-02844*
17. *PARCEL ID 42-00-02065-00-8 MICHAEL & MARCIE M EVANGELIST JR DEED REF: 6427-02844*
18. *PARCEL ID 42-00-02068-00-5 KANDA ALYSSA M & JOSEPH B III DEED REF: 5941-00920*
19. *PARCEL ID 42-00-02071-00-2 DANIEL E & LAURA L GILMORE DEED REF: 5655-00396*
20. *PARCEL ID 42-00-02074-00-8 VAN DEY & LAURA L SCOTT*
21. *PARCEL ID 42-00-02077-00-5 DANIEL P MCGINLEY & ALLISON SCHOCH DEED REF: 5852-01080*
22. *PARCEL ID 42-00-02080-00-2 MICHAEL & LOIS EARWOOD DEED REF: 6372-01565*
23. *PARCEL ID 42-00-02083-00-8 NOLAN SCHNEIDER DEED REF: 6332-02327*
24. *PARCEL ID 42-00-02086-00-5 RYAN SPEAK DEED REF: 6430-02316*
25. *PARCEL ID 42-00-02089-00-2 RICHARD ALLEN JR & KIMBERLY ANN PATTON DEED REF: 6341-01667*
26. *PARCEL ID 42-00-02092-00-8 ERIK J KITSCH DEED REF: 5770-00048*
27. *PARCEL ID 42-00-00745-00-5 TERRY & MARY ANNE GENNARA*
28. *PARCEL ID 42-00-00742-00-8 CATHRYN M WHITFIELD & ANN D BENNER DEED REF: 5504-00161*
29. *PARCEL ID 42-00-05386-00-8 BRETT & EVGENILA LEITCH DEED REF: 6405-00746*
30. *PARCEL ID 42-00-05425-00-5 PIETRA ANGELOTTO HERNANDEZ & JONATHAN PATRICK PHELAN DEED REF: 6321-01825*
31. *PARCEL ID 42-00-05361-61-8 MARK & ALYSSA HOUSEAL DEED REF: 6304-00631*
32. *PARCEL ID 42-00-05361-52-8 WILLIAM T & PEGGY K DAVIS III*
33. *PARCEL ID 42-00-05361-53-7 SABRE LEE CORUM DEED REF: 5806-01998*
34. *PARCEL ID 42-00-05137-00-5 FM DEVELOPMENT COMPANY INC DEED REF: 6006-01211*
35. *PARCEL ID 42-00-00901-00-2 NORTH END POWER LLC DEED REF: 5997-02721*
36. *PARCEL ID 42-00-00904-00-8 KCD PARTNERSHIP DEED REF: 5223-01717*
37. *PARCEL ID 42-00-00904-95-3 HASNAIN & SHAIKH ILYAS DEED REF: 6406-00474*
38. *PARCEL ID 42-00-00905-00-7 JOSEPH A PILEGGI FAMILY TRUST DEED REF: 6420-01555*
39. *PARCEL ID 42-00-00907-00-5 SMT PROPERTIES LLC DEED REF: 5931-01274*
40. *NO DATA IN MONTGOMERY COUNTY PARCEL VIEWER*
41. *PARCEL ID 60-00-00094-00-8 DANIEL LAGRECA DEED REF: 6400-01920*



SOILS INFORMATION

AbB	*Abbottstown silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP D]*
Bo	*Bowmansville-Knauers silt loams [HYDROLOGIC GROUP C/D]*
BsD	*Brecknock channery silt loam, 15 to 25 percent slopes [HYDROLOGIC GROUP B]*
KlB	*Klinesville channery silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP D]*
KlC	*Klinesville channery silt loam, 8 to 15 percent slopes [HYDROLOGIC GROUP D]*
LhC	*Lehigh silt loam, 8 to 15 percent slopes [HYDROLOGIC GROUP C/D]*
PeC	*Penn silt loam, 8 to 15 percent slopes [HYDROLOGIC GROUP B]*
ReB	*Readington silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP C]*
RhB	*Reaville silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP D]*
UgD	*Urban land, 8 to 25 percent slopes*
UrxB	*Urban land-Penn complex, 0 to 8 percent slopes*
UrxD	*Urban land-Penn complex, 8 to 25 percent slopes*
UusB	*Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes*

LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- CONCRETE MONUMENT
- FOUL POLE
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- DEDICATED RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- WATERCOURSE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- BENCHMARK LABEL
- BUILDING
- CONCRETE SURFACE
- CURB
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND TELECOM LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD OR LAMPPOST
- STADIUM LIGHT POLE
- BOLLARD
- ELECTRIC METER
- ELECTRIC BOX
- CONDUIT
- TELEPHONE BOX
- DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- GAS VALVE
- GAS METER
- TREELINE
- WALL
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCEMAIN LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WELL
- WATER METER
- WATER SPIGOT
- FENCE
- SIGN
- SOIL TYPE BOUNDARY LINE
- REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREA
- 0.2% ANNUAL FLOOD HAZARD AREA, ZONE X
- SPECIAL FLOOD HAZARD AREA, ZONE AE

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
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GKO ARCHITECTS

POTTSGROVE HIGH SCHOOL FACILITY AND ATHLETIC IMPROVEMENTS

1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS	
BID SET	10/21/2026
DRAWN BY	RES
REVIEWED BY	
JOB #	2665

SHEET TITLE

OVERALL EXISTING FEATURES PLAN

SHEET #

C-101

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42

Adjacent Owners

1. NO DATA IN MONTGOMERY COUNTY PARCEL VIEWER
2. PARCEL ID 42-00-00913-00-8 THYLAN ASSOCIATES DEED REF: 5931-01999
3. PARCEL ID 42-00-00919-00-2 TELFORD IDA DEED REF: 5474-00182
4. PARCEL ID 42-00-00925-00-5 1494 PROPERTIES LLC DEED REF: 6064-00351
5. PARCEL ID 42-00-02125-01-1 1494 PROPERTIES LLC DEED REF: 6064-00351
6. PARCEL ID 42-00-02093-00-7 1494 PROPERTIES LLC DEED REF: 6064-00351
7. PARCEL ID 42-00-02095-00-5 TIMOTHEE FRANKLIN GILBERT DEED REF: 6296-02304
8. PARCEL ID 42-00-02122-00-5 JOSEPH S & MARILYN A RAGUSA DEED REF: 5205-1863
9. PARCEL ID 42-00-02043-00-3 DAVID J & JEANNE M SIKORA
10. PARCEL ID 42-00-02044-00-2 STEVEN W & CHARLENE ATWELL
11. PARCEL ID 42-00-02047-00-8 NICHOLAS L & HEATHER A HARMAN DEED REF: 5719-00802
12. PARCEL ID 42-00-02050-00-5 RICHARD J & CHRISTINE M KELLY DEED REF: 5376-00632
13. PARCEL ID 42-00-02053-00-2 DALE L & LINDA F MATZ DEED REF: 5189-1262
14. PARCEL ID 42-00-05277-00-9 BRAD H & MICHELLE DAVIDSON DEED REF: 5549-02091
15. PARCEL ID 42-00-02059-00-5 JOAN A SCHEFFEY DEED REF: 5416-01607
16. PARCEL ID 42-00-02062-00-2 ERICA GONZALEZ & KEVIN MALDONADO DEED REF: 6427-02844
17. PARCEL ID 42-00-02065-00-8 MICHAEL & MARCIE M EVANGELIST JR DEED REF: 6427-02844
18. PARCEL ID 42-00-02068-00-5 KANIA ALYSSA M & JOSEPH B III DEED REF: 5941-00920
19. PARCEL ID 42-00-02071-00-2 DANIEL E & LAURA L GILMORE DEED REF: 5655-00396
20. PARCEL ID 42-00-02074-00-8 VAN DEY & LAURA L SCOTT
21. PARCEL ID 42-00-02077-00-5 DANIEL P MCGINLEY & ALLISON SCHOCH DEED REF: 5852-01080
22. PARCEL ID 42-00-02080-00-2 MICHAEL & LOIS EARWOOD DEED REF: 6372-01565
23. PARCEL ID 42-00-02083-00-8 NOLAN SCHNEIDER DEED REF: 6332-02327
24. PARCEL ID 42-00-02086-00-5 RYAN SPEAK DEED REF: 6430-02316
25. PARCEL ID 42-00-02089-00-2 RICHARD ALLEN JR & KIMBERLY ANN PATTON DEED REF: 6341-01667
26. PARCEL ID 42-00-02092-00-8 ERIK J KITSCH DEED REF: 5770-00048
27. PARCEL ID 42-00-00745-00-5 TERRY & MARY ANNE GENNARIA
28. PARCEL ID 42-00-00742-00-8 CATHRYN M WHITFIELD & ANN D BENNER DEED REF: 5504-00161
29. PARCEL ID 42-00-05386-00-8 BRETT & EVGENIA LEITCH DEED REF: 6405-00746
30. PARCEL ID 42-00-05425-00-5 PIETRA ANGELOTTO HERNANDEZ & JONATHAN PATRICK PHELAN DEED REF: 6321-01825
31. PARCEL ID 42-00-05361-61-8 MARK & ALYSSA HOUSEAL DEED REF: 6304-00631
32. PARCEL ID 42-00-05361-52-8 WILLIAM T & PEGGY K DAVIS III
33. PARCEL ID 42-00-05361-53-7 SABRE LEE CORUM DEED REF: 5806-01998
34. PARCEL ID 42-00-05137-00-5 FM DEVELOPMENT COMPANY INC DEED REF: 6006-01211
35. PARCEL ID 42-00-00901-00-2 NORTH END POWER LLC DEED REF: 5997-02721
36. PARCEL ID 42-00-00904-00-8 KCD PARTNERSHIP DEED REF: 5223-01717
37. PARCEL ID 42-00-00904-95-3 HASNAIN & SHAIKH ILYAS DEED REF: 6406-00474
38. PARCEL ID 42-00-00905-00-7 JOSEPH A PILEGGI FAMILY TRUST DEED REF: 6420-01555
39. PARCEL ID 42-00-00907-00-5 SMT PROPERTIES LLC DEED REF: 5931-01274
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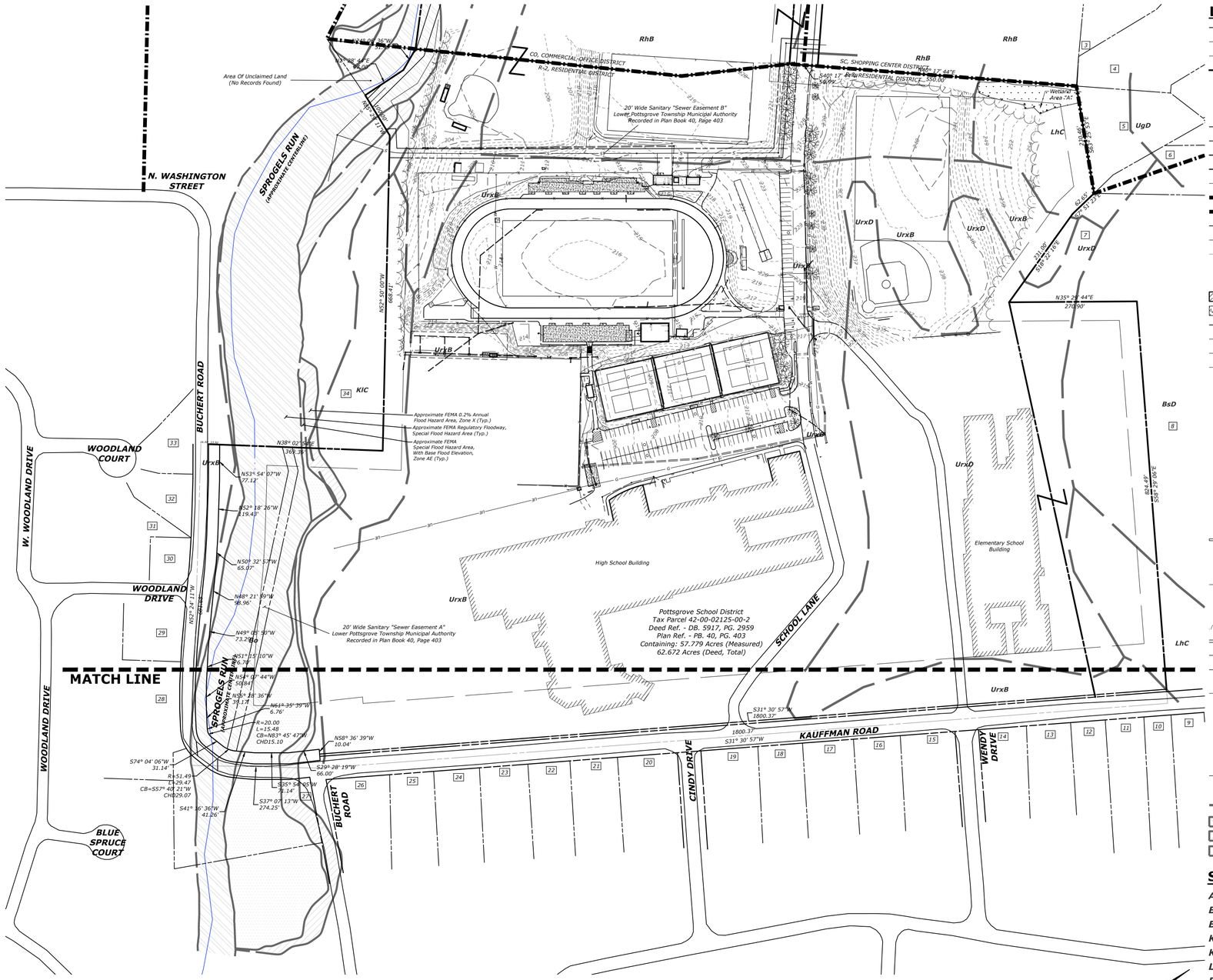

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- WATERCOURSE
- 420 INDEX CONTOUR LINE
- 421 INTERMEDIATE CONTOUR LINE
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- BENCHMARK LABEL
- BUILDING
- CONCRETE SURFACE
- CURB
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- UE UNDERGROUND ELECTRIC LINES
- UT UNDERGROUND TELECOM LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- Ls LIGHT STANDARD OR LAMPPOST
- Slp STADIUM LIGHT POLE
- Bol BOLLARD
- Em ELECTRIC METER
- Eb ELECTRIC BOX
- C CONDUIT
- Tb TELEPHONE BOX
- Ds DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- G UNDERGROUND NATURAL GAS LINE
- Gv GAS VALVE
- Gm GAS METER
- TREELINE
- WALL
- S SANITARY SEWER GRAVITY LINE
- FM SANITARY SEWER FORCEMAIN LINE
- Co SANITARY SEWER CLEANOUT
- W WATER LINE
- Wv WATER VALVE
- Fh FIRE HYDRANT
- Well WELL
- Wm WATER METER
- Sp WATER SPIGOT
- FENCE
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- 0.2% ANNUAL FLOOD HAZARD AREA, ZONE X
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GRAPHIC SCALE
0 50 100 200
SCALE: 1" = 100'

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN OCTOBER, 2025.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN: PB 40, PG 403
4. TRACT 1, TRACT 2, AND SEPARATE PARCEL (WITH NO DEED REFERENCE) AS SHOWN ON A FINAL LAND DEVELOPMENT PLAN PREPARED FOR POTTSGROVE SCHOOL DISTRICT BY TERRAFORM ENGINEERING, LLC, DATED OCTOBER 25, 2013, JOB NO. 2342.00, RECORDED IN PLAN BOOK 40, PAGE 403.
5. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
7. RIGHT-OF-WAY LINES SHOWN FOR N. CHARLOTTE STREET ARE BASED ON FIELD SURVEY LOCATIONS, PLANS PROVIDED BY PENNDOT DISTRICT 6-0 FOR S.R. 0663, AND RECORDED PLANS. RIGHT-OF-WAY LINES SHOWN FOR BUCHERT ROAD ARE BASED ON FIELD SURVEY LOCATIONS, PLANS PROVIDED BY PENNDOT DISTRICT 8-0 FOR S.R. 4029, AND RECORDED PLANS.
8. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20252932096 WAS ASSIGNED ON OCTOBER 20, 2025.
9. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON SUBSURFACE UTILITY ENGINEERING PERFORMED BY THE LEXIS GROUP, COMPLETED IN OCTOBER, 2025, AND FROM RECORDED PLANS.
10. A PORTION OF THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR LOWER POTTSGROVE TOWNSHIP, COMMUNITY PANEL NO. 421908, FEMA FIRM NUMBERS 42091C0069G AND 42091C0088G, EFFECTIVE DATE MARCH 2, 2016.

DRAWING SIZE: 30 X 42

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
J. MARC KUROWSKI
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com
GKO ARCHITECTS

POTTSGROVE HIGH SCHOOL FACILITY AND ATHLETIC IMPROVEMENTS

1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS	
BID SET	10/21/2026
DRAWN BY	RES
REVIEWED BY	
JOB #	2665

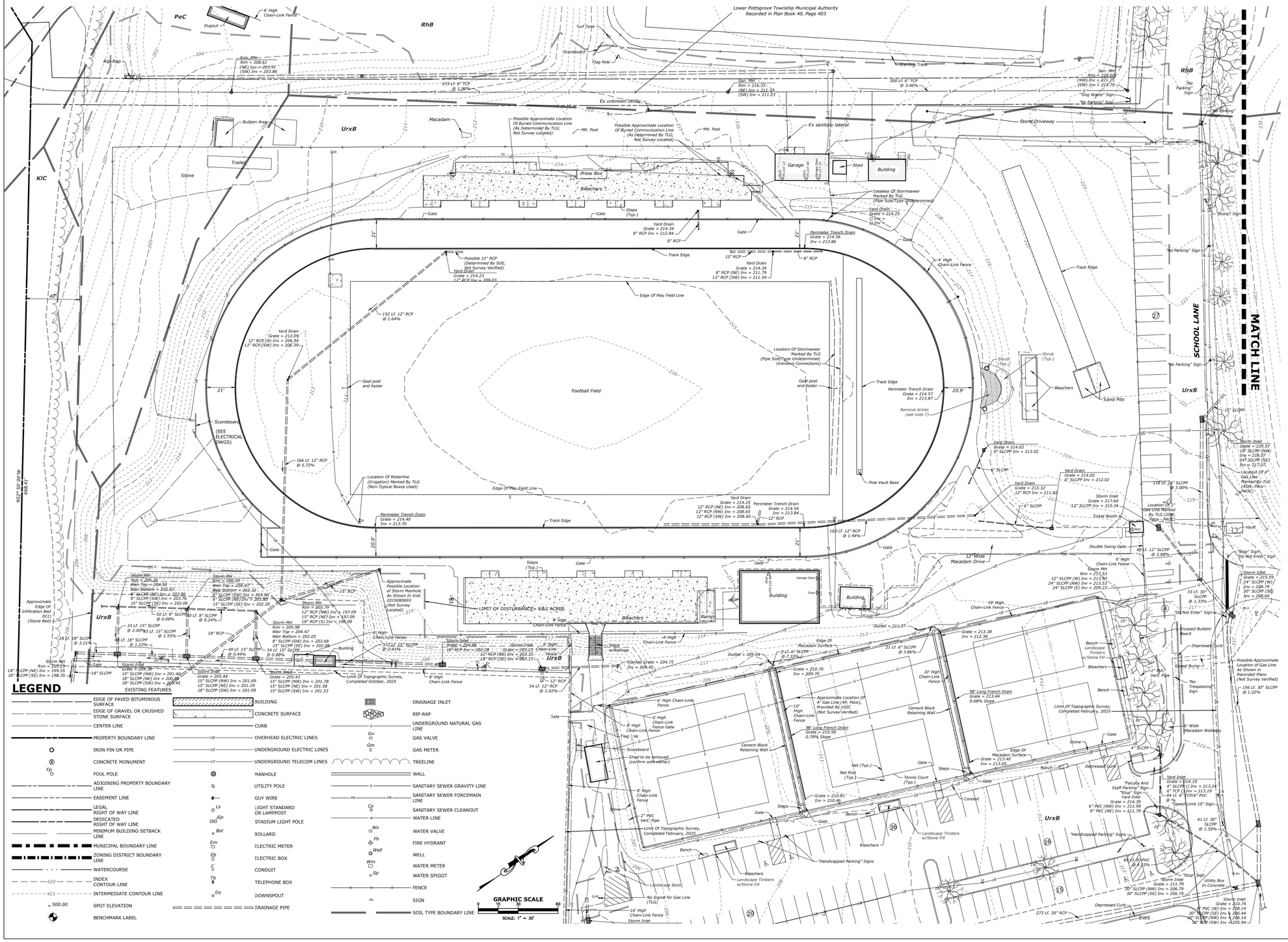
SHEET TITLE

OVERALL EXISTING FEATURES PLAN

SHEET #

C-101.1

SCALE	AS NOTED
DATE	10-21-2026



LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
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- ELECTRIC METER
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- TELEPHONE BOX
- DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- GAS VALVE
- GAS METER
- TREELINE
- WALL
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCEMAIN LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WELL
- WATER METER
- WATER SPIGOT
- FENCE
- SIGN
- SOIL TYPE BOUNDARY LINE

STAMP

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ENGINEER
No. 052032-E

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K&W SINCE 2005
2201 North Front Street, Suite 200
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P: 717.635.2835
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REVIEWED BY	
JOB #	2665

SHEET TITLE

EXISTING FEATURES PLAN

SHEET #

C-101.2

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42

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J. MARC KUROWSKI
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REVIEWED BY	
JOB #	2665

SHEET TITLE

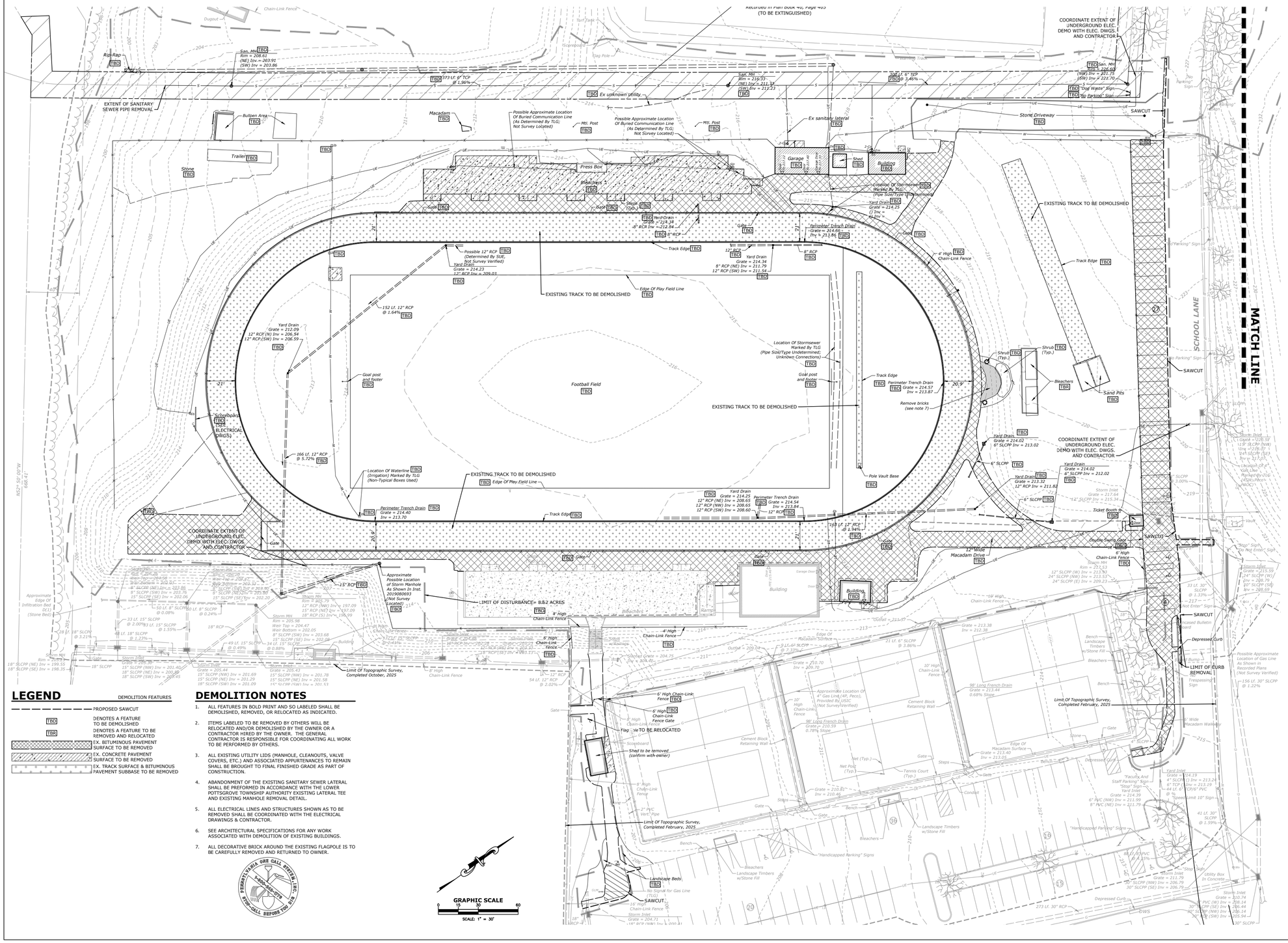
EXISTING FEATURES PLAN

SHEET #

C-101.3

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42


MATCH LINE
SCHOOL LANE
EXISTING TRACK TO BE DEMOLISHED
Football Field
COORDINATE EXTENT OF UNDERGROUND ELEC. DEMO WITH ELEC. DWGS. AND CONTRACTOR
LIMIT OF DISTURBANCE = 8.62 ACRES
EXTENT OF SANITARY SEWER PIPE REMOVAL
Stone Driveway
SAWCUT
Garage
Building
Shed
Press Box
Bleachers
Track Edge
Edge Of Play Field Line
Sand Pits
Ticket Booth
Pole Vault Base
Limit Of Topographic Survey, Completed October, 2025
Limit Of Topographic Survey, Completed February, 2025
LIMIT OF CURB REMOVAL
Depressed Curb
Chain-Link Fence
Trailer
Stone
Macadam
Bullpen Area
Rip-Rap
Scoreboard
Shed to be removed (confirm with owner)
Flag pole TO BE RELOCATED
Landscape Beds
Tennis Court (Typ.)
Cement Block Retaining Wall
Approximate Location Of 4" Gas Line (4P, Peco), Provided By USIC (Not Survey Verified)
Possible Approximate Location Of Buried Communication Line (As Determined By TLG; Not Survey Located)
Approximate Possible Location of Storm Manhole As Shown In Inst. 2019080693 (Not Survey Located)
Location Of Waterline (Irrigation) Marked By TLG (Non-Typical Boxes Used)
Location Of Stormsewer Marked By TLG (Pipe Size/Type Undetermined; Unknown Connections)
Remove bricks (see note 7)
Handicapped Parking Signs
Landscape Timbers w/Stone Fill
Bleachers w/Stone Fill
Bench
Steps
Gate
Goal post and footer
Yard Drain
Perimeter Trench Drain
Storm Inlet
Storm Manhole
Utility Box In Concrete
Vault
Fire Hydrant
Sign
Light Pole
Dugout
Chain-Link Fence
Tot Lot
Tennis Court
Scoreboard
Flag Pole
Tot Lot
Parking Lot
Building
Garage
Shed
Gate
Steps
Bench
Bleachers
Sand Pits
Ticket Booth
Pole Vault Base
Track Edge
Edge Of Play Field Line
Football Field
Press Box
Stone Driveway
Macadam
Trailer
Stone
Rip-Rap
Dugout
Chain-Link Fence

LEGEND

DEMOLITION FEATURES

- PROPOSED SAWCUT
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED
- EX. BITUMINOUS PAVEMENT SURFACE TO BE REMOVED
- EX. CONCRETE PAVEMENT SURFACE TO BE REMOVED
- EX. TRACK SURFACE & BITUMINOUS PAVEMENT SUBBASE TO BE REMOVED

DEMOLITION NOTES

1. ALL FEATURES IN BOLD PRINT AND SO LABELED SHALL BE DEMOLISHED, REMOVED, OR RELOCATED AS INDICATED.
2. ITEMS LABELED TO BE REMOVED BY OTHERS WILL BE RELOCATED AND/OR DEMOLISHED BY THE OWNER OR A CONTRACTOR HIRED BY THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK TO BE PERFORMED BY OTHERS.
3. ALL EXISTING UTILITY LIDS (MANHOLE, CLEANOUTS, VALVE COVERS, ETC.) AND ASSOCIATED APPURTENANCES TO REMAIN SHALL BE BROUGHT TO FINAL FINISHED GRADE AS PART OF CONSTRUCTION.
4. ABANDONMENT OF THE EXISTING SANITARY SEWER LATERAL SHALL BE PREFORMED IN ACCORDANCE WITH THE LOWER POTTSGROVE TOWNSHIP AUTHORITY EXISTING LATERAL TEE AND EXISTING MANHOLE REMOVAL DETAIL.
5. ALL ELECTRICAL LINES AND STRUCTURES SHOWN AS TO BE REMOVED SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS & CONTRACTOR.
6. SEE ARCHITECTURAL SPECIFICATIONS FOR ANY WORK ASSOCIATED WITH DEMOLITION OF EXISTING BUILDINGS.
7. ALL DECORATIVE BRICK AROUND THE EXISTING FLAGPOLE IS TO BE CAREFULLY REMOVED AND RETURNED TO OWNER.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 IT'S THE LAW - CALL BEFORE YOU DIG!

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

STAMP

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SHEET TITLE

DEMOLITION PLAN

SHEET #

C-102.1

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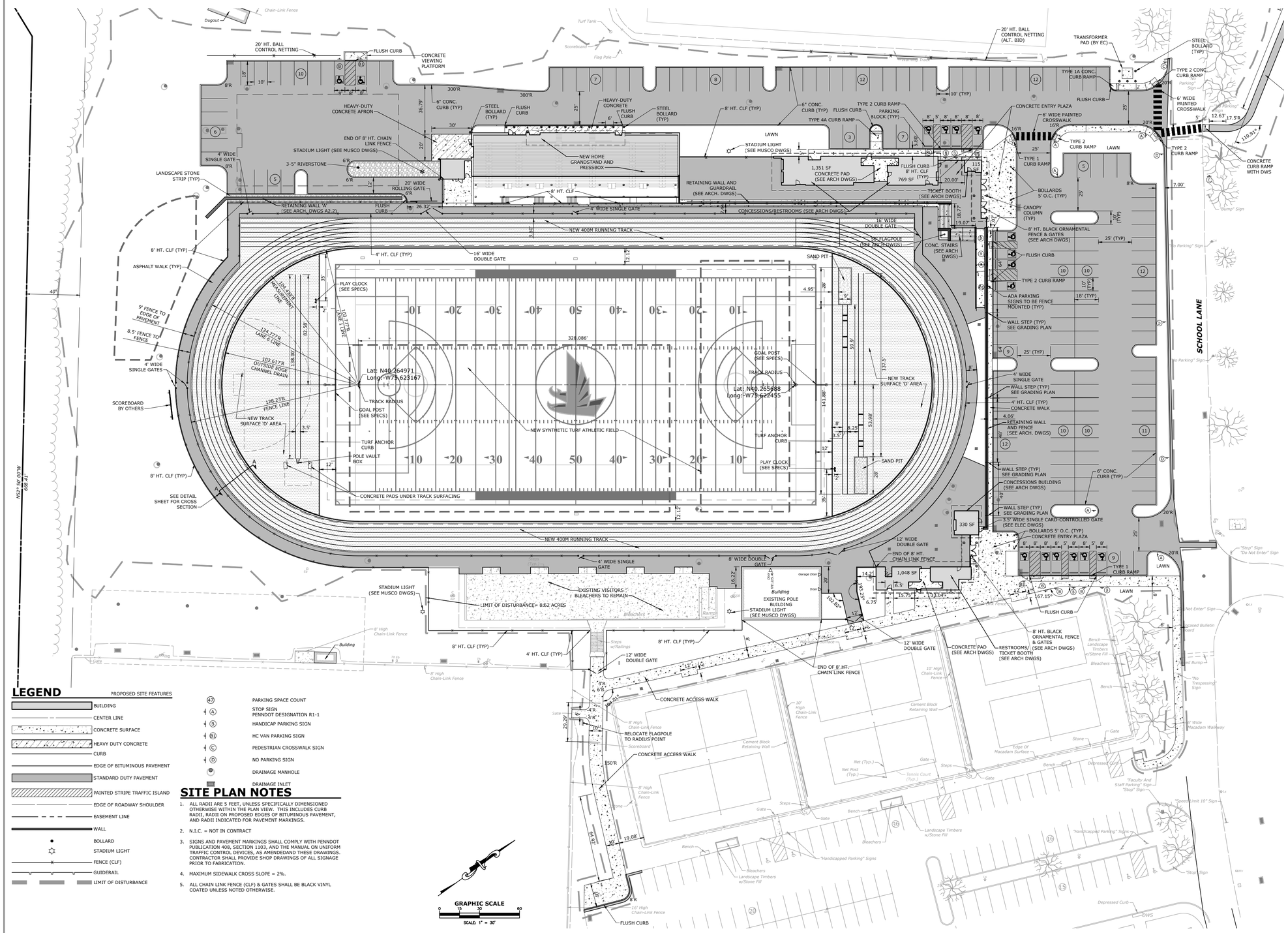

LEGEND

PROPOSED SITE FEATURES

- BUILDING
- CENTER LINE
- CONCRETE SURFACE
- HEAVY DUTY CONCRETE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- EDGE OF ROADWAY SHOULDER
- EASEMENT LINE
- WALL
- BOLLARD
- STADIUM LIGHT
- FENCE (CLF)
- GUIDERAIL
- LIMIT OF DISTURBANCE

- (47) PARKING SPACE COUNT
- (A) STOP SIGN PENNDOT DESIGNATION R1-1
- (B) HANDICAP PARKING SIGN
- (B1) HC VAN PARKING SIGN
- (C) PEDESTRIAN CROSSWALK SIGN
- (D) NO PARKING SIGN
- DRAINAGE MANHOLE
- DRAINAGE INLET

SITE PLAN NOTES

1. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
2. N.I.C. = NOT IN CONTRACT
3. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDEDAND THESE DRAWINGS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL SIGNAGE PRIOR TO FABRICATION.
4. MAXIMUM SIDEWALK CROSS SLOPE = 2%.
5. ALL CHAIN LINK FENCE (CLF) & GATES SHALL BE BLACK VINYL COATED UNLESS NOTED OTHERWISE.

DRAWING SIZE: 30 X 42

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com
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POTTSGROVE HIGH SCHOOL FACILITY AND ATHLETIC IMPROVEMENTS

1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS	
BID SET	10/21/2026

DRAWN BY	RES
REVIEWED BY	
JOB #	2665

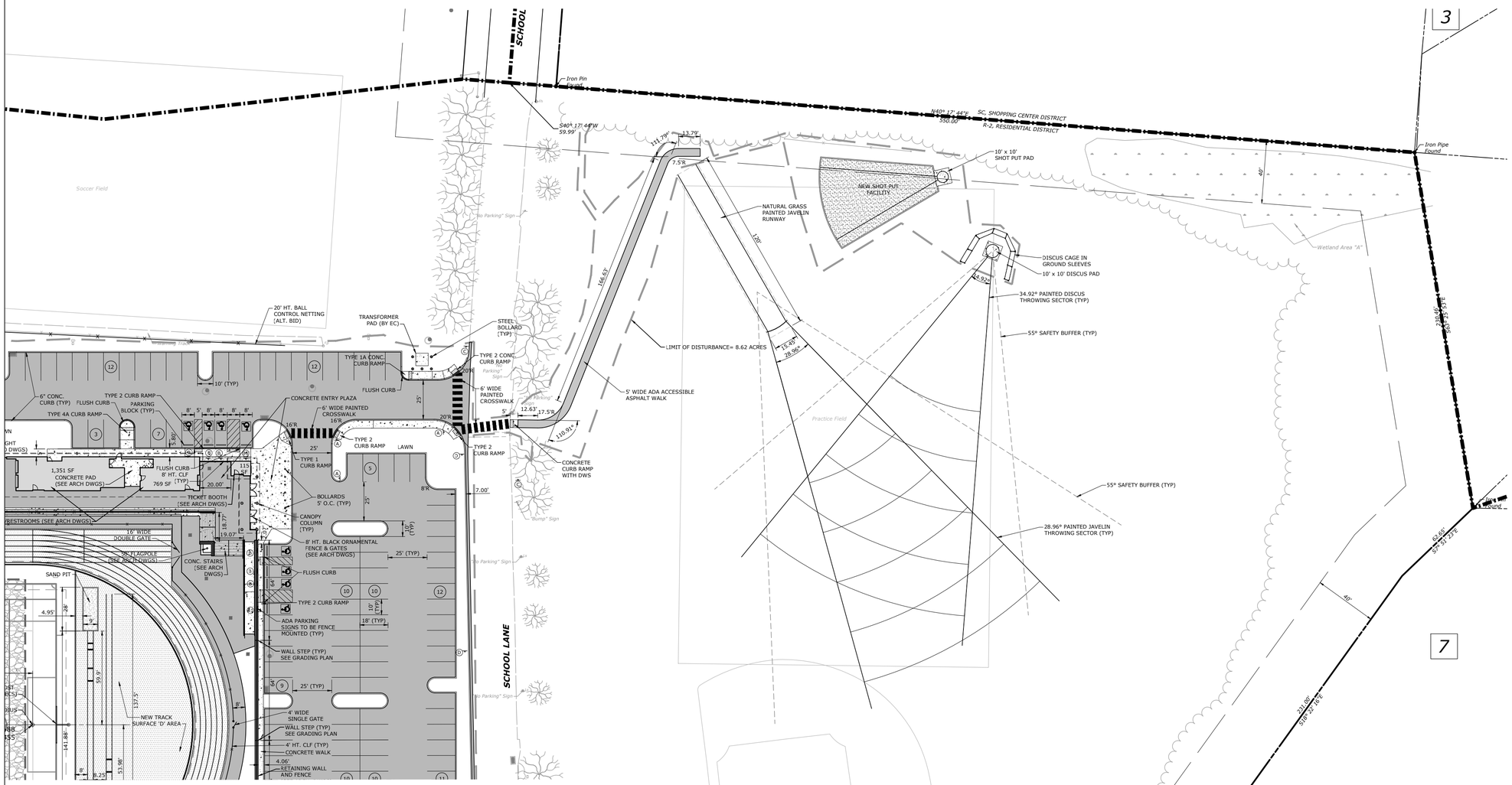
SHEET TITLE

SITE LAYOUT PLAN

SHEET #

C-103

SCALE	AS NOTED
DATE	10-21-2026



LEGEND

PROPOSED SITE FEATURES

- BUILDING
- CENTER LINE
- CONCRETE SURFACE
- HEAVY DUTY CONCRETE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- EDGE OF ROADWAY SHOULDER
- EASEMENT LINE
- WALL
- BOLLARD
- STADIUM LIGHT
- FENCE (CLF)
- GUIDERAIL
- LIMIT OF DISTURBANCE

- (47) PARKING SPACE COUNT
- (A) STOP SIGN PENNDOT DESIGNATION R1-1
- (B) HANDICAP PARKING SIGN
- (B1) HC VAN PARKING SIGN
- (C) PEDESTRIAN CROSSWALK SIGN
- (D) NO PARKING SIGN
- DRAINAGE MANHOLE
- DRAINAGE INLET

SITE PLAN NOTES

1. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
2. N.I.C. = NOT IN CONTRACT
3. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDEDAND THESE DRAWINGS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL SIGNAGE PRIOR TO FABRICATION.
4. MAXIMUM SIDEWALK CROSS SLOPE = 2%.
5. ALL CHAIN LINK FENCE (CLF) & GATES SHALL BE BLACK VINYL COATED UNLESS NOTED OTHERWISE.

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

DRAWING SIZE: 30 X 42

STAMP

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REGISTERED PROFESSIONAL
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ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
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Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

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T: 215.646.2003
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REVIEWED BY	
JOB #	2665

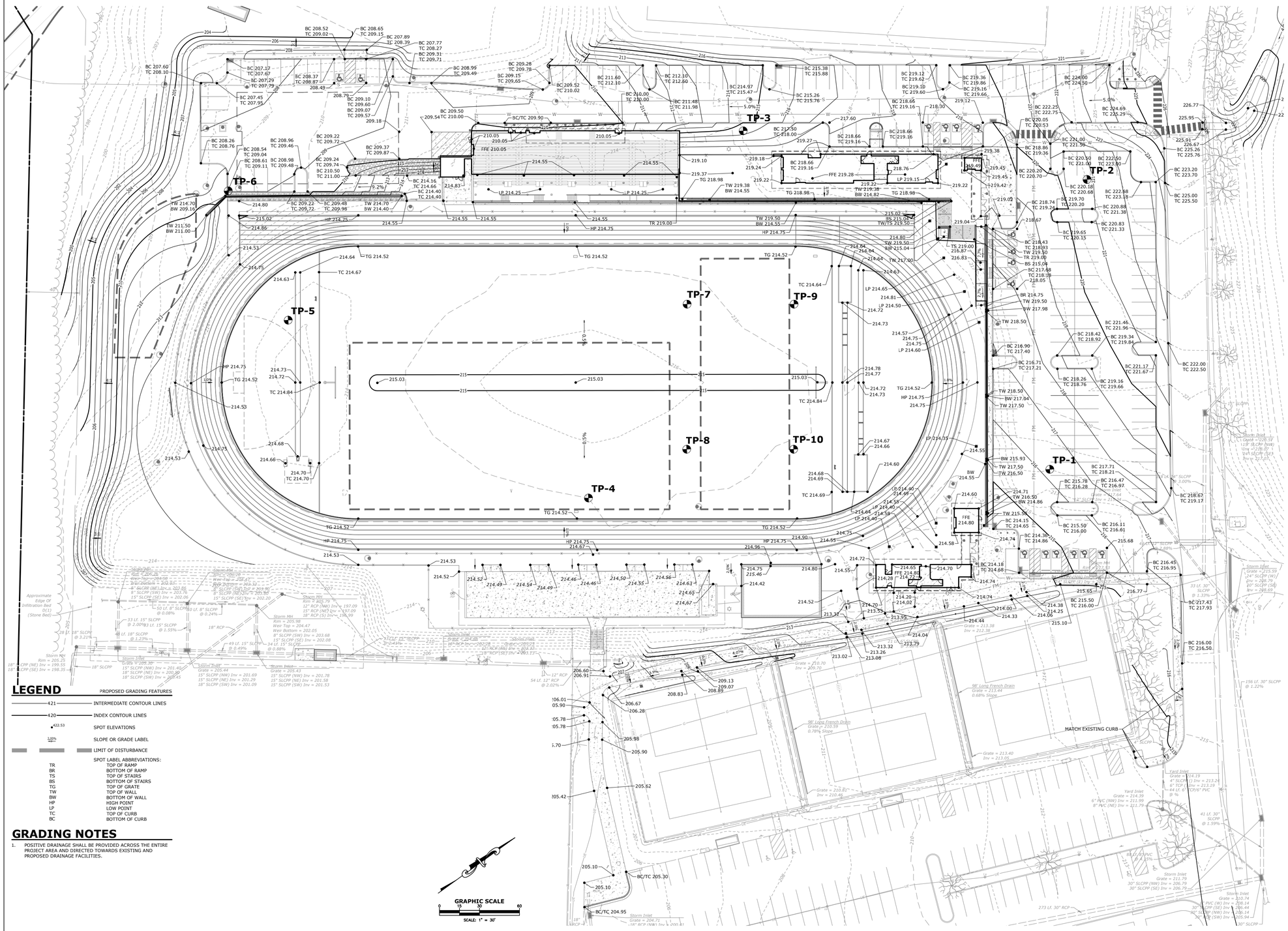
SHEET TITLE

SITE LAYOUT PLAN

SHEET #

C-103.1

SCALE	AS NOTED
DATE	10-21-2026



LEGEND

421	INTERMEDIATE CONTOUR LINES
420	INDEX CONTOUR LINES
422.53	SPOT ELEVATIONS
2.00%	SLOPE OR GRADE LABEL
	LIMIT OF DISTURBANCE

SPOT LABEL ABBREVIATIONS:

TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
TG	TOP OF GRATE
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
BC	BOTTOM OF CURB

GRADING NOTES

1. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

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SHEET TITLE

GRADING PLAN

SHEET #

C-104

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42

LEGEND

PROPOSED GRADING FEATURES

421	INTERMEDIATE CONTOUR LINES
420	INDEX CONTOUR LINES
422.53	SPOT ELEVATIONS
2.00%	SLOPE OR GRADE LABEL
	LIMIT OF DISTURBANCE

SPOT LABEL ABBREVIATIONS:

TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF STAIRS
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LP	LOW POINT
TC	TOP OF CURB
BC	BOTTOM OF CURB

GRADING NOTES

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GRAPHIC SCALE

0 15 30 60

SCALE: 1" = 30'

STAMP

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SHEET TITLE

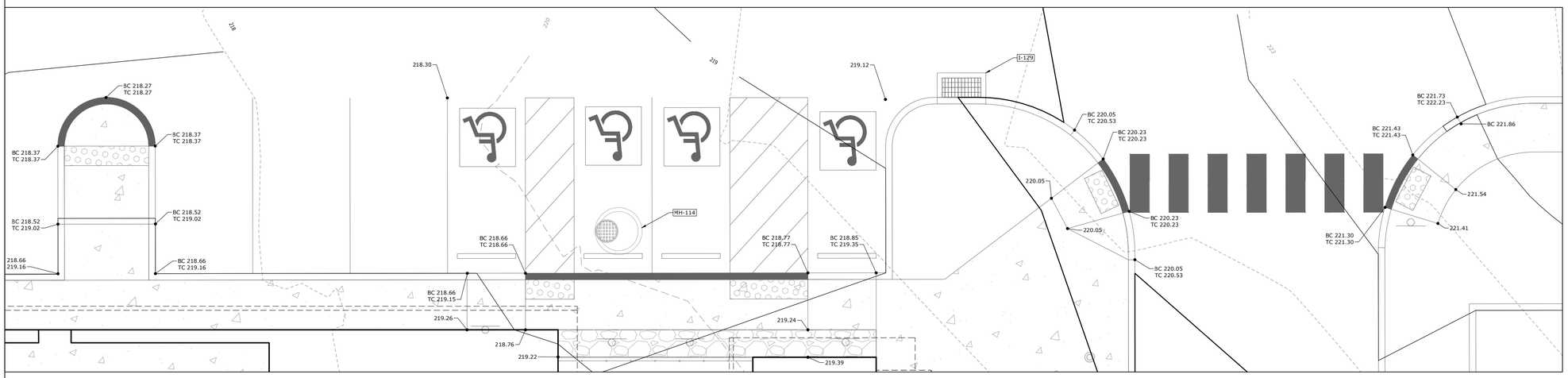
GRADING PLAN

SHEET #

C-104.1

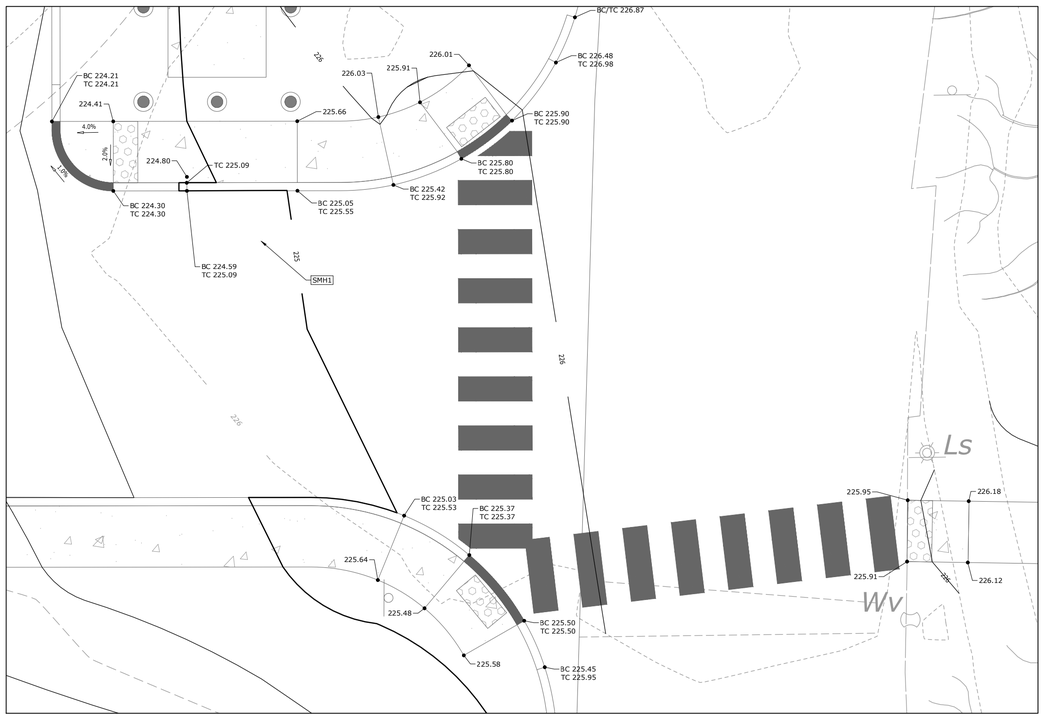
SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



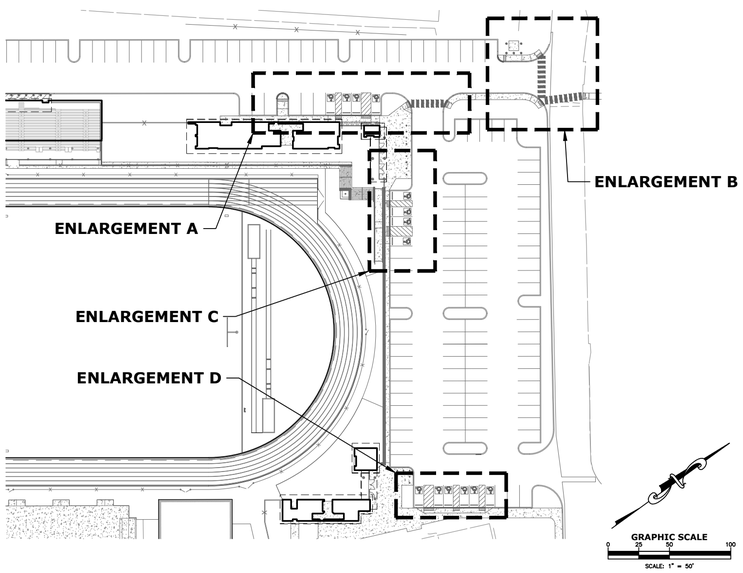
ENLARGEMENT A

1" = 5'



ENLARGEMENT B

1" = 5'



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REVIEWED BY	
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SHEET TITLE

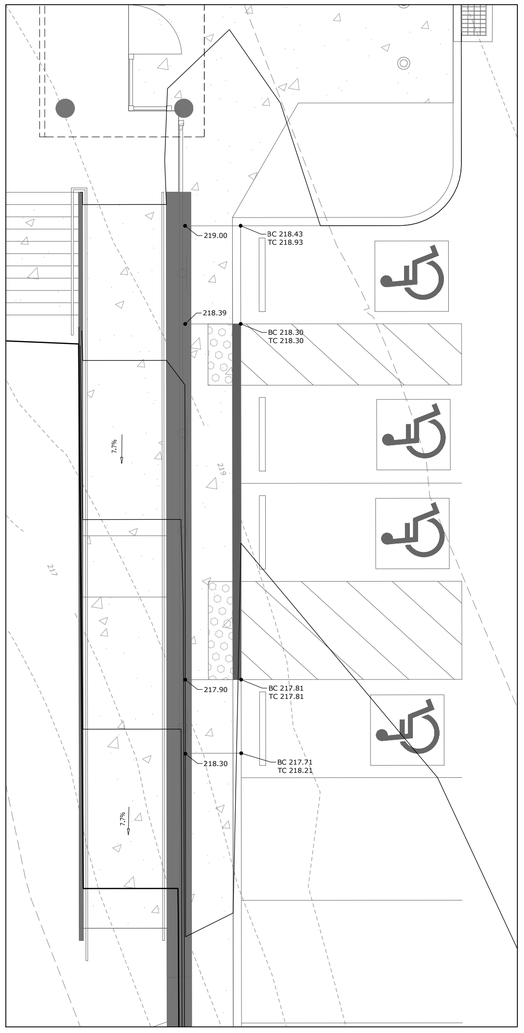
CURB RAMP ENLARGEMENTS

SHEET #

C-104.2

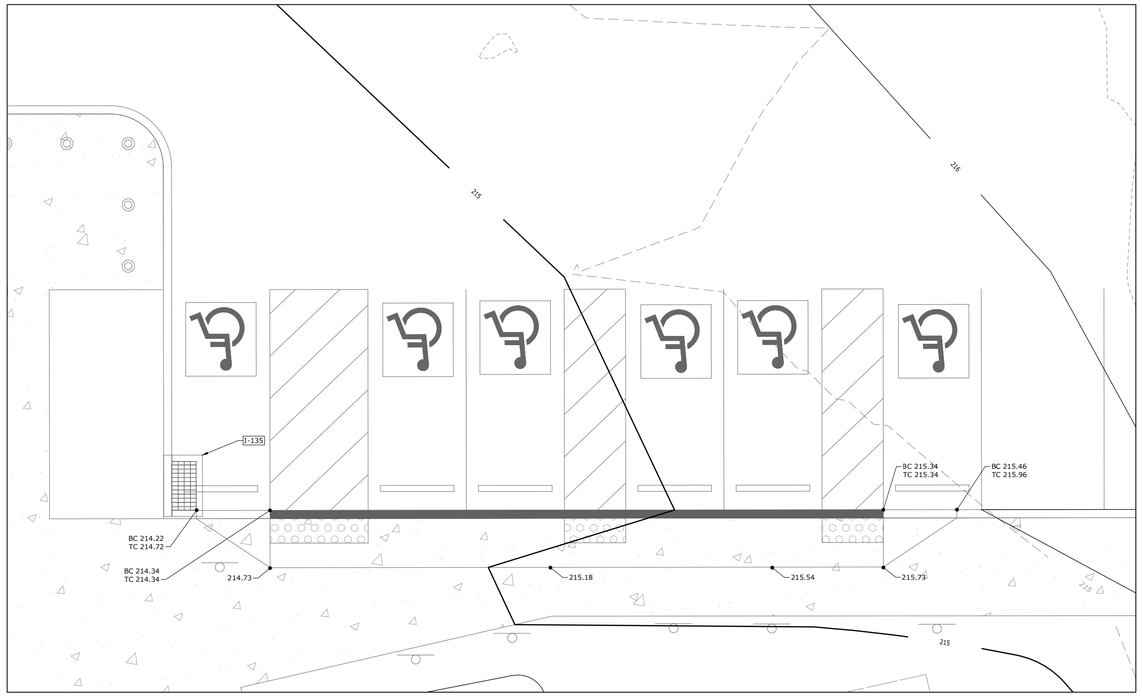
SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



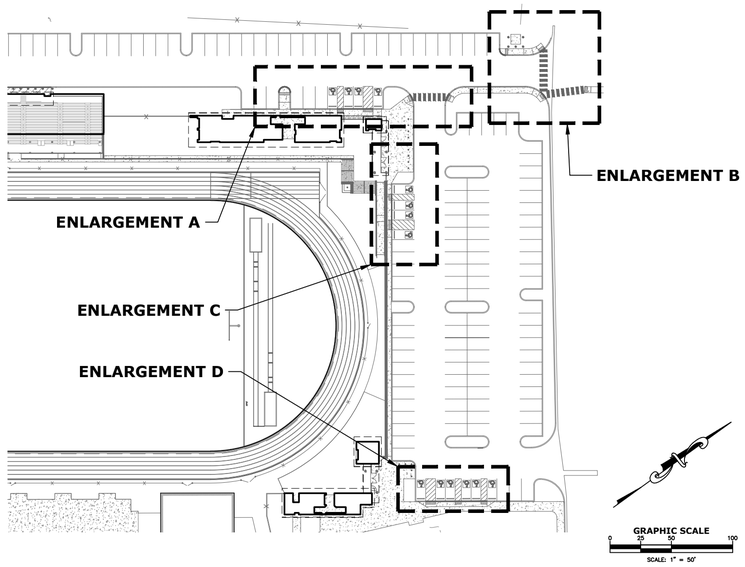
ENLARGEMENT C

1" = 5'



ENLARGEMENT D

1" = 5'



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No. 052032-E

K&W SINCE 2009
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
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T: 215.646.2003
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SHEET TITLE

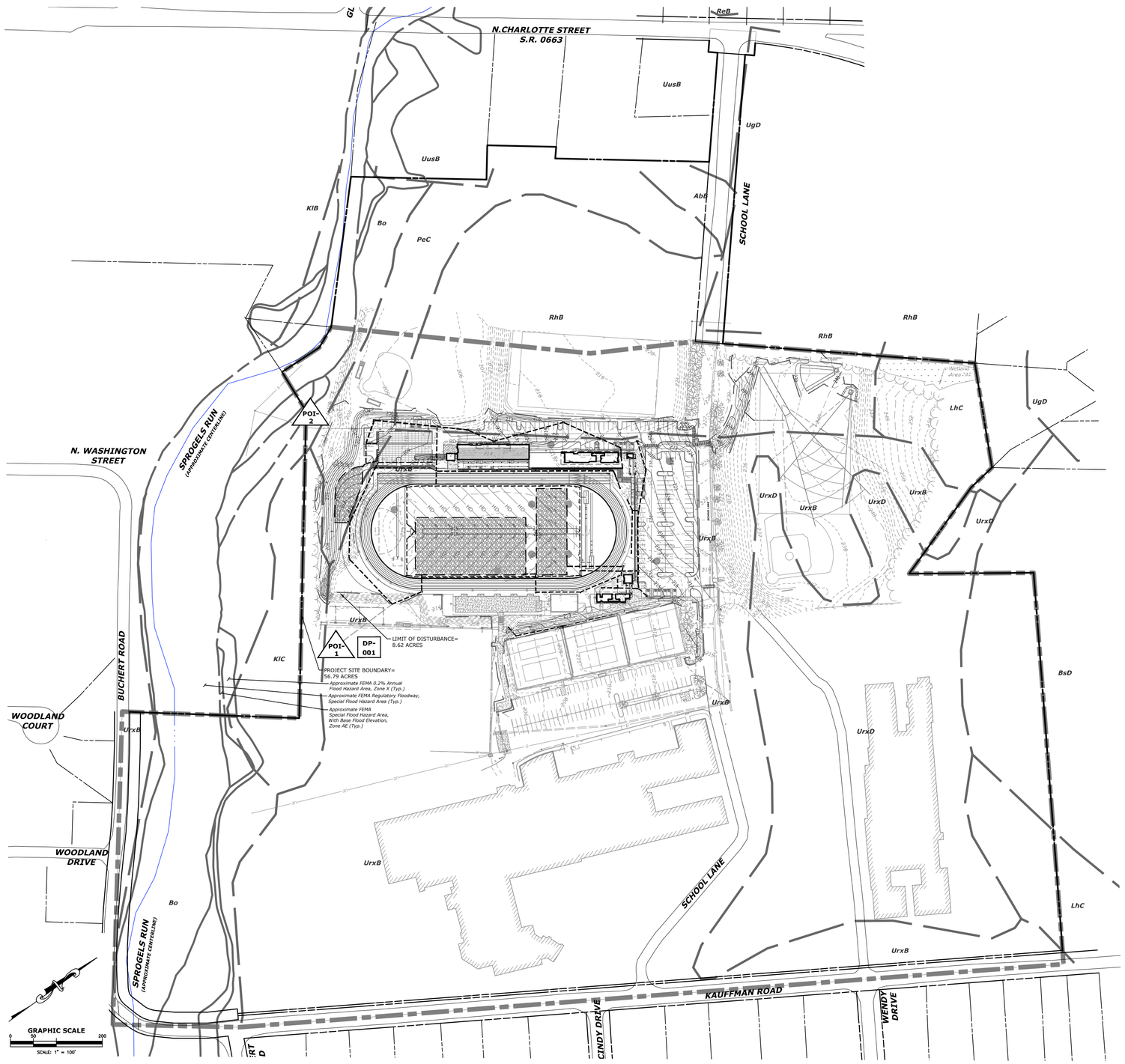
CURB RAMP ENLARGEMENTS

SHEET #

C-104.3

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



LEGEND

	PROPOSED PCSM CONTROL PLAN FEATURES
	NPDES PERMIT BOUNDARY
	LIMIT OF DISTURBANCE
DP-001	BMP DISCHARGE POINT
POI-1	WATERSHED POINT OF INTEREST
TP-1	TEST PIT LOCATION

STAMP

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REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
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GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
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Ambler, PA 19002
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JOB #	2665

SHEET TITLE

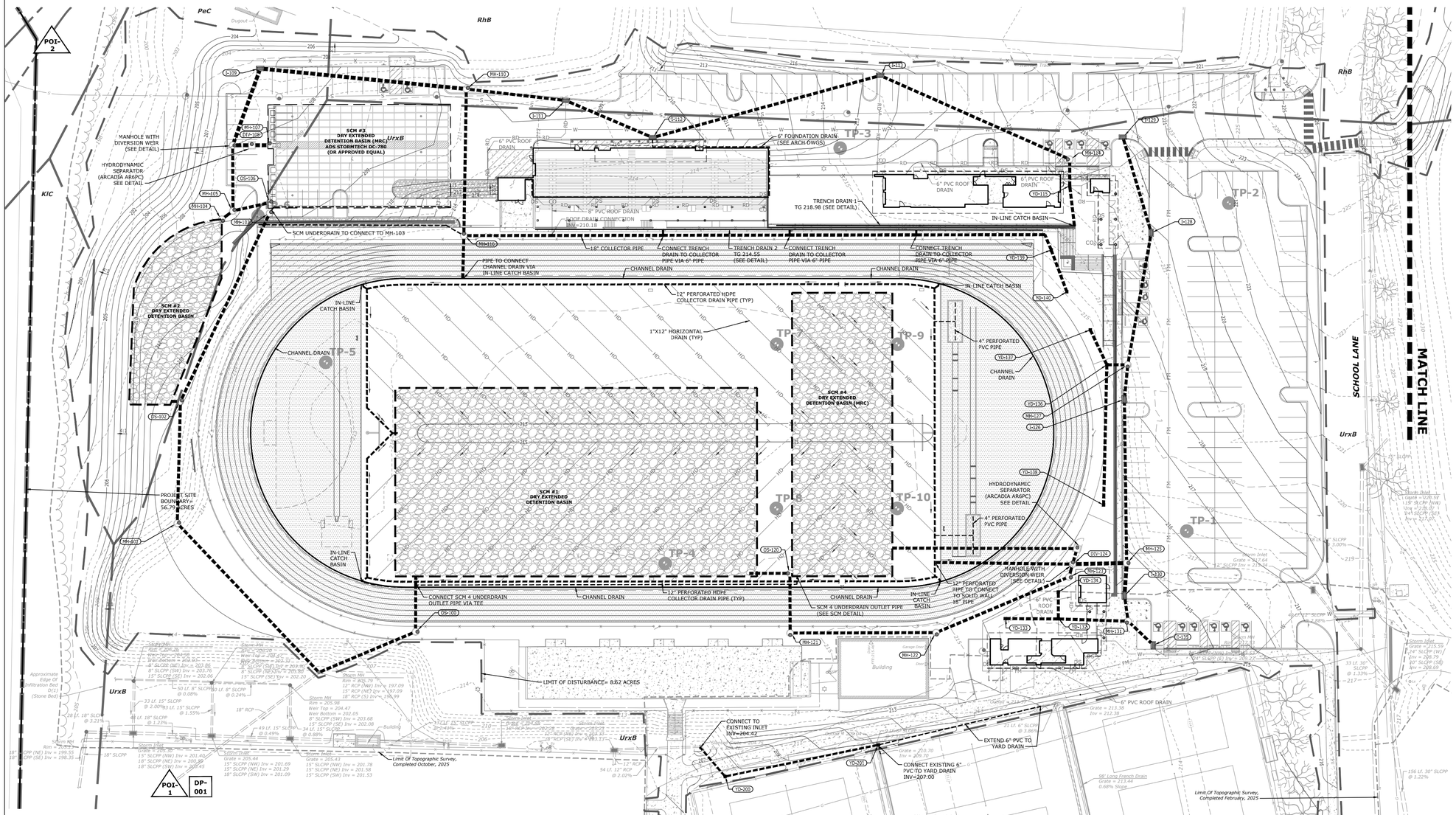
OVERALL PCSM PLAN

SHEET #

C-105

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



LEGEND — PROPOSED PCSM CONTROL PLAN FEATURES

- NPDES PERMIT BOUNDARY
- LIMIT OF DISTURBANCE
- DP-001 — BMP DISCHARGE POINT
- POI-1 — WATERSHED POINT OF INTEREST
- TP-1 — TEST PIT LOCATION

LEGEND — PROPOSED SITE FEATURES

- BUILDING
- CONCRETE SURFACE
- HEAVY DUTY CONCRETE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- EDGE OF ROADWAY SHOULDER
- WALL
- BOLLARD
- STADIUM LIGHT
- FENCE (CLF)

LEGEND — PROPOSED GRADING FEATURES

- 421 — INTERMEDIATE CONTOUR LINES
- 420 — INDEX CONTOUR LINES

LEGEND — PROPOSED UTILITY FEATURES

- SANITARY SEWER MANHOLE
- SANITARY SEWER STRUCTURE LABEL
- S — SANITARY SEWER MAIN
- SANITARY SEWER SERVICE LATERAL
- FM — SANITARY SEWER FORCE MAIN

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

DRAWING SIZE: 30 X 42

STAMP

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SHEET TITLE

PCSM PLAN

SHEET #

C-105.1

SCALE	AS NOTED
DATE	10-21-2026

LEGEND — PROPOSED PCSM CONTROL PLAN FEATURES

- NPDES PERMIT BOUNDARY
- LIMIT OF DISTURBANCE
- DP-001 — BMP DISCHARGE POINT
- POI-1 — WATERSHED POINT OF INTEREST
- TP-1 — TEST PIT LOCATION

LEGEND — PROPOSED SITE FEATURES

- BUILDING
- CONCRETE SURFACE
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- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- EDGE OF ROADWAY SHOULDER
- WALL
- BOLLARD
- STADIUM LIGHT
- FENCE (CLF)

LEGEND — PROPOSED GRADING FEATURES

- 421 — INTERMEDIATE CONTOUR LINES
- 420 — INDEX CONTOUR LINES

LEGEND — PROPOSED UTILITY FEATURES

- SANITARY SEWER MANHOLE
- SANITARY SEWER STRUCTURE LABEL
- S — SANITARY SEWER MAIN
- SANITARY SEWER SERVICE LATERAL
- FM — SANITARY SEWER FORCE MAIN

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

STAMP

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SHEET TITLE

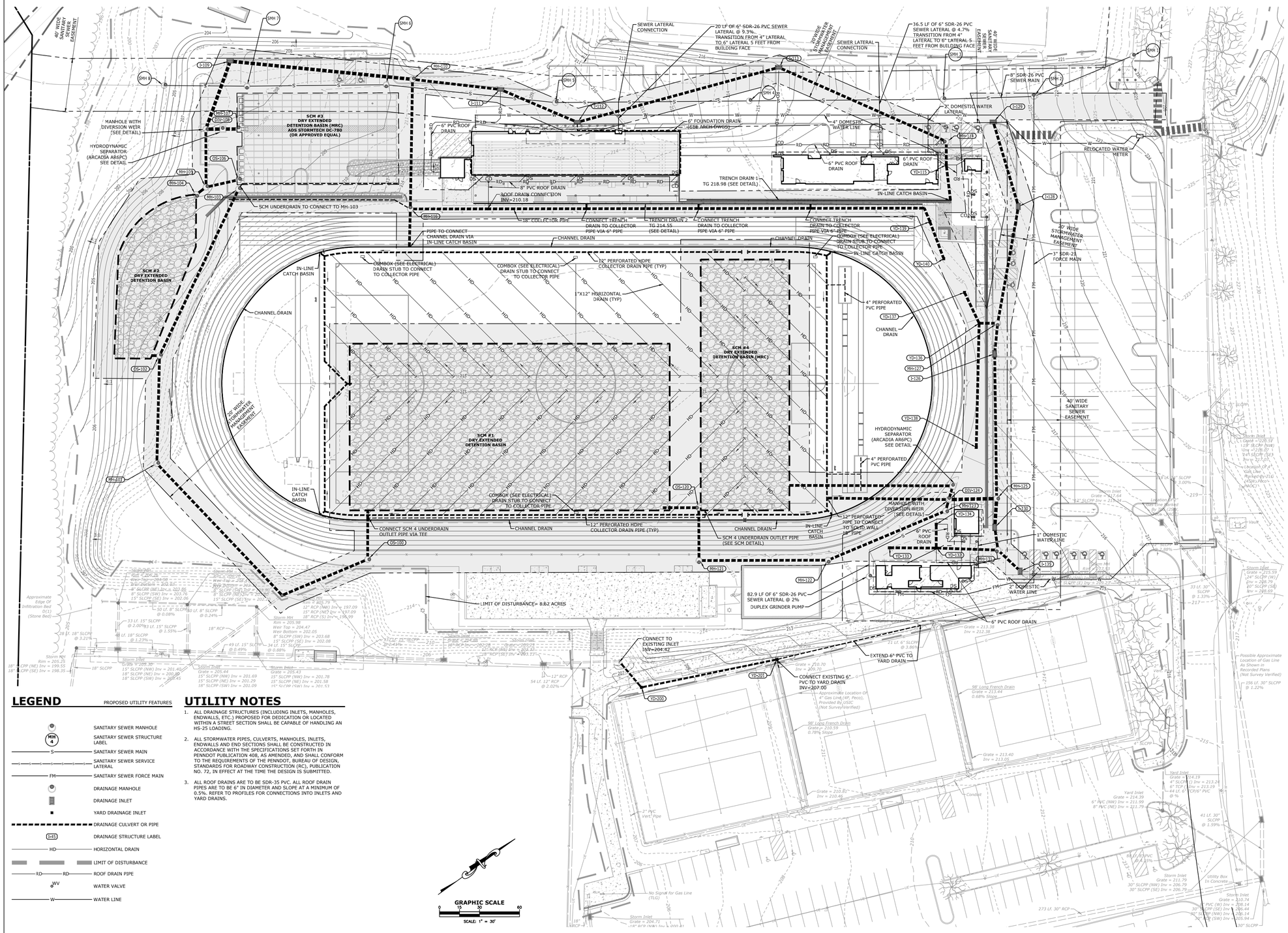
PCSM PLAN

SHEET #

C-105.2

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



LEGEND

PROPOSED UTILITY FEATURES

- SANITARY SEWER MANHOLE
- SANITARY SEWER STRUCTURE LABEL (MH 4)
- S — SANITARY SEWER MAIN
- SANITARY SEWER SERVICE LATERAL
- FM — SANITARY SEWER FORCE MAIN
- DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAINAGE INLET
- DRAINAGE CULVERT OR PIPE
- (I-45) DRAINAGE STRUCTURE LABEL
- HD — HORIZONTAL DRAIN
- LIMIT OF DISTURBANCE
- RD — RD — ROOF DRAIN PIPE
- WV — WATER VALVE
- W — WATER LINE

UTILITY NOTES

1. ALL DRAINAGE STRUCTURES (INCLUDING INLETS, MANHOLES, ENDWALLS, ETC.) PROPOSED FOR DEDICATION OR LOCATED WITHIN A STREET SECTION SHALL BE CAPABLE OF HANDLING AN HS-25 LOADING.
2. ALL STORMWATER PIPES, CULVERTS, MANHOLES, INLETS, ENDWALLS AND END SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT PUBLICATION 408, AS AMENDED, AND SHALL CONFORM TO THE REQUIREMENTS OF THE PENNDOT, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION (RC), PUBLICATION NO. 72, IN EFFECT AT THE TIME THE DESIGN IS SUBMITTED.
3. ALL ROOF DRAINS ARE TO BE SDR-35 PVC. ALL ROOF DRAIN PIPES ARE TO BE 6" IN DIAMETER AND SLOPE AT A MINIMUM OF 0.5%. REFER TO PROFILES FOR CONNECTIONS INTO INLETS AND YARD DRAINS.

DRAWING SIZE: 30 X 42

STAMP

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REVIEWED BY	
JOB #	2665

SHEET TITLE

UTILITY PLAN

SHEET #

C-106

SCALE	AS NOTED
DATE	10-21-2026

LEGEND

PROPOSED UTILITY FEATURES

- SANITARY SEWER MANHOLE
- SANITARY SEWER STRUCTURE LABEL (MH 4)
- S — SANITARY SEWER MAIN
- SANITARY SEWER SERVICE LATERAL
- FM — SANITARY SEWER FORCE MAIN
- DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAINAGE INLET
- DRAINAGE CULVERT OR PIPE
- I-45 — DRAINAGE STRUCTURE LABEL
- HD — HORIZONTAL DRAIN
- LIMIT OF DISTURBANCE
- RD — RD — ROOF DRAIN PIPE
- WV — WATER VALVE
- W — WATER LINE

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GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

STAMP

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P: 717.635.2835
www.kandwengineers.com

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com

GKO ARCHITECTS

POTTSGROVE HIGH SCHOOL FACILITY AND ATHLETIC IMPROVEMENTS

1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS

BID SET	10/21/2026

DRAWN BY	RES
REVIEWED BY	
JOB #	2665

SHEET TITLE

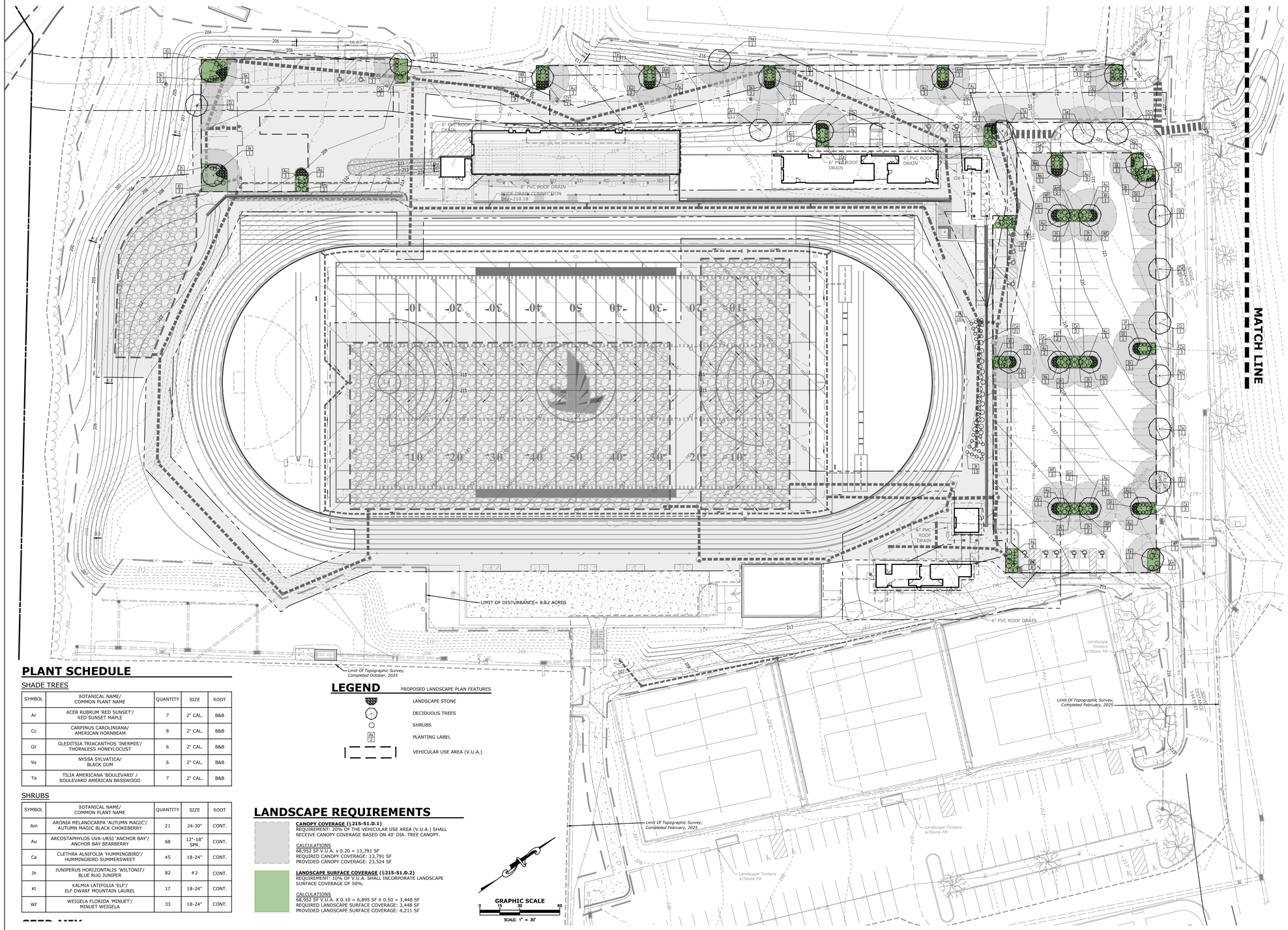
UTILITY PLAN

SHEET #

C-106.1

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



PLANT SCHEDULE

SHADE TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Ar	ACER RUBRUM 'RED SUNSET'/ RED SUNSET MAPLE	7	2" CAL.	B&B
Cc	CARPINUS CAROLINIANA/ AMERICAN HORNBEAM	8	2" CAL.	B&B
Gt	GLEDITSIA TRIACANTHOS 'INERMIS'/ THORNLESS HONEYLOCUST	6	2" CAL.	B&B
Ns	NYSSA SYLVATICA/ BLACK GUM	6	2" CAL.	B&B
Ta	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN BASSWOOD	7	2" CAL.	B&B

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Am	ARONIA MELANOCARPA 'AUTUMN MAGIC'/ AUTUMN MAGIC BLACK CHOKEBERRY	21	24-30"	CONT.
Au	ARCOSTAPHYLOS UVA-URSI 'ANCHOR BAY'/ ANCHOR BAY BEARBERRY	68	12"-18" SPR.	CONT.
Ca	CLETHRA ALNIFOLIA 'HUMMINGBIRD/ HUMMINGBIRD SUMMERSWEET	45	18-24"	CONT.
Jh	JUNIPERUS HORIZONTALIS 'WILTONII'/ BLUE RUG JUNIPER	82	#2	CONT.
Kl	KALMIA LATIFOLIA 'ELF'/ ELF DWARF MOUNTAIN LAUREL	17	18-24"	CONT.
Wf	WEIGELA FLORIDA 'MINUET'/ MINUET WEIGELA	33	18-24"	CONT.

LEGEND

PROPOSED LANDSCAPE PLAN FEATURES

- LANDSCAPE STONE
- DECIDUOUS TREES
- SHRUBS
- PLANTING LABEL
- VEHICULAR USE AREA (V.U.A.)

LANDSCAPE REQUIREMENTS

CANOPY COVERAGE (§215-51.D.1)
REQUIREMENT: 20% OF THE VEHICULAR USE AREA (V.U.A.) SHALL RECEIVE CANOPY COVERAGE BASED ON 40' DIA. TREE CANOPY.

CALCULATIONS
68,952 SF V.U.A. x 0.20 = 13,791 SF
REQUIRED CANOPY COVERAGE: 13,791 SF
PROVIDED CANOPY COVERAGE: 23,524 SF

LANDSCAPE SURFACE COVERAGE (§215-51.D.2)
REQUIREMENT: 10% OF V.U.A. SHALL INCORPORATE LANDSCAPE SURFACE COVERAGE OF 50%.

CALCULATIONS
68,952 SF V.U.A. X 0.10 = 6,895 SF X 0.50 = 3,448 SF
REQUIRED LANDSCAPE SURFACE COVERAGE: 3,448 SF
PROVIDED LANDSCAPE SURFACE COVERAGE: 4,211 SF

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

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LANDSCAPE PLAN

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C-107

SCALE	AS NOTED
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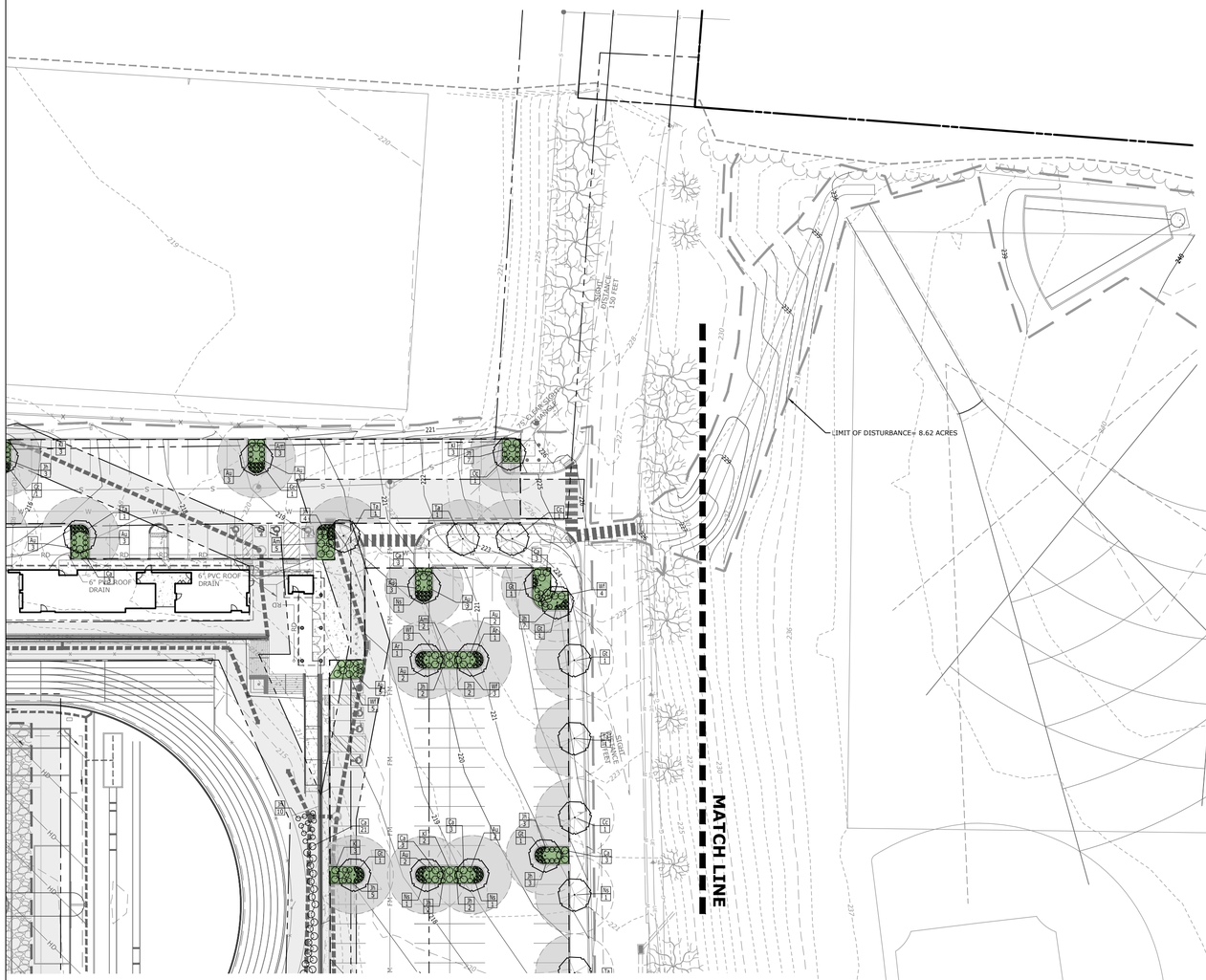
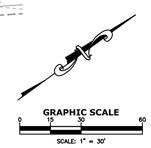
DRAWING SIZE: 30 X 42





PLANT SCHEDULE

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Wf	WEIGELA FLORIDA 'MINUET'/ MINUET WEIGELA	33	18-24"	CONT.

SEED MIX

1. ALL DISTURBED AREAS TO BE SEEDED WITH:
   TRIPLE A TALL FESCUE MIX (21 LBS/1,000SF)
   33.0% IMPROVED TURF-TYPE TALL FESCUE
   33.0% IMPROVED TURF-TYPE TALL FESCUE
   34.0% IMPROVED TURF-TYPE TALL FESCUE

ABOVE SEED MIX TO BE SUPPLIED BY:
JACKLIN SEED
33477 HIGHWAY 99E
P.O. BOX 239
TANGENT, OR 97389
800-547-4101

OR APPROVED EQUAL

LEGEND

PROPOSED LANDSCAPE PLAN FEATURES

- LANDSCAPE STONE
- DECIDUOUS TREES
- SHRUBS
- PLANTING LABEL
- VEHICULAR USE AREA (V.U.A.)

LANDSCAPE NOTES

SITE PREPARATION

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, A LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS, CONTACT PA-1-CALL 1-800-242-1776 AT A MINIMUM OF THREE WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
2. PROVIDE EROSION CONTROL MEASURE TO PREVENT EROSION OR DISPLACEMENT OF SO AND DISCHARGE OF SOIL-BEARING WATER RUN-OFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
3. ALL TREE AND SHRUB REMOVAL AS SHOWN ON THE DEMOLITION PLAN SHALL HAVE ALL STUMPS AND ROOTS REMOVED BY MEANS OF STUMP GRINDING AND/OR BACKHOE. ALL BIODEGRADABLE PLANT MATERIAL FROM THE REMOVAL PROCESS SHALL BE COLLECTED AND REMOVED FROM THE SITE.

PLANT BED ESTABLISHMENT

1. CONTRACTOR TO CONFIRM EXISTING TOPSOIL DEPTH AND SHALL FURNISH SOIL ANALY BY QUALIFIED LAB STATING PERCENTAGES OF ORGANIC MATTER, GRADUATION OF SAN SILT AND CLAY CONTENT, DELETERIOUS MATERIAL, PH AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. CONTRACTOR TO PROVIDE DATA AT A MINIMU OF 5 DIFFERENT PLANTING AREAS. CONTRACTOR TO SUBMIT EXISTING TOPSOIL DEPTH AND RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS AND POTASH INGREDIE TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL TO LANDSCAPE ARCHITECT FOR APPROVAL.
2. TOPSOIL SHALL HAVE ACIDITY RANGE OF PH 5.0 TO PH 7.0 AND AN ORGANIC CONTENT AT LEAST 3-4%. MINIMUM TOPSOIL DEPTH IN PLANTING BEDS SHALL BE 12" BUT 18" IS RECOMMENDED. ADDITIONAL TOPSOIL SHALL BE ADDED WHEN POSSIBLE.
3. APPLY APPROVED SOIL AMENDMENTS AND FERTILIZER ON SURFACE AND THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BACKFILL.
4. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIO PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTE AND OBTAIN LANDSCAPE ARCHITECTS ACCEPTANCE OF LAYOUT BEFORE PLANTING. MA MINOR ADJUSTMENTS AS REQUIRED.

SOD ESTABLISHMENT

1. REMOVE STONES, ROOTS OR OTHER UNDESIRABLE FOREIGN MATERIAL FROM GRADE AN DISC, DRAG, HARROW OR HAND RAKE TO SUFFICIENT DEPTH TO LOOSEN SOIL. THE SURFACE ON WHICH SOD IS LAID SHOULD BE SMOOTH, FIRM AND FREE OF DEPRESSIO
2. ALL SOD IS TO BE LAID ON TOPSOILED AREAS. THE JOINTS SHALL BE CLOSELY LAID. TOPSOIL SHALL BE FINELY GRADED TO A TRUE AND EVEN SURFACE AT THE REQUIRED FINISHED GRADE. SOD SHALL BE CUT AND LAID ON THE SITE THE SAME DAY.

SOD

1. SOD SHALL CONTAIN AT LEAST 85 PERCENT PERMANENT GRASS SUITABLE TO THE CLIM IN WHICH IT IS TO BE PLACED; NOT MORE THAN 25 PERCENT NURSING GRASS; NOT MO THAN 10 PERCENT WEED AND UNDESIRABLE GRASSES, AND SHALL BE OF GOOD TEXTUI FREE FORM OBNOXIOUS ROOTS, STONES AND FOREIGN MATERIALS. THE SOD SHALL BE UNIFORMLY CUT, ONE AND ONE HALF INCHES THICK WITH CLEAN-CUT EDGES. CONTRACTOR TO SUBMIT SOURCE AND SEED CONTENT TO LANDSCAPE ARCHITECT FOR APPROVAL.

PLANT MATERIAL

1. FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK-FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALE, INJURIES, ABRASIONS, AND DISFIGUREMENT.
2. PROVIDE TREES AND SHRUBS OR SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOI THE TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE M BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
3. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

CLEANUP AND PROTECTION

1. DURING EXTERIOR PLANTING, KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AN WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATI BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

DISPOSAL

1. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITAI SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

WARRANTY

1. WARRANT THE FOLLOWING EXTERIOR PLANTS FOR THE WARRANTY PERIOD INDICATED THE SPECIFICATIONS, AGAINST DEFECTS INCLUDING DEATH ND UNSATISFACTORY GROWTH. WARRANTY PERIODS FOR ALL PLANT MATERIAL AND SOD: ONE YEAR FROM DA OF SUBSTANTIAL COMPLETION.
2. REMOVE DEAD EXTERIOR PLANTS IMMEDIATELY. REPLACE IMMEDIATELY UNLESS REQUI TO PLANT IN THE SUCCEEDING PLANTING SEASON.
3. REPLACE EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEAL CONDITION AT END OF WARRANTY PERIOD.
4. A LIMIT OF ONE REPLACEMENT OF EACH EXTERIOR PLANT WILL BE REQUIRED, EXCEPT F LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

MISC. PLANTING NOTES

1. ALL PLANTING MATERIAL TO BE INSTALLED AS PER SIZE INDICATED ON PLANT SCHEDUI
2. ANY SUBSTITUTIONS THAT MAY BE REQUIRED SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE TOWNSHIP PRIOR TO ORDERING MATERIAL.
3. ALL PLANTINGS AND PLANTING PROCEDURES SHALL CONFORM TO GOOD NURSERY AND LANDSCAPE PRACTICE AND THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATIC OF NURSERYMAN.
4. PRIOR TO COMMENCEMENT OF WORK ALL UTILITIES BOTH ABOVE AND BELOW GROUND SHALL BE LOCATED THROUGH THE PA 1CALL SYSTEM AND/OR THE GENERAL CONTRACT ON SITE. IF ANY CONFLICTS DO OCCUR THE LANDSCAPE ARCHITECT SHALL BE NOTIFIE IMMEDIATELY FOR RELOCATION.
5. CONTRACTOR TO VERIFY ALL PLANT COUNTS AND LOCATIONS PRIOR TO ORDERING MATERIAL. K&W AND THE OWNER ACCEPT NO RESPONSIBILITY FOR TYPOGRAPHICAL ERRORS AND MISCOUNTS.
6. ALL PLANTINGS SHALL HAVE WATER RETAINING CRYSTALS SUCH AS TERRASORB, OR APPROVED EQUAL, INCORPORATED INTO PLANTING SOIL AS RECOMMENDED BY MANUFACTURER.
7. ANY PLANT NOT INCLUDED IN A PLANTING BED SHALL HAVE A MULCHED CIRCLE. THE SI OF THE MULCHED CIRCLE SHALL BE DETERMINED ACCORDING TO THE OVERALL PLANT S OR CALIPER. CONSULT THE LANDSCAPE ARCHITECT FOR CLARIFICATION IF REQUIRED.
8. EACH PLANT SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OI THE ROOT BALL. DO NOT, AT ANY TIME, COVER THE ROOTBALL WITH TOPSOIL BACKFILL
9. THE TOPSOIL BACKFILL SHALL BE FIRMLY TAMPED, COMPARABLE TO FOOT PRESSURE, II LIFTS TO STABILIZE THE ROOT BALL AND TO PREVENT AIR POCKETS.
10. WATER ALL PLANTINGS INDIVIDUALLY WITH AN OPEN ENDED GARDEN HOSE SUBSEQUE TO INSTALLATION. DO NOT USE MECHANICAL SPRINKLERS TO WATER PLANTINGS.
11. ALL TREES SHALL BE PERIODICALLY PRUNED, SPRAYED OR RECEIVE SUCH CARE AS TO PRESERVE THEM DURING THEIR NATURAL LIFETIME. ANY TREE OR PORTION THEREOF WHICH DIES OR SUFFERS DAMAGE DUE TO LIGHTNING SHALL BE REMOVED IMMEDIATEI WHERE POTENTIAL HARM TO OTHERS OR PROPERTY EXISTS OR OTHERWISE SHALL BE REMOVED WITHIN SIX MONTHS. EVERY LOT SHALL MAINTAIN A MINIMUM OF ONE TREE EVERY 3,000 SQUARE FEET OF LOT AREA. WHEN EXISTING TREES DIE, OTHERS MUST BE REPLANTED TO REPLACE THEM.
12. NO TREE PLANTINGS SHALL BE LOCATED WITHIN 10 FEET OF SANITARY SEWER MAINS C LATERALS.

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
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SHEET TITLE

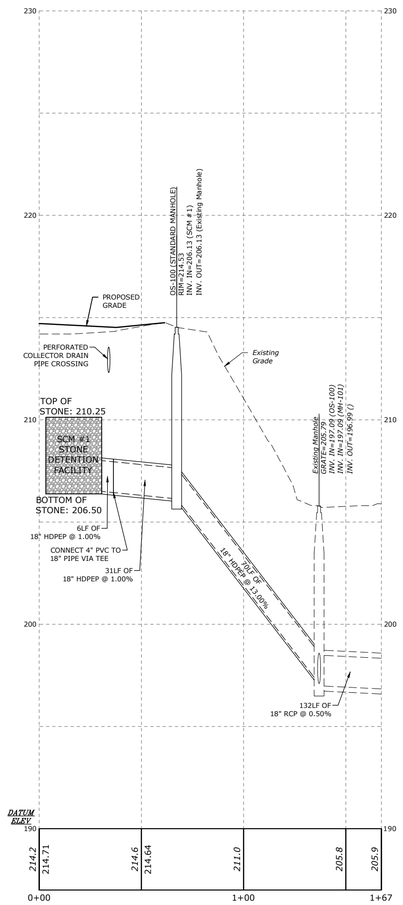
LANDSCAPE PLAN

SHEET #

C-107.1

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



OS-100 TO EXISTING STORM LINE

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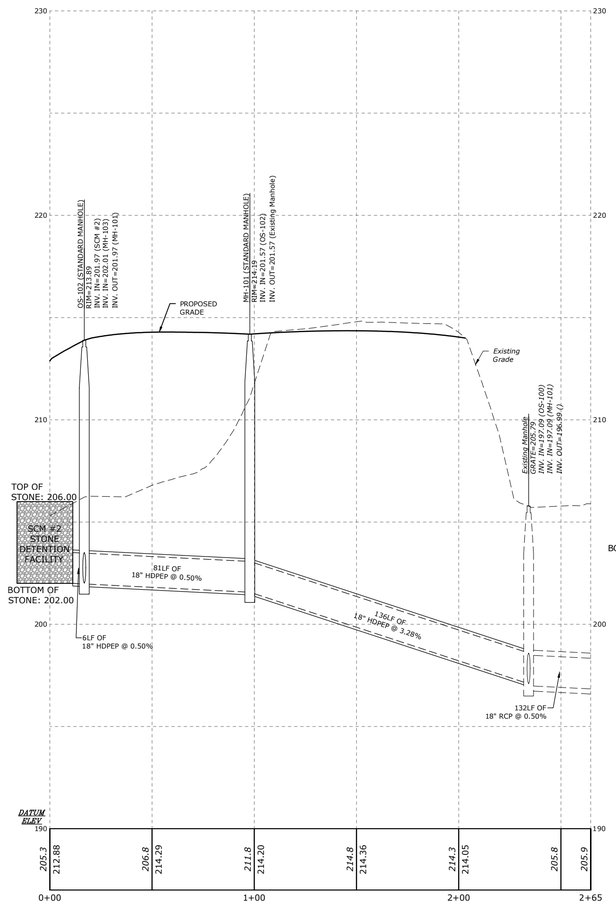
VERT. SCALE: 1"= 3'



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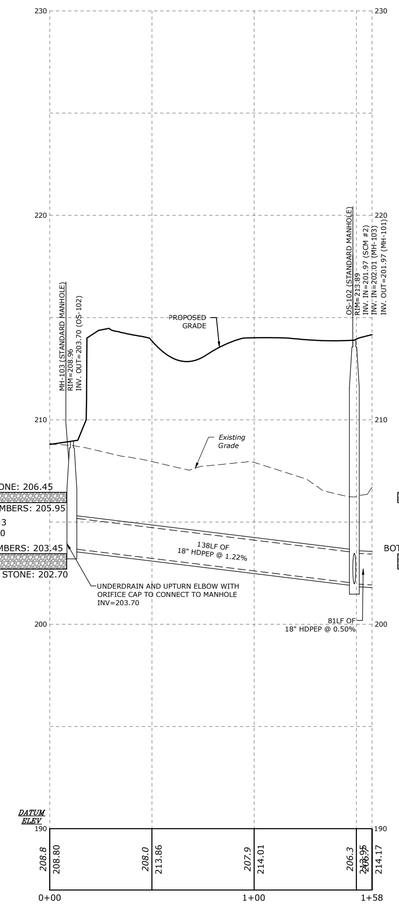

MH-103 TO OS-102

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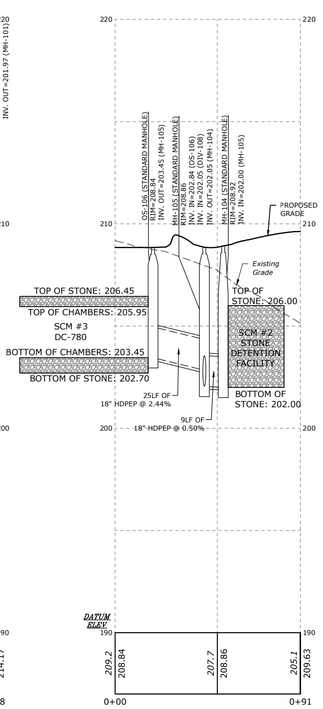

OS-106 TO MH-104

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VERT. SCALE: 1"= 3'

GRAPHIC SCALE

HORIZONTAL

0 15 30 60

SCALE: 1" = 30'

VERTICAL

0 1.5 3

SCALE: 1" = 3'

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SHEET TITLE

STORMWATER PROFILES

SHEET #

C-301

SCALE	AS NOTED
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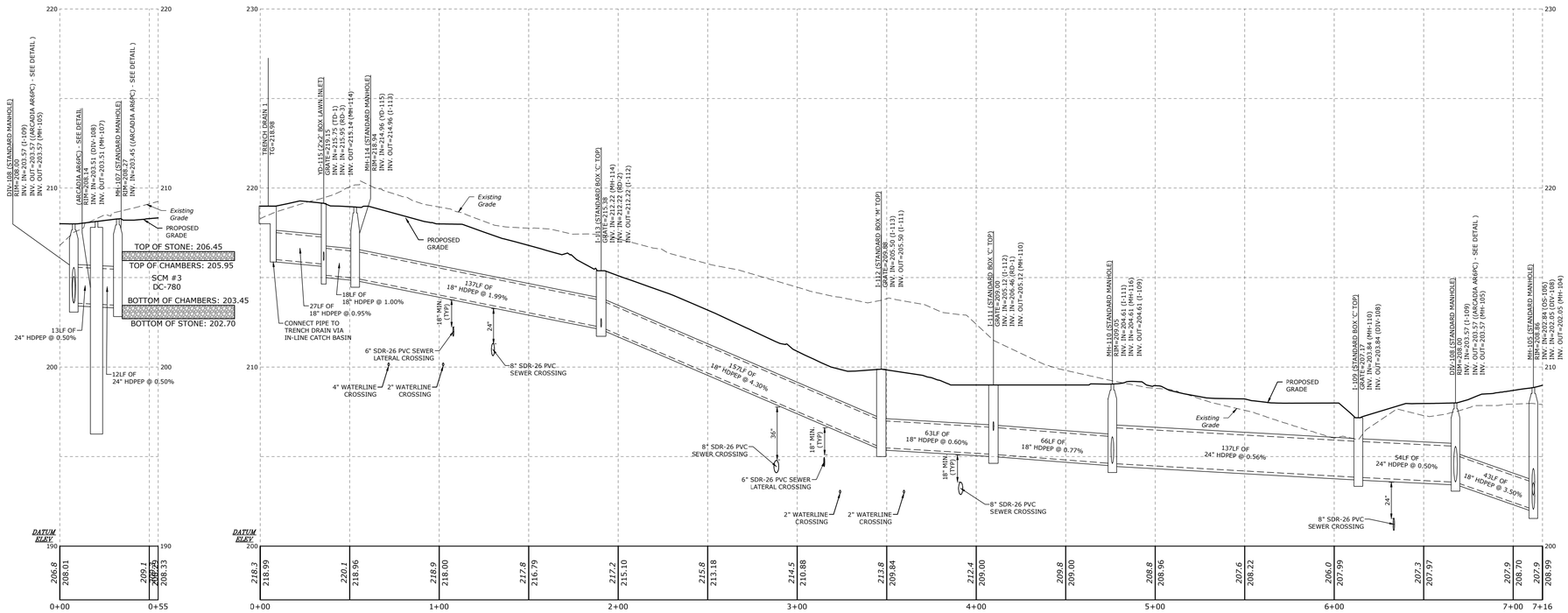
DRAWING SIZE: 30 X 42



GRAPHIC SCALE
HORIZONTAL
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SCALE: 1" = 30'
VERTICAL
0 1.5 3 6
SCALE: 1" = 3'

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SHEET TITLE

STORMWATER PROFILES

SHEET #

C-302

SCALE	AS NOTED
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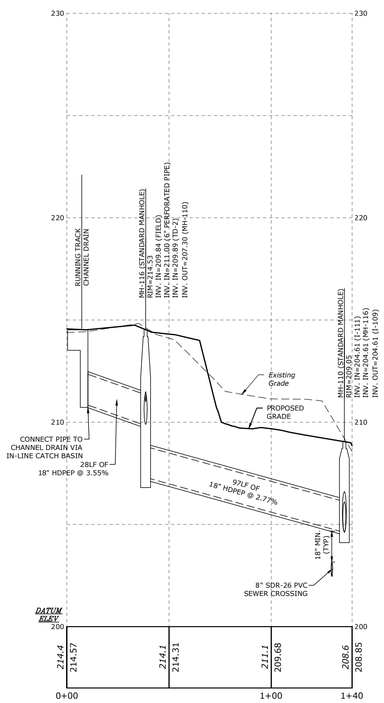

MH-116 TO MH-110

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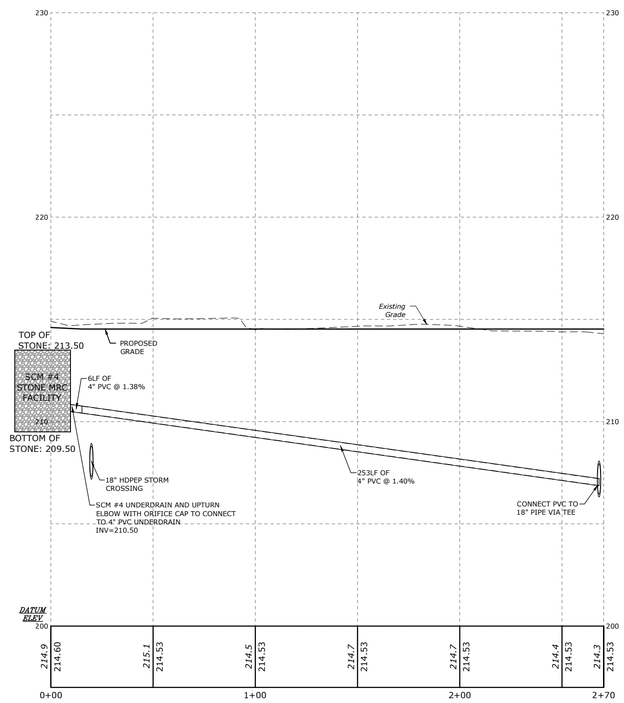
VERT. SCALE: 1"= 3'



SCM 1 UNDERDRAIN OUTLET PIPE

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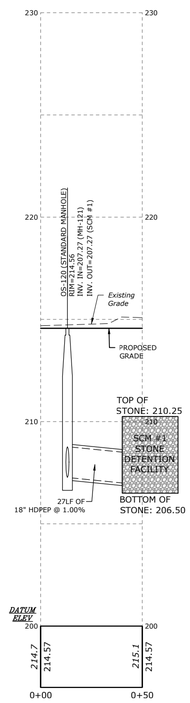
VERT. SCALE: 1"= 3'



OS-120 TO SCM 1

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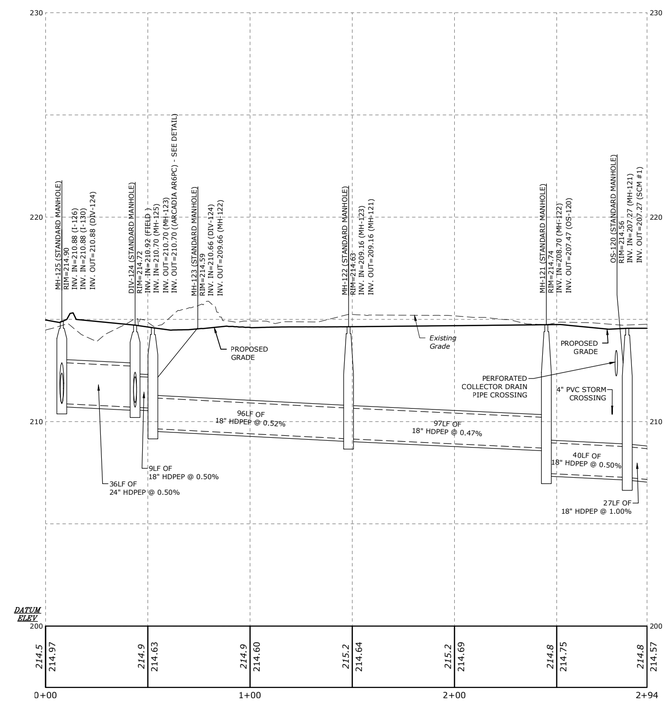

MH-125 TO OS-120

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

GRAPHIC SCALE

HORIZONTAL

0 15 30 60

SCALE: 1" = 30'

VERTICAL

0 1.5 3

SCALE: 1" = 3'

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SHEET #

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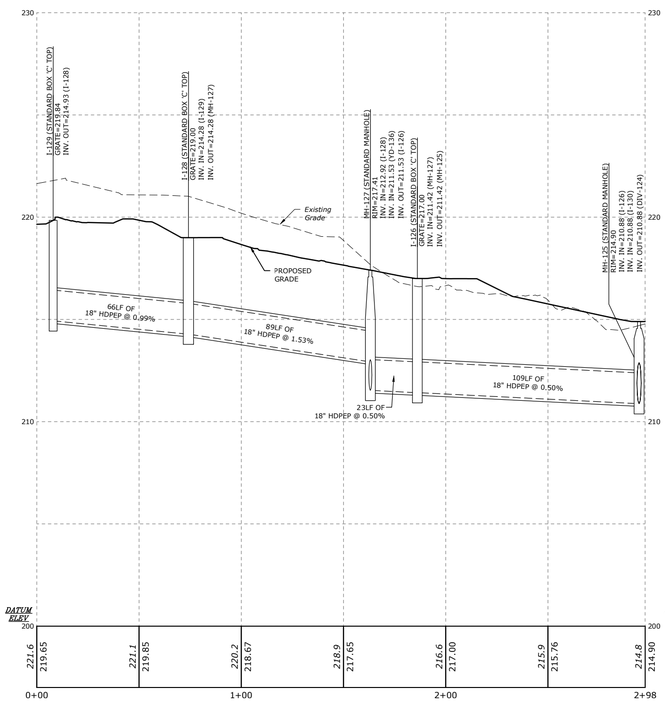
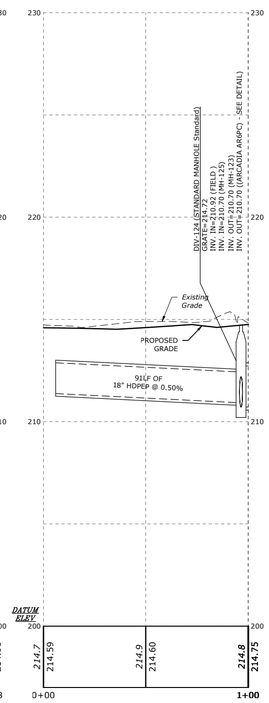
DRAWING SIZE: 30 X 42



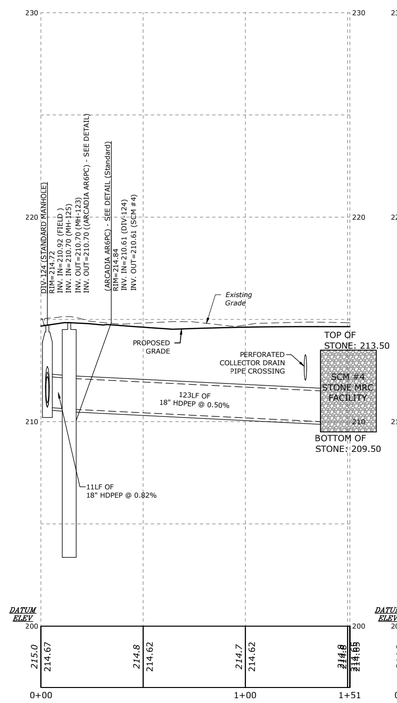
I-129 TO MH-125

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



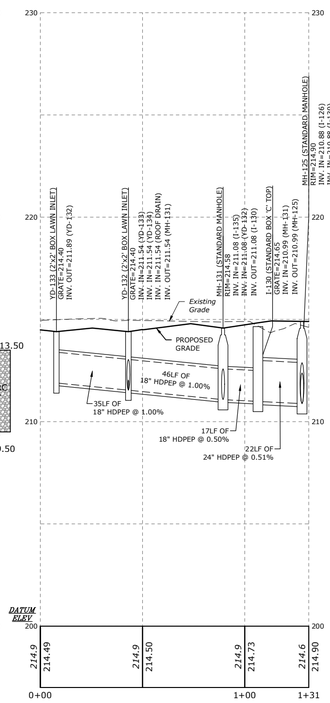
FIELD TO DIV-124

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



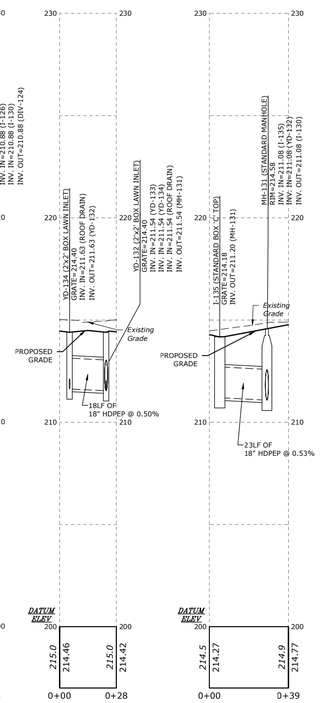
DIV-124 TO SCM 4

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



YD-133 TO MH-125

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



YD-134 TO YD-132

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

I-135 TO MH-131

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

GRAPHIC SCALE
HORIZONTAL
0 15 30 60
SCALE: 1" = 30'
VERTICAL
0 1.5 3 6
SCALE: 1" = 3'

DRAWING SIZE: 30 X 42

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2009
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com

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1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS	
BID SET	10/21/2026

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REVIEWED BY	
JOB #	2665

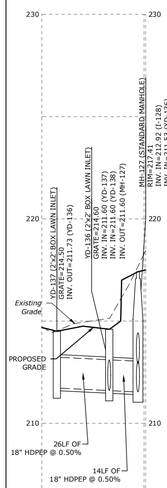
SHEET TITLE

STORMWATER PROFILES

SHEET #

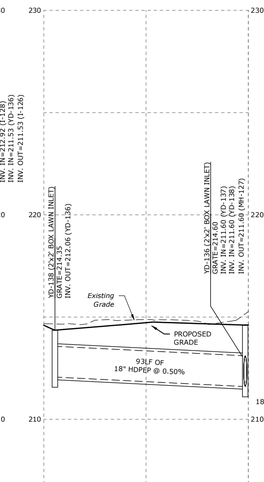
C-304

SCALE	AS NOTED
DATE	10-21-2026



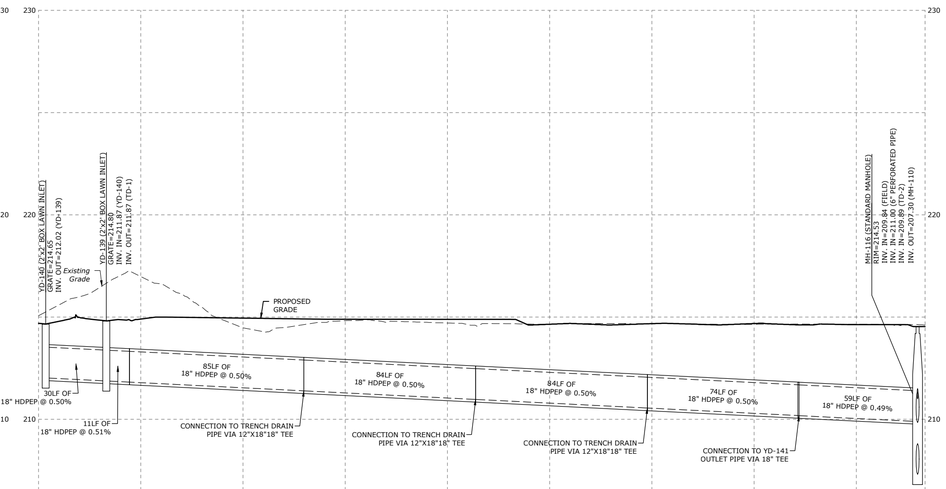
YD-137 TO MH-127

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



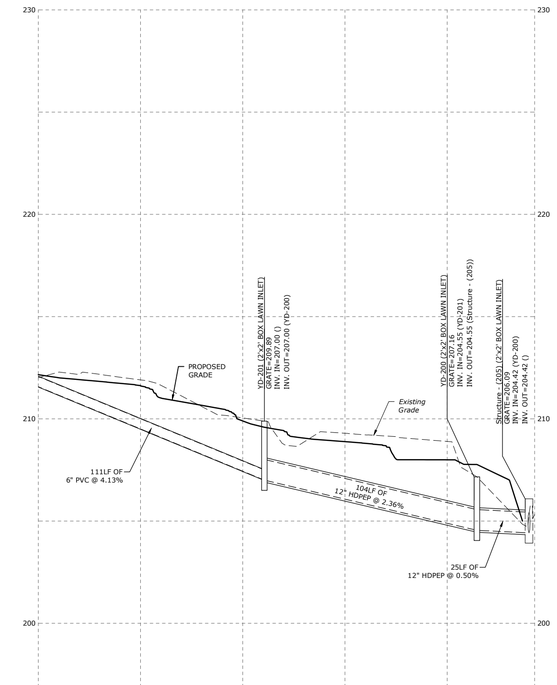
YD-138 YD-136

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



YD-140 TO MH-116

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



I-X TO I-X

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

GRAPHIC SCALE

HORIZONTAL

0 15 30 60

SCALE: 1" = 30'

VERTICAL

0 1.5 3 6

SCALE: 1" = 3'

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J. MARC KUROWSKI
ENGINEER
No. 052032-E

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com
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SHEET TITLE

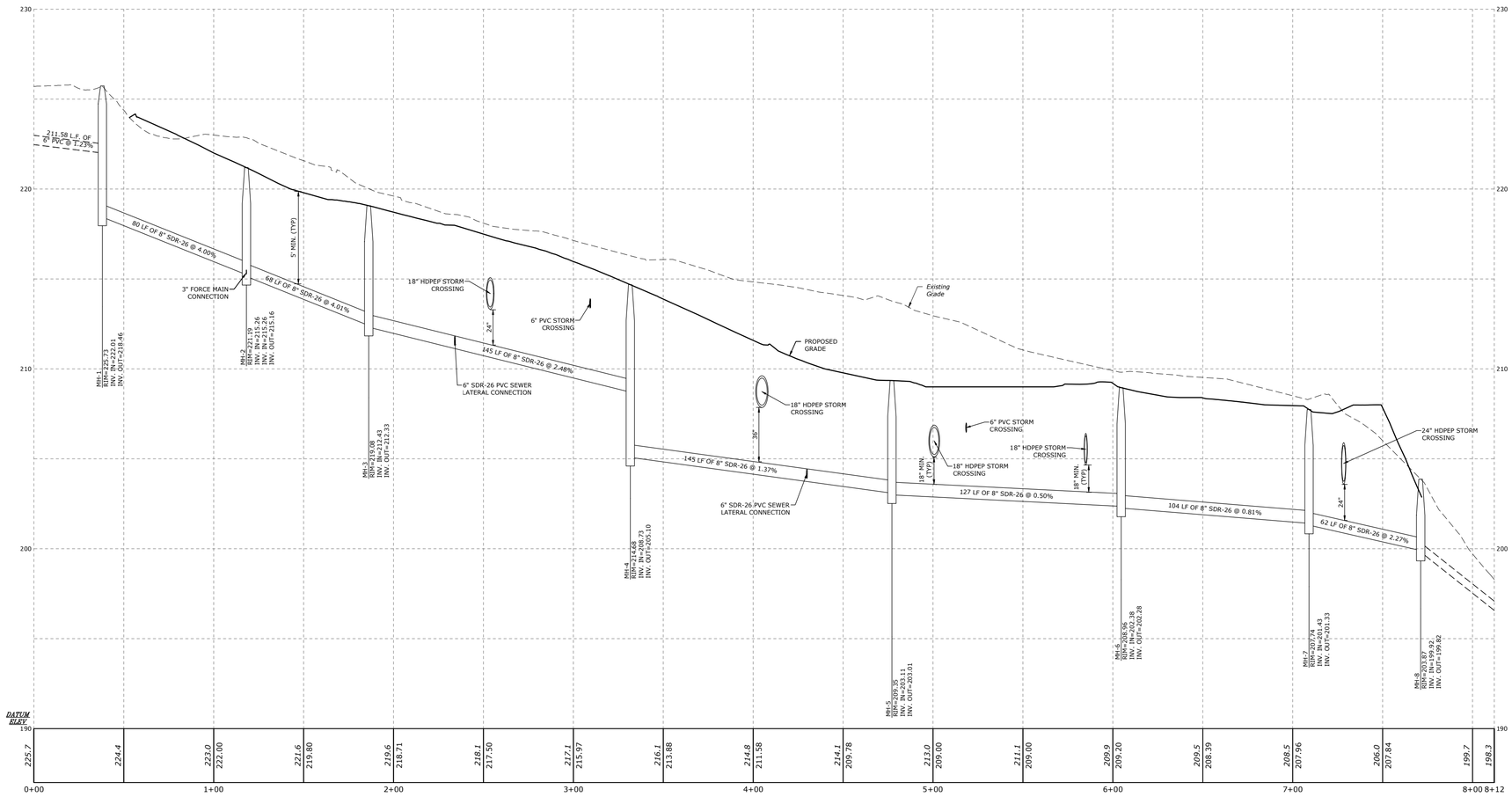
STORMWATER PROFILES

SHEET #

C-305

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



SANITARY SEWER LINE

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

GRAPHIC SCALE

HORIZONTAL

0 15 30 60

SCALE: 1" = 30'

VERTICAL

0 1.5 6

SCALE: 1" = 3'

STAMP

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REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005

2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

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300 Brookside Avenue
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Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com

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SHEET TITLE

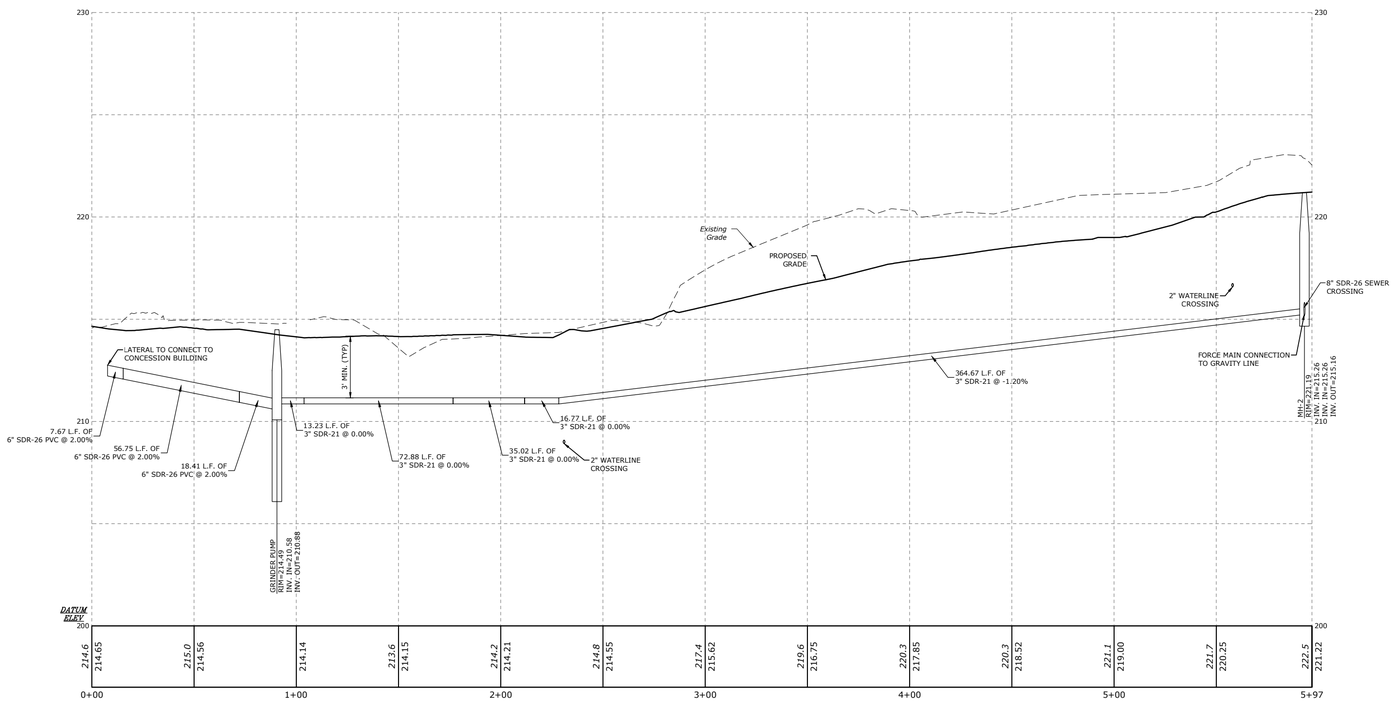
SANITARY SEWER PROFILES

SHEET #

C-401

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



FORCE MAIN

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

GRAPHIC SCALE

HORIZONTAL

0 15 30 60

SCALE: 1" = 30'

VERTICAL

0 1.5 3 6

SCALE: 1" = 3'

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REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
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SHEET TITLE

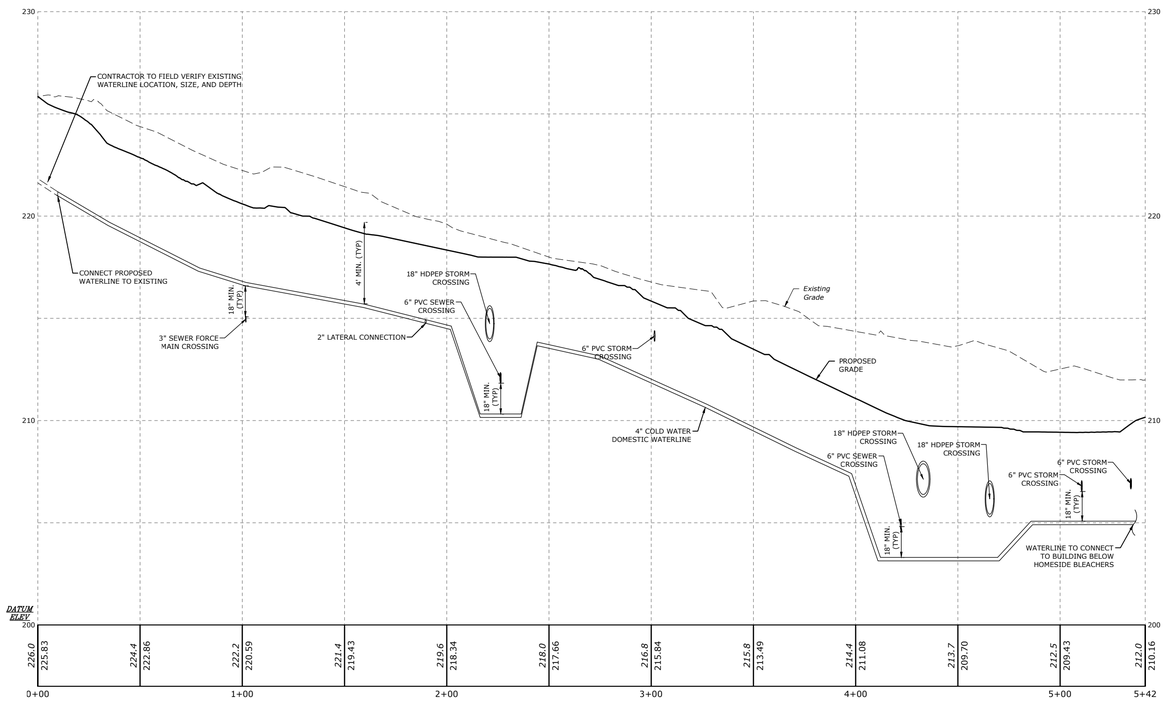
SANITARY SEWER PROFILES

SHEET #

C-402

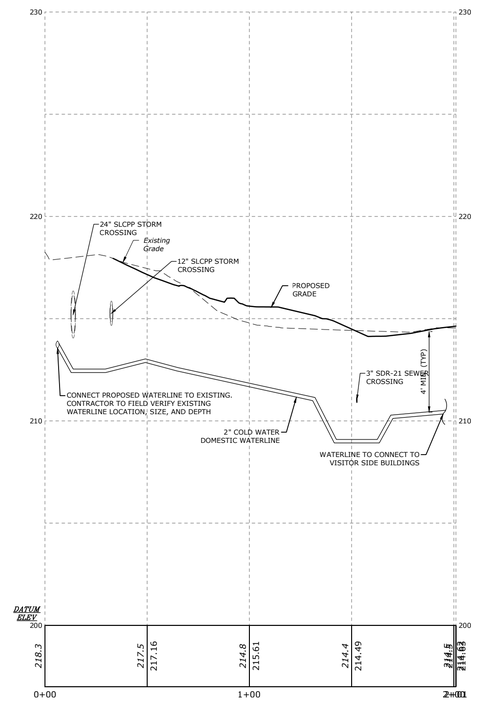
SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42



NORTHWESTERN WATERLINE

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



NORTHEASTERN WATERLINE

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

GRAPHIC SCALE

HORIZONTAL

0 15 30 60

SCALE: 1" = 30'

VERTICAL

0 1.5 3 6

SCALE: 1" = 3'

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J. MARC KUROWSKI
ENGINEER
No. 052032-E

CONSULTANTS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
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SHEET TITLE

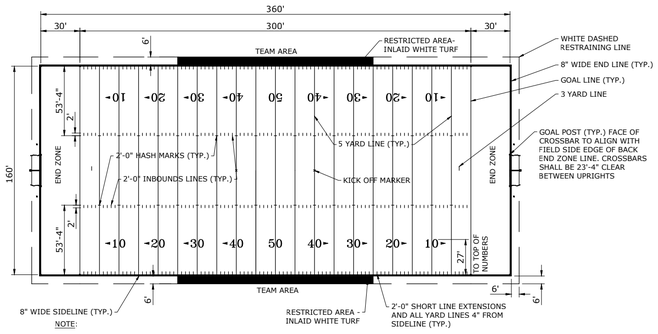
WATERLINE PROFILES

SHEET #

C-403

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42

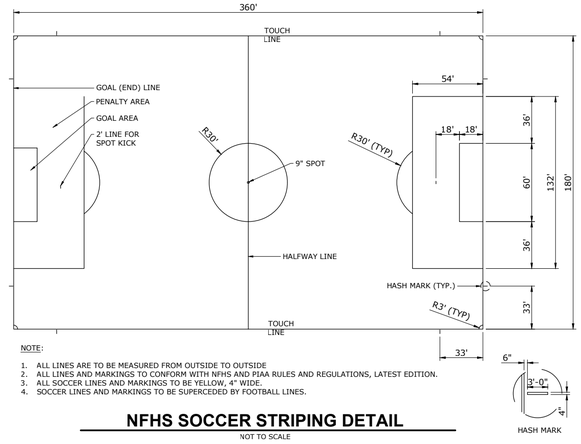


NOTE:

1. END LINES AND SIDELINES SHALL BE CONTINOUS 8" WIDE, AND 72" WIDE AT TEAM AREAS. ALL OTHER MARKINGS MUST BE 4" WIDE.
2. END LINES AND SIDE LINES ARE CONSIDERED OUT OF BOUNDS.
3. TAKE MEASUREMENT FROM CENTER OF 50 YARD LINE TO CENTER OF 5 YARD LINES, AND FROM CENTER OF 50 YARD LINE TO INSIDE OF GOAL LINES, SIDE LINES, AND END LINES.
4. ALL LINES AND MARKINGS TO CONFORM WITH NFHS AND PIAA RULES AND REGULATIONS, LATEST EDITION.
5. ALL FOOTBALL LINES AND MARKINGS TO BE WHITE.

NFHS FOOTBALL STRIPING DETAIL

NOT TO SCALE

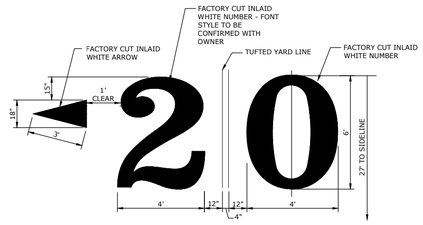


NOTE:

1. ALL LINES ARE TO BE MEASURED FROM OUTSIDE TO OUTSIDE
2. ALL LINES AND MARKINGS TO CONFORM WITH NFHS AND PIAA RULES AND REGULATIONS, LATEST EDITION.
3. ALL SOCCER LINES AND MARKINGS TO BE YELLOW, 4" WIDE.
4. SOCCER LINES AND MARKINGS TO BE SUPERCEDED BY FOOTBALL LINES.

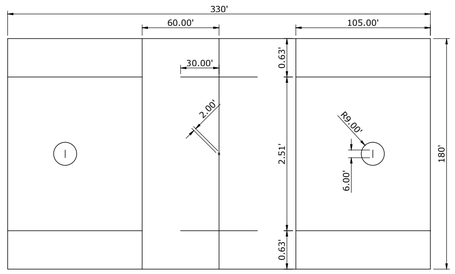
NFHS SOCCER STRIPING DETAIL

NOT TO SCALE



YARD NUMBERS AND ARROWS

NOT TO SCALE

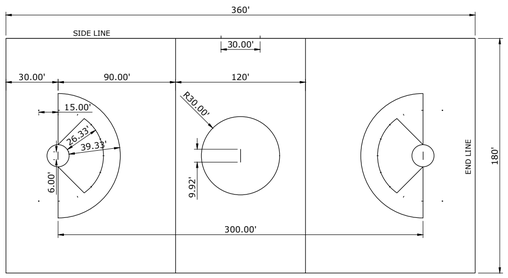


NOTE:

1. ALL LINES ARE TO BE MEASURED FROM INSIDE TO INSIDE
2. ALL LINES AND MARKINGS TO CONFORM WITH NFHS AND PIAA RULES AND REGULATIONS, LATEST EDITION.
3. ALL BOYS LACROSSE LINES AND MARKINGS TO BE CAROLINA BLUE, 4" WIDE.
4. BOYS LACROSSE LINES TO BE SUPERCEDED BY FOOTBALL, SOCCER, AND GIRLS LACROSSE.

NFHS BOYS LACROSSE STRIPING

NOT TO SCALE



NOTE:

1. ALL LINES ARE TO BE MEASURED FROM INSIDE TO INSIDE
2. ALL LINES AND MARKINGS TO CONFORM WITH NFHS AND PIAA RULES AND REGULATIONS, LATEST EDITION.
3. ALL GIRLS LACROSSE LINES AND MARKINGS TO BE RED, 4" WIDE.
4. GIRLS LACROSSE LINES AND MARKINGS TO BE SUPERCEDED BY FOOTBALL, AND SOCCER.

NFHS GIRLS LACROSSE STRIPING

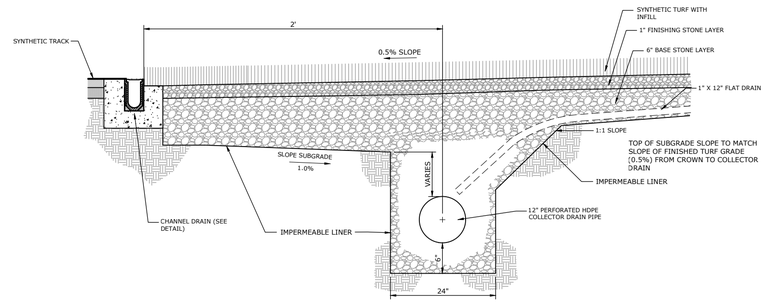
NOT TO SCALE

WHERE SPORT LINES CROSS, THE HIGHER NUMBER IN THE FOLLOWING LIST TAKES PRIORITY, AND SHALL LAY "ON TOP" OF THE LOWER NUMBERED LINES.

1. FOOTBALL (WHITE)
2. SOCCER (YELLOW)
3. GIRLS LACROSSE (CAROLINA BLUE)
4. BOYS LACROSSE (RED)

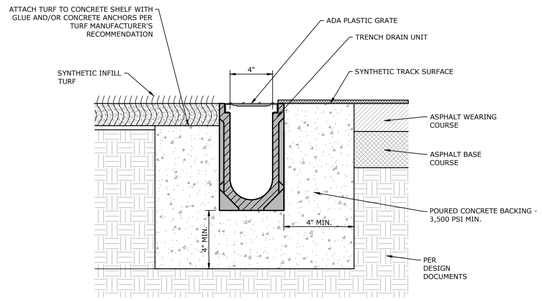
FIELD LINE HIERARCHY

NOT TO SCALE



SYNTHETIC TURF AND UNDER DRAIN DETAIL

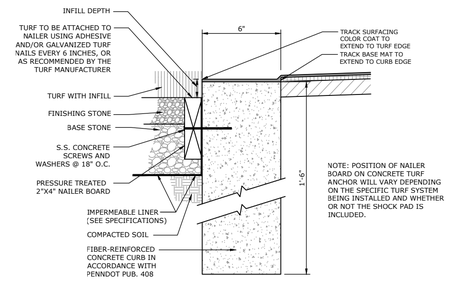
NO SCALE



NOTE: REFER TO SPECS FOR INSIDE DEPTH OF UNIT

TRACK CHANNEL DRAIN

NO SCALE



NOTE: THIS DETAIL APPLIES AT THE TRANSITION BETWEEN SYNTHETIC TURF AND RUNNING TRACK MATERIAL ALONG THE ENDS OF THE FIELD AT THE 'D' AREAS.

CONCRETE TURF ANCHOR AT 'D' AREAS

NO SCALE

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JOB #	2665

SHEET TITLE

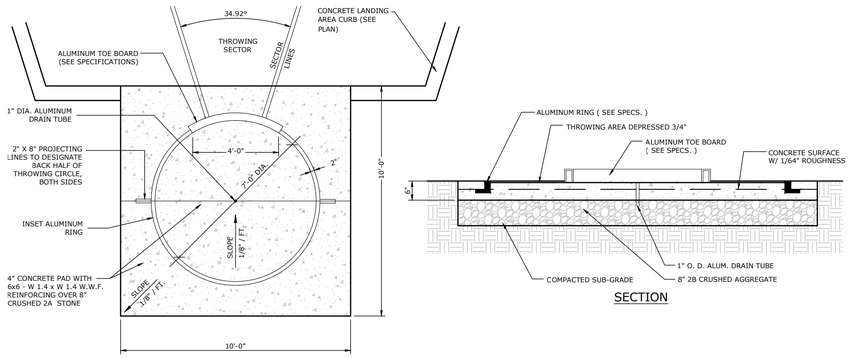
SITE DETAILS

SHEET #

C-501

SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42

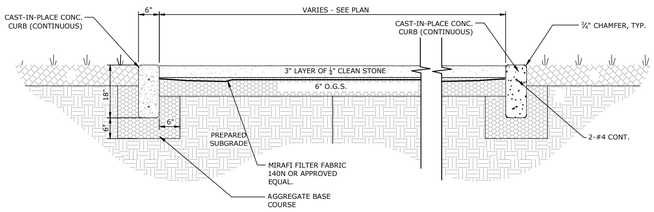


PLAN

SECTION

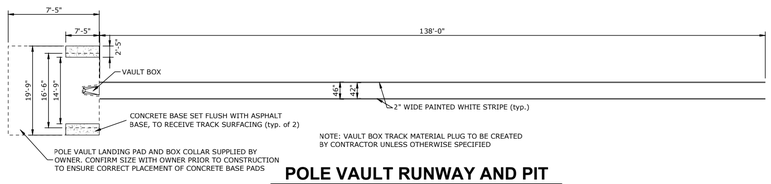
SHOT PUT PAD DETAIL

NOT TO SCALE

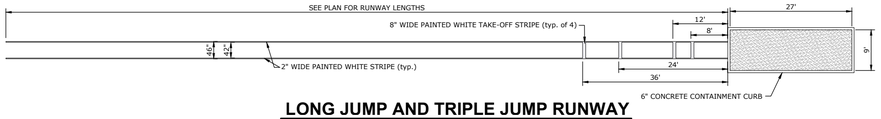


SHOT PUT LANDING AREA

NOT TO SCALE

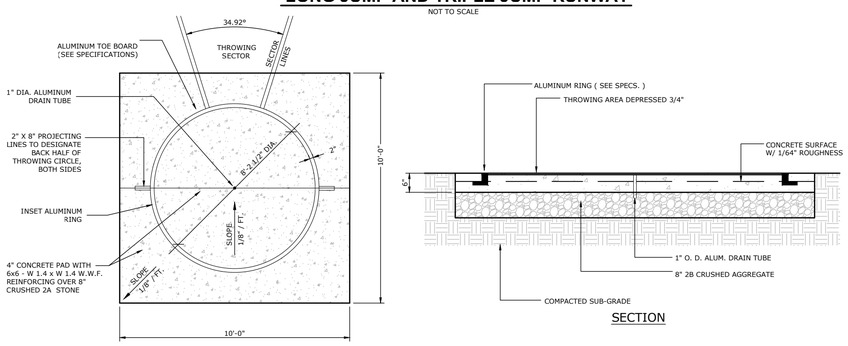


POLE VAULT RUNWAY AND PIT



LONG JUMP AND TRIPLE JUMP RUNWAY

NOT TO SCALE

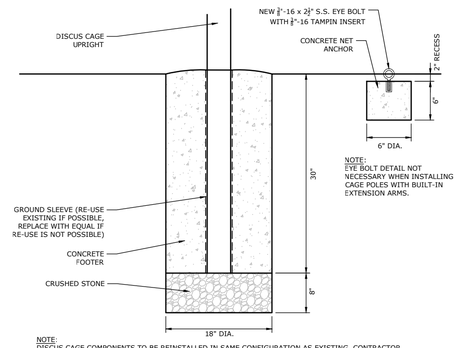


PLAN

SECTION

DISCUS PAD DETAIL

NOT TO SCALE

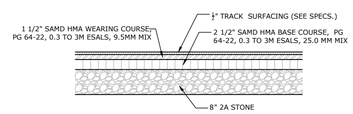


NOTE:
EYE BOLT DETAIL NOT NECESSARY WHEN INSTALLING CAGE POLES WITH BUILT-IN EXTENSION ARMS.

NOTE:
DISCUS CAGE COMPONENTS TO BE REINSTALLED IN SAME CONFIGURATION AS EXISTING. CONTRACTOR SHALL RECORD ALL DIMENSIONS PRIOR TO REMOVAL AND APPLY SAME TO NEW LOCATION.

DISCUS CAGE FOOTER DETAIL

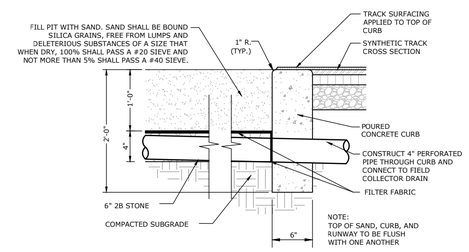
NOT TO SCALE



SECTION

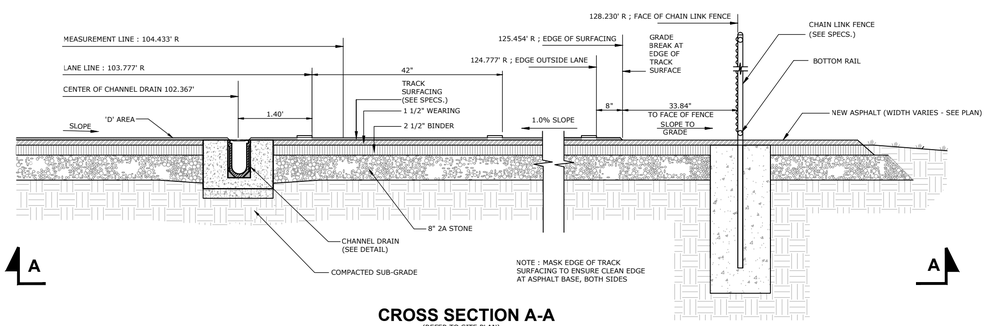
RUNNING TRACK DETAIL

NOT TO SCALE



LONG / TRIPLE JUMP CURB SECTION

NOT TO SCALE

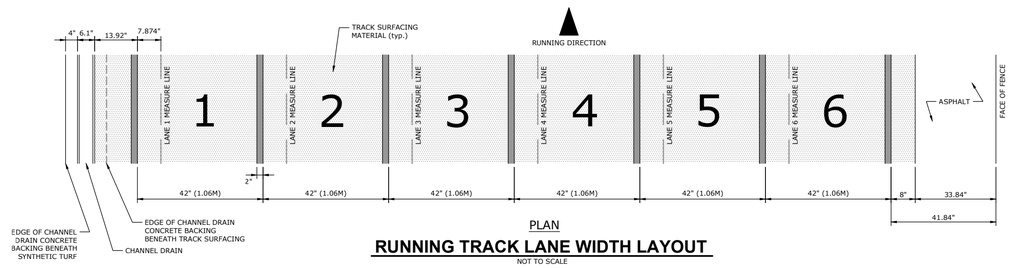


CROSS SECTION A-A

(REFER TO SITE PLAN)

RUNNING TRACK SECTION

NOT TO SCALE



PLAN

RUNNING TRACK LANE WIDTH LAYOUT

NOT TO SCALE

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

K&W SINCE 2009
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 Brookside Avenue
Ambler Yards - Building 18 - Suite 150
Ambler, PA 19002
T: 215.646.2003
www.gkoarchitects.com
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POTTSGROVE HIGH SCHOOL FACILITY AND ATHLETIC IMPROVEMENTS

1345 KAUFFMAN RD, POTTSTOWN, PA 19464

REVISIONS	
BID SET	10/21/2026

DRAWN BY	RES
REVIEWED BY	
JOB #	2665

SHEET TITLE

SITE DETAILS

SHEET #

C-502

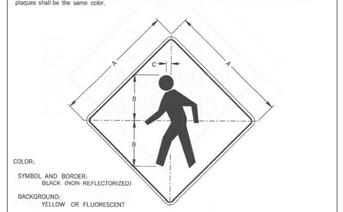
SCALE	AS NOTED
DATE	10-21-2026

DRAWING SIZE: 30 X 42

The Pedestrian Sign (W11-2) may be used to warn of the unexpected hazard of pedestrians entering, or sharing the use of, or crossing the roadway. The W11-2 sign may be installed in advance of the crossing, in which case it may be supplemented with the (__) Feet Plaque (W16-2) or the Ahead Plaque (W16-9P).

If the sign is used at the crossing, the W11-2 sign shall be supplemented with a Diagonal Downward Pointing Arrow Plaque (W16-7P) showing the location of the crossing, which may or may not have crosswalk marking.

Fluorescent yellow-green background may be used for the W11-2 Sign, in which case all associated plaques shall be the same color.



COLOR:

SYMBOL AND BORDER:
BLACK (NON-REFLECTORIZED)

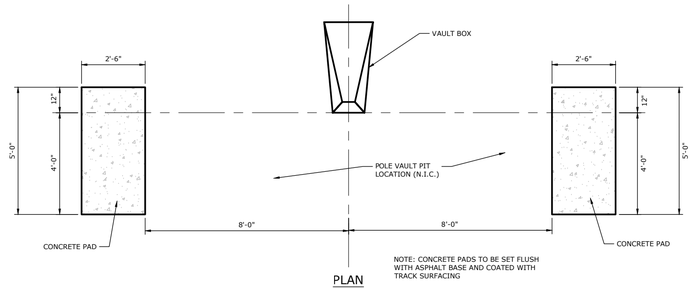
BACKGROUND:
YELLOW OR FLUORESCENT

DIMENSIONS – mm (IN)					
SIGN SIZE A x A	B	C	MAR-GIN	BOR-DER	BLANK STD.
750 x 750 (30" x 30")	340 (13.6)	38 (1.5)	10 (0.4)	20 (0.8)	B3-750 (B3-30)

W11-2

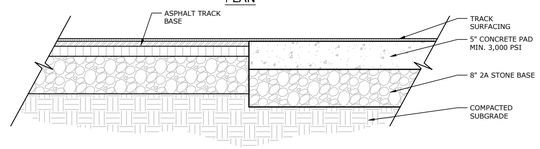
PEDESTRIAN CROSSING SIGN

NOT TO SCALE



NOTE: CONCRETE PADS TO BE SET FLUSH WITH ASPHALT BASE AND COATED WITH TRACK SURFACING

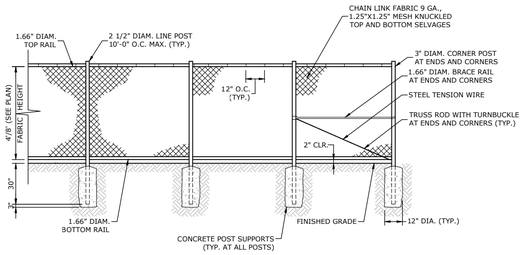
PLAN



SECTION

POLE VAULT STANDARD CONCRETE PADS

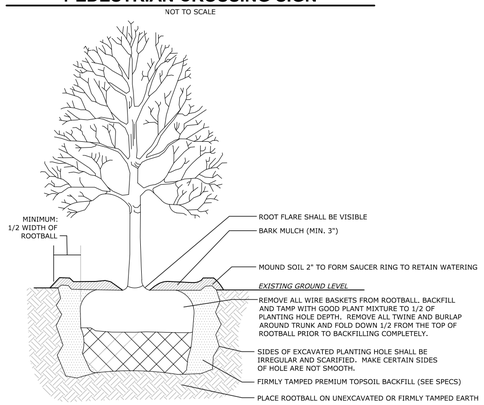
NOT TO SCALE



NOTES:
1. ALL GATES OVER 4' WIDE SHALL BE DUAL SWING GATES, UNLESS NOTED OTHERWISE ON PLAN.
2. ALL COMPONENTS OF FENCE (POST, RAILS, BRACES, FABRIC, ETC.) SHALL BE BLACK VINYL-COATED, EXCEPT BLEACHER FENCING WHICH SHALL BE GALVANIZED.
3. PROVIDE SHOP DRAWINGS OF ALL FENCE COMPONENTS INCLUDING GATES.
4. BOTTOM OF FABRIC SHALL BE LOCATED A MINIMUM OF 2" FROM FINISHED GRADE.
5. CONCRETE FOOTERS SHALL NOT DAYLIGHT. HOLD 2" BELOW GRADE AND SLOPE AWAY FROM POST.

CHAIN LINK FENCE

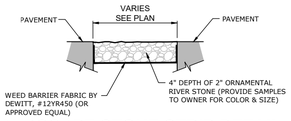
NOT TO SCALE



NOTES:
1. ROOTBALLS OF CONTAINERIZED TREES / SHRUBS SHALL BE SCARIFIED PRIOR TO TOPSOIL BACKFILL.
2. STAKING OF TREE MAY BE REQUIRED IF ROOT BALL OF TREE BECOMES LOOSE DURING PLANTING. FOLLOW AAN STAKING GUIDELINES IF STAKING IS REQUIRED.

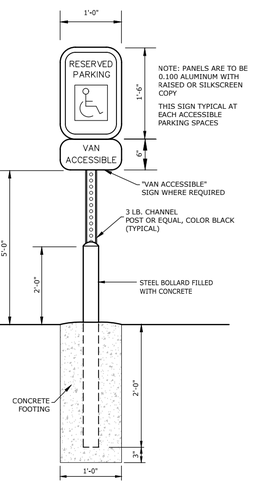
DECIDUOUS TREE PLANTING

NOT TO SCALE



LANDSCAPE STONE STRIP DETAIL

NOT TO SCALE



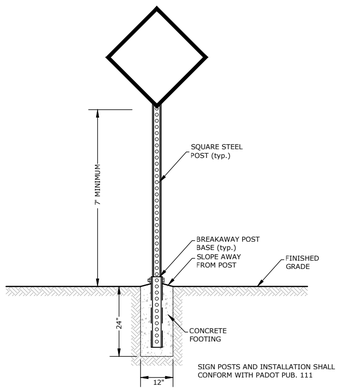
NOTE: PANELS ARE TO BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY

THIS SIGN TYPICAL AT EACH ACCESSIBLE PARKING SPACES

NOTES:
1. SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERCIANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, AS AMENDED.

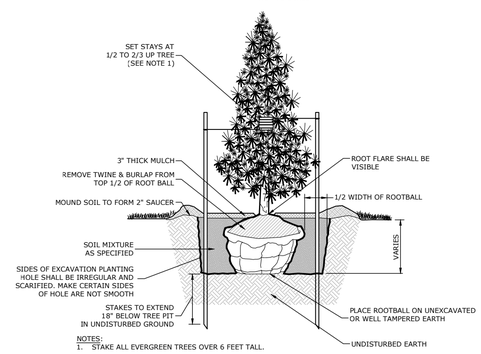
TYPICAL H/C ACCESSIBLE PARKING SIGN

NOT TO SCALE



BREAKAWAY SIGN POST INSTALLATION

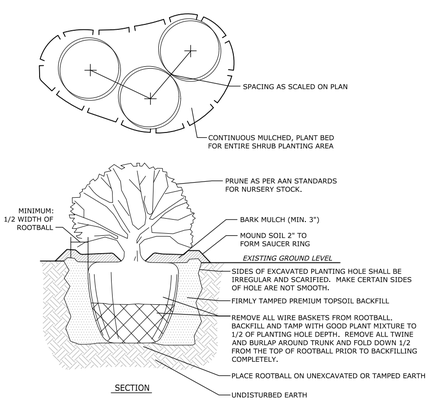
NOT TO SCALE



NOTES:
1. STAKE ALL EVERGREEN TREES OVER 6 FEET TALL.
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE (OR SLIGHTLY ABOVE).
3. NEVER CUT LEADERS.
4. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.
5. REMOVE ALL WIRE BRACKETS FROM ROOTBALL.
6. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.

EVERGREEN TREE PLANTING

NOT TO SCALE

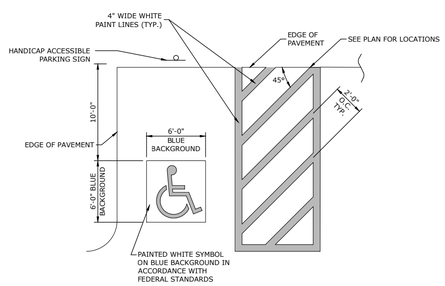


SECTION

NOTES:
ROOTBALLS OF CONTAINERIZED SHRUBS SHALL BE SCARIFIED PRIOR TO TOPSOIL BACKFILL.

TYPICAL SHRUB PLANTING

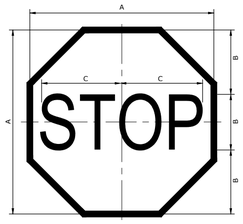
NOT TO SCALE



NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

H.C. ACCESSIBLE PARKING SPACE

NOT TO SCALE

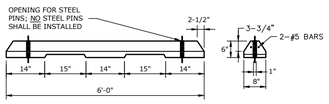


COLOR: LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS			SERIES	BOR-DER	BLANK STD
	A	B	C	LINE		
30 X 30	30	10	12.5	C	3/4	B1-30

PENNDOT R1-1 STOP SIGN

NOT TO SCALE



WHEEL STOP SHALL BE PLACED 2' FROM END OF PARKING SPACE & CENTERED, OR AS SHOWN ON THE PLAN

CONCRETE WHEEL STOP

NOT TO SCALE

DRAWING SIZE: 30 X 42

STAMP

COMMONWEALTH OF PENNSYLVANIA
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J. MARC KUROWSKI
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REVIEWED BY	
JOB #	2665

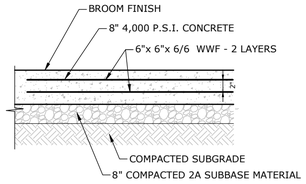
SHEET TITLE

SITE DETAILS

SHEET #

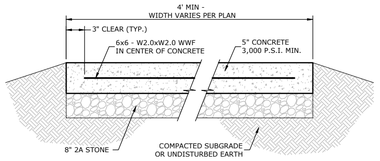
C-503

SCALE	AS NOTED
DATE	10-21-2026



HEAVY DUTY CONCRETE

NOT TO SCALE

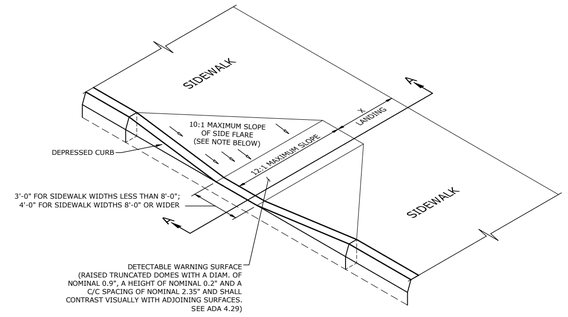


NOTES

1. SPACE CONTROL JOINTS AT A MINIMUM OF 4' TO 10' MAXIMUM. PLACE EXPANSION JOINTS AT 10' MINIMUM TO 20' MAXIMUM AND MATCH EXISTING IF APPLICABLE.
2. SIDEWALKS SHALL BE CONSTRUCTED SO AS TO DISCHARGE DRAINAGE AS SHOWN ON THE PLAN.
3. CONCRETE USED IN CURBING WORK SHALL BE AT LEAST 3,000 PSI AT 28 DAYS WITH CERTIFICATION OF THE MIX FURNISHED TO THE PROFESSIONAL. CONCRETE SHALL BE PLACED IN FORMS THAT ARE STRAIGHT AND SECURELY BRACED. CARE SHALL BE TAKEN TO CONTROL THE WATER CONTENT TO PREVENT SEPARATION OF THE AGGREGATES. THE CONCRETE SHALL HAVE A BROOM FINISH AND THE EDGES SHALL BE FINISHED WITH AN APPROVED EDGING TOOL.
4. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON AN EIGHT-INCH CRUSHED STONE OR GRAVEL BASE TO ENSURE PROPER DRAINAGE. THE CONCRETE SHALL BE PLACED SO THAT THERE IS A SEPARATE JOINT EVERY FIVE FEET AND SHALL BE SO CONSTRUCTED SO THAT THE FIVE-FOOT SECTIONS ARE COMPLETELY SEPARATED FROM ADJACENT SECTIONS. ONE-HALF-INCH PREMOLDED EXPANSION JOINT SHALL BE PLACED EVERY 20 FEET AND BETWEEN ALL POINTS WHERE THE CONCRETE SIDEWALKS ABUT A CONCRETE CURB.
5. ALL CONCRETE SIDEWALKS SHALL HAVE A MINIMUM THICKNESS OF FOUR INCHES EXCEPT WHERE SHOWN AS 'HEAVY DUTY', WHERE THEY SHALL HAVE A MINIMUM THICKNESS OF EIGHT INCHES. THE CONCRETE APRON IN THE LOADING AREA SHALL BE REINFORCED WITH WIRE SIX BY SIX INCHES, NUMBER 9 WIRE (MINIMUM). TWO LAYERS OF THIS WIRE SHALL BE UTILIZED WITH A MINIMUM OF TWO-INCH SPACING BETWEEN LAYERS.

CONCRETE SIDEWALK

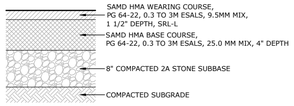
NOT TO SCALE



NOTE:
DIMENSION 'X' SHALL BE EQUAL TO OR GREATER THAN 3'-0". IF DIMENSION 'X' IS LESS THAN 4'-0", THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 12:1.

TYPE 1 CURB RAMP

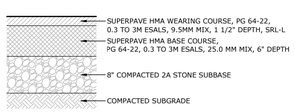
NOT TO SCALE



NOTE:
1. ALL PAVING MATERIALS AND INSTALLATION MATERIALS SHALL CONFORM TO PENNDOT PUBLICATION 408, AS AMENDED.

STANDARD DUTY BITUMINOUS PAVEMENT SECTION

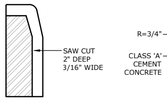
NOT TO SCALE



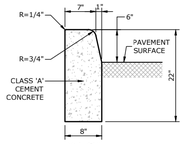
NOTE:
1. ALL PAVING MATERIALS AND INSTALLATION MATERIALS SHALL CONFORM TO PENNDOT PUBLICATION 408, AS AMENDED.
2. THIS DETAIL TO BE UTILIZED FOR ALL NEW FULL DEPTH PAVING WITHIN THE ACCESS DRIVES NOT LOCATED WITHIN DEDICATED PARKING AREAS.

HEAVY DUTY PAVEMENT SECTION

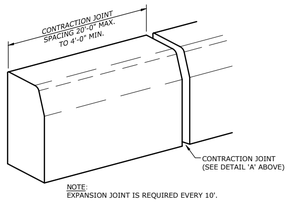
NOT TO SCALE



DETAIL 'A'
CONTRACTION JOINT



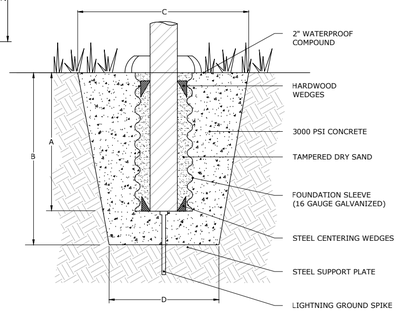
TYPICAL
CROSS SECTION



NOTE:
EXPANSION JOINT IS REQUIRED EVERY 10'.

VERTICAL CURB

NOT TO SCALE

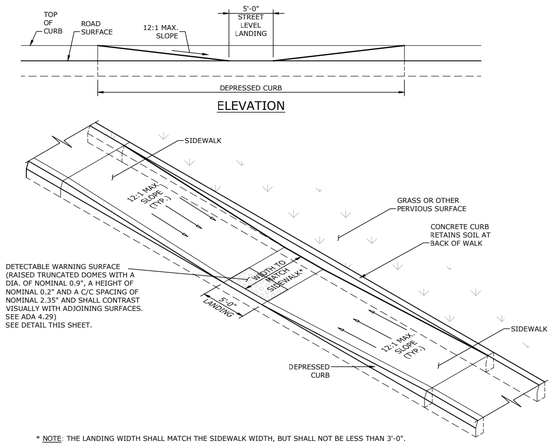


GROUND SET				
EXPOSED MOUNTING HEIGHT	A	B	C	D
20'-0"	2'-0"	2'-6"	30"	24"
25'-0"	2'-6"	3'-0"	36"	24"
30'-0"	3'-0"	3'-6"	36"	24"
35'-0"	3'-6"	4'-0"	36"	30"
40'-0"	4'-0"	4'-6"	45"	36"
45'-0"	4'-6"	5'-0"	45"	36"
50'-0"	5'-0"	5'-6"	50"	42"

NOTE: THIS DETAIL APPLIES TO THE FLAGPOLE TO BE RELOCATED. HEIGHT TO BE DETERMINED IN FIELD

FLAG POLE FOUNDATION

NOT TO SCALE

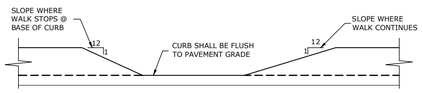


* NOTE: THE LANDING WIDTH SHALL MATCH THE SIDEWALK WIDTH, BUT SHALL NOT BE LESS THAN 3'-0".

ISOMETRIC

TYPE 2 CURB RAMP

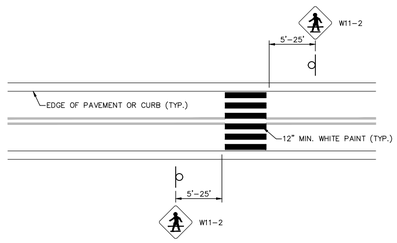
NOT TO SCALE



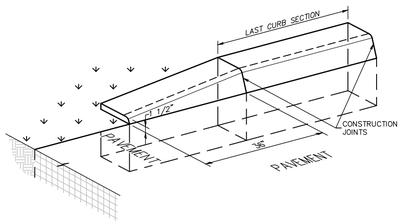
PLAN

FLUSH CURB

NOT TO SCALE

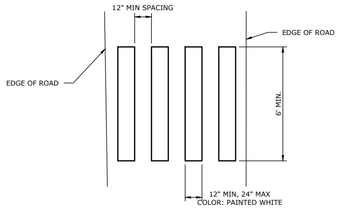


NOTE: REFER TO TITLE 67, CHAPTER 211, SUBCHAPTER K, SECTION 23.1055 AND 23.1056 FOR FURTHER INFORMATION.



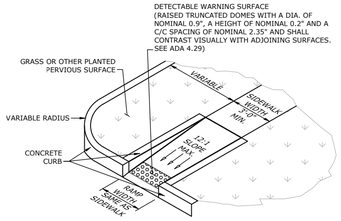
BULLNOSE END CURB TREATMENT

NOT TO SCALE



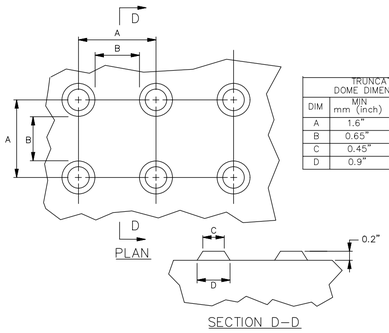
STANDARD CROSSWALK

NOT TO SCALE



TYPE 4A CURB RAMP

NOT TO SCALE



TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	1.6"	2.4"
B	0.65"	1.5"
C	0.45"	0.47"
D	0.9"	1.4"

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

NOT TO SCALE

DRAWING SIZE: 30 X 42

STAMP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

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