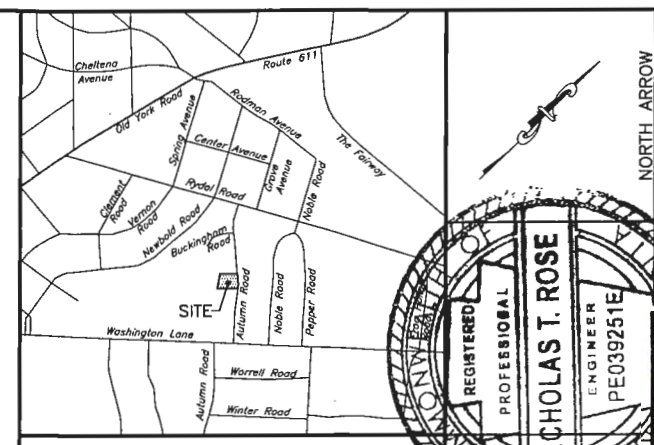
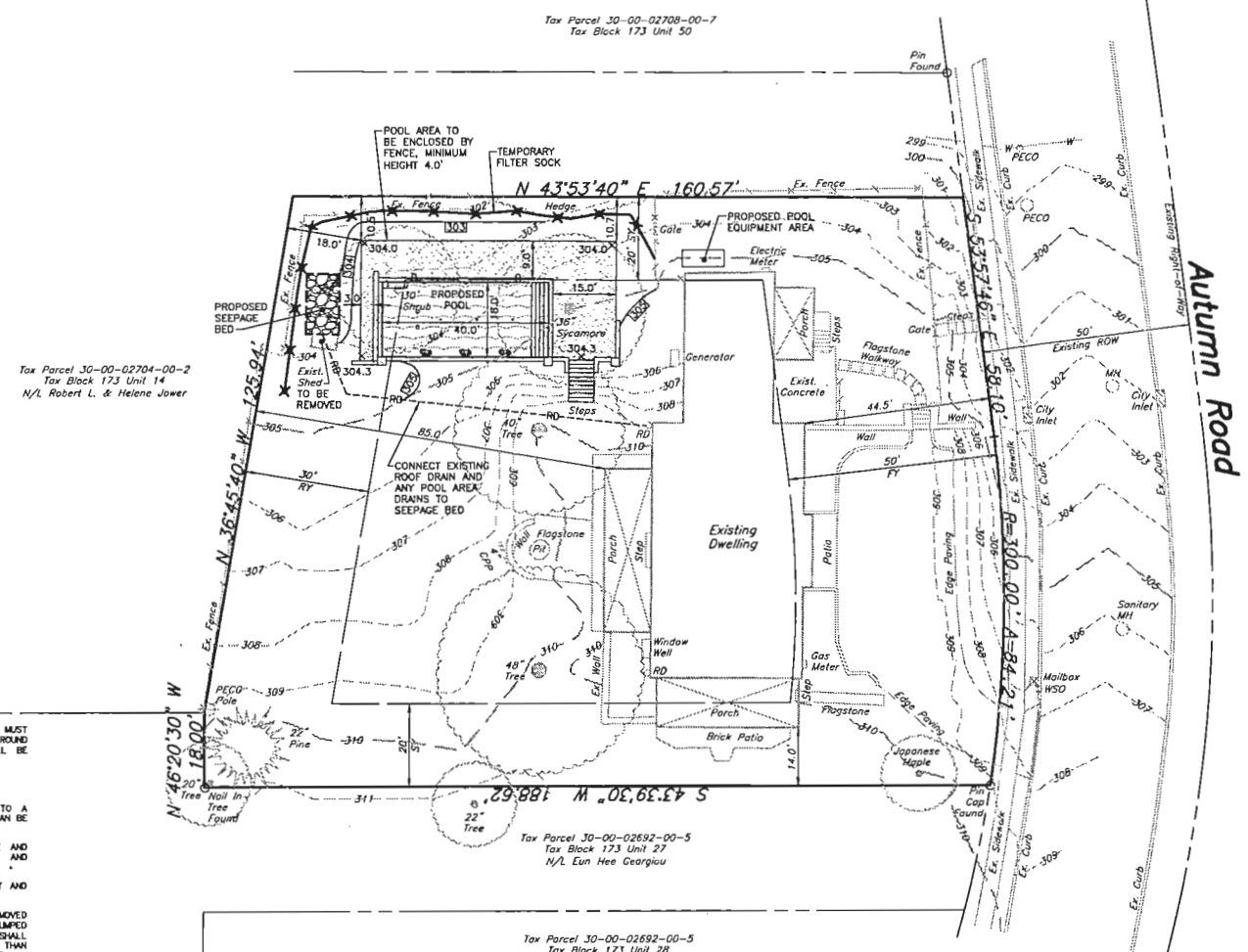
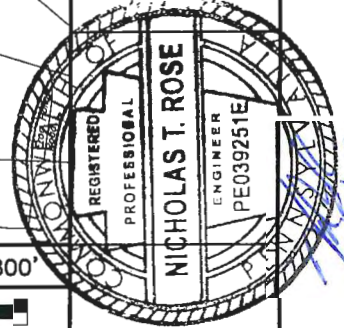


**LEGEND**

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- 345---345---345--- EX. CONTOUR - INTERMEDIATE
- 345--- EX. CONTOUR - INDEX
- EX. SOILS DELINEATION
- EX. BLDG. SETBACK LINE
- EX. BUILDING
- EX. EDGE OF PAVING/DRIVE
- EX. PATIO/FATHWAYS



LOCATION MAP-SCALE: 1"=800'



**EARTHMOVING SCHEDULE**

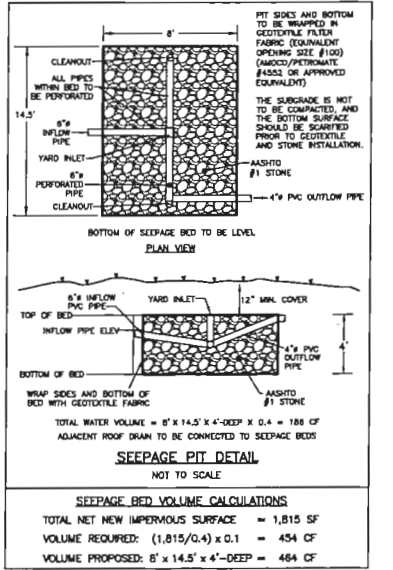
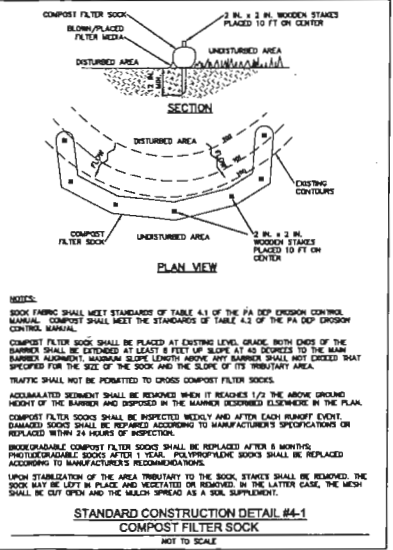
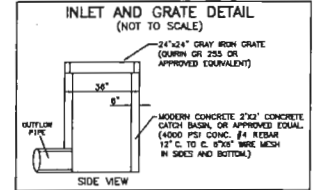
- TOTAL DISTURBED AREA = 0.1 ACRES
- INSTALL FABRIC SILT FENCE OR FILTER SOCK AS SHOWN ON PLAN. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHERE ACCUMULATIONS REACH 1/2 ABOVE GROUND HEIGHTS. ANY SILT FENCING WHICH IS UNDERMINED OR TOPPED SHALL BE REPLACED IMMEDIATELY WITH A ROCK FILTER.
- INSTALL STORM SEWER FACILITIES.
- INSTALL ALL UTILITIES AS FOLLOWS:
  - A. ADVANCE CLEARING AND GRUBBING OPERATIONS MUST BE LIMITED TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
  - B. WORK DRUMS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
  - C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
  - D. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACK FILL BEGINS. IF THE PUMPED WATER IS AT AN ELEVATION HIGHER THAN THE SEDIMENT BASIN, THE WATER SHALL BE INTERCEPTED BY THE BASIN. IF THE WATER IS AT AN ELEVATION LOWER THAN THE BASIN, THE PUMPED WATER SHALL BE FILTERED THROUGH A SEDIMENT BAG.
  - E. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- STRIP TOPSOIL, AND ROUGH GRADE DRIVEWAY AND PARKING AREAS TO THE PROPOSED SUBGRADE ELEVATION.
- CONSTRUCT POOL AND RELATED CONSTRUCTION.
- FINISH GRADE AND ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE.
- AFTER FINAL SITE STABILIZATION (70 PERCENT VEGETATIVE COVER) HAS BEEN ACHIEVED, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGROUING, RESEEDING, RESULTING, AND RESETTING, MUST BE PERFORMED IMMEDIATELY.

**SEEDING AND MULCHING INFORMATION**

- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
- CHANNELS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
- IN CHANNELS AND WHERE SLOPES EXCEED 25%, ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION ON CUTBACK ASPHALT AT 150 GALLONS/AC.
- TEMPORARY SEEDING AND MULCHING:
  - A. SITE PREPARATION: APPLY 1 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 150 LB./ACRE OF 10-10-10 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
  - B. SEEDING AND MULCHING: APPLY 1 LB./1000 SF OF ANNUAL RYE GRASS AND 3 TON/ACRE OF HAY OR STRAW MULCH. ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/ACRE.
- PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:
  - A. AFTER INSTALLATION OF SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
  - B. APPLY 3 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 930 LB./ACRE OF 10-20-20 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
  - C. SMOOTH AND FIRM SEEDBED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
  - D. APPLY SEED UNIFORMLY AT THE RATE OF 5 LB./1,000 SF: 50R FINE LEAF FESCUE/50R PERENNIAL RYEGRASS ANNUAL RYE.
  - E. COVER GRASS SEED WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
  - F. APPLY STRAW MULCH AT A RATE OF 3.0 TON/ACRE. ANCHOR MECHANICALLY BY DISKING LIGHTLY, COVERING WITH LIGHT COVER OF TOPSOIL OR WITH ASPHALTIC OR HYDRAULIC BASED TACK.
  - G. USE SOIL WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT QUALITY. USE SOIL AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE.
  - H. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB 408 SECTIONS 804 AND 805 AND APPROVED BY THE ENGINEER.

**GENERAL EROSION AND SEDIMENT CONTROL PROCEDURES**

- ALL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS METHODS OF THE PA. DEPARTMENT OF ENVIRONMENTAL PROTECTION MANUAL DATED MARCH, 2012.
- AS MUCH AS POSSIBLE, CONSTRUCTION SHALL BE FROM THE TOP OF THE SLOPE DOWN TO UTILIZE EXISTING VEGETATION AS EROSION AND SEDIMENT CONTROLS.
- ALL VEGETATED AREAS IN UNDISTURBED SECTIONS WILL REMAIN FOR EROSION PROTECTION. CONTRACTORS AND EQUIPMENT WILL BE RESTRAINED FROM VENTURING INTO ALL AREAS NOT BEING GRADED. DISTURBED AREAS WILL REMAIN EXPOSED FROM THE SHORTEST TIME POSSIBLE.
- DUST WILL BE KEPT WITHIN TOLERABLE LIMITS BY EITHER THE USE OF CHEMICAL AGENTS, SUCH AS CALCIUM CHLORIDE, OR BY SPRINKLING THE AREAS CONTRIBUTING TO AIR-TO-TOX POLLUTION WITH WATER.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
- ALL TOPSOIL STOCKPILES SHALL BE SEEDED AND MULCHED AND SILT FENCE INSTALLED AROUND THEM. UPON FINAL GRADING, TOPSOIL WILL BE REDISTRIBUTED AND PERMANENT GRASS SEED PLANTED. MINIMUM TOPSOIL THICKNESS = 4(FOUR) INCHES.
- THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER, AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPOIL, BORROW, OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.
- SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INEFFECTIVE OR INADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS, PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS.



**GENERAL NOTES:**

- OWNER: RANDALL & STEPHANIE CRAMP, 1444 AUTUMN ROAD, RYDAL, PA 19046
- PROPERTY INFORMATION: TAX PARCEL NO. 30-00-02700-00-6, TAX BLOCK 173 UNIT 12, DEED BOOK 5505 PAGE 09985, SITE ADDRESS: 1444 AUTUMN ROAD, LOT AREA = 29,464 SF (0.666 ACRES)
- BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND A SURVEY BY PROTRACT ENGINEERING, INC. IN OCTOBER 2018.
- TOPOGRAPHY AS SHOWN TAKEN FROM A SURVEY BY PROTRACT ENGINEERING, INC. IN OCTOBER 2018.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN, TO COMPLY WITH ACT 167 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ZONING DATA: R1 LOW DENSITY RESIDENTIAL DISTRICT
 

CATEGORY	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	0.56 AC*	0.56 AC*
MINIMUM LOT WIDTH	200 FT	141.7 FT*	141.7 FT*
MINIMUM LOT DEPTH	100 FT	160.5 FT	160.5 FT
MINIMUM FRONT YARD	50 FT	44.5 FT*	44.5 FT*
MINIMUM SIDE YARD(2)	20 FT	14.0 FT*	14.0 FT*
MINIMUM REAR YARD	30 FT	65.0 FT	65.0 FT
MAX. BUILDING AREA	20 %	16.3 %	16.3 %
MAX. IMPERVIOUS AREA	25 %	29.5 %*	36.6 %**
MIN. GREEN AREA	75 %	70.5 %*	63.4 %**

\* PRE-EXISTING, NON-CONFORMING CONDITION.  
\*\* VARIANCE REQUIRED.
- IMPERVIOUS COVERAGE BREAKDOWN:
 

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
EX. DWELLING INCLUDING COVERED PORCHES	EX. IMPERVIOUS
EX. SHED	REMOVE EX. SHED
EX. PATIOS	PROSP. POOL EQUIPMENT AREA
EX. DRIVEWAY	SEEP. BED
EX. FLAGSTONE/OTHER	TOTAL PROPOSED IMPERVIOUS
TOTAL EXISTING IMPERVIOUS	NET INCREASE IN IMPERVIOUS = 1,815 SF
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 13, SEPTEMBER 19, 2018. ALL SOILS ON SITE ARE CLASSIFIED AS: Usgd - URBAN LAND - UOCHTENTS, SCHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES.
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 4201C0401D, PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2018.

No.	Date	Description	By
1	10-12-18	BASE/DWG	EMS/NTS

**SITE IMPROVEMENT PLAN**  
PREPARED FOR  
**1444 AUTUMN ROAD**

**ProTract**  
Engineering, Inc.  
94 East Moreland Avenue, P.O. Box 88  
Richboro, Pennsylvania 19046  
Phone (215)482-9230  
Fax (215)482-9238