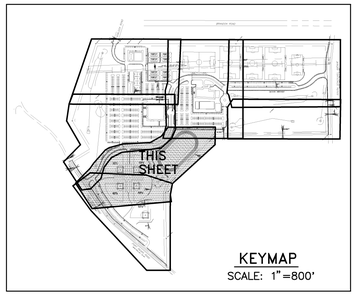


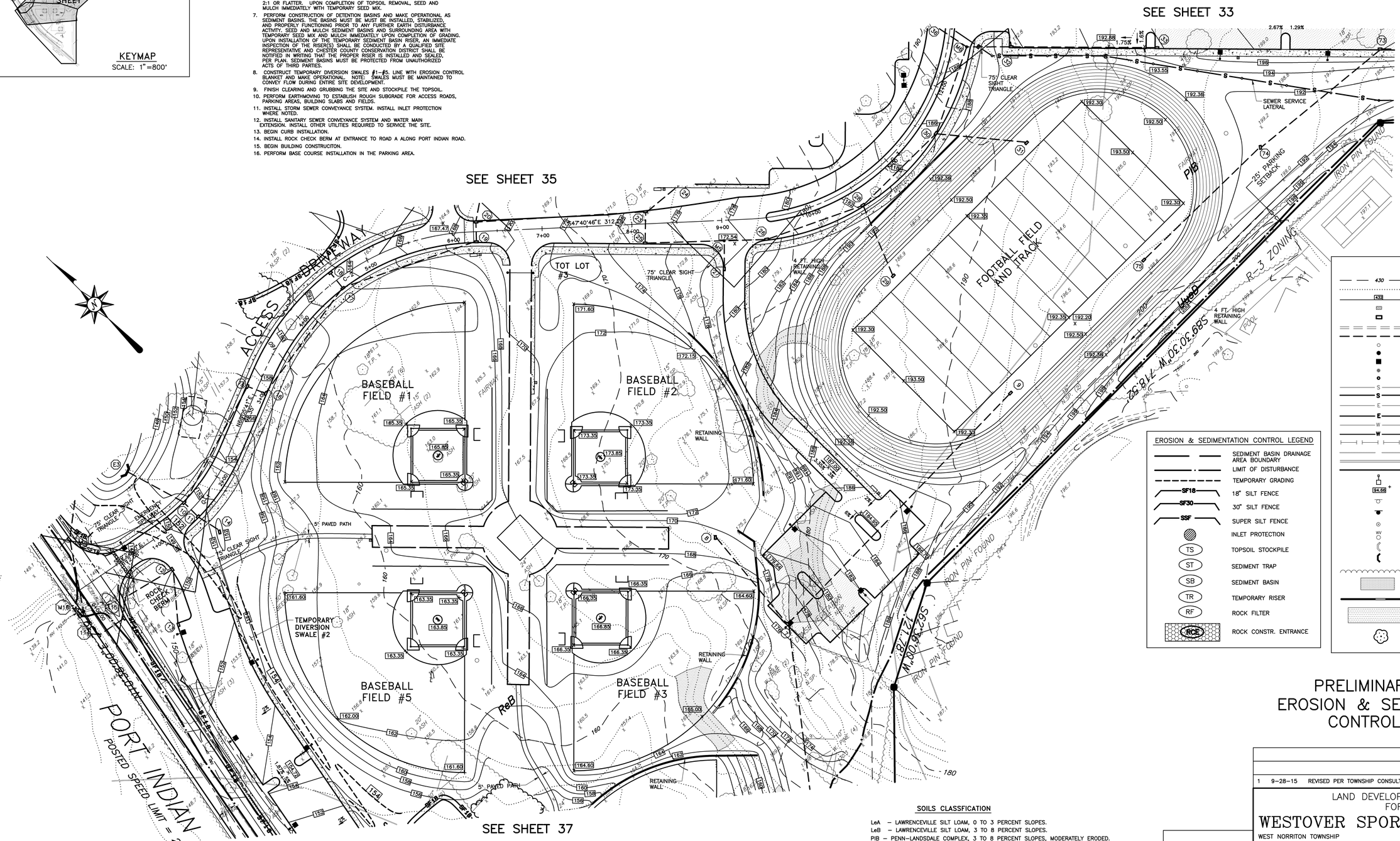
KEYMAP
SCALE: 1"=800'

CONSTRUCTION SEQUENCE

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL APPROPRIATE MUNICIPAL OFFICIALS, CCCD STAFF AND THE PLAN PREPARER TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. FLAG THE LIMITS OF DISTURBANCE.
3. INSTALL THE STABILIZED ROCK CONSTRUCTION ENTRANCE.
4. INSTALL SILT FENCE AT THE LOCATIONS SHOWN.
5. BEGIN CLEARING AND GRUBBING OPERATIONS IN THE DETENTION BASIN AND DIVERSION SWALE AREAS.
6. STRIP TOPSOIL FOR THE DETENTION BASIN AND DIVERSION SWALE CONSTRUCTION. TOPSOIL TO BE PLACED AT THE LOCATION SHOWN. TOPSOIL HEIGHT NOT TO EXCEED 35 FEET AND SIDE SLOPES TO BE 2:1 OR FLATTER. UPON COMPLETION OF TOPSOIL REMOVAL, SEED AND MULCH IMMEDIATELY WITH TEMPORARY SEED MIX.
7. PERFORM CONSTRUCTION OF DETENTION BASINS AND MAKE OPERATIONAL AS SEDIMENT BASINS. THE BASINS MUST BE MUST BE INSTALLED, STABILIZED, AND PROPERLY FUNCTIONING PRIOR TO ANY FURTHER EARTH DISTURBANCE ACTIVITY. SEED AND MULCH SEDIMENT BASINS AND SURROUNDING AREA WITH TEMPORARY SEED MIX AND MULCH IMMEDIATELY UPON COMPLETION OF GRADING. UPON INSTALLATION OF THE TEMPORARY SEDIMENT BASIN RISER, AN IMMEDIATE INSPECITON OF THE RISER(S) SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE AND CHESTER COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE PROPER RISER IS INSTALLED AND SEALED, PER PLAN. SEDIMENT BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
8. CONSTRUCT TEMPORARY DIVERSION SWALES #1-#5. LINE WITH EROSION CONTROL BLANKET AND MAKE OPERATIONAL. NOTE: SWALES MUST BE MAINTAINED TO CONVEY FLOW DURING ENTIRE SITE DEVELOPMENT.
9. FINISH CLEARING AND GRUBBING THE SITE AND STOCKPILE THE TOPSOIL.
10. PERFORM EARTHMOVING TO ESTABLISH ROUGH SUBGRADE FOR ACCESS ROADS, PARKING AREAS, BUILDING SLABS AND FIELDS.
11. INSTALL STORM SEWER CONVEYANCE SYSTEM. INSTALL INLET PROTECTION WHERE NOTED.
12. INSTALL SANITARY SEWER CONVEYANCE SYSTEM AND WATER MAIN EXTENSION. INSTALL OTHER UTILITIES REQUIRED TO SERVICE THE SITE.
13. BEGIN CURB INSTALLATION.
14. INSTALL ROCK CHECK BERM AT ENTRANCE TO ROAD A ALONG PORT INDIAN ROAD.
15. BEGIN BUILDING CONSTRUCITON.
16. PERFORM BASE COURSE INSTALLATION IN THE PARKING AREA.
17. INSTALL SIDEWALK WHEN BUILDING CONSTRUCTION (EXTERIOR) IS NEAR COMPLETION.
18. INSTALL LANDSCAPING.
19. STABILIZE DISTURBED AREAS WITH PERMANENT SEED MIX AND MULCH.
20. MCCD STAFF TO INSPECT SITE TO VERIFY IF SITE IS STABILIZED. REMOVE E&S CONTROLS, CONVERT SEDIMENT BASINS TO DETENTION BASINS AND MAKE OPERATIONAL AS THE PERMANENT SYSTEMS.
21. PAVE PARKING AREAS WITH BINDER AND WEARING COURSE.

NOTES:

1. DURING CONSTRUCTION A WATER TRUCK AND OR OTHER MEASURE MUST BE PROVIDED TO PREVENT DUST FROM GOING ON TO ADJACENT PROPERTIES.
2. THE SOILS FOUND ON THE SITE MAY EXHIBIT A HIGH WATER TABLE WITH IT BEING WITHIN 1 FOOT OF THE SURFACE. ANY WATER THAT IS ENCONTERED DURING CONSTRUCTION MUST BE PUMPED TO AN APPROVED DEWATERING FACILITY.



EROSION & SEDIMENTATION CONTROL LEGEND

- SEDIMENT BASIN DRAINAGE AREA BOUNDARY
- LIMIT OF DISTURBANCE
- TEMPORARY GRADING
- SF18 — 18" SILT FENCE
- SF30 — 30" SILT FENCE
- SSF — SUPER SILT FENCE
- INLET PROTECTION
- TS — TOPSOIL STOCKPILE
- ST — SEDIMENT TRAP
- SB — SEDIMENT BASIN
- TR — TEMPORARY RISER
- RF — ROCK FILTER
- RCE — ROCK CONSTR. ENTRANCE

LEGEND

- 430 — EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- 432 — PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- S — EXISTING SANITARY SEWER PIPE
- S — PROPOSED SANITARY SEWER PIPE
- E — EXISTING ELECTRIC LINE
- E — PROPOSED ELECTRIC LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- GAS PIPELINE
- SOILS LINE
- EXISTING CURB
- PROPOSED CURB
- LIGHT POLE & FIXTURE
- 94.66 — PROPOSED SPOT ELEVATION
- EXISTING SIGN
- PROPOSED SIGN
- WM — WATER METER
- WV — WATER VALVE
- EXISTING D-W ENDWALL
- PROPOSED D-W ENDWALL
- EDGE OF WOODLANDS
- STEEP SLOPES >15%
- RETAINING WALL
- PROPOSED POROUS PAVEMENT
- TREE TO BE SAVED

PRELIMINARY PLAN
EROSION & SEDIMENTATION CONTROL PLAN

SOILS CLASSFICATION

LeA – LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.
LeB – LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
PIB – PENN-LANDSDALE COMPLEX, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
PIC – PENN-LANDSDALE COMPLEX, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED.
ReA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
ReB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
UgB – URBAN LAND, 0 TO 8 PERCENT SLOPES
UrxB – URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES
UusD – URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 8 TO 25 PERCENT SLOPES

50 0 50 100 150 FEET
GRAPHIC SCALE

1	9-28-15	REVISED PER TOWNSHIP CONSULTANT REVIEW COMMENTS

LAND DEVELOPMENT PLAN
FOR
WESTOVER SPORTING COMPLEX

WEST NORRITON TOWNSHIP — MONTGOMERY COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Doulin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080

Project-	2769
Date-	12-23-14
Scale-	1"= 50'
Drawn-	SLM
Checked-	A.J.B.
Sheet-	36 OF 65
Plotted: 9/25/2015	File: F:\JB\2769\FPS\2769-SPORTS-4.pro
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