BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road ▪ Bensalem PA 19020
215-633-3644 ▪ FAX 215-633-3653

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Notice To All Applicants for a

- **Minor Land Development**
- **Major Land Development**
- **Major Sub-Division**

A **Traffic Study** is now **<u>required</u>** at the time of application submission.

BENSALEM TOWNSHIP

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SUBDIVISION AND LAND DEVELOPMENT APPLICATION

SITE AND PLAN CHARACTERISTICS

CHECK ONE:		DATE OF SUBMISSION:	
☐	Sketch Plan	Tax Parcel #	2-1-56, 2-33-1, 2-33-1-1, 2-33-2, 2-33-14-11, 2-33-17, 2-38-1
☐	Lot Line Change	Location	Parx Casino and Racing, 3001 Street Road, Bensalem, PA 19020
☐	Minor Subdivision	Zoning Classification	CSD - Convention Stadium District
☐	Minor Land Development	Proposed # of Lots or Leaseholds	1
☐	Preliminary Subdivision	Area of Commercial Bldg of Addition (sf)	70,637
☒	Preliminary Land Development	Name of Development	Parx Hotel
☐	Final Subdivision	Proposed Use	Hotel, Restaurant, Ballroom
☒	Final Land Development	Site Area (ac)	6.51
☐	Conditional Use	Development Area (ac)	6.51

SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT or email same to lalston@bensalemPA.gov.

1. Name, address & phone No. of Applicant:

   Parx Casino and Racing
   c/o Thomas C. Bonner
   3001 State Road, Bensalem, PA 19020
   Phone: (267) 223-3812 Email: TBonner@parxcasino.com

   Signature — *Daytime Contact Number*

2. Name, address & phone No. of Attorney:
   (if other than applicant)

   Mike Meginniss, Esquire
   Begley, Carlin & Mandio, LLP
   680 Middletown Boulevard, Langhorne, PA 19047
   Phone: (215) 750-0110 Email: mmeginniss@begleycarlin.com

   Signature — *Daytime Contact Number*

3. Name, address & phone No. of Owner:

   (same as applicant)

   Signature — *Daytime Contact Number*

4. Name, address & phone No. of Person Designing Plan:

   Langan Engineering & Environmental Services, Inc
   Christopher Hager, PE
   1818 Market Street #3300, Philadelphia, PA 19103
   Phone: (215) 845-8910 Email: chager@langan.com

   Daytime Contact Number

5. Has parcel ever been subject to subdivision or land development approval? _____

   If Yes: Date of Approval _____
   Plan Title _____
   Recording Date _____
   Plan Book _____
   Page _____

6. Has parcel ever received relief from the Zoning Hearing Board?

If yes, list date of decision and attach copy of the decision.

7. Deed restrictions that apply or are being contemplated. If no restrictions, state none. If yes, attach copy.

8. List proposed improvements and utilities to be installed:

Proposed improvements include a hotel building with restaurant and ballroom. Other proposed site improvements include roadway paving, pedestrian pathways, parking lot pavement markings, vehicular and pedestrian signage, event lawn, and stormwater management practice(s). Proposed utilities include sanitary, storm, domestic water, fire water, gas, telecom, and electric. The project will result in a reduction of approximately 250 parking spaces.

9. List title of each plan, report and any other documents submitted:

Site Improvement Plan

Stormwater Management Report

E&S Report

10 List presence of floodplain, wetlands, steep slopes or any other environmental features on site:

The project limits of disturbance do not include the presence of floodplains, wetlands, steep slopes of environmental features.

11 List all variances and special exceptions that will be required from the Zoning Hearing Board for this application:

Proposed building height will exceed 100 feet.

12 List all zoning changes, conditional uses and waivers that will be required for this application:

Proposed building height will exceed 100 feet.

NOTE: Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201

FOR MUNICIPAL USE ONLY:		
Date Received:		
Application Fee:		
Escrow:		

SECTION VIII SUBDIVISION & LAND DEVELOPMENT/ZONING HEARING BOARD

APPLICATION FEES	TWP ENG.	TWP SOL.	TRAF ENG.
A) SUBDIVISION PLANS - APPLICATION FEES & ESCROWS			
1) Sketch Plan---------$250	$750.00	$ 500.00	$500.00
2) Residential - Preliminary			
Minor, Lot Line Change, 2 lots---$150 + $50 per lot	$1400.00	$1000.00	NONE
3 to 10 lots---$250 + $45 per lot over 2	$1400.00	$1000.00	NONE
11 to 20 lots---$425 + $45 per lot over 11	$2000.00	$1200.00	NONE
21 to 40 lots---$1100 + $40 per lot over 20	$3000.00	$1200.00	NONE
41 to 60 lots---$1900 + $30 per lot over 40	$4000.00	$1200.00	NONE
61 to 80 lots---$2500 + $20 per lot over 60	$5000.00	$1200.00	NONE
81 or more lots-$2900 + $10 per lot over 80	$6000.00	$1200.00	NONE
3) Commercial/Industrial, Lot Line Change $300 + $50.00	$2000.00 plus $1000.00 per lot addt'l	$1000.00 plus $200.00 per lot addt'l	NONE
4) Final Subdivision Plan---$150.00			
3 to 10 lots	$1000.00	$ 750.00	NONE
Over 10 lots	$2000.00	$1000.00	NONE
B) Land Development Plans			
1) Sketch Plan----------$250.00	$1200.00	$ 500.00	NONE

2) Preliminary Plan. . . . . $300.00 plus $50.00 per one-half acre of proposed developed site area and Professional fees as follows.

BASE FEE: $950
$300 + $50/half-acre
$300 + ((6.5 ac/0.5) x $50)
$300 + $650 = $950

TWP. ENG./SOL./TRAF. ESCROW: $14,500
$6,500 + $5,000 + $3,000 = $14,500

PRELIMINARY PLAN FEE
= $950 + $14,500 = $15,450

Up to .5 acre	$2000.00	$ 500.00	$3000.00
.6 to 1 acre	$2500.00	$1500.00	$3000.00
1.1 to 2 acres	$3500.00	$2500.00	$3000.00
2.1 to 5 acres	$5000.00	$2500.00	$3000.00
5.1 to 20 acres	$6500.00	$5000.00	$3000.00
20.1 or more acres	$10000.00	$7500.00	$3000.00

***Escrow amounts are minimum amounts required. Additional amount may be required based upon the actual acreage and intensity of Development.**

2b) Master Development Plan.....the same as a Preliminary Plan, and, in addition the applicant shall deposit an amount equal to One Hundred ($100.00) Dollars per acre of gross site area in escrow. The escrow amount shall be used to pay the actual and reasonable expenses of outside consultants engaged by the Township to review the studies required by the Zoning Ordinance pertaining to Traffic Impact, Natural and Historic Resources, and Fiscal and Community Impact. Unused amounts shall be returned to the applicant, but no amount in addition to that described herein shall be required for those purposes.

3) Final Land Development Plan..... $ 150.00

FINAL LAND DEVELOPMENT PLAN FEE = $7,400

BASE + (Preliminary Plan Escrows x 0.5)
$150 + ($14,500 x 0.5)
$150 + $7,250 = $7,400

Escrow Twp Eng.	Escrow Twp Sol.	Escrow Traffic Eng.
One half of Preliminary Plan Escrows		

4) If an applicant wishes to make application for a combined preliminary and final subdivision and/or land development plan approval, the applicant shall pay the appropriate fees and escrows for both the preliminary and final plans as listed in
Items (A) 2) & 3) and (B) 2) & 3) above. It is understood that Bensalem Township Council is under no obligation to grant a combined preliminary and final approval.

For all subdivision and land development plans - 10% of the Bucks County Planning Commission fee will be charged for administration costs.

(C) All fees are for initial review only. Each time a plan is altered, corrected , amended, revised or modified and is resubmitted for review, a fee of fifty (50) percent of initial fee shall be paid with resubmitted plans together with additional escrow monies in an amount equal to
50% of the initial escrows.

(D) Fees shall be submitted at the time of application of resubmission of subdivision or land development plan.

(E) All fees for the Bucks County Planning Commission shall also be submitted at the time of application. Checks shall be made payable to the Bucks County Planning Commission in accordance with their fee schedule.

(F) Escrows listed for the Solicitor, Township Engineer and Traffic Engineer are required to be paid with the application, and relate to the pre-approval process. Please note that these escrows are separate and apart from the cash and legal/engineer escrow to be posted after approval of any subdivision of land development plan.

(G) Fees for the approved Planning Agency shall be billed separately in the event the Township finds it necessary to engage the professional services of a consultant. The fee will apply to all subdivisions, land developments and Rezoning petitions. (To be paid before final action taken by the Township Council).

(H) Conditional Use Application Fee:
All applicants for a conditional use shall pay an application fee $300.00 and an Escrow of $4,000.00 at the time of application. Fee is non-refundable. Reviews resubmitted is 50% of application fee.

(I) Application for Change of Zoning Classification:
Any person who shall petition the Council of Bensalem Township for change in or amendment to the Bensalem Ordinance of 1954 as supplemented and amended shall pay an application fee of $300.00 and an Escrow of $2,500.00.

BCPC
Bucks County Planning Commission

June 15, 2020

BCPC Municipal and Act 247
Subdivision and Land Development Application Instructions

As a result of the COVID-19 Pandemic and to ensure the timely review of subdivision and land development applications, the BCPC has adopted the following ***new electronic submission procedures effective immediately, until further notice.***

Procedures for Reviews of Subdivisions and Land Developments (Act 247)

As a result of the COVID pandemic, all proposed plans and supplemental reports, such as traffic impact studies and planning modules are to be submitted electronically. The newly updated 2020 Subdivision and Land Development Review Application can be found at:
http://www.buckscounty.org/government/PlanningCommission

The new procedures for electronically submitting an application are as follows:

1. All Act 247 applications, plans, supporting reports, and a *scan of the application fee check* are to be emailed to: planningcommission@buckscounty.org and copied to Evan Stone, BCPC Executive Director, at estone@buckscounty.org, and Michael Roedig, BCPC Director of Planning Services, at maroedig@buckscounty.org. Please do not email proposals to individual staff planners. ***Do not mail/submit the fee check until step 2 below is completed.***

   To facilitate the submission of plan documents, only the following plan sheets need to be submitted:

   A. Cover Sheet
   B. Existing Conditions plan
   C. Record plan/site zoning requirements/statistics
   D. Layout plan
   E. Grading plan
   F. Stormwater plan
   G. Landscaping plan

2. The submission will be reviewed for completeness and correct fee calculation, then an acknowledgment email will be sent back from planningcommission@buckscounty.org, including the assigned BCPC number. ***Once the confirmation email is received, please indicate the BCPC number on the fee check along with the tax parcel number(s) of the subject parcel(s) in the submitted application. Once this payment is received by the BCPC, the plan will be officially logged in, and the required MPC 30 day review clock will start.***

3. Please mail the confirmed fee check noting the assigned BCPC number, plan name, and TMP number(s), via the USPS to the BCPC at 1260 Almshouse Road, Doylestown, PA 18901. This will ensure proper crediting of the fee with the application.

4. If an application is deemed incomplete or the fee is calculated incorrectly, this will be communicated back to the submitting party in an email from: planningcommission@buckscounty.org.

Act 247 reviews are distributed as soon as they have been completed by staff. Reviews will be emailed to municipal officials with copies to the applicant and the applicant's consultants, if requested. **Either on the application or in the submitting email, please provide the email addresses of all parties to receive a copy of the review.**

Municipal Reviews

Reviews of Ordinances, Comprehensive Plans, Ordinance Amendments, School District Actions, and Municipal Land Acquisitions

Municipal applications are to be submitted electronically. All municipal proposals and official correspondence should be submitted to: planningcommission@buckscounty.org and copied to Evan Stone, BCPC Executive Director, at estone@buckscounty.org, and Michael Roedig, BCPC Director of Planning Services, at maroedig@buckscounty.org. Please do not send proposals to individual staff planners. A municipal proposal is not considered "received" until an acknowledgment email is received back from planningcommission@buckscounty.org.

Municipal reviews are distributed after they are approved by the BCPC Board at their monthly meeting. Reviews are emailed to municipal officials with copies to the municipal solicitor. If additional parties require a copy, please indicate on the submitting email and please provide their email addresses.

Recording of Subdivisions and Land Developments

Requirements for the recording of approved subdivision and land development plans can be found at: http://www.buckscounty.org/government/RowOfficers/RecorderofDeeds. A BCPC number is required to be placed on all approved subdivisions and land developments, indicating that the BCPC has reviewed the plan in accordance with PaMPC requirements. However, we understand that there are circumstances where the subdivision and land development process has been waived and therefore *no BCPC review is required. In these cases, "N/A" may be placed on the BCPC signature line, but the applicant must provide a letter to the Recorder of Deeds from the municipality stating that the process has been waived. The letter will be scanned at the Recorder's office and provided to us electronically so that we may officially sign off on the plan.*

BCPC Board Meeting Schedule

Until further notice, the BCPC Board will meet virtually on the first Wednesday of each month at 2 PM. Meetings are open to applicants and the public. A public telephone call in number will be posted to the BCPC website 24 hours prior to the meeting. All meeting information can be found here: http://aboutus-bucksgis.opendata.arcgis.com/

For updated information from the County, and our COVID-19 response please visit:
https://covid19-bucksgis.hub.arcgis.com/

BCPC
Bucks County Planning Commission
1260 Almshouse Road ▪ Doylestown, Pa 18901
Phone 215/345-3400 FAX 215/345-3886 EMAIL bcpc@buckscounty.org

SUBDIVISION AND LAND DEVELOPMENT
2020 REVIEW APPLICATION

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan, one digital copy of the plan, and required fee (see fee schedule on back) for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

MUNICIPALITY: Bensalem Township

NAME OF PROPOSAL: Parx Hotel

LOCATION: Parx Casino 3001 Street Road, Bensalem, PA 19020

TAX PARCEL NO.: 2-1-56, 2-33-1, 2-33-1-1, 2-33-2, 2-33-14-11, 2-33-17, 2-38-1

APPLICANT: Parx Casino and Racing c/o Thomas C. Bonner

ADDRESS: 3001 Street Road, Bensalem, PA 19020

OWNER OF RECORD: Parx Casino and Racing

ADDRESS: 3001 Street Road, Bensalem, PA 19020

PRESENT LAND USE: Casino and Racetrack

PLAN TYPE: [X] Land Development [ ] Subdivision

PLAN CLASS: [X] Major [ ] Minor [ ] Municipal [ ] Sketch

TOTAL ACREAGE: Total Property: 452.219 Project LOD: 6.44

TELEPHONE: (267) 223-3812

APPLICANT EMAIL: TBonner@parxcasino.com

DEVELOPMENT TYPE: [ ] Agricultural [X] Commercial [ ] Conversion [ ] Industrial [ ] Institutional [ ] Lot Line Change [ ] Office [ ] Residential

PROPOSAL:

NONRESIDENTIAL: Number of Lots or Leaseholds: 1
Proposed new building area: BLDG: 70,637 GFA: 396,734
Gross square feet (floor area)

RESIDENTIAL: Number of lots or units: n/a

WATER SUPPLY: *(Check one)*
[X] Public
[ ] Community On-site
[ ] Individual On-lot

SEWERAGE: *(Check One)*
[X] Public
[ ] Community
[ ] Individual On-lot

OPEN SPACE: *(Check One)*
[ ] Public
[X] Private

TOTAL OPEN SPACE ACREAGE: 2.8 (within area of work)

The following documentation is **required** for every plan submission, at the applicable level, in addition to a completed application form. Please check the appropriate state of plan submission and the inclusion of the required documentation:

[ ] Sketch Plan *or*
[ ] Revised Sketch Plan

[ ] One copy of plan
[ ] One **digital** file of plan **(CD or USB drive)**

[X] Preliminary Plan *or*
[ ] Revised Preliminary Plan

[ ] One copy of preliminary plan/revised preliminary plan
[ ] One **digital** file of preliminary plan/revised preliminary plan **(CD or USB drive)**
[ ] Review fee (see schedule on back)
If applicable {
[ ] Proof of variances, special exception, conditional uses, or other agreements
[ ] Sewage Facilities Planning Module, one copy, one digital copy
[ ] ~~Transportation Impact Study, one copy, one digital copy~~

[X] Final Plan *or*
[ ] Revised Final Plan

[ ] One copy of final plan/revised final plan
[ ] One **digital** file of final plan/revised final plan **(CD or USB drive)**
[ ] Review fee (see schedule on back)
[ ] Conditions of preliminary approval

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of Bensalem and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification. Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Thomas C. Bonner, Parx Casino and Racing
Print Name of Applicant

Signature of Applicant

Date

BCPC USE ONLY

BCPC File No.: _____

Date Received: _____

Fee Paid: _____

06/15/2020

BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective January 1, 2018. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

Residential subdivisions, land developments, and conversions *(Including Tentative Planned Residential Development Plans)*

					Base Fee	+		
	up to	2	lots or units	=	$160			
3	up to	10	lots or units	=	$100	+	$65	for each lot/unit over 2
11	up to	25	lots or units	=	$600	+	$45	for each lot/unit over 10
26	up to	50	lots or units	=	$1,200	+	$40	for each lot/unit over 25
51	up to	100	lots or units	=	$1,800	+	$20	for each lot/unit over 50
101	+		lots or units	=	$2,400	+	$15	for each lot/unit over 100
Please show your calculations:								

Nonresidential land developments

					Base Fee	+		
0	up to	5,000	square feet	=	$300	+	$0.045	per square foot of floor area
5,001	+		square feet	=	(no base fee)		$0.15	per square foot of floor area, not to exceed $5,000
Please show your calculations: 396,734 x $0.15 = $59,510.10....Max Fee of $5,000								

Nonresidential subdivisions

	up to	2	lots or units	=	$225	
3	up to	10	lots or units	=	$125	per lot
11	+		lots or units	=	$100	per lot
Please show your calculations:						

Curative Amendments (not municipal curative amendments) $2,000

Private Petitions for Zoning Change (not municipal petition) $1,500

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan submission (unless otherwise noted below).

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

1) **Each resubmission of a plan with minor revisions** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or $225.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
2) **Each resubmission of a plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include, but is not limited to, a change in use, dwelling type, density, lot layout, street layout, or site layout.
3) **Each plan submitted for review two years or more after the first submission** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or $160.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above. Major changes are as noted in #2 above.
4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

MEETINGS WITH THE STAFF of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215-345-3400.

SIGNING OF PLANS FOR RECORDING:-The Bucks County Planning Commission now signs plans electronically. If you have municipally-signed plans with an official BCPC number you can go directly to the Bucks County Recorder of Deeds to record your plan. Please contact the Recorder of Deeds at 215-348-6209 should you have any questions about recording your plan.

REQUESTS FOR ADDITIONAL COPIES OF REVIEW: Copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, municipality, and municipal engineer. If you wish to have copies sent to other persons, please type names, addresses and **emails**:

_____ _____

_____ _____

_____ _____

Effective Date: January 1, 2016

BUCKS COUNTY CONSERVATION DISTRICT

1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901-5550
P (215)345-7577 F (215)345-7584

In Pursuit of Environmental Excellence

E&S APPLICATION / GENERAL INFORMATION FORM

This form must be completed and submitted along with the required plans and fees for **both** first time E&S reviews and resubmissions. Please see page 2 for instructions regarding the number of copies required for various submissions.

PLEASE SUBMIT ONLY FOLDED PLANS TO THE DISTRICT. ROLLED PLANS WILL NOT BE ACCEPTED.

Township/Borough Bensalem Project Street Location 3001 Street Road

Project Name Parx Hotel

Tax Parcel No. (s) 2-1-56, 2-33-1, 2-33-1-1, 2-33-2, 2-33-14-11, 2-33-17, 2-38-1

Name of Nearest Stream Neshaminy Creek Stream Classification Tributary, WWF (Warm Water Fishes)

Submitted By: [x] Engineering Firm/Plan Designer [ ] Contractor [ ] Landowner [ ] Twp.

Sealed Engineer Name: Christopher Hager Engineering Contact: Kyle MacGeorge

Name of Engineering/Designing Firm Langan Engineering Phone#: (215) 845-8924 Ext.

Mailing Address 1818 Market Street #3300, Philadelphia, PA 19103 Fax#: (215) 845-8901

E-mail: kmacgeorge@langan.com

Landowner Name(s) Parx Casino and Racing Landowner Phone# (267) 223-3812

Landowner *Mailing* Address 3001 Street Road, Bensalem, PA 19020

*TOTAL ACREAGE 452.219 *ACRES TO BE DISTURBED 6.51 #Lots 1 #Units 1

***Do not use square feet. Square feet divided by 43,560 = Total Acres**

Plan Date **OR** Most Recent Revision Date: _____. This is a: **NEW PLAN** [x] **RESUBMISSION** [ ]
OR an **ADMINISTRATIVE INCOMPLETE INFO ONLY ($250.00 RE-FILING FEE)** [ ]

INCLUDED WITH SUBMISSION ARE: [x] **PLANS/NARRATIVES** [x] **FEE(S)** [x] **NPDES APPLICATION***

*** PROJECTS WITH EARTH DISTURBANCES OF ONE (1) ACRE OR MORE MUST BE ACCOMPANIED WITH BOTH AN E&S APPLICATION AND AN NPDES (NOI) APPLICATION**

FEE SCHEDULE FOR E&S REVIEWS (BASED ON *DISTURBED* ACRES ONLY)

SINGLE FAMILY HOME (1 RESIDENCE) WITH UNDER 1 ACRE OF DISTURBANCE = $150.00

ALL OTHER EARTH DISTURBANCE

**** PLEASE READ PAGE 2 UNDER "EXEMPTIONS AND EXCEPTIONS"****

.02296 to 0.99 acres = $ 610.00
1.0 to 1.99 acres = $1,235.00
2.0 to 4.99 acres = $1,850.00
5.0 to 9.99 acres = $2,475.00
10.0 to 24.99 acres = $3,600.00

25+ acres = $3,600.00 +
Additional $75.00 per acre for each acre over 25
(Fractions of an acre are rounded up to the next whole acre.)

TIMBER HARVEST (DISTURBED ACRES ONLY)
0.0-24.99 ACRES = $65.00
25.0+ ACRES = $100.00 + ESC PERMIT

SMALL POND WORK
E&S FEE = $65.00
PLEASE NOTE: PROJECTS MAY REQUIRE AN NPDES PERMIT. PLEASE SEE REVERSE SIDE UNDER "NPDES INFORMATION".

BCCD USE ONLY BEYOND THIS POINT

ENTRY # _____ DATE SENT BACK _____

E&S FEE REC'D $_____ CHECK#_____ DEP CWF FEE $_____ CHECK#_____

EXPEDITED FEE$ _____ CHECK#_____ P&H FEE $ _____ CHECK#_____

NPDES FEE $_____ CHECK#_____ NPDES # ASSIGNED _____

GENERAL INFORMATION:
E&S reviews are processed in the order they are received. The District is required to complete its review within 30 days. Projects requiring NPDES Applications (NOI) will be reviewed for Administrative and Technical completeness within 15 Business days of receipt. If the NOI is considered to be Administratively and Technically Complete, the E&S review will follow within 22 Business days. Re-submittals will be processed within 17 business days of receipt.

The BCCD Office Does NOT process Chapter 105 General Permits 1 – 9 & 15. They must be submitted to the S.E. Regional DEP Office, 2 East Main Street, Norristown, PA 19401. 484-250-5900. Please refer to the DEP website (www.dep.state.pa.us) for any further information.

If a meeting with the BCCD is needed, PLEASE CALL AHEAD TO SCHEDULE AN APPOINTMENT.

E&S Review letters are sent to the Landowner, appropriate Municipal government, Bucks County Planning Commission, and Engineer / Plan Designer.

PLEASE NOTE: If copies of review letters are needed by any other entities please attach names and addresses.

E&S FEE INFORMATION:
BCCD DOES NOT ACCEPT CASH OR CREDIT CARDS.

E&S FEE EXEMPTIONS AND EXCEPTIONS:
County agencies, volunteer fire stations, volunteer ambulance services, conservation co-operator farms, & plans with lot subdivision only and no earth moving involved are exempt from fees. Municipalities and Public Schools please submit One half (1/2) of the fee listed under "ALL OTHER EARTH DISTURBANCE" fee schedule.

FEES ARE REQUIRED FOR ALL OTHER SUBMISSIONS.
THERE ARE NO EXEMPTIONS FROM EXPEDITED REVIEW FEES.

E&S submissions and resubmissions require one (1) plan set, one (1) General Information Form, and appropriate fee. MAKE CHECKS PAYABLE TO "BUCKS COUNTY CONSERVATION DISTRICT" OR "BCCD".

Withdrawal of a submission prior to a response from the BCCD is subject to a fee of either fifteen percent (15%) of the original fee or $150.00, whichever is less. Plans withdrawn for any reason will require a full fee when resubmitted.

NPDES INFORMATION:
A separate federally mandated NPDES General Permit is needed if proposed earth disturbance is one (1) acre or greater. The fee for this permit is $500.00, payable to "BCCD-CWF"

An NPDES Individual Permit is needed if the project is one (1) acre or greater and located in High Quality (HQ) or Exceptional Value (EV) Watershed. Please refer to Chapter 93, Water Quality Standards, Title 25 of PA CODE. The fee for this permit is $1500.00, payable to "BCCD-CWF".

With every NPDES Submission, please include 3 copies of plans and narratives for review, and a check for $100.00 per disturbed acre, (rounded to the nearest whole acre) made payable to the "PA-CWF". DISTURBED ACRE FEES ARE COLLECTED BY THE BCCD AND DELIVERED TO THE PA DEP WEEKLY. 6.51 acres = 7 acres x $100 = $700

BCCD requires a $250.00 Re-filing fee for NPDES applications found to be incomplete on the first submission. Required information must be submitted to BCCD within 60 days of notice or the application and all associated plan sets will be considered withdrawn.

ALL APPLICATIONS FOR NPDES PERMITS ARE PROCESSED BY BCCD OFFICE. PLEASE INCLUDE THEM WITH THE E&S SUBMISSION IN THEIR ENTIRETY.

FOR E&S FORM, NPDES FORMS, AND POLICIES PLEASE VISIT www.bucksccd.org OR www.dep.state.pa.us

RESUBMISSION GUIDELINES:
Any submission involving a Major Revision from a previously reviewed plan shall be required to submit the FULL E&S Fee. A MAJOR change or revision on a plan may include, but is not limited to: a change in use, lot layout, street layout, grading changes, or basin revisions. If you have any questions, please call the BCCD office.

A Fee of 50% of the CURRENT FEE or $1000.00 whichever is less, will be charged for each resubmission without major changes.

New revision dates noted on the plans require a resubmission to BCCD, including an application and resubmission fee. A new review letter is required with corresponding plan dates.

Failure to begin earth moving within 2 years from date of BCCD's Adequate E&S Review Letter will require a resubmission and will be subject to a full E&S fee.

BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

To: All Applicants

From: Impact Fee Advisory Committee

Re: Imposition of Impact Fees

****

Please be advised that the submission for Subdivision and/or Land Development Application submitted by you to Bensalem Township shall be reviewed by the Impact Fee Advisory Committee.

Pursuant to Act 209 of the Commonwealth of Pennsylvania and Ordinance No. 91-19 of the Township of Bensalem, a highway impact fee shall be imposed when appropriate.

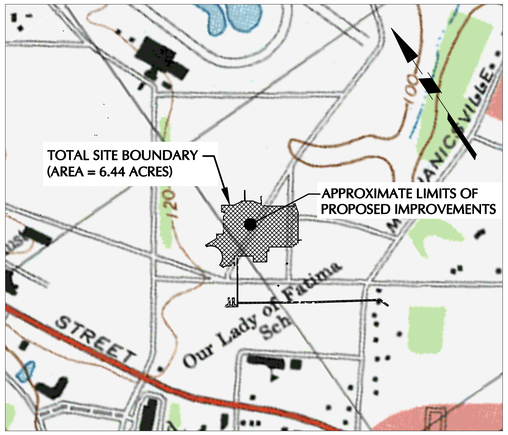
For your information, the Impact Fee Advisory Committee meets the third Tuesday of each month following the date of your application. You are welcome to attend this meeting.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR PARX CASINO AND RACING HOTEL

BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

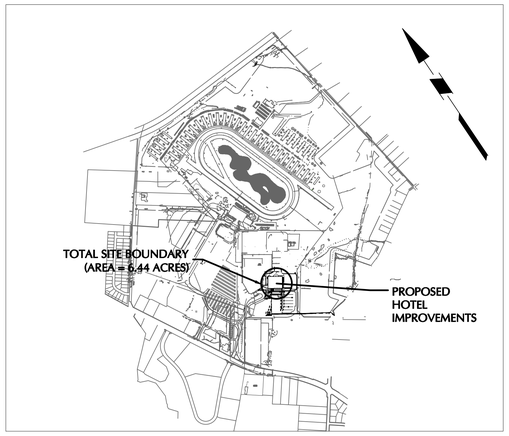
PARCEL NUMBERS 2-1-56, 2-33-1, 2-33-1-1, 2-33-2, 2-33-14-1, 2-33-17, & 2-38-1

03 JUNE 2022



KEY MAP

SCALE: 1" = 500'



SITE MAP

SCALE: 1" = 1200'

DRAWING LIST

SHEET NUMBER	SHEET TITLE	SHEET	LAST REVISED DATE
GI001	COVER SHEET	1 OF 25	6/3/2022
EX100	EXISTING CONDITIONS PLAN	2 OF 25	6/3/2022
CD100	SITE DEMOLITION PLAN	3 OF 25	6/3/2022
CE101	SOIL EROSION AND SEDIMENT CONTROL PLAN	4 OF 25	6/3/2022
CE102	SOIL EROSION AND SEDIMENT CONTROL PLAN	5 OF 25	6/3/2022
CE501	SOIL EROSION AND SEDIMENT CONTROL DETAILS	6 OF 25	6/3/2022
CE502	SOIL EROSION AND SEDIMENT CONTROL NOTES	7 OF 25	6/3/2022
CS100	RECORD PLAN	8 OF 25	6/3/2022
CS101	SITE PLAN	9 OF 25	6/3/2022
CS201	TRUCK AND PASSENGER VEHICLE TURNING PLAN	10 OF 25	6/3/2022
CS202	EMERGENCY VEHICLE ACCESS PLAN	11 OF 25	6/3/2022
CS501	SITE DETAILS	12 OF 25	6/3/2022
CS502	SITE DETAILS	13 OF 25	6/3/2022
SW100	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	14 OF 25	6/3/2022
CG101	GRADING AND DRAINAGE PLAN	15 OF 25	6/3/2022
CG201	STORM PROFILES	16 OF 25	6/3/2022
SW501	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS	17 OF 25	6/3/2022
SW502	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS	18 OF 25	6/3/2022
CU100	OVERALL UTILITY PLAN	19 OF 25	6/3/2022
CU201	SANITARY PROFILES	20 OF 25	6/3/2022
CU501	UTILITY DETAILS	21 OF 25	6/3/2022
LP101	LANDSCAPE PLANS	22 OF 25	6/3/2022
LP501	LANDSCAPE NOTES AND DETAILS	23 OF 25	6/3/2022
LS101	MATERIALS AND FURNISHINGS PLAN	24 OF 25	6/3/2022
LS501	MATERIALS AND FURNISHINGS DETAILS	25 OF 25	6/3/2022

ADJACENT PROPERTIES LIST

PARCEL NUMBER:	OWNER:	SITE ADDRESS:
02-001-057	CHURCH, BENSALEM BAPTIST NORTHWEST	3351 RICHLIEU ROAD
02-001-059	BENSALEM RACING ASSOC., INC.	3441 RICHLIEU ROAD
02-033-007	VICTORY SQUARE OWNERS ASSOC.	2670 GALLOWAY ROAD
02-033-007-001	BANYAS, RICHARD L.	2520 GALLOWAY ROAD
02-033-007-005	MEHTA, SHERRY	2530 GALLOWAY ROAD
02-033-007-006	DUBOE, WILLIAM	2550 GALLOWAY ROAD
02-033-007-008	ARMSTRONG, JOHN AND MICHELE	3740 MECHANICSVILLE ROAD
02-033-007-007	VILE, LISA MARIE	3646 MECHANICSVILLE ROAD
02-033-007-003	KOWALSKI, LECH AND MARY	3654 MECHANICSVILLE ROAD
02-033-007-002	PATEL, DHARMESH M & MOHANBHAI G.	3648 MECHANICSVILLE ROAD
02-033-014	CHURCH, OHARA JOHN F. MOST REVEREND	2915 STREET ROAD
02-033-014-001	KEYSTONE TURB CLUB INC.	2915 STREET ROAD

GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL: MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.

5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

7. THIS SET OF PLANS IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).

8. TOPOGRAPHIC INFORMATION SHOWN BASED ON FIELD SURVEYS PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES BETWEEN APRIL 2010 AND JULY 2015 AND SUPPLEMENTED WITH DESIGN DRAWINGS TO ILLUSTRATE SITE CHANGES SINCE PRIOR SURVEY WAS COMPLETED..

9. PARTIAL TOPOGRAPHIC INFORMATION FOR TAX MAP PARCEL NUMBER 2-33-2 SHOWN IS BASED ON ONGOING FIELD SURVEYS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES. ALL OTHER EXISTING CONDITIONS/FEATURES WERE OBTAINED FROM SURVEY AND DESIGN CAD FILES THAT WERE PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC (ARH) AND PAULUS, SOKOLOWSKI & SARTOR, LLC (PS&S) RESPECTIVELY AND WERE REFERENCED ON THE AMENDED FINAL LAND DEVELOPMENT PLAN PREPARED BY PS&S, DATED 12/5/07 AND LAST REVISED 07/01/09.

10. HORIZONTAL AND VERTICAL DATUM ARE REFERENCED TO PLANS PREPARED BY PAULUS, SOKOLOWSKI & SARTOR, LLC (PS&S), TITLED AMENDED FINAL LAND DEVELOPMENT PLAN, DATED 12/05/07 AND LAST REVISED 07/01/09.

11. LOCATION OF UNDERGROUND UTILITIES IS BASED UPON FIELD EVIDENCE AND THE BEST AVAILABLE MAPPING.

12. A FULL UTILITY MARKOUT OF THE SITE WAS NOT COMPLETE AT THE TIME OF THE FIELD SURVEY. CONTRACTOR SHALL PERFORM A COMPREHENSIVE MARKOUT PRIOR TO CONSTRUCTION. CONFIRMATORY TEST PITS MAY BE REQUIRED BY THE CONTRACTOR. IT IS IMPERATIVE THAT UTILITY COMPANIES BE NOTIFIED PRIOR TO ANY EXCAVATION AND CONSTRUCTION. CALL PA ONE CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS.

13. UTILITY LINES ARE ASSUMED TO BE STRAIGHT LINE CONNECTIONS BETWEEN MANHOLES, CATCH BASINS, VALVE BOXES, ETC.

14. THE 100-YEAR FLOODPLAIN OF THE NESHAMINY CREEK AND POQUESSING CREEK ARE REFERENCED TO FEMA FLOOD INSURANCE RATE MAP NO. 42017C0502F.

15. CONSTRUCTION INFORMATION AND REQUIREMENTS ARE LOCATED IN NUMEROUS PROJECT DOCUMENTS SUCH AS DRAWINGS, SPECIFICATIONS, DETAILS, NOTES, ORDINANCES, CODES, PERMITS, STANDARDS, GUIDELINES AND MANUFACTURER DOCUMENTS. MOST STRINGENT CRITERIA SHALL APPLY.

16. UNDERGROUND UTILITIES AND INFRASTRUCTURE ARE LOCATED THROUGHOUT THE SITE AND MAY BE PRESENT IN AREAS OF PROPOSED WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND LOCATING UNDERGROUND UTILITIES AND INFRASTRUCTURE PRIOR TO WORK. IF CONFLICTS WITH PROPOSED WORK ARE OBSERVED, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR REVIEW. CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING ADJACENT TO EXISTING UNDERGROUND UTILITIES AND INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO THE USE OF HAND TOOLS AND SOFT DIG TECHNIQUES. DAMAGED UTILITIES AND INFRASTRUCTURE SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

17. CONTRACTOR IS RESPONSIBLE FOR INSPECTING EXISTING STORMWATER STRUCTURES (I.E. INLETS, MANHOLES, VAULTS, ETC) AND CONFIRMING PROPOSED CONNECTIONS ARE POSSIBLE PRIOR TO WORK AND PROCUREMENT OF MATERIALS. IF EXISTING STRUCTURE IS FOUND TO BE IN POOR CONDITION OR NOT LARGE ENOUGH TO RECEIVE PROPOSED CONNECTION, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR REVIEW.

18. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS FROM EXISTING ON-SITE STORMWATER FACILITIES PRIOR TO WORK.

19. CONTRACTOR IS RESPONSIBLE FOR INSTALLING PRODUCTS AND MATERIALS IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND THE PROJECT DOCUMENTS.

OWNER OF RECORD

KEYSTONE TURF CLUB & BENSALEM RACING ASSOCIATION, DBA PARX

3001 STREET ROAD
BENSALEM PA 19020
P: 215.639.9000

APPLICANT

parx casino

3001 STREET ROAD
BENSALEM PA 19020
P: 215.639.9000

CIVIL & GEOTECHNICAL ENGINEER, LAND SURVEYOR AND LANDSCAPE ARCHITECT

LANGAN

1818 Market Street, Suite 3300, Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
* IT'S THE LAW *

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 287 (AS AMENDED) AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20181843980

AQUA PENNSYLVANIA INC.
762 W LANCASTER AVE
BRYN MAWR, PA 19010
(610) 562-1402

VERIZON PENNSYLVANIA
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 351-8947

AT&T LOCAL SERVICES
2315 SALEM RD A10
CONYERS, GA 33013
(770) 929-4584

COMCAST CABLE COMMUNICATIONS INC.
55 INDUSTRIAL DR
IVYLAND, PA 18974
(215) 918-3137

PECO ENERGY c/o STS LLC
1004 W 8TH AVE
KING OF PRUSSIA, PA 19406

BUCKS COUNTY WATER AND SEWER AUTHORITY
1275 ALMSHOUSE RD
WARRINGTON, PA 18976
(800) 222-2068

BENSALEM TOWNSHIP
2400 BYBERRY RD
BENSALEM, PA 19020
(215) 633-3733

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL
2999 STREET ROAD
BENSALEM, PA 19020

Gensler
999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

△	Date	Description
	04.08.2022	SCHEMATIC DESIGN
	05.26.2022	DD PROGRESS
	06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HAGER
PROFESSIONAL ENGINEER - PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

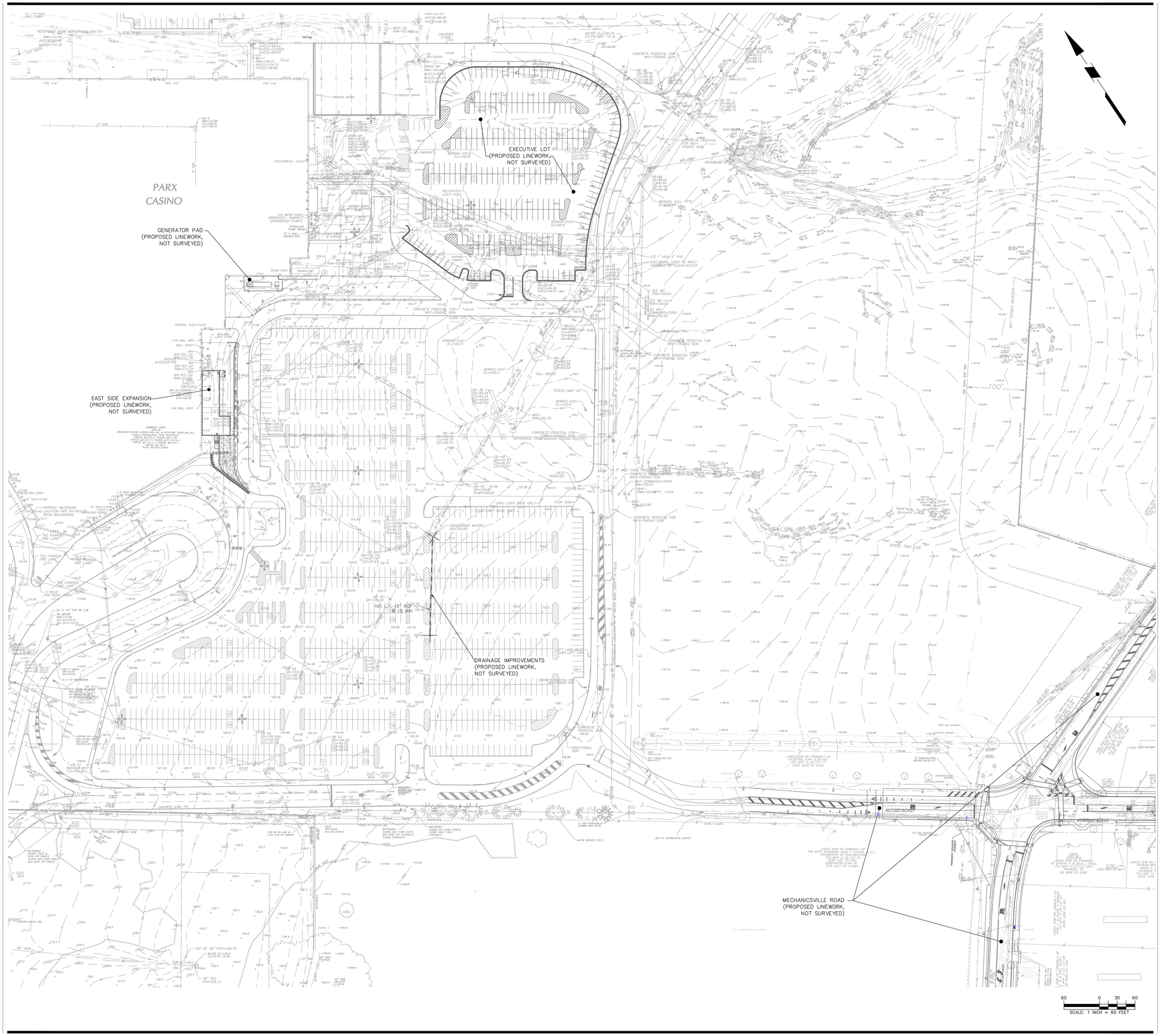
COVER SHEET

Scale

AS NOTED

GI001

© 2022 Gensler



GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL

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Date	Description
04.08.2022	SCHEMATIC DESIGN
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Seal / Signature

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. HACER No. 63172

CHRISTOPHER J. HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

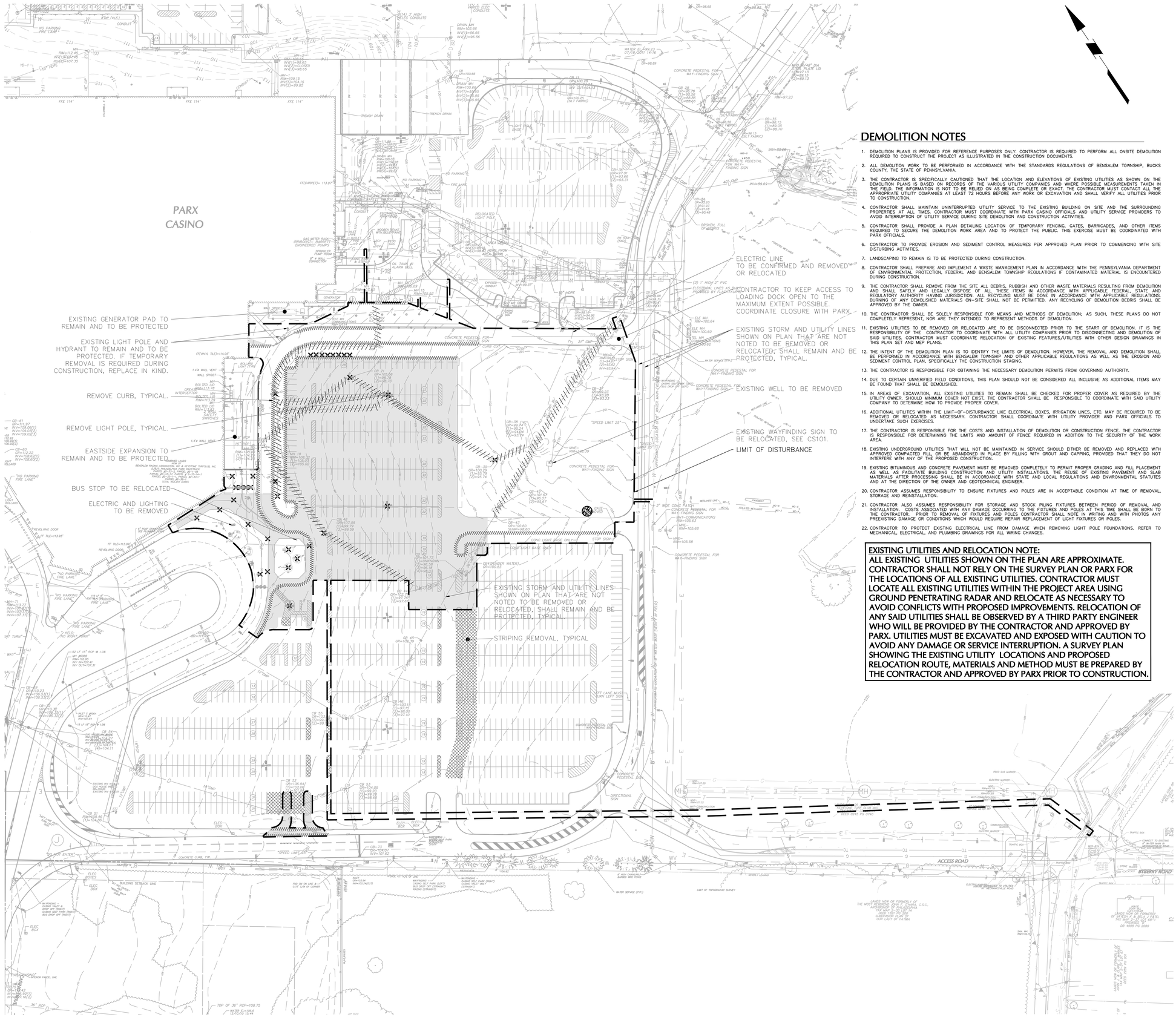
EXISTING CONDITIONS PLAN

Scale

1" = 60'

EX100

© 2022 Gensler



DEMOLITION NOTES

1. DEMOLITION PLANS IS PROVIDED FOR REFERENCE PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PERFORM ALL ONSITE DEMOLITION REQUIRED TO CONSTRUCT THE PROJECT AS ILLUSTRATED IN THE CONSTRUCTION DOCUMENTS.
2. ALL DEMOLITION WORK TO BE PERFORMED IN ACCORDANCE WITH THE STANDARDS REGULATIONS OF BENSALEM TOWNSHIP, BUCKS COUNTY, THE STATE OF PENNSYLVANIA.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THE DEMOLITION PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE OR EXACT. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK OR EXCAVATION AND SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE TO THE EXISTING BUILDING ON SITE AND THE SURROUNDING PROPERTIES AT ALL TIMES. CONTRACTOR MUST COORDINATE WITH PARX CASINO OFFICIALS AND UTILITY SERVICE PROVIDERS TO AVOID INTERRUPTION OF UTILITY SERVICE DURING SITE DEMOLITION AND CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL PROVIDE A PLAN DETAILING LOCATION OF TEMPORARY FENCING, GATES, BARRICADES, AND OTHER ITEMS REQUIRED TO SECURE THE DEMOLITION WORK AREA AND TO PROTECT THE PUBLIC. THIS EXERCISE MUST BE COORDINATED WITH PARX OFFICIALS.
6. CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL MEASURES PER APPROVED PLAN PRIOR TO COMMENCING WITH SITE DISTURBING ACTIVITIES.
7. LANDSCAPING TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION.
8. CONTRACTOR SHALL PREPARE AND IMPLEMENT A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FEDERAL AND BENSALEM TOWNSHIP REGULATIONS IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM DEMOLITION AND SHALL SAFELY AND LEGALLY DISPOSE OF ALL THESE ITEMS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND REGULATORY AUTHORITY HAVING JURISDICTION. ALL RECYCLING MUST BE DONE IN ACCORDANCE WITH APPLICABLE REGULATIONS. BURNING OF ANY DEMOLISHED MATERIALS ON-SITE SHALL NOT BE PERMITTED. ANY RECYCLING OF DEMOLITION DEBRIS SHALL BE APPROVED BY THE OWNER.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF DEMOLITION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT METHODS OF DEMOLITION.
11. EXISTING UTILITIES TO BE REMOVED OR RELOCATED ARE TO BE DISCONNECTED PRIOR TO THE START OF DEMOLITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO DISCONNECTING AND DEMOLITION OF SAID UTILITIES. CONTRACTOR MUST COORDINATE RELOCATION OF EXISTING FEATURES/UTILITIES WITH OTHER DESIGN DRAWINGS IN THIS PLAN SET AND MEP PLANS.
12. THE INTENT OF THE DEMOLITION PLAN IS TO IDENTIFY THE LIMITS OF DEMOLITION. HOWEVER, THE REMOVAL AND DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH BENSALEM TOWNSHIP AND OTHER APPLICABLE REGULATIONS AS WELL AS THE EROSION AND SEDIMENT CONTROL PLAN, SPECIFICALLY THE CONSTRUCTION STAGING.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEMOLITION PERMITS FROM GOVERNING AUTHORITY.
14. DUE TO CERTAIN UNVERIFIED FIELD CONDITIONS, THIS PLAN SHOULD NOT BE CONSIDERED ALL INCLUSIVE AS ADDITIONAL ITEMS MAY BE FOUND THAT SHALL BE DEMOLISHED.
15. IN AREAS OF EXCAVATION, ALL EXISTING UTILITIES TO REMAIN SHALL BE CHECKED FOR PROPER COVER AS REQUIRED BY THE UTILITY OWNER. SHOULD MINIMUM COVER NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SAID UTILITY COMPANY TO DETERMINE HOW TO PROVIDE PROPER COVER.
16. ADDITIONAL UTILITIES WITHIN THE LIMIT-OF-DISTURBANCE LIKE ELECTRICAL BOXES, IRRIGATION LINES, ETC. MAY BE REQUIRED TO BE REMOVED OR RELOCATED AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER AND PARX OFFICIALS TO UNDERTAKE SUCH EXERCISES.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS AND INSTALLATION OF DEMOLITION OR CONSTRUCTION FENCE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LIMITS AND AMOUNT OF FENCE REQUIRED IN ADDITION TO THE SECURITY OF THE WORK AREA.
18. EXISTING UNDERGROUND UTILITIES THAT WILL NOT BE MAINTAINED IN SERVICE SHOULD EITHER BE REMOVED AND REPLACED WITH APPROVED COMPACTED FILL; OR BE ABANDONED IN PLACE BY FILLING WITH GROUT AND CAPPING, PROVIDED THAT THEY DO NOT INTERFERE WITH ANY OF THE PROPOSED CONSTRUCTION.
19. EXISTING BITUMINOUS AND CONCRETE PAVEMENT MUST BE REMOVED COMPLETELY TO PERMIT PROPER GRADING AND FILL PLACEMENT AS WELL AS FACILITATE BUILDING CONSTRUCTION AND UTILITY INSTALLATIONS. THE REUSE OF EXISTING PAVEMENT AND SLAB MATERIALS AFTER PROCESSING SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AND ENVIRONMENTAL STATUTES AND AT THE DIRECTION OF THE OWNER AND GEOTECHNICAL ENGINEER.
20. CONTRACTOR ASSUMES RESPONSIBILITY TO ENSURE FIXTURES AND POLES ARE IN ACCEPTABLE CONDITION AT TIME OF REMOVAL, STORAGE AND REINSTALLATION.
21. CONTRACTOR ALSO ASSUMES RESPONSIBILITY FOR STORAGE AND STOCK PILING FIXTURES BETWEEN PERIOD OF REMOVAL AND INSTALLATION. COSTS ASSOCIATED WITH ANY DAMAGE OCCURRING TO THE FIXTURES AND POLES AT THIS TIME SHALL BE BORN TO THE CONTRACTOR. PRIOR TO REMOVAL OF FIXTURES AND POLES CONTRACTOR SHALL NOTE IN WRITING AND WITH PHOTOS ANY PREEXISTING DAMAGE OR CONDITIONS WHICH WOULD REQUIRE REPAIR REPLACEMENT OF LIGHT FIXTURES OR POLES.
22. CONTRACTOR TO PROTECT EXISTING ELECTRICAL LINE FROM DAMAGE WHEN REMOVING LIGHT POLE FOUNDATIONS. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ALL WIRING CHANGES.

EXISTING UTILITIES AND RELOCATION NOTE:
ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR SHALL NOT RELY ON THE SURVEY PLAN OR PARX FOR THE LOCATIONS OF ALL EXISTING UTILITIES. CONTRACTOR MUST LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT AREA USING GROUND PENETRATING RADAR AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. RELOCATION OF ANY SAID UTILITIES SHALL BE OBSERVED BY A THIRD PARTY ENGINEER WHO WILL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY PARX. UTILITIES MUST BE EXCAVATED AND EXPOSED WITH CAUTION TO AVOID ANY DAMAGE OR SERVICE INTERRUPTION. A SURVEY PLAN SHOWING THE EXISTING UTILITY LOCATIONS AND PROPOSED RELOCATION ROUTE, MATERIALS AND METHOD MUST BE PREPARED BY THE CONTRACTOR AND APPROVED BY PARX PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN

Langan Engineering and Environmental Services, Inc.

1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

SITE DEMOLITION PLAN

Scale

1" = 60'

CD100

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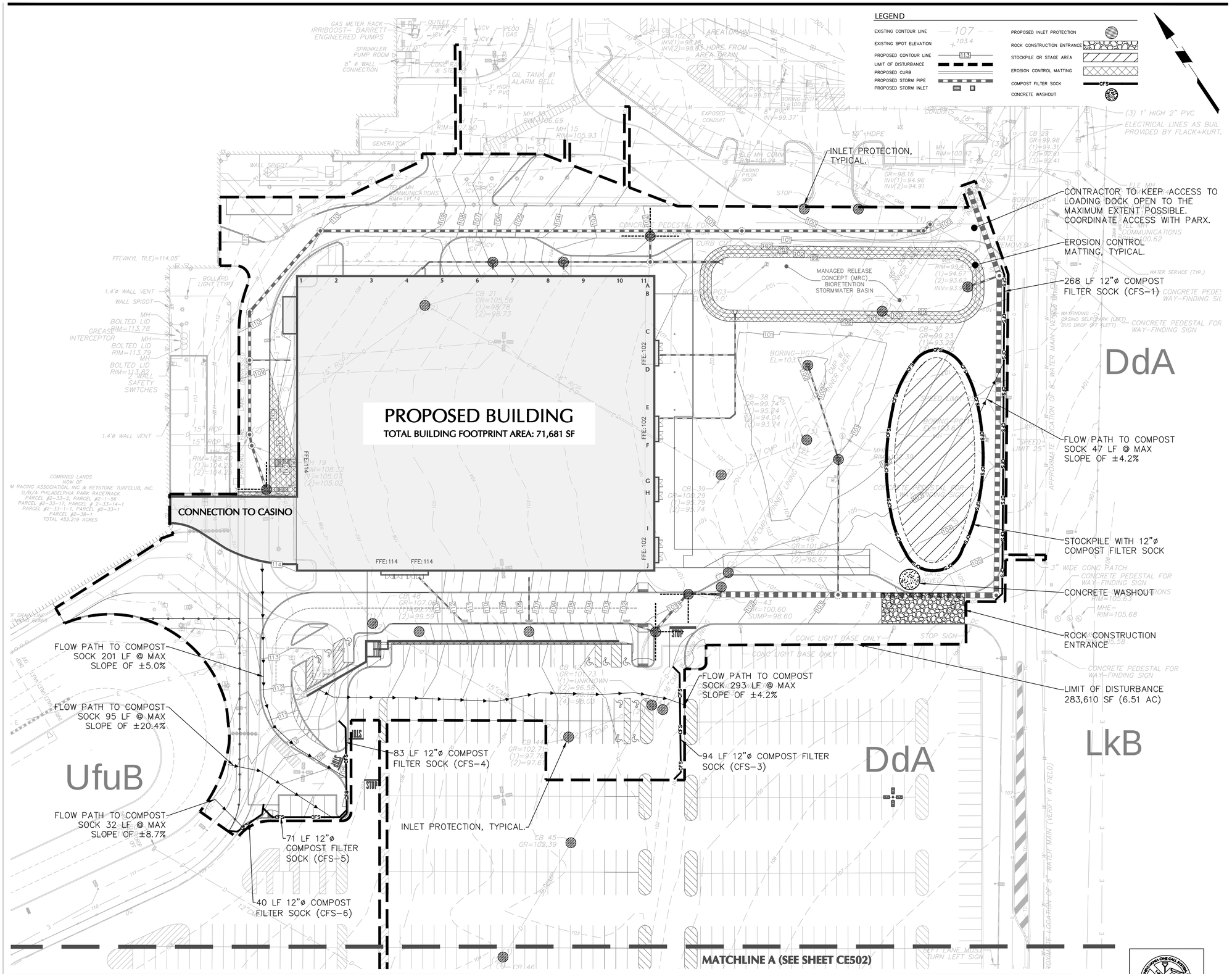

SOILS INFORMATION TABLE

MAP SYMBOL	DESCRIPTION	LIMITATIONS: SUBDIVISION STREETS & PARKING	LIMITATIONS: BUILDINGS WITHOUT BASEMENT	LIMITATIONS: LAWNS & LANDSCAPING	SUITABILITY AS SOURCE OF: TOPSOIL	SUITABILITY AS SOURCE OF: ROAD FILL	ENGINEERING CHARACTERISTICS: HYDRO. SOIL GROUP	ENGINEERING CHARACTERISTICS: DWT*	ENGINEERING CHARACTERISTICS: DEPTH TO BEDROCK	CONSTRUCTION TECHNIQUES / SPECIAL CONSIDERATIONS
UfuB	Urban land–Duffield complex, 0–8% slopes	Not Rated	Not Rated	Not Rated	Not rated	Not rated	Not rated	> 6'–7"	> 6'–7"	If the GWT* is intercepted during excavation, the contractor will pump water through a sediment filter bag and backfill with a clean stone material. If bedrock is encountered, the contractor will remove rock as necessary and backfill with a clean material.
LkB	Ducannon Silt Loam, 3–8% slopes	Somewhat limited	Somewhat limited	Somewhat limited	Fair	Fair	C	2'–3"	2'–1"	
DdA	Ducannon Silt Loam, 0–3% slopes	Very limited	Very limited	Very limited	Poor	Poor	D	3"	1'–10"	

TOTAL LIMIT OF DISTURBANCE AREA = 6.44 ACRES

NOTES:
* GWT - GROUND WATER TABLE
SOILS MAP AND INFORMATION SHOWN ON THIS PLAN ARE BASED ON THE SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA AS PER THE WEB SOIL SURVEY ADMINISTERED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

EXISTING UTILITIES AND RELOCATION NOTE:

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ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2008 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL: 1-800-242-1776
SERIAL NO. 20161761167

AQUA PENNSYLVANIA INC.
762 W LANCASTER AVE
BRYN MAWR, PA. 19010
(610) 562-1402

PECO ENERGY c/o STS LLC
1002 W 8TH AVE
KING OF PRUSSIA, PA 19406

BENSALEM TOWNSHIP
3800 HULMEVILLE RD
BENSALEM, PA 19020
(215) 633-3733

VERIZON PENNSYLVANIA
800 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 351-8947

COMCAST CABLE COMMUNICATIONS INC.
55 INDUSTRIAL DR
IVYLAND, PA. 18974
(215) 918-3137

BUCKS COUNTY WATER AND SEWER AUTHORITY
1275 ALMSHOUSE RD
WARRINGTON, PA 18976
(800) 222-2068

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
" IT'S THE LAW "

SCALE: 1 INCH = 30 FEET

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Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

SOIL EROSION & SEDIMENT CONTROL PLAN

Scale

1" = 30'

CE101

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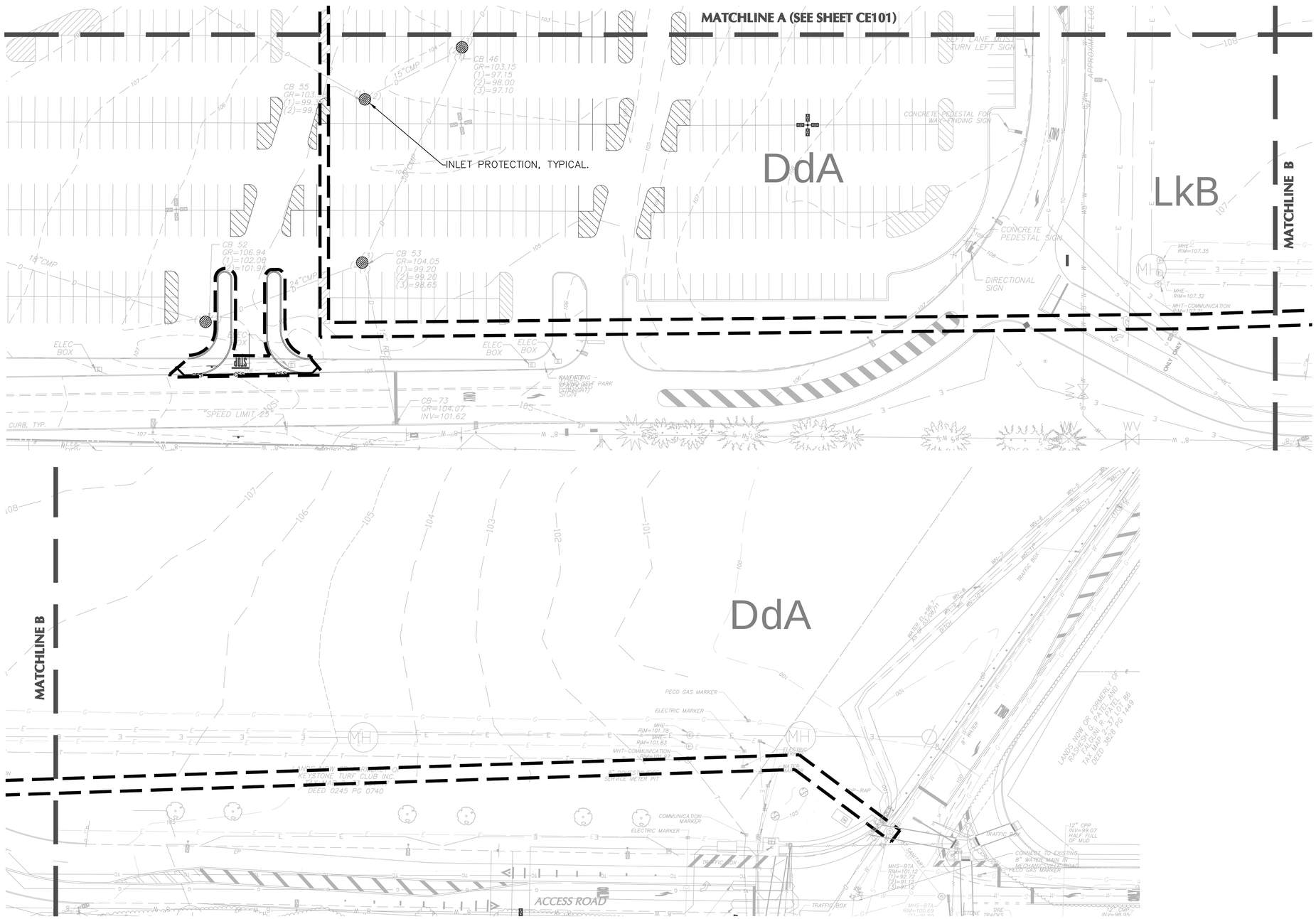

LEGEND

EXISTING CONTOUR LINE	107
EXISTING SPOT ELEVATION	103.4
PROPOSED CONTOUR LINE	113
LIMIT OF DISTURBANCE	
PROPOSED CURB	
PROPOSED STORM PIPE	300
PROPOSED STORM INLET	
PROPOSED INLET PROTECTION	
ROCK CONSTRUCTION ENTRANCE	
STOCKPILE OR STAGE AREA	
EROSION CONTROL MATTING	
COMPOST FILTER SOCK	CFS
CONCRETE WASHOUT	

SOILS INFORMATION TABLE

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Seal / Signature

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. HAGER No. 63172

CHRISTOPHER J. HAGER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

SOIL EROSION & SEDIMENT CONTROL PLAN

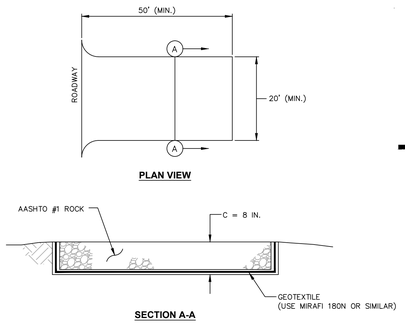
Scale

1" = 30'

CE102

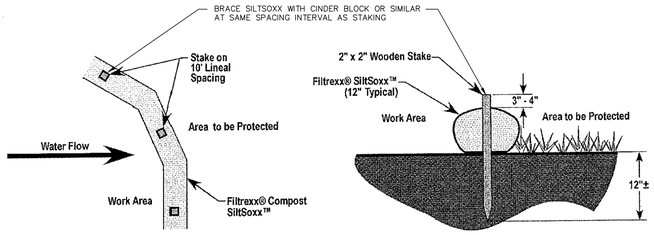
© 2022 Gensler

STANDARD CONSTRUCTION DETAIL #16
Rock Construction Entrance



MAINTENANCE:
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

1 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

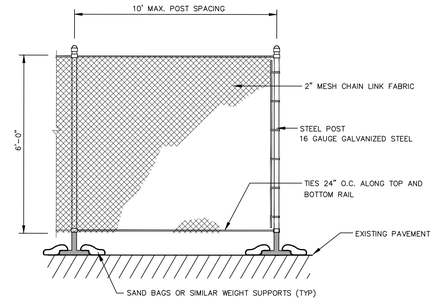


Filtrexx® SiltSoxx™ Plan View

Filtrexx® SiltSoxx™ Section

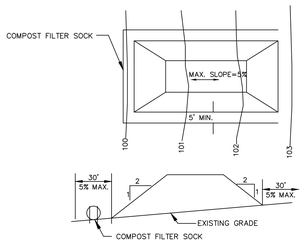
Notes:
1. **All material to meet Filtrexx® specifications.**
2. **SiltSoxx™ compost/jsoil/rock/seed fill to meet application requirements.**
3. **SiltSoxx™ depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.**
4. **Compost material to be dispersed on site, as determined by Engineer.**

2 FILTREXX SILTSOXX (OR APPROVED EQUAL)
NOT TO SCALE



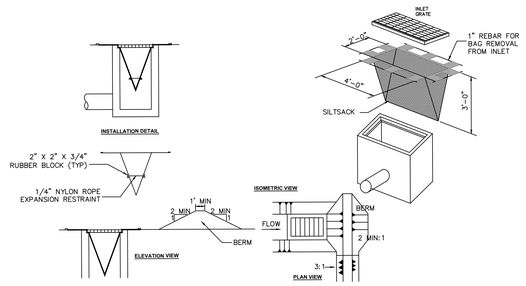
NOTE:
CONTRACTOR TO PROVIDE ADEQUATE SUPPORT FOR WIND LOADS AS NECESSARY.
* CONTRACTOR TO USE AS NECCESARY, LOCATIONS NOT SHOWN ON PLANS

3 TEMPORARY CONSTRUCTION FENCE
NOT TO SCALE



NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 2H:1V OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIRED.
4. SILT FENCE OR FILTREXX SILTSOXX SHALL BE INSTALLED AS DETAILED HEREON.

4 SOIL STOCKPILE
NOT TO SCALE



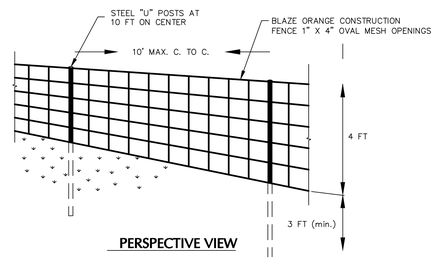
MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

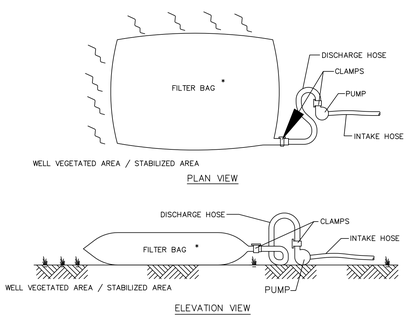
EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

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

5 FILTER BAG INLET PROTECTION
NOT TO SCALE



6 ORANGE CONSTRUCTION FENCE
NOT TO SCALE



* NON-WOVEN GEOTEXTILE FILTER BAG WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.

PLACE FILTER BAGS ON STABLE OR WELL VEGETATED / STABILIZED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.

CLAMP PUMP DISCHARGE HOSE SECURELY INTO FILTER BAGS.

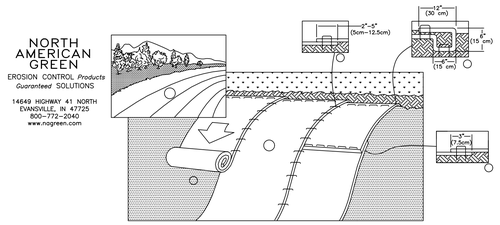
LIMIT PUMPING RATE TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.

WHEN SEDIMENTS FILL 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.

* CONTRACTOR TO USE AS NECCESARY

7 SEDIMENT FILTER BAG
NOT TO SCALE

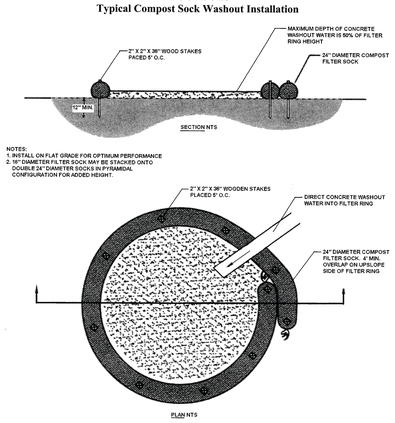
SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.
6. RECP SHALL BE NORTH AMERICAN GREEN TYPE SC150 OR SIMILAR.

8 EROSION CONTROL MATTING - NORTH AMERICAN GREEN S150
NOT TO SCALE

FIGURE 3.18
Typical Compost Sock Washout Installation



Filtrexx

9 CONCRETE WASHOUT AREA
NOT TO SCALE

GENERAL NOTES

SHEET NOTES

KEY PLAN

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BENSALEM, PA 19020

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Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name
Parx Hotel

Project Number
GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description
SOIL EROSION & SEDIMENT CONTROL DETAILS

Scale
NOT TO SCALE

CE501

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BUCKS COUNTY EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
2. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
4. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATION.
5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
7. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
9. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
11. DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
12. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
13. UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
14. AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
15. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
16. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
17. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

EROSION & SEDIMENT CONTROL MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A ONE-HALF INCH STORM EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AREAS PROPOSED TO HAVE PERVIOUS SURFACE COVER SHALL MINIMIZE COMPACTION TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION REMOVING SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FILTER BAG OR BARRIER.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
4. COMPOST FILTER SOCK SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST FILTER SOCK WHEN IT REACHES ONE-HALF THE HEIGHT OF THE COMPOST FILTER SOCK.
5. THE ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. THE STORAGE AND STOCKPILING AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
7. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE REPORT DOCUMENTING INSPECTIONS AND REPAIRS TO E&S BMPs.

SITE MATERIALS MANAGEMENT NOTES

A. RE-USE OF SOIL OFFSITE AND MANAGEMENT OF FILL POLICY

1. THE CONTRACTOR MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIED AS CLEAN FILL. DEFINITIONS OF CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE ARE PROVIDED BELOW. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE PADEP'S POLICY "MANAGEMENT OF FILL," DOCUMENT NUMBER 258-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.DEPWEB.STATE.PA.US. UNDER THE HEADING "QUICK ACCESS" ON THE LEFT SIDE OF THE SCREEN.
2. IF EXCESS SOIL PRODUCED AS A RESULT OF CONSTRUCTION ACTIVITIES MEETS THE DEFINITION OF CLEAN FILL, AS DESCRIBED BY PADEP'S MANAGEMENT OF FILL POLICY (DOCUMENT 258-2182-773, DATED AUGUST 8, 2010), THE CONTRACTOR MAY DECIDE TO EXPORT THOSE SOILS TO ANOTHER SITE WITHIN THE COMMONWEALTH FOR REUSE. DISTURBED SOILS THAT WILL NOT REMAIN AND NOT BE RE-USED WITHIN THE PROPERTY SHALL BE PROPERLY TESTED TO DETERMINE WHETHER THE MATERIAL IS OR IS NOT CHARACTERISTICALLY HAZARDOUS AND WHETHER IT MEETS THE DEFINITION OF "CLEAN FILL."
3. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL THAT IS EXCESS TO THE DEVELOPMENT IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PADEP'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR 271, MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
4. ALL SOILS DETERMINED TO BE CONTAMINATED OR SUSPECTED TO BE CONTAMINATED SHALL BE PLACED IN THE DESIGNATED ON SITE STAGING AREA AND COVERED TO PREVENT CONTAMINATED RUNOFF, CONSISTENT WITH THE MATERIAL MANAGEMENT PLAN. IF THESE SOILS ARE TO BE USED OFF-SITE, THEY SHALL BE MANAGED OR DISPOSED IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT ACT. ANY SOIL DETERMINED TO BE HAZARDOUS MUST BE DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE FEDERAL STATE AND LOCAL LAWS.

B. IMPORTED FILL MATERIALS

1. IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF-SITE LOCATION, THE RESPONSIBILITY OF PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL RESIDES WITH THE CONTRACTOR IN ACCORDANCE WITH THE DEFINITIONS BELOW. IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF-SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE CONTRACTOR IN ACCORDANCE WITH THE DEFINITIONS BELOW. IF ALL CUT AND FILL MATERIALS WILL BE USED WITHIN THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED

C. CLEAN FILL

1. CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. UNCONTAMINATED REFERS TO MATERIALS THAT ARE UNAFFECTED BY SPILL OR RELEASE, OR IF AFFECTED, LEVELS ARE BELOW CLEAN FILL CONCENTRATION LIMITS IN TABLES FP-1 AND FP-1B FOUND IN THE PADEP'S POLICY "MANAGEMENT OF FILL".
2. PADEP FORM FP-001 SHALL BE REQUIRED OF ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE. PADEP FORM FP-001 MUST BE USED 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 AND MUST BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST BY THE PADEP OR AUTHORIZED CONSERVATION DISTRICT.

D. ENVIRONMENTAL DUE DILIGENCE

1. THE CONTRACTOR MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF IMPORTED OR EXPORTED MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

E. WORKER SAFETY

1. WORKERS OR SITE PERSONNEL WITH THE POTENTIAL TO COME IN CONTACT WITH SITE SOILS SHALL MAINTAIN SAFE AND PROTECTIVE WORK PRACTICES TO MINIMIZE AND PREVENT DIRECT CONTACT WITH SOILS AND MINIMIZE AND CONTROL DUST. WORKERS SHALL BE PROVIDED WRITTEN HAZARD COMMUNICATION INCLUDING AVAILABLE ANALYTICAL RESULTS FOR SOIL SAMPLE COLLECTED FROM THE SITE IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CHEMICAL HAZARD COMMUNICATION (HAZCOM) PROGRAM (FEDERAL REGISTER 59 (27):6126-6184, FEBRUARY 9, 1994).

F. UNSUSPECTED CONDITIONS

1. IF EVIDENCE OF CONTAMINATION (I.E. NOXIOUS OODRS, STAINING, SHEEN) IN PREVIOUSLY UNIDENTIFIED AREAS IS OBSERVED, OR IF UNUSUAL STAINS OR DISCOLORATON, BURIED INDUSTRIAL MATERIALS OR TANKS ARE OBSERVED, THE CONTRACTOR SHOULD NOTIFY THE OWNER AND THE DESIGNATED ENVIRONMENTAL CONSULTANT.

SEEDING NOTES

1. AFTER COMPLETION OF PROJECT ALL EXPOSED GROUND SURFACE WITHIN THE CONTRACT LIMIT THAT ARE NOT PAVED ARE TO BE BACKFILLED WITH TOPSOIL AS DESCRIBED BELOW, AND PERMANENTLY STABILIZED BY SEEDING WITH THE FOLLOWING DROUGHT TOLERANT SEED MIXTURE AT THE RATE OF 300 LBS PER ACRE:
   - 40% FRONTIER PERENNIAL RYEGRASS
   - 25% BLACK MAGIC TALL FESCUE
   - 25% DAKOTA TALL FESCUE
   - 10% DEEPBLUE KENTUCKY BLUEGRASS
2. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS BEDS SHALL BE EXCAVATED TO MINIMUM DEPTH OF 12" AND BACKFILLED WITH TOPSOIL THAT HAS BEEN STOCKPILED ON SITE
3. IF THE QUALITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL LAWN AREAS TO A DEPTH OF 12", PLANTING SOILS SHALL BE FURNISHED BY CONTRACTOR. PROOF OF COMPLIANCE WITH THE FOLLOWING CRITERIA SHOULD BE FURNISHED BY THE CONTRACTOR FOR ALL IMPORTED SOILS PRIOR TO DELIVERY TO SITE:
   - SOILS SHALL MEET THE SOIL REMEDIATION STANDARDS OF THE JURISDICTION,
   - ORGANIC CONTENT – 2-5%
   - SOLUBLE SALTS LESS THAN 0.5MM HOS/CM
   - SOIL PH 5.5-7
   - FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC AND DELETERIOUS MATERIALS AND STONES OR CLODS OVER 1 ½" IN DIAMETER
   - COMPLYING WITH ENVIRONMENTAL REGULATIONS IN REGARD TO PRESENCE OF CONTAMINANTS
   - PHYSICAL (SIEVE) ANALYSIS/SOIL TEXTURE

DESCRIPTION	QUANTITY
SAND	40-60%
SILT	25-60%
CLAY	5-20%

4. SCARIFY ALL COMPACTED SUBGRADES BEFORE ADDING TOPSOIL. TOPSOIL SHOULD NOT BE INSTALLED IN FROZEN OR MUDDY CONDITION AND CARE SHOULD BE EXERCISED TO AVOID EXCESSIVE COMPACTION.
5. SEED SITE IMMEDIATELY AFTER INSTALLING TOLSOIL. SEEDING SHALL TAKE PLACE BETWEEN APRIL 1 – JUNE 1 OR FROM AUGUST 15 – OCTOBER 30.
6. CONTRACTOR SHALL APPLY MULCH AND EROSION PROTECTION IN THE FORM OF TACKIFIER OR EROSION GEO-TEXTILE AS REQUIRED FOR SLOPE AND SITE CONDITIONS TO PREVENT EROSION AND WASH OUTS DURING THE ESTABLISHMENT PERIOD.
7. CONTRACTOR SHALL WATER THE SEDDED AREAS AS REQUIRED TO INSURE PROPER GERMINATION OF SEDDED AREAS.

CONSTRUCTION SEQUENCE NOTES

1. AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE OPERATOR/RESPONSIBLE PERSON SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITY LOCATIONS.
2. MARK OUT THE LIMIT OF DISTURBANCE FOR CONSTRUCTION ACTIVITIES. THE LIMIT OF DISTURBANCE MUST BE CLEARLY DELINEATED BY SURVEY STAKE OR TEMPORARY CONSTRUCTION FENCING.
3. INSTALL COMPOST FILTER SOCK AS SHOWN ON THE PLAN COORDINATE WITH PARX OFFICIALS AND DESIGN ENGINEER TO ENSURE THAT SITE PREP INSTALLATION DOES NOT HINDER TRAFFIC CIRCULATION.
4. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND INSTALL ADDITIONAL INLET PROTECTION AS NECESSARY ON ALL INLETS THAT MAY HAVE POTENTIAL OF RECEIVING RUNOFF FROM AREAS TO BE DISTURBED.
5. PROCEED TO SAW-CUT ALL AREAS AS SHOWN ON THE DEMOLITION PLANS. REMOVE PAVEMENT AND CURB AT THESE AREAS ACCORDINGLY. MILLINGS SHALL BE STORED AT AN APPROVED ONSITE LOCATION.
6. CLEAR AND GRUB THE REST OF THE SITE WITHIN THE LIMIT OF DISTURBANCE AS NECESSARY.
7. ROUGH GRADE THE SITE AND BUILDING PAD. SOIL COMPACTION MUST BE MINIMIZED AT AREAS THAT WILL BE PERVIOUS IN THE PROPOSED CONDITIONS.
8. CONTRACTOR MUST PERIODICALLY WET-DOWN EXPOSED SOILS OR BARE GROUND TO PREVENT THE WIND FROM BLOWING DUST PARTICLES FROM THE CONSTRUCTION SITE TO NEIGHBORING AREAS.
9. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY, PARX FACILITIES OFFICIALS AND DESIGN ENGINEERS TO REMOVE OR RELOCATE ALL UTILITIES MARKED ON THE SITE DEMOLITION PLAN. CONTRACTOR IS REQUIRED TO FIELD VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE ANY CONSTRUCTION IMPROVEMENTS ARE DONE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO EXTRA COST.
10. INSTALL UNDERGROUND UTILITIES FOR STORM SEWER, ETC. THE CONTRACTOR MUST COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES TO ENSURE THAT UTILITIES ARE INSTALLED PER THEIR SPECIFICATIONS.

INSTALL UNDERGROUND DRAINAGE AND UTILITIES AS FOLLOWS:

A. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE WHICH CAN BE COMPLETED THE SAME DAY.

B. WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER MUST BE PUMPED TO SEDIMENT FILTER BAG.

11. GRADING AND STABILIZATION ON THE BUILDING PADS MAY BE COMPLETED AT THIS TIME. BUILDING CONSTRUCTION MAY NOW BEGIN.
12. INSTALL CURBING, STONE BASE COURSE, AND BITUMINOUS BINDER COURSE. ALSO INSTALL ANY REMAINING SIDEWALKS AND CONCRETE PADS.
13. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. THE RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
14. INSTALL FINAL VEGETATION INCLUDING GRASSED AREAS AND LANDSCAPING IN ACCORDANCE WITH STANDARDS FOR PERMANENT STABILIZATION.
15. ONCE ALL UPSTREAM AREAS HAVE BEEN STABILIZED, EXCAVATE STORMWATER BASIN TO BOTTOM OF STONE DEPTH AND FOLLOW BIORETENTION STORMWATER SEQUENCE OF CONSTRUCTION.
16. UPON SITE STABILIZATION AND AUTHORIZATION BY THE BUCKS COUNTY CONSERVATION DISTRICT REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. ANY AREAS DISTURBED DURING THE REMOVAL OF THESE CONTROLS SHALL BE STABILIZED IMMEDIATELY.
17. PRIOR TO ANY WEARING COURSE PAVING, SIGNAGE AND STRIPING, ALL OTHER CONSTRUCTION MUST BE COMPLETED INCLUDING BUT NOT LIMITED TO BUILDINGS, DRIVEWAYS, LANDSCAPING, GRADING AND CONCRETE WORK. DEMOBILIZE CONSTRUCTION EQUIPMENT.

BIORETENTION AREA CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION SEQUENCE: BIORETENTION

1. AREAS FOR BIORETENTION SHALL BE CLEARLY MARKED BEFORE ANY SITE WORK BEGINS TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION.
2. INSTALL TEMPORARY SEDIMENT-CONTROL BMP'S AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS (DRAWINGS CE-101- 0100, 0200, CE003-0101, CE501-0101).
3. COMPLETE SITE ELEVATION GRADING AND STABILIZE THE SOIL DISTURBED WITHIN THE LIMITS OF DISTURBANCE. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT WITH THE BIORETENTION AREAS. DO NOT FINALIZE BIORETENTION EXCAVATION AND CONSTRUCTION UNTIL THE DRAINAGE AREA IS FULLY STABILIZED.
4. CRITICAL STAGE -LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION- EXCAVATE BIORETENTION TO PROPOSED BOTTOM OF STONE ELEVATION (SEE POST CONSTRUCTION STORMWATER MANAGEMENT AND LANDSCAPE PLANS). THE BOTTOM OF THE BIORETENTION AREA SHALL BE AT A LEVEL GRADE. SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS.
5. CONSTRUCT INFLOW PIPES AND FLARED END SECTIONS BUT DO NOT ALLOW RUNOFF TO ENTER THE BIORETENTION AREAS AT THIS STAGE.
6. CRITICAL STAGE -LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION- PLACE STONE LAYER ON TOP OF GEOTEXTILE AND INSTALL UNDERDRAIN AS SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT DRAWINGS AND DETAILS. CONNECT UNDERDRAINS INTO OUTLET STRUCTURES AS SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS. INSTALL CAP UNDERDRAIN AT THE OUTLET STRUCTURE AS SHOWN ON THE DRAWINGS.
7. VERIFY AMENDED SOIL FOR BIORETENTION MEETS THE STANDARDS OUTLINED IN THE BIORETENTION SOIL SPECIFICATION. TESTING AND APPROVAL OF SAMPLES REQUIRED BEFORE INSTALLATION.
8. CRITICAL STAGE -LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION- INSTALL BIORETENTION SOILS AS SHOWN ON PLAN AND SPECIFICATIONS ON TOP OF STONE AND UNDERDRAIN LAYER AS INDICATED ON THE LANDSCAPE PLANS AND DETAILS. REFER TO LANDSCAPING PLANS FOR SOIL SPECIFICATIONS BACKFILL THE EXCAVATED AREA AS SOON AS THE SUBGRADE PREPARATION IS COMPLETE TO AVOID ACCUMULATION OF DEBRIS. PLACE BIORETENTION SOIL IN 6-8 INCHES LIFTS AND TAMP LIGHTLY. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT.
9. PRESOAK BIORETENTION SOIL AT LEAST ONE DAY PRIOR TO FINAL GRADING AND LANDSCAPING TO ALLOW FOR SETTLEMENT.
10. BIORETENTION SOILS SHALL NOT BE SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT ONCE INSTALLED. IF IT IS ESSENTIAL THAT EQUIPMENT BE USED IN THIS AREA, ALL EQUIPMENT MUST BE APPROVED BY THE ENGINEER. USE OF EQUIPMENT WITH NARROW TRACKS OR TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES SHALL NOT BE USED.
11. AFTER ALLOWING FOR SETTLEMENT, COMPLETE FINAL GRADING WITHIN ABOUT 2 INCHES OF THE PROPOSED DESIGN ELEVATIONS.
12. INSTALL PLANTINGS AND SEED MIX AS INDICATED ON THE LANDSCAPE DRAWINGS.
13. WATER VEGETATION AT THE END OF EACH DAY FOR TWO WEEKS AFTER PLANTING IS COMPLETED. WATER VEGETATION REGULARLY DURING FIRST YEAR TO ENSURE SUCCESSFUL ESTABLISHMENT.
14. AFTER BIORETENTION AREAS ARE COMPLETED, THESE AREAS SHALL BE CLEARLY MARKED WITH TEMPORARY CONSTRUCTION/SNOW FENCE (AS SHOWN ON THE DRAWINGS) TO AVOID FURTHER SOIL DISTURBANCE AND COMPACTION.
15. HALT EXCAVATION AND NOTIFY ENGINEER IMMEDIATELY IF EVIDENCE OF SINKHOLE ACTIVITY OR PINNACLES OR CARBONATE BEDROCK ARE ENCOUNTERED IN THE BIORETENTION AREA.
16. PROTECT BIORETENTION FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION.
17. WHEN THE SITE IS FULLY VEGETATED AND THE SOIL MANTLE STABILIZED THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT THE BIORETENTION DRAINAGE AREAS AT HIS / HER DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT CONTROL DEVISE ARE REMOVED.

GENERAL NOTES

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States

Tel 404.507.1000
Fax 404.507.1001

LANGAN

Langan Engineering and Environmental Services, Inc.

1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States

Tel 215.845.8900
Fax 215.845.8901

△ Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
CHRISTOPHER HACER
LICENSE NO. 63172

CHRISTOPHER HACER
PROFESSIONAL ENGINEER - PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

SOIL EROSION & SEDIMENT CONTROL NOTES

Scale

NOT TO SCALE

CE502

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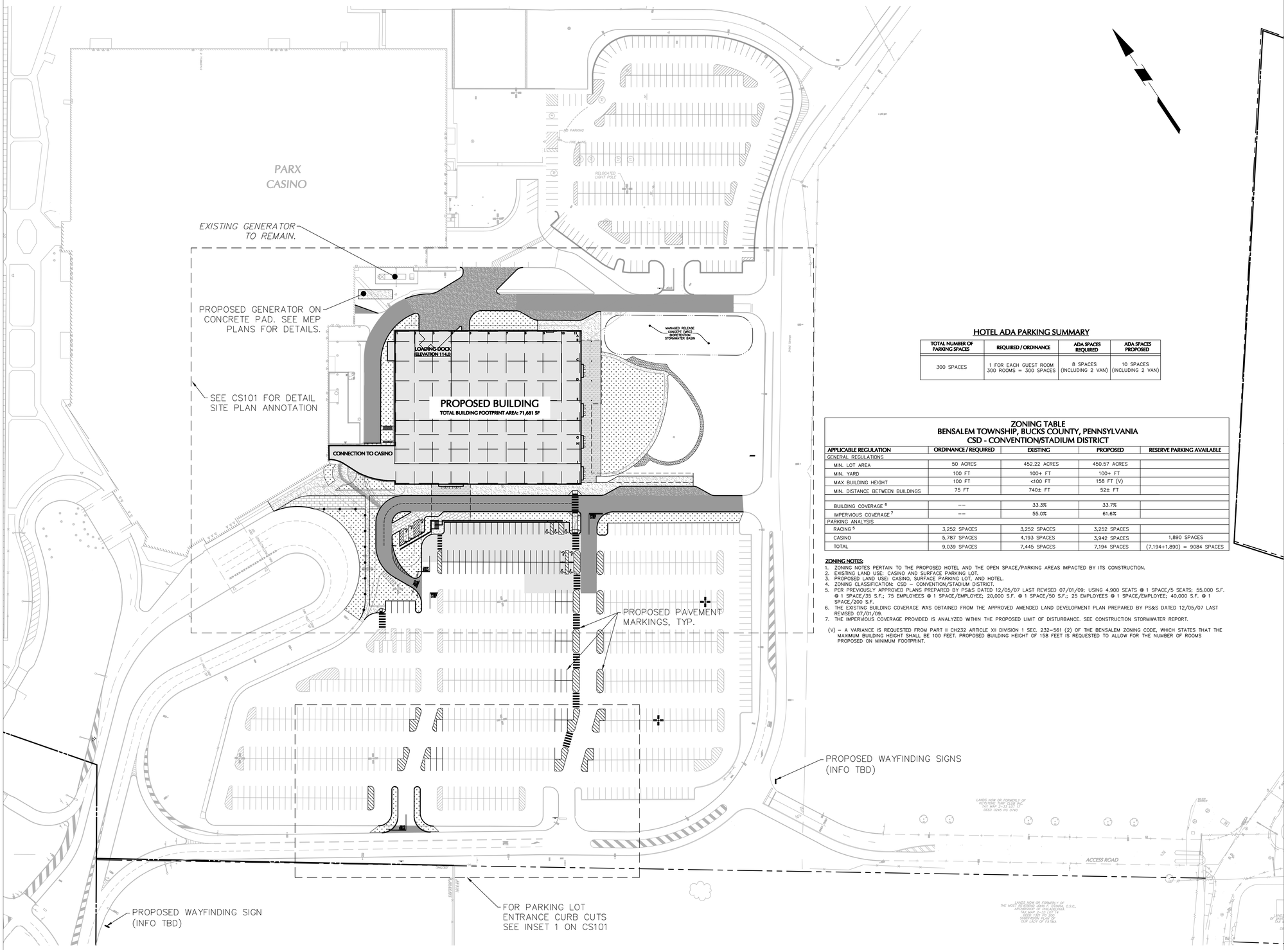


HOTEL ADA PARKING SUMMARY

TOTAL NUMBER OF PARKING SPACES	REQUIRED / ORDINANCE	ADA SPACES REQUIRED	ADA SPACES PROPOSED
300 SPACES	1 FOR EACH GUEST ROOM 300 ROOMS = 300 SPACES	8 SPACES (INCLUDING 2 VAN)	10 SPACES (INCLUDING 2 VAN)

ZONING TABLE
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
CSD - CONVENTION/STADIUM DISTRICT

APPLICABLE REGULATION	ORDINANCE / REQUIRED	EXISTING	PROPOSED	RESERVE PARKING AVAILABLE
GENERAL REGULATIONS				
MIN. LOT AREA	50 ACRES	452.22 ACRES	450.57 ACRES	
MIN. YARD	100 FT	100+ FT	100+ FT	
MAX BUILDING HEIGHT	100 FT	<100 FT	158 FT (V)	
MIN. DISTANCE BETWEEN BUILDINGS	75 FT	740± FT	52± FT	
BUILDING COVERAGE [6]	--	33.3%	33.7%	
IMPERVIOUS COVERAGE [7]	--	55.0%	61.6%	
PARKING ANALYSIS				
RACING [5]	3,252 SPACES	3,252 SPACES	3,252 SPACES	
CASINO	5,787 SPACES	4,193 SPACES	3,942 SPACES	1,890 SPACES
TOTAL	9,039 SPACES	7,445 SPACES	7,194 SPACES	(7,194+1,890) = 9084 SPACES

ZONING NOTES:

1. ZONING NOTES PERTAIN TO THE PROPOSED HOTEL AND THE OPEN SPACE/PARKING AREAS IMPACTED BY ITS CONSTRUCTION.
2. EXISTING LAND USE: CASINO AND SURFACE PARKING LOT.
3. PROPOSED LAND USE: CASINO, SURFACE PARKING LOT, AND HOTEL.
4. ZONING CLASSIFICATION: CSD – CONVENTION/STADIUM DISTRICT.
5. PER PREVIOUSLY APPROVED PLANS PREPARED BY PS&S DATED 12/05/07 LAST REVISED 07/01/09; USING 4,900 SEATS @ 1 SPACE/5 SEATS; 55,000 S.F. @ 1 SPACE/35 S.F.; 75 EMPLOYEES @ 1 SPACE/EMPLOYEE; 20,000 S.F. @ 1 SPACE/50 S.F.; 25 EMPLOYEES @ 1 SPACE/EMPLOYEE; 40,000 S.F. @ 1 SPACE/200 S.F.
6. THE EXISTING BUILDING COVERAGE WAS OBTAINED FROM THE APPROVED AMENDED LAND DEVELOPMENT PLAN PREPARED BY PS&S DATED 12/05/07 LAST REVISED 07/01/09.
7. THE IMPERVIOUS COVERAGE PROVIDED IS ANALYZED WITHIN THE PROPOSED LIMIT OF DISTURBANCE. SEE CONSTRUCTION STORMWATER REPORT.

(V) – A VARIANCE IS REQUESTED FROM PART II CH232 ARTICLE XII DIVISION 1 SEC. 232-561 (2) OF THE BENSALEM ZONING CODE, WHICH STATES THAT THE MAXIMUM BUILDING HEIGHT SHALL BE 100 FEET. PROPOSED BUILDING HEIGHT OF 158 FEET IS REQUESTED TO ALLOW FOR THE NUMBER OF ROOMS PROPOSED ON MINIMUM FOOTPRINT.

60 0 30 60
SCALE: 1 INCH = 60 FEET

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL
2999 STREET ROAD
BENSALEM, PA 19020

Gensler
999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

△ Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER PA LIC. NO. 63172

Project Name
Parx Hotel

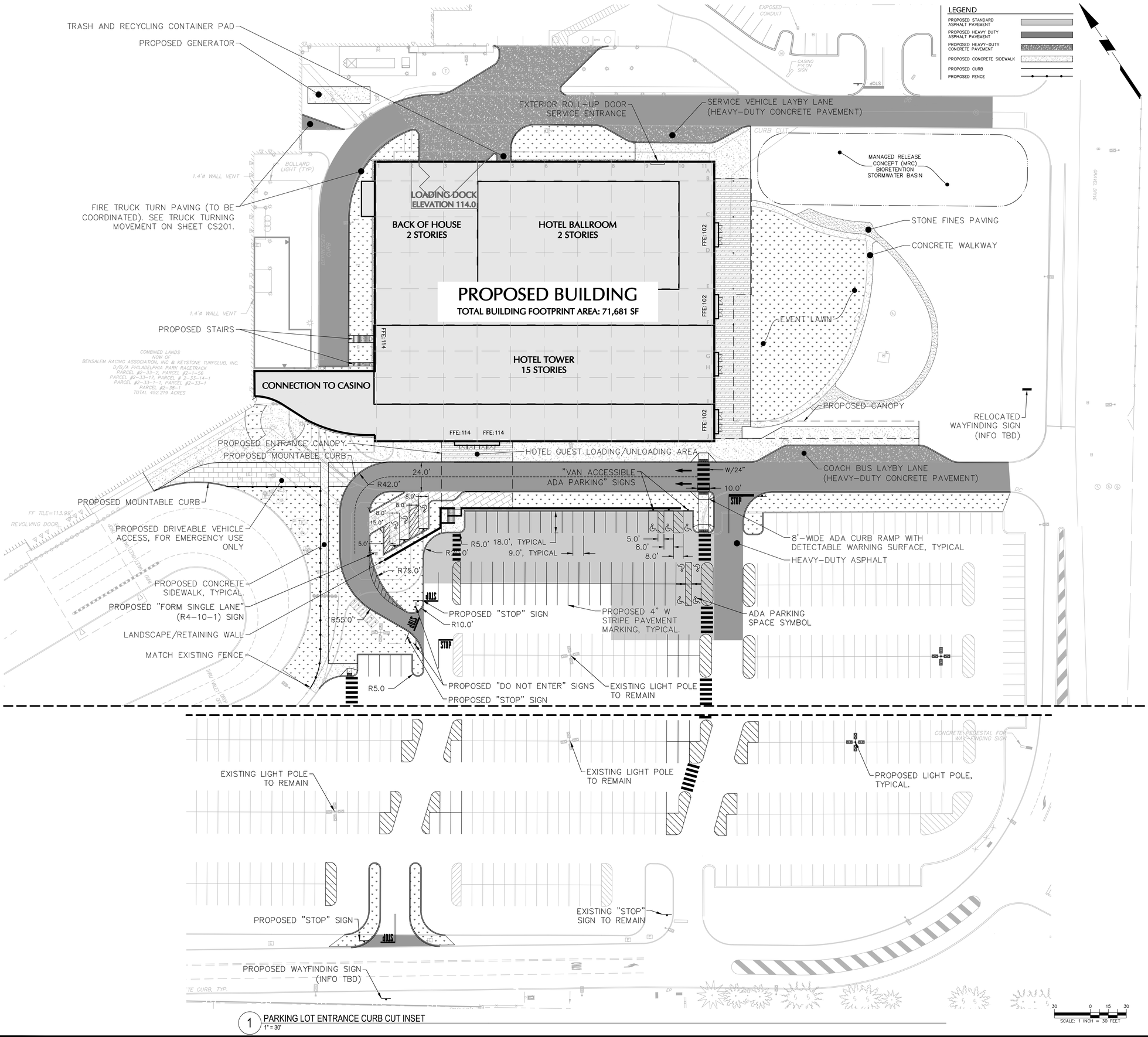
Project Number
GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description
RECORD PLAN

Scale
1" = 60'

CS100

© 2022 Gensler



1 PARKING LOT ENTRANCE CURB CUT INSET
1" = 30'

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

1. LIMITS OF PAVEMENT SHOWN ARE BASED ON ASSUMED FULL PAVEMENT REPLACEMENT REQUIRED FOR GRADING CHANGES. ADDITIONAL ALLOWANCE FOR MILL AND OVERLAY SHOULD BE PROVIDED.

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

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Date	Description
04.08.2022	SCHEMATIC DESIGN
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06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

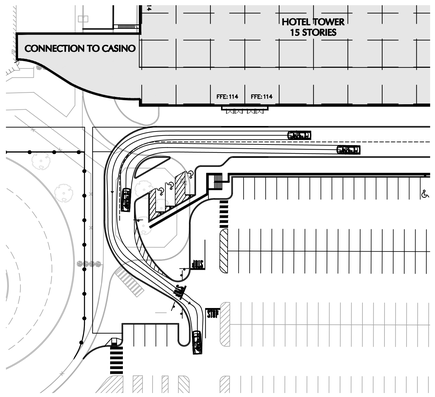
SITE PLAN

Scale

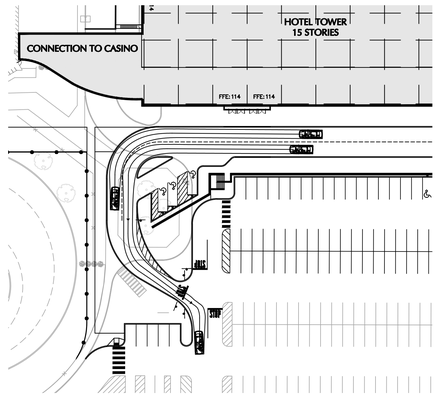
1" = 30'

CS101

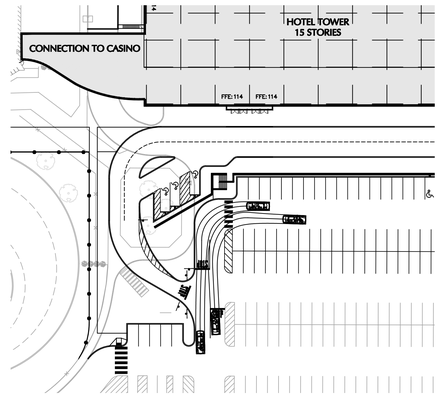
© 2022 Gensler



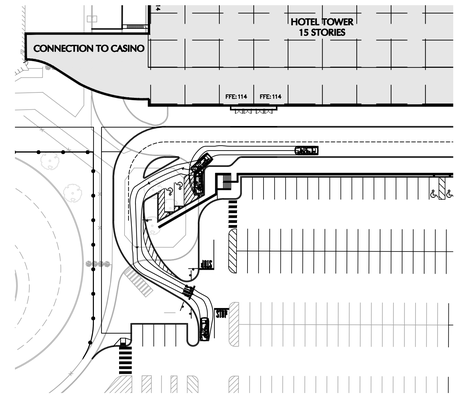
1 PASSENGER VEHICLE AT HOTEL ENTRANCE LOOP
1" = 50'



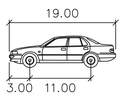
2 PASSENGER VEHICLE AT HOTEL ENTRANCE LOOP
1" = 50'



3 PASSENGER VEHICLE BY ENTRANCE PARKING LOT
1" = 50'

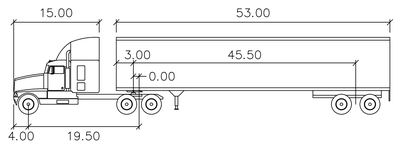


4 PASSENGER VEHICLE AT HOTEL ENTRANCE ADA PARKING
1" = 50'



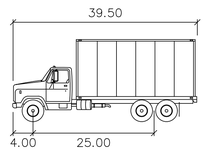
P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



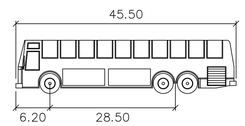
WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



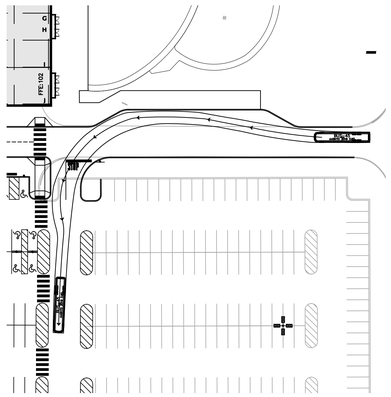
SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

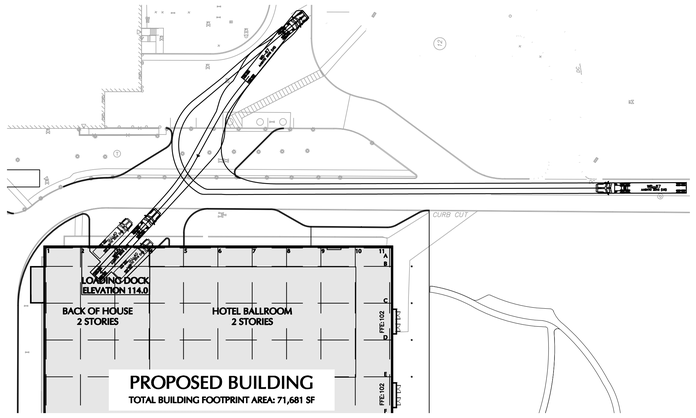


BUS-45

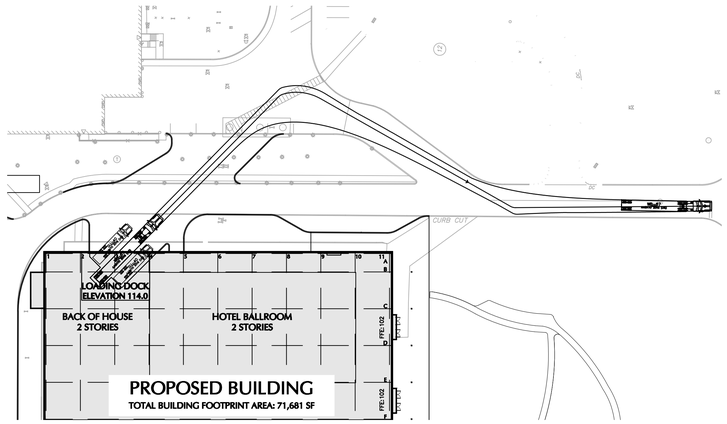
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2



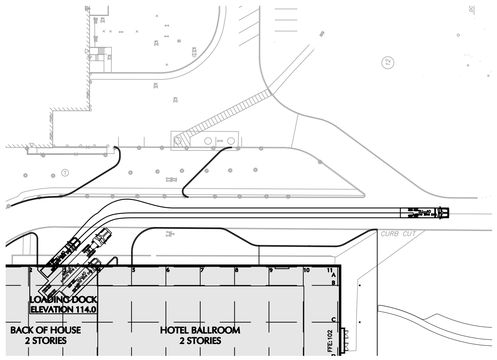
5 COACH BUS-45 AT LAYBY LANE
1" = 50'



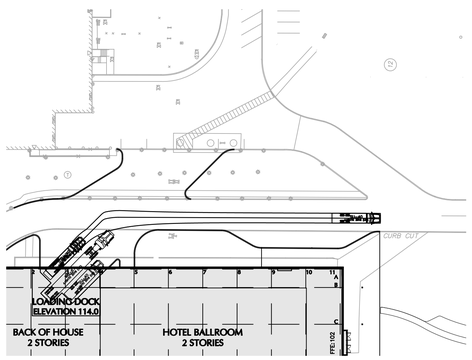
6 WB67 TURN AROUND AND BACKING INTO LOADING BAY
1" = 50'



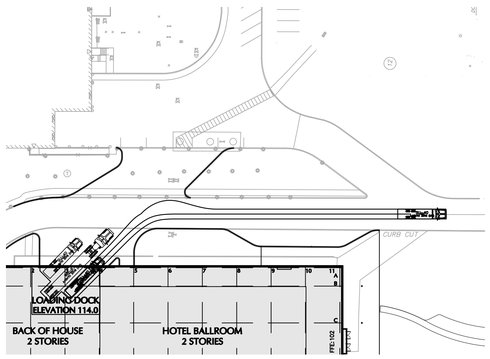
7 WB67 EXITING LOADING BAY
1" = 50'



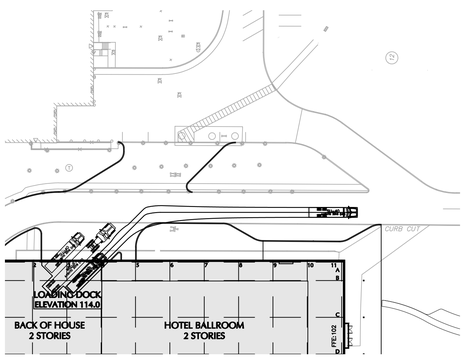
8 SU40 BACKING INTO LOADING BAY WEST
1" = 50'



9 SU40 EXITING LOADING BAY WEST
1" = 50'



10 SU40 BACKING INTO LOADING BAY EAST
1" = 50'



11 SU40 EXITING LOADING BAY EAST
1" = 50'

50 0 25 50
SCALE: 1 INCH = 50 FEET

GENERAL NOTES

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SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
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△ Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

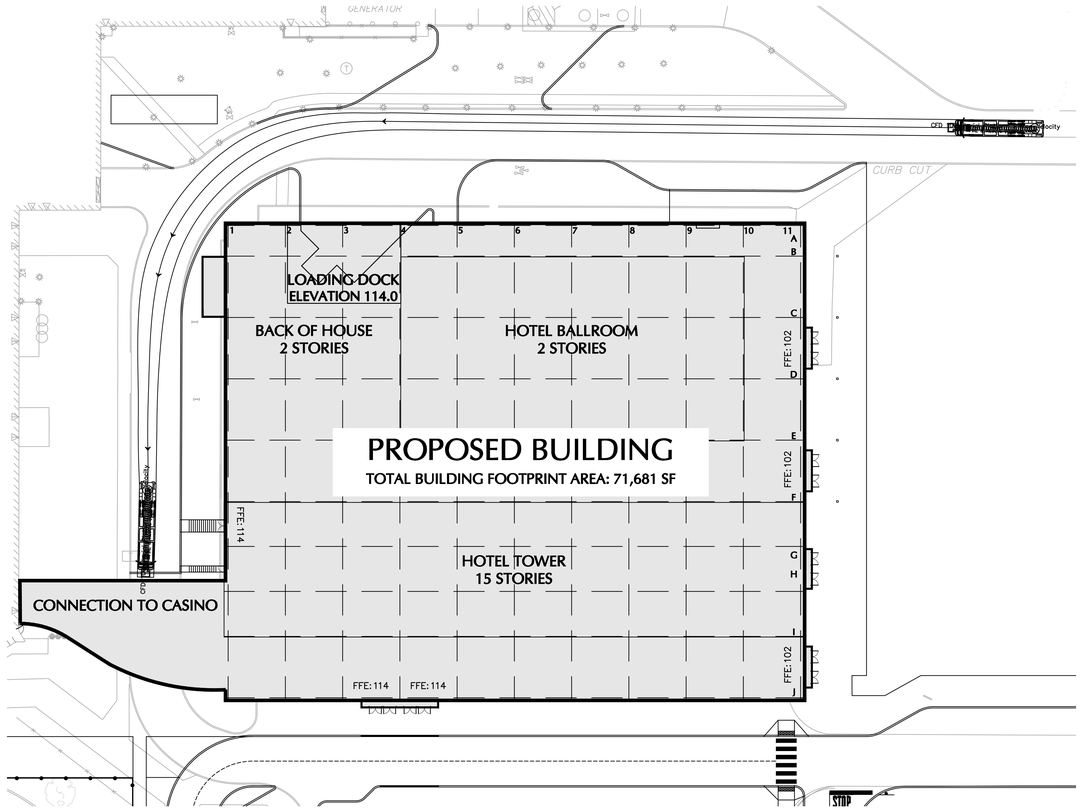
TRUCK AND PASSENGER VEHICLE TURNING PLAN

Scale

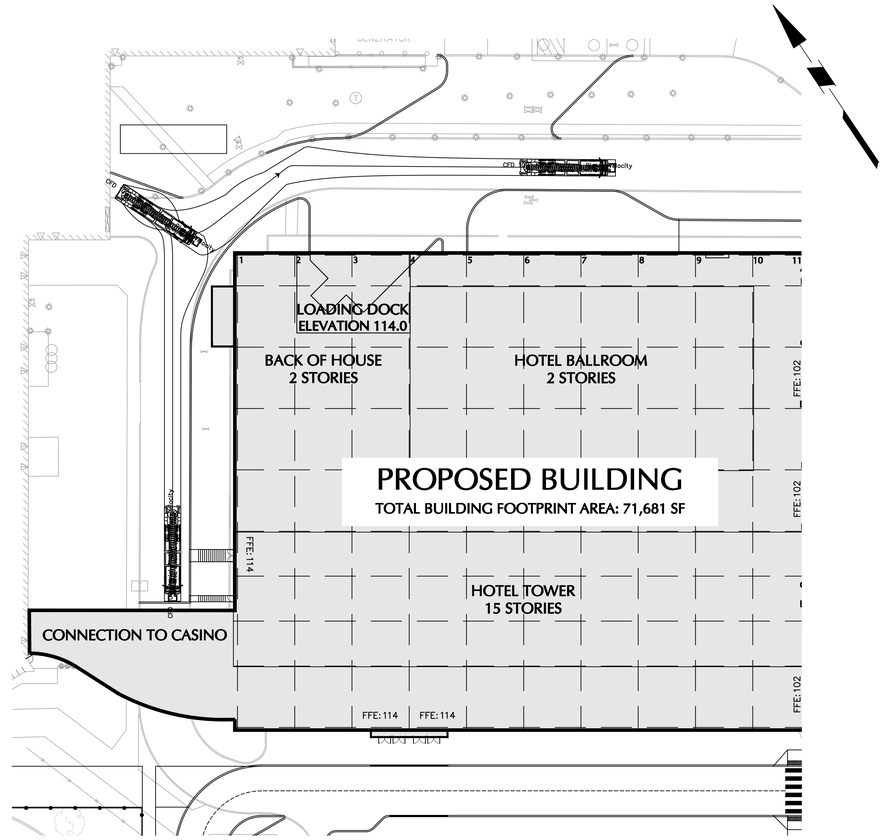
1" = 50'

CS201

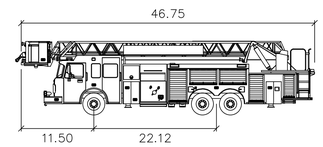
© 2022 Gensler



1 FIRE TRUCK ENTERING
1" = 30'

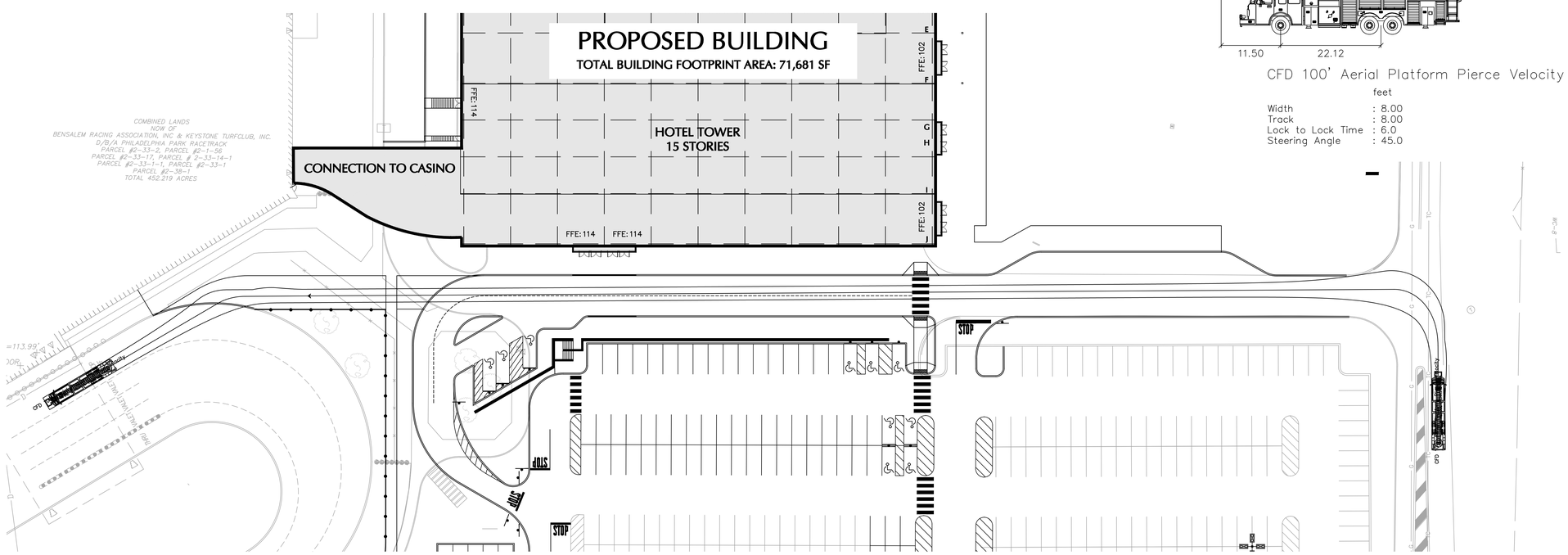


2 FIRE TRUCK EXITING
1" = 30'



CFD 100' Aerial Platform Pierce Velocity

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



3 FIRE TRUCK DRIVING BY PORTE COCHÈRE AND ENTERING EMERGENCY VEHICLE ACCESS
1" = 30'

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

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Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

EMERGENCY VEHICLE ACCESS PLAN

Scale

1" = 30'

CS202

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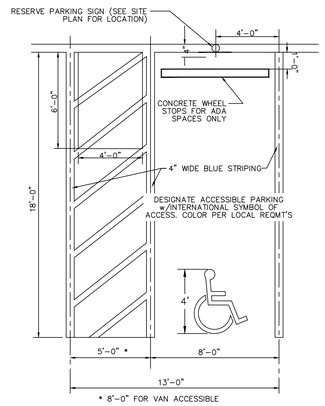
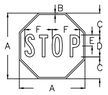


* 8'-0" FOR VAN ACCESSIBLE

STRIPING IS EPOXY. PROVIDE THERMOPLASTIC AS AN ADD/ALT.

1 ACCESSIBLE PARKING STALL
NOT TO SCALE

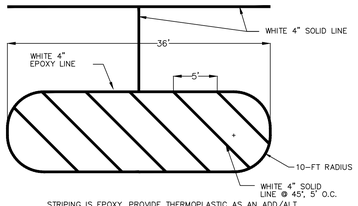


R1-1
30"X30"

A	B	C	D	E	F
30	.75	10	10	5	12.5

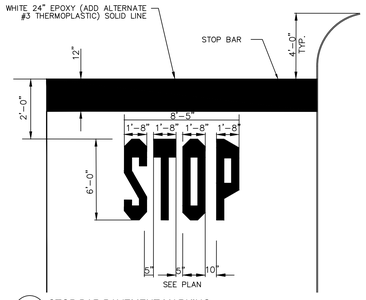
COLORS: TEXT AND BORDER – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

2 STOP SIGN
NOT TO SCALE

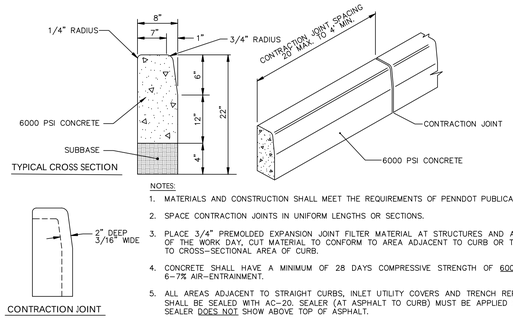


STRIPING IS EPOXY. PROVIDE THERMOPLASTIC AS AN ADD/ALT.

3 PARKING ISLAND PAVEMENT MARKING
NOT TO SCALE



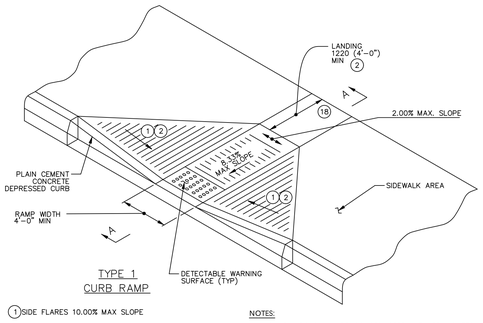
4 STOP BAR PAVEMENT MARKING
NOT TO SCALE



NOTES:

1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" PREMOLDED EXPANSION JOINT FILTER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS-SECTIONAL AREA OF CURB.
4. CONCRETE SHALL HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 6000 PSI AND 6-7% AIR-ENTRAINMENT.
5. ALL AREAS ADJACENT TO STRAIGHT CURBS, INLET UTILITY COVERS AND TRENCH REPAIR AREAS SHALL BE SEALED WITH AC-20. SEALER (AT ASPHALT TO CURB) MUST BE APPLIED SUCH THAT, SEALER DOES NOT SHOW ABOVE TOP OF ASPHALT.
6. PROVIDE 4-INCH THICK LAYER OF AASHTO #57 BASE MATERIAL.
7. 6-INCH REVEAL CURB TO BE PROVIDED THROUGHOUT SITE. 8-INCH REVEAL CURB TO BE PROVIDED WITHIN TOWNSHIP AND PENNDOT RIGHT-OF-WAY. 5-FOOT TAPER FROM 8-INCH TO 6-INCH SHALL START AT TANGENT POINT OF CURB RADIUS FOR ALL DRIVEWAYS.
8. ALL CURB RADII MUST BE A CONTINUOUS NATURAL CURVE. CURBED RADII SHALL NOT BE CREATED WITH STRAIGHT SEGMENTED SECTIONS.

5 CONCRETE CURB WITH 6" REVEAL
NOT TO SCALE



TYPE 1
CURB RAMP

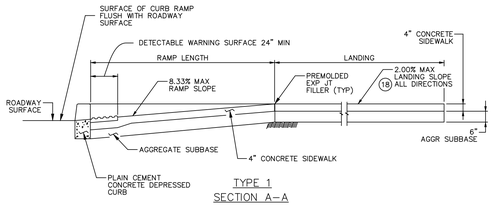
1 SIDE FLARES 10.00% MAX SLOPE

2 IF THE LANDING IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES 8.33% MAX. SLOPE.

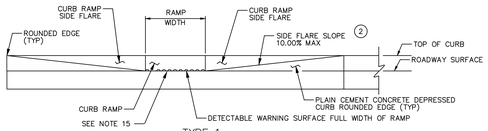
18 CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS.

NOTES:

1. ADA RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME DETECTABLE WARNING PAVERS PER ADA GUIDELINES.
2. ALL SIDEWALK SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI WITH 6% AIR-ENTRAINMENT.
3. CONSTRUCT PER ADA STANDARDS.
4. SEE GRADING AND DRAINAGE PLAN.
5. CURB RAMP MATERIALS AND FINISH TO BE COORDINATED.

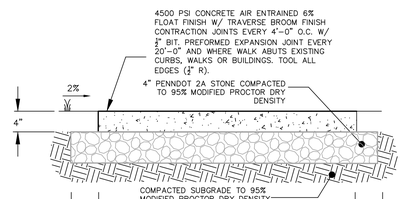


TYPE 1
SECTION A-A



TYPE 1
ELEVATION

6 ADA CURB RAMP
NOT TO SCALE

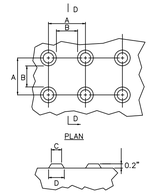


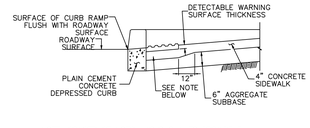
NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20' CENTER TO CENTER. (MAX) PROVIDE TRANSVERSE CONTROL SCORE JOINTS AT 4' CENTER TO CENTER. (MAX)
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI AND WITH 6% AIR-ENTRAINMENT.
3. CONSTRUCT PER ADA STANDARDS.

7 CONCRETE SIDEWALK SECTION
NOT TO SCALE

INDICATED DOME DIMENSIONS		
DIM	MIN. mm (inch)	MAX. mm (inch)
A	1.6"	2.4"
B	0.85"	1.6"
D	2.0"	3.0"
E	0.5"	1.5"



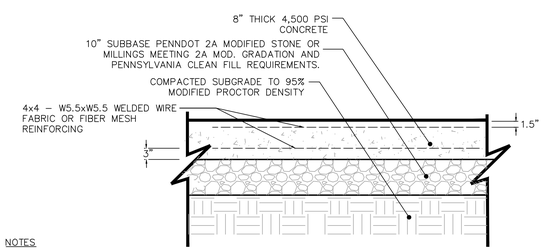


NOTE: CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETECTABLE WARNING SURFACE.

DETECTABLE WARNING SURFACE EMBEDDING DETAIL

*SUBMIT FOR ENGINEER REVIEW PRIOR TO INSTALLATION.

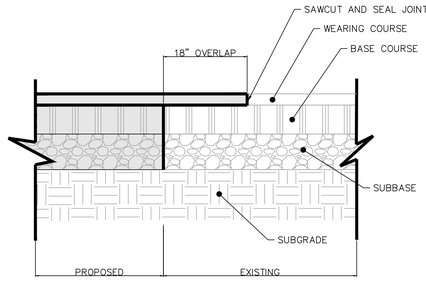
8 DETECTABLE WARNING SURFACE
NOT TO SCALE



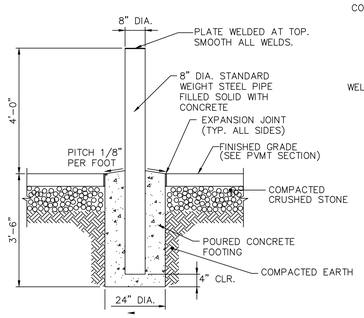
NOTES

1. PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT STANDARDS AND SPECIFICATIONS.
2. MILLINGS MUST BE IN CONTACT WITH PAVEMENT SUBBASE MATERIAL AND CANNOT BE USED AS GENERAL FILL.
3. PROVIDE GRAY-COLORED TEXTURED CONCRETE PAVEMENT AT EXECUTIVE ENTRANCE DRIVE. TEXTURE AND COLOR TO BE SUBMITTED TO OWNER FOR APPROVAL.

9 RIGID CONCRETE PAVEMENT
NOT TO SCALE

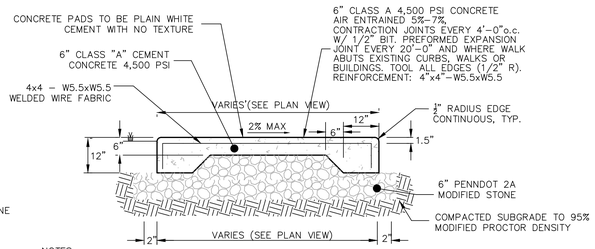


10 PROPOSED PAVEMENT TO EXISTING PAVEMENT DETAIL
NOT TO SCALE



NOTE:
BOLLARD TO BE PAINTED, COLOR TO BE COORDINATED WITH ARCHITECT.

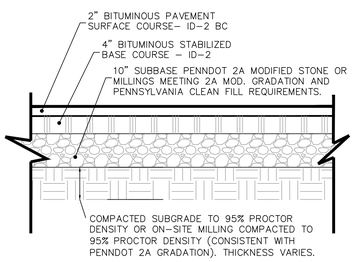
11 STRUCTURAL BOLLARD DETAIL
NOT TO SCALE



NOTES

1. PROVIDE 1/2" EXPANSION JOINTS AT 20' CENTER TO CENTER. (MAX) PROVIDE TRANSVERSE CONTROL SCORE JOINTS AT 4' CENTER TO CENTER. (MAX)
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI AND WITH 5-7% AIR-ENTRAINMENT.
3. 2.0% MAX CROSS SLOPE PERMITTED PER TOWNSHIP AND ADA. RECOMMENDED MAX CROSS-SLOPE OF 1.5% TO ALLOW FOR CONSTRUCTION TOLERANCE.
4. PROVIDE EXPANSION JOINT AT BUILDING PER LOCAL BUILDING CODE REQUIREMENTS AND ARCHITECTURAL PLANS.

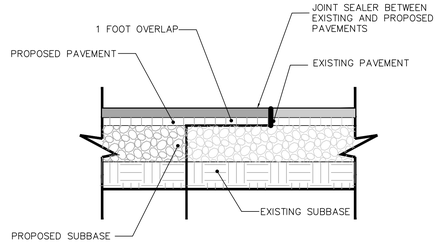
12 CONCRETE EGRESS PAD DETAIL
NOT TO SCALE



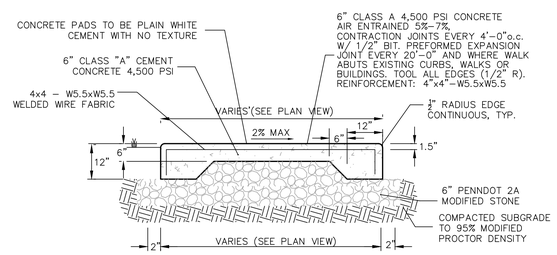
NOTES

1. PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT STANDARDS AND SPECIFICATIONS.
2. MILLINGS MUST BE IN CONTACT WITH PAVEMENT SUBBASE MATERIAL AND CANNOT BE USED AS GENERAL FILL.
3. PATTERN AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT

13 HEAVY-DUTY ASPHALT PAVING
NOT TO SCALE



14 SAWCUT AND SEAL
NOT TO SCALE



NOTES

1. PROVIDE 1/2" EXPANSION JOINTS AT 20' CENTER TO CENTER. (MAX) PROVIDE TRANSVERSE CONTROL SCORE JOINTS AT 4' CENTER TO CENTER. (MAX)
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI AND WITH 5-7% AIR-ENTRAINMENT.
3. 2.0% MAX CROSS SLOPE PERMITTED PER TOWNSHIP AND ADA. RECOMMENDED MAX CROSS-SLOPE OF 1.5% TO ALLOW FOR CONSTRUCTION TOLERANCE.
4. PROVIDE EXPANSION JOINT AT BUILDING PER LOCAL BUILDING CODE REQUIREMENTS AND ARCHITECTURAL PLANS.

15 CONCRETE EGRESS PAD DETAIL
NOT TO SCALE

GENERAL NOTES

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
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Tel 404.507.1000
Fax 404.507.1001

LANGAN

Langan Engineering and Environmental Services, Inc.

1818 Market Street,
Suite 3300
Philadelphia, PA 19103
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Tel 215.845.8900
Fax 215.845.8901

△ Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

CONSTRUCTION DETAILS

Scale

NOT TO SCALE

CS501

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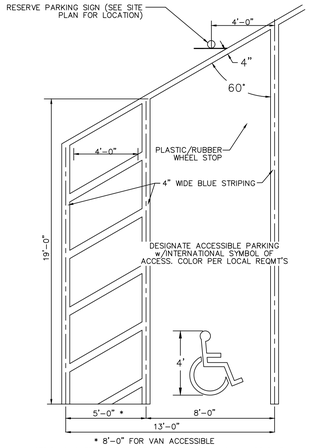
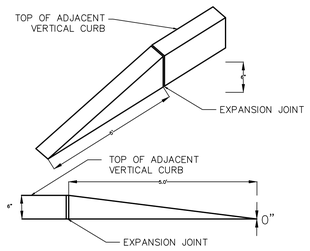
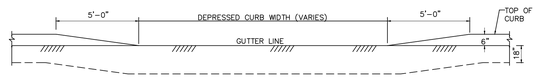


* 8'-0" FOR VAN ACCESSIBLE

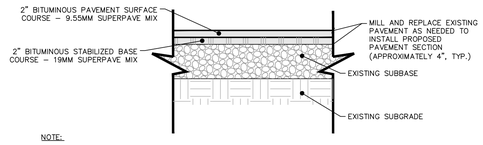
STRIPING IS EPOXY. PROVIDE THERMOPLASTIC AS AN ADD/ALT.

1 60° ANGLED ACCESSIBLE PARKING STALL
NOT TO SCALE





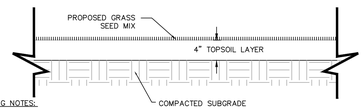
2 5' CURB TAPER
NOT TO SCALE



NOTE:

1. THE CONTRACTOR SHALL TAKE CARE TO LIMIT THE MILLING DEPTH TO INCLUDE ONLY THE EXISTING ASPHALT PAVEMENT AND UNDERLYING STONE SUBBASE MATERIAL, AND SHALL AVOID MIXING THE NATIVE SOIL SUBGRADE INTO THE MILLED ASPHALT/SUBBASE STONE MIX. IF THE NATIVE CLAYEY SUBGRADE SOILS ARE MIXED INTO THE MILLED ASPHALT/STONE SUBBASE, THE MILLED MATERIAL WILL BE UNSUITABLE FOR RE–USE AS THE SUBBASE COURSE OF THE NEW PAVEMENT SECTION.
2. THE GRADATION OF THE MILLED ASPHALT/SUBBASE STONE SHALL BE IN COMPLIANCE WITH THAT OF PENNDOT 2A AGGREGATE, AND SHALL BE TESTED BY A THIRD–PARTY ENTITY FOR CONFIRMATION. A MINIMUM OF THREE REPRESENTATIVE SAMPLES OF THE STOCKPILED MILLED ASPHALT/STONE SUBBASE SHALL BE COLLECTED AND TESTED FOR GRADATION AND MOISTURE CONTENT, AND A MINIMUM OF ONE SAMPLE SHALL BE TESTED FOR MOISTURE–DENSITY RELATIONSHIP BY MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
3. PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT STANDARDS.

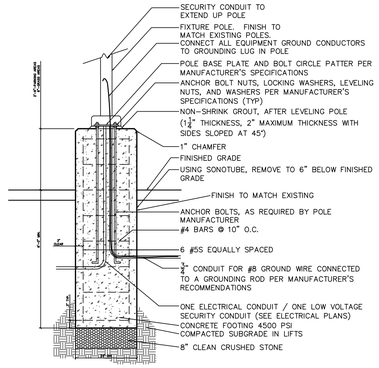
3 PAVEMENT MILL AND OVERLAY
NOT TO SCALE

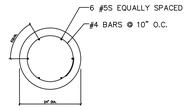


SEEDING NOTES:

1. AFTER COMPLETION OF PROJECT ALL EXPOSED GROUND SURFACE WITHIN THE CONTRACT LIMIT THAT ARE NOT PAVED ARE TO BE BACKFILLED WITH TOPSOIL AS DESCRIBED BELOW, AND PERMANENTLY STABILIZED BY SEEDING WITH THE FOLLOWING DROUGHT TOLERANT SEED MIXTURE AT THE RATE OF 300 LBS PER ACRE:
   40% FRONTIER PERENNIAL RYEGRASS
   25% BLACK MAGIC TALL FESCUE
   25% DAKOTA TALL FESCUE
   10% DEEPBLUE KENTUCKY BLUEGRASS
2. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS BEDS SHALL BE EXCAVATED TO MINIMUM DEPTH OF 12" AND BACKFILLED WITH TOPSOIL.
3. SCARIFY ALL COMPACTED SUBGRADES BEFORE ADDING TOPSOIL. TOPSOIL SHOULD NOT BE INSTALLED IN FROZEN OR MUDDY CONDITION AND CARE SHOULD BE EXERCISED TO AVOID EXCESSIVE COMPACTION.
4. SEED SITE IMMEDIATELY AFTER INSTALLING TOLSOIL. SEEDING SHALL TAKE PLACE BETWEEN APRIL 1 – JUNE 1 OR FROM AUGUST 15 – OCTOBER 30.
5. CONTRACTOR SHALL APPLY MULCH AND EROSION PROTECTION IN THE FORM OF TACKIFIER OR EROSION GEO–TEXTILE AS REQUIRED FOR SLOPE AND SITE CONDITIONS TO PREVENT EROSION AND WASH OUTS DURING THE ESTABLISHMENT PERIOD.
6. CONTRACTOR SHALL WATER THE SEEDED AREAS AS REQUIRED TO INSURE PROPER GERMINATION OF SEEDED AREAS.

4 TOP SOIL AND SEED DETAIL
NOT TO SCALE

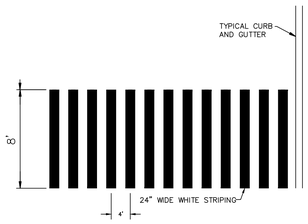




NOTES:

1. SEE LIGHTING PLAN FOR INDIVIDUAL LIGHT FIXTURE AND POLE TYPE LOCATION AND ORIENTATION.
2. VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING IS NOT PERMITTED. THE CONTRACTOR SHALL SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.
3. THE CONTRACTOR SHALL REMOVE WATER PRESENT IN HOLE PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO THE POLE AND FIXTURE INSTALLATION WITH THE MANUFACTURER. THE ENGINEER AND/OR OWNER TO BE NOTIFIED OF ANY DISCREPANCIES.
5. INSTALLATION OF POLE FOOTING IN CONCRETE PAVING REQUIRES ½" EXPANSION JOINT FILLER SEALED WITH JOINT SEALANT.
6. BURIAL DEPTH IS BASED UPON THE DESIGN OF THE EXISTING LIGHT POLES. IF DEMOLITION OF THE EXISTING LIGHTS REVEALS A VARYING CONDITION, THE MORE STRINGENT SHALL APPLY.

5 LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



NOTES:

1. MARKINGS FOR STREET SHALL BE ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 38 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.
3. STRIPING IS EPOXY. PROVIDE THERMOPLASTIC AS AN ADD/ALT.

6 CROSSWALK PAVEMENT MARKING
NOT TO SCALE

GENERAL NOTES

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States

Tel 404.507.1000
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Tel 215.845.8900
Fax 215.845.8901

Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER J. HAGER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

CONSTRUCTION DETAILS

Scale

NOT TO SCALE

CS502

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MAP SYMBOL	DESCRIPTION	LIMITATIONS: SUBDIVISION STREETS & PARKING	LIMITATIONS: BUILDINGS WITHOUT BASEMENT	LIMITATIONS: LAWNS & LANDSCAPING	SUITABILITY AS SOURCE OF: TOPSOIL	SUITABILITY AS SOURCE OF: ROAD FILL	ENGINEERING CHARACTERISTICS: HYDRO. SOIL GROUP	ENGINEERING CHARACTERISTICS: DWT*	ENGINEERING CHARACTERISTICS: DEPTH TO BEDROCK	CONSTRUCTION TECHNIQUES / SPECIAL CONSIDERATIONS
UfuB	Urban land, dissected complex, 0–8% slopes	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	> 6'–7"	6'–7"	• If groundwater is intercepted during excavation, the contractor will pump the water through a sediment filter bag and backfill with a clean stone material. • If bedrock is encountered, the contractor will remove rock as necessary and backfill with a clean material.
Ub	Udorthents, loamy	Very limited	Somewhat limited	Somewhat limited	Fair	Poor	D	1'–9"	> 6'–7"	
LkB	Lawrenceville Silt Loam, 3–8% slopes	Somewhat limited	Somewhat limited	Somewhat limited	Fair	Fair	C	2'–3"	2'–1"	
DdA	Doylestown Silt Loam, 0–3% slopes	Very limited	Very limited	Very limited	Poor	Poor	D	3"	1'–10"	
UsB	Urban land–Lawrenceville complex, 0–8% slopes	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	> 6'–7"	4'–6"	
UmB	Urban land–Doylestown complex, 0–8% slopes	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	> 6'–7"	4'–6"	
ChB	Chalfont Silt Loam, 3–8% slopes	Very limited	Very limited	Somewhat limited	Poor	Poor	C	12"	1'–9"	

NOTES:

* DWT - DEPTH TO WATER TABLE

SOILS MAP AND INFORMATION SHOWN ON THIS PLAN ARE BASED ON THE SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA AS PER THE WEB SOIL SURVEY ADMINISTERED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 287 (AS AMENDED) AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1–800–242–1776
SERIAL NO. 20101102688

AQUA PENNSYLVANIA INC.
762 W LANCASTER AVE
BRYN MAWR, PA. 19010
(610) 562–1402

AT&T LOCAL SERVICES
2315 SALEM RD A10
CONYERS, GA. 30013
(770) 929–4584

PECO ENERGY c/o STS LLC
1004 W 8TH AVE
KING OF PRUSSIA, PA 19406

BENSALEM TOWNSHIP
3800 HULMEVILLE RD
BENSALEM, PA 19020
(215) 633–3733

VERIZON PENNSYLVANIA
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 351–8947

COMCAST CABLE
COMMUNICATIONS INC.
55 INDUSTRIAL DR
IVYLAND, PA. 18974
(215) 918–3137

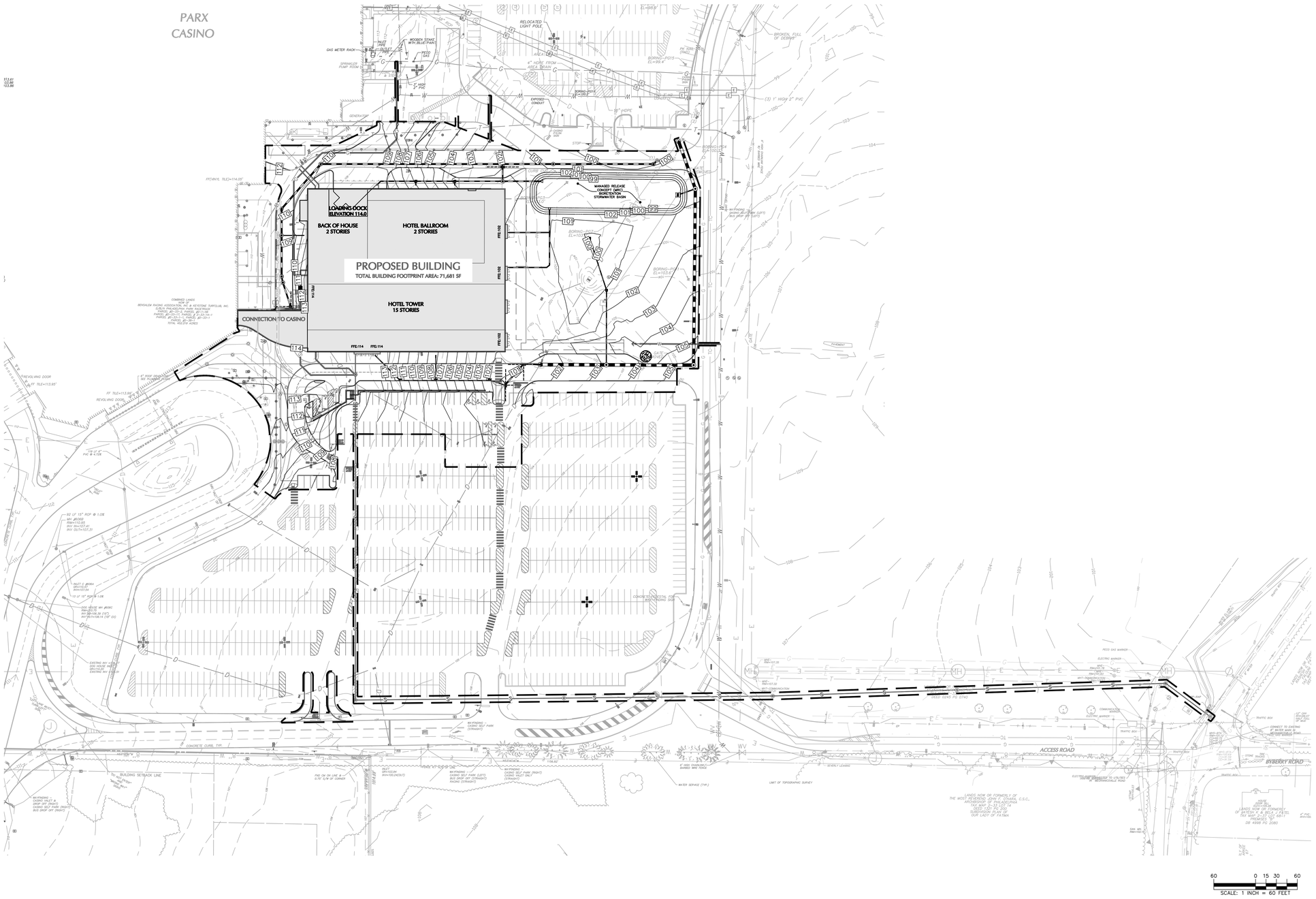
BUCKS COUNTY WATER AND SEWER AUTHORITY
1275 ALMSHOUSE RD
WARRINGTON, PA 18976
(800) 222–2068

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
CALL BEFORE YOU DIG

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE
UNDERGROUND UTILITIES
" IT'S THE LAW "

BMP INSPECTION SCHEDULE

Maintenance Evaluation	Action(s) Required if Answer "Yes"
Is there a buildup of sediment (in excess of two feet), trash, debris or any other pollution inside catch basins/inlets? (Yes/No) **Perform at least once a year as well as after a 2-year or larger storm**	Remove sediment and evaluate on-site upstream systems. Dispose debris in accordance with local, county, state and federal requirements. Document the time required to accumulate two feet of buildup.
Is there excessive standing water inside catch basins/inlets? (Yes/No) **Perform at least once a year as well as after a 2-year or larger storm**	Evaluate downstream systems for clogging or trash sediment buildup. If the system downstream is not clogged and if there answer to question 2 is no, then the cause for excessive water could be infiltration of groundwater. Check no ruptures in the system are causing the infiltration. If not, no other action is required.
Is there any structural failure? (Yes/No) **Perform once a year.**	Consult engineer to determine safety and/or stability of the system.
Are there visible signs of cracking, subsidence, erosion or deterioration of any of the storm conveyance systems? (Yes/No) **Perform once a year.**	Consult engineer to determine safety and/or stability of the system.
Are there any root intrusions or any other vegetation within catch basins? (Yes/No) **Perform once a year.**	Remove roots and dispose vegetation in accordance with local, county, state and federal requirements.
Are ladder rungs in catch basins or manholes damaged, missing or misaligned? (Yes/No) **Perform once a year.**	Repair or replace.
Are grates or covers missing, damaged or only partially in place at any catch basin or manhole? (Yes/No) **Perform once a year.**	Repair or replace.
Does the existing maintenance program need to be amended to provide a more effective maintenance program? (Yes/No) Perform once a year.	Address suggested changes to the responsible party for the stormwater maintenance facility.



GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

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Date	Description
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Seal / Signature

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. HAGER

CHRISTOPHER J. HAGER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

Scale

1" = 60'

SW100

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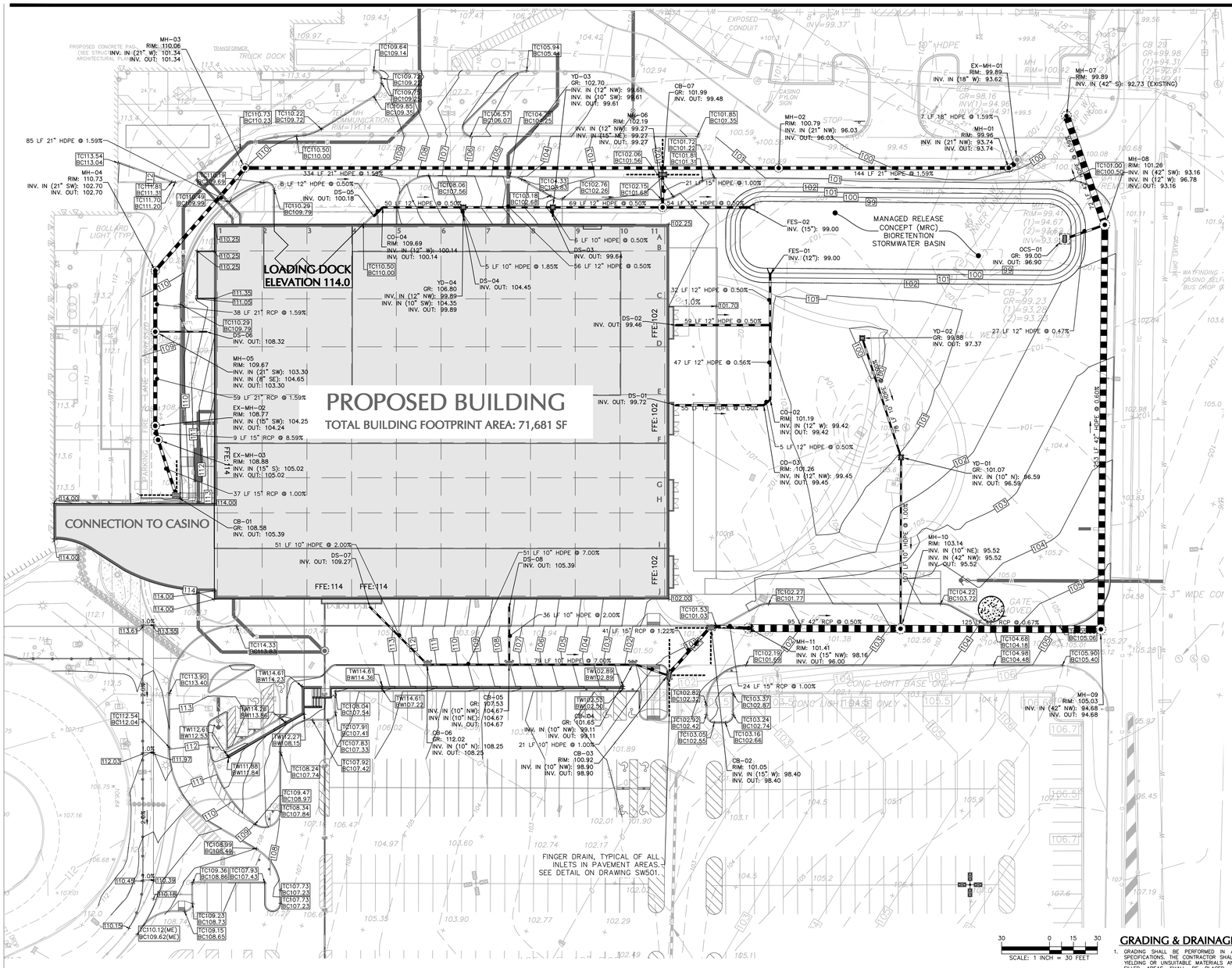
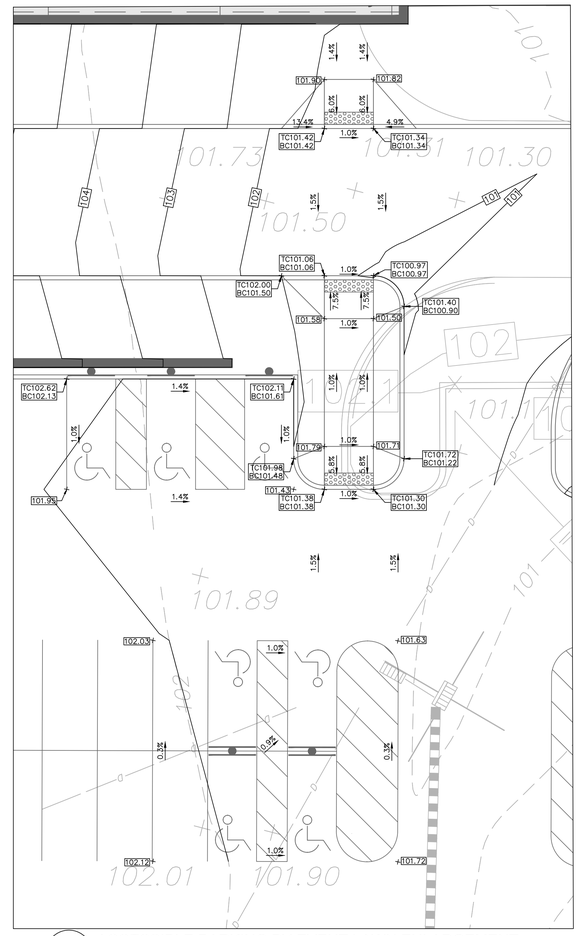


1 ACCESSIBLE PARKING BY ENTRANCE ENLARGEMENT
SCALE: 1" = 10'



2 ACCESSIBLE PARKING BY EVENT LAWN ENLARGEMENT
SCALE: 1" = 10'

SCALE: 1 INCH = 10 FEET

SCALE: 1 INCH = 30 FEET

SCALE: 1 INCH = 10 FEET

LEGEND

- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- PROPOSED STORM INLET
- PROPOSED YARD DRAIN

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

EXISTING UTILITIES AND RELOCATION NOTE:
ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR SHALL NOT RELY ON THE SURVEY PLAN OR PARX FOR THE LOCATIONS OF ALL EXISTING UTILITIES. CONTRACTOR MUST LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT AREA USING GROUND PENETRATING RADAR AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. RELOCATION OF ANY SAID UTILITIES SHALL BE OBSERVED BY A THIRD PARTY ENGINEER WHO WILL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY PARX. UTILITIES MUST BE EXCAVATED AND EXPOSED WITH CAUTION TO AVOID ANY DAMAGE OR SERVICE INTERRUPTION. A SURVEY PLAN SHOWING THE EXISTING UTILITY LOCATIONS AND PROPOSED RELOCATION ROUTE, MATERIALS AND METHOD MUST BE PREPARED BY THE CONTRACTOR AND APPROVED BY PARX PRIOR TO CONSTRUCTION.

SIDEWALKS AND ADA ACCESSIBLE ROUTES SHALL HAVE A 2% MAXIMUM CROSS SLOPE (1.5% IS RECOMMENDED FOR CONSTRUCTION TOLERANCES) AND A 5% RUNNING SLOPE (4.5% IS RECOMMENDED FOR CONSTRUCTION TOLERANCES) IN ACCORDANCE WITH ADA/BARRIER FREE STANDARDS FOR ACCESSIBLE DESIGN. ALL ADA PARKING AND LOADING AREAS SHALL HAVE A 2% MAXIMUM SLOPE (1.5% IS RECOMMENDED FOR CONSTRUCTION TOLERANCES) IN ALL DIRECTIONS.

TEMPORARY RISERS, RINGS, CASTINGS, ETC. AND RAISING OR LOWERING OF RIMS AND GRATES MAY BE REQUIRED FOR UTILITY STRUCTURES TO ENABLE A PHASED CONSTRUCTION. CONTRACTOR IS REQUIRED TO COORDINATE AND CONSTRUCT AS NECESSARY.

GRADING & DRAINAGE PLAN NOTES

1. GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE GRADING & DRAINAGE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE PLACED AND COMPACTED ACCORDING TO PROJECT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED IN PENNSYLVANIA, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS PROVIDED BY THE ROCKWELL GROUP.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. CONTRACTOR TO ENSURE 0.5% MIN. SLOPE AGAINST ALL CURBS, ISLANDS AND GUTTERS; AND 1% MIN. ON ASPHALT TO PREVENT PONDING.
4. LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION OF STORM DRAINAGE SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP-GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED, BY TEST PIT, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY SIX INCHES ABOVE ADJACENT ASPHALT GRADE. FIELD GRADE TO CREATE A MINIMUM OF 0.50% GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION. PROPOSED SPOT GRADES PROVIDED ALONG PROPOSED CURBS ARE THE ELEVATIONS AT THE BOTTOM OF CURB.
6. IN CASE OF DISCREPANCIES BETWEEN GRADING AND DRAINAGE PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE "ONE-CALL" SYSTEM 72-HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
8. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR METHOD.
9. CONTRACTOR TO CONFIRM THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF UTILITIES BEING CROSSED OR CONNECTED INTO PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES OR CLEARANCE ISSUES PRIOR TO PROCEEDING WITH CONSTRUCTION.
10. ROOF DRAINS SHALL CONNECT TO THE STORMWATER SEWER SYSTEM. CONTRACTOR SHALL VERIFY CONNECTION LOCATIONS AND SIZES ACCORDING TO ARCHITECTURAL AND MECHANICAL & PLUMBING PLANS.
11. WHERE APPLICABLE, STORMWATER PIPING UNDER PROPOSED BUILDINGS WILL BE DUCTILE IRON PIPE (DIP) @ 1% MIN. SLOPE UNLESS OTHERWISE NOTED.
12. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2%.
13. CLEANOUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
14. ALL INLET GRATES SHALL BE BICYCLE SAFE GRATES UNLESS SPECIFIED OTHERWISE.
15. CONTRACTOR TO COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL, ADA REGULATIONS.
16. PROPOSED CONCRETE CURBING WHICH CROSSES ANY EXISTING AND/OR PROPOSED UTILITY SHALL HAVE JOINTS PLACED EQUIDISTANT FROM THE UTILITY LINE SO THAT ONE SECTION OF CURB WILL BE REMOVED IF MAINTENANCE IS REQUIRED.
17. UTILITY CROSSINGS WITH SANITARY SEWERS SHALL HAVE 18 INCHES OF VERTICAL CLEARANCE OR CONCRETE ENCASEMENT (INCLUDING LATERALS AND WATER SERVICE).
18. TYPICAL PIPE MATERIAL ABBREVIATIONS:
    HDPE = HIGH DENSITY POLYETHYLENE PIPE
    RCP = REINFORCED CONCRETE PIPE
    PVC = POLYVINYL CHLORIDE PIPE
    DIP = DUCTILE IRON PIPE
19. THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND INCREASE THE BOX SIZE, MANHOLE SIZE, ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
20. SEE DETAIL DRAWINGS FOR ALL PROPOSED STRUCTURE DETAILS.
21. COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA IS GIVEN ELSEWHERE:

FILL AREA	PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY
BUILDING FOOTPRINT	95%
PAVEMENT AND ROADWAYS	95%
SIDEWALKS	95%
LANDSCAPE AREAS	92%
TRENCH BACKFILL	SAME AS SURROUNDING AREA

22. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
23. REMOVE AREAS OF SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE REPLACE WITH MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ONSITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE FIRM AND UNYIELDING, AND TRUE TO GRADE AND CROSS SECTION.
24. TYPICALLY FOR CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL HAVE A MINIMUM OF 4,000 PSI 28-DAY STRENGTH. FOR PROPOSED CONCRETE CURBS, PARX REQUIRES THE USE OF CONCRETE WITH A MINIMUM OF 6,000 PSI 28-DAY STRENGTH.
25. STORM PIPE SHALL BE CONSTRUCTED WITH WATER-TIGHT JOINTS. STORM DRAINAGE MANHOLES SHALL BE WATER-TIGHT.
26. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR YARD DRAINS/DRAIN INLETS, MANHOLES, CONNECTIONS, AND OUTLET STRUCTURES.
27. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR ALL STORM INLETS, MANHOLES, AND OTHER STORM AND SANITARY STRUCTURES. STANDARD PENNDOT INLET BOXES ARE PROPOSED UNLESS SPECIFIED OTHERWISE. GENERALLY ALL INLET BOXES CONNECTED TO A 30-INCH STORM PIPE SHALL BE A TYPE-1 PENNDOT INLET BOX.
28. STRUCTURES SHOWN ON THE GRADING AND DRAINAGE DRAWINGS INCLUDE, BUT ARE NOT LIMITED TO: DRAINAGE STRUCTURES (INLETS, CATCH BASINS AND MANHOLES), SANITARY MANHOLES, METER PITS AND UNDERGROUND VAULTS ARE NOT STRUCTURALLY DESIGNED. THE DETAILS PROVIDE TYPICAL DIMENSIONS, LOCATIONS OF PIPE PENETRATIONS, PIPE INVERTS AND GROUND ELEVATIONS AT THE STRUCTURE RIM OR GRATE ONLY. THE STRUCTURAL DESIGN INCLUDING WALL AND SLAB THICKNESS AS WELL AS REINFORCING SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER TO MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND HS-20 OR HS-25 LOADING REQUIREMENTS WHEN POSITIONED IN TRAVELWAYS.
29. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND REINFORCING), WHERE THE UNIT IS WITHIN THE TRAVELWAY, SHALL BE BY PRECASTER AND SHALL MEET STATE DEPARTMENT OR TRANSPORTATION STANDARDS AND SUPPORT HS-20 OR HS-25 LOADING AS REQUIRED.
30. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING UTILITY AND STORMWATER STRUCTURES (I.E. INLETS, MANHOLES, VAULTS, ETC) AND CONFIRMING PROPOSED CONNECTIONS ARE POSSIBLE PRIOR TO WORK. CONTRACTOR SHALL REPLACE EXISTING STRUCTURE IN-KIND IF STRUCTURE IS FOUND TO BE IN POOR CONDITION OR NOT LARGE ENOUGH TO RECEIVE PROPOSED CONNECTION.
31. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS FROM EXISTING ON-SITE STORMWATER FACILITIES PRIOR TO WORK.
32. SURFACE-GRADE AND BELOW-GRADE SITE ELEMENTS, UTILITY STRUCTURES AND FACILITIES (I.E. CATCH BASINS, DRAINS, CLEANOUTS, PIPE, MANHOLES, VALVE BOXES, PULL BOXES, GREASE TRAPS, LIDS, COVERS, DRAIN GRATES, ETC.) SHALL BE RATED FOR H-20 LOADING UNLESS OTHERWISE SPECIFIED IN PROJECT DOCUMENTS.
33. EXISTING SITE AND UTILITY INFRASTRUCTURE SHALL BE RESET TO MATCH PROPOSED GRADES, INCLUDING BUT NOT LIMITED TO CATCH BASINS, DRAINS, CLEANOUTS, PIPE, MANHOLES, VALVE BOXES, PULL BOXES, GREASE TRAPS, LIDS, COVERS AND DRAIN GRATES.

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Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

GRADING AND DRAINAGE PLAN

Scale

AS NOTED

CG101

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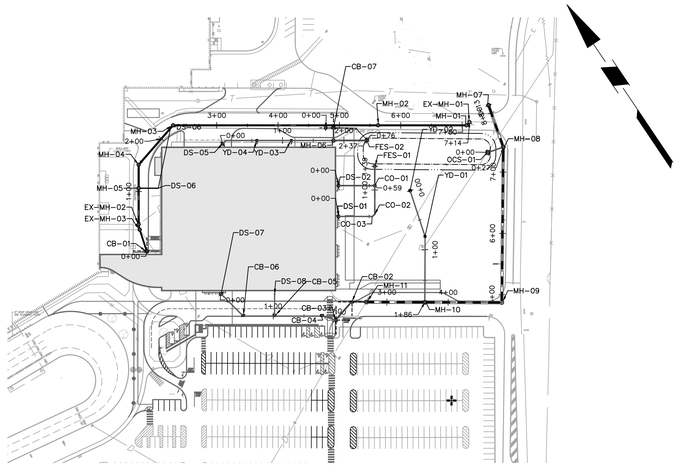
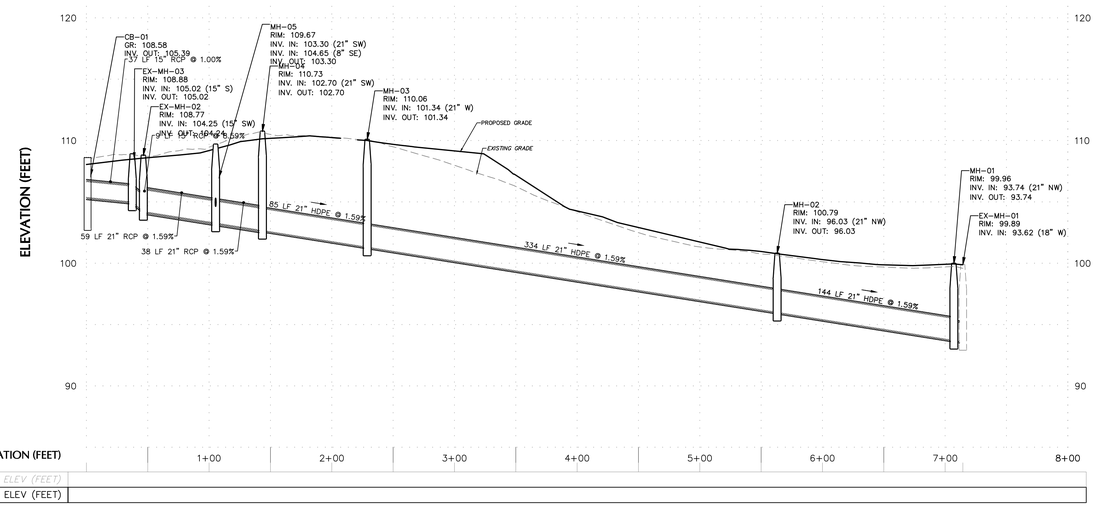
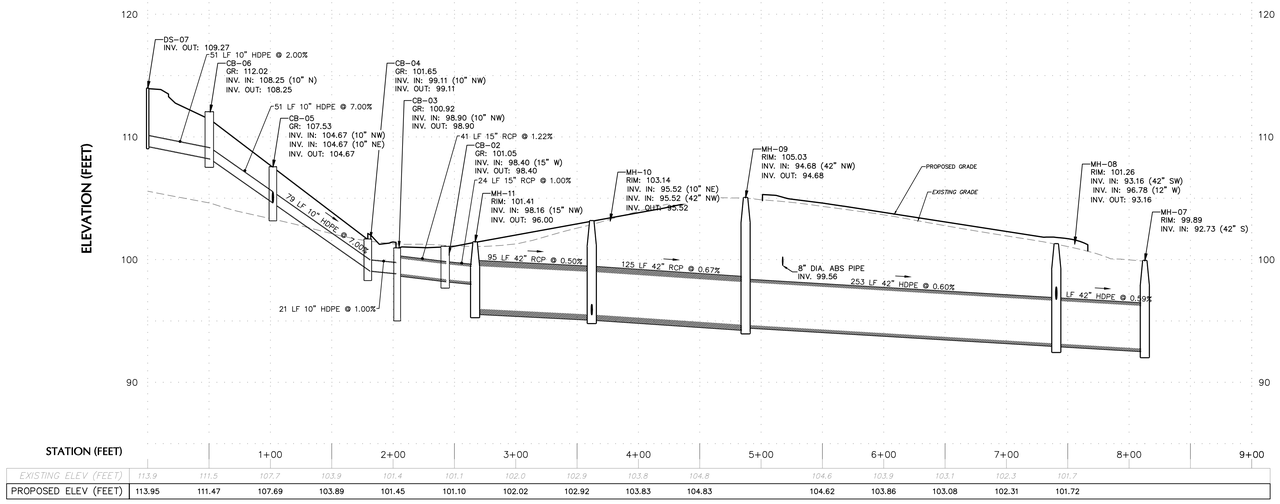


1 PLAN VIEW
1" = 100'



2 CB-01 TO EX-MH-01
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'



3 MH-09 TO MH-05
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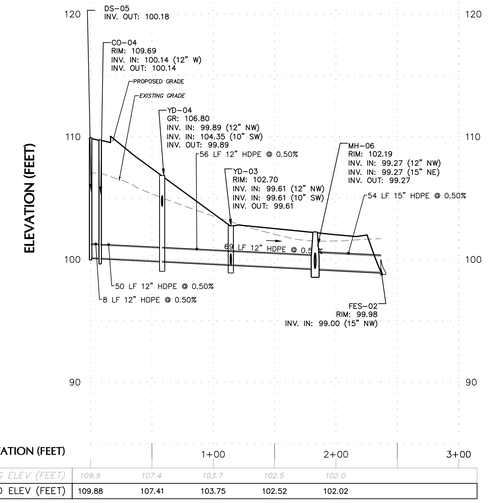
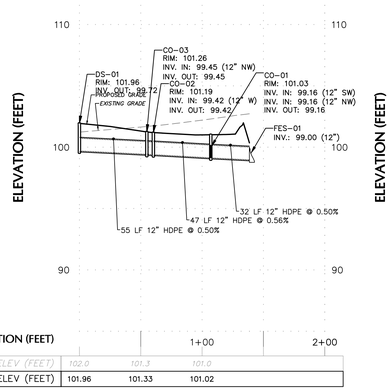
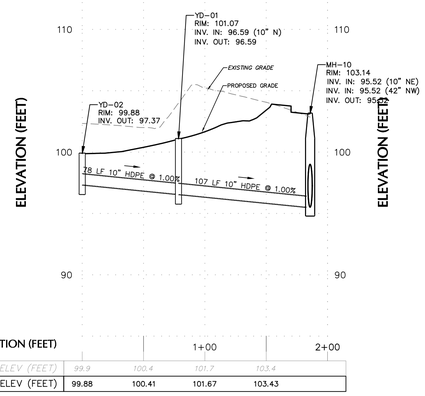


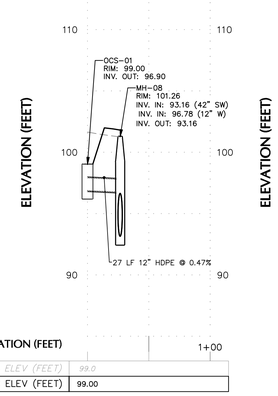
4 DS-04 TO FES-02
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'



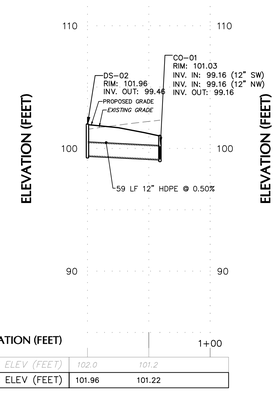
5 DS-01 TO FES-01
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'



6 YD-02 TO MH-10
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'



7 OCS-01 TO MH-08
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'



8 DS-02 TO CO-01
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'

GENERAL NOTES

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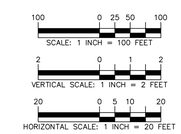
SHEET NOTES

KEY PLAN



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Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

STORM PROFILES

Scale

AS NOTED

CG201

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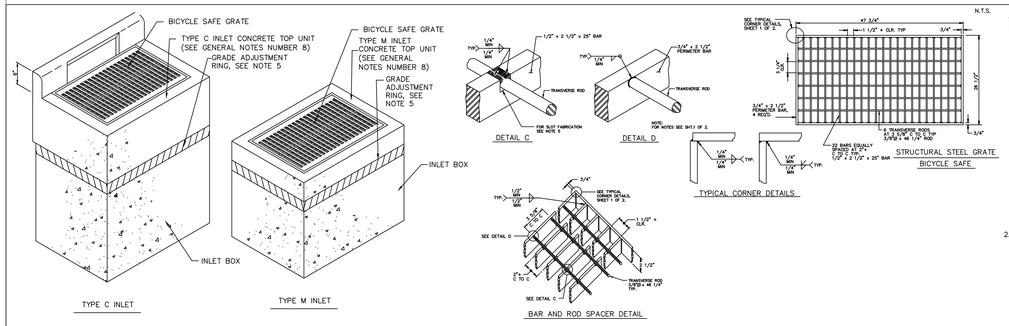


INLET NOTES:

1. CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PENNDOT SPECIFICATIONS:
   A. CONSTRUCT IN ACCORDANCE WITH PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HERE IN.
   B. MINIMUM CONCRETE CLASS:
      CAST - IN - PLACE — CLASS A
      PRECAST — CLASS AA
   C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH PUBLICATION 408, SECTION 709. PROVIDE MINIMUM YIELD STRENGTH OF 400 MPA (60,000 PSI).
   D. CLEAR COVER FOR STEEL:

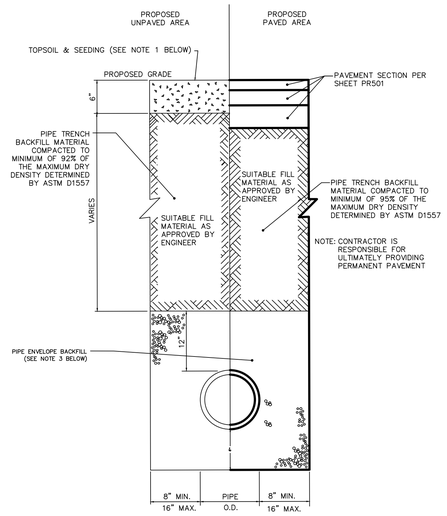
WALLS:	CAST-IN PLACE	50 (2")
	PRECAST	40 (1½")
FOOTINGS:	CAST-IN PLACE	60 (2½") TOP BARS
		80 (3") BOTTOM BARS
		50 (2") SIDE COVERS
	PRECAST	50 (2") TOP BARS
		40 (1½") BOTTOM BARS
		40 (1½") SIDE COVERS
SLABS:	CAST-IN PLACE	50 (2") TOP & BOTTOM BARS

2. THIS DETAIL DEPICTS THE VARIOUS COMPONENTS REQUIRED FOR COMPLETE INLET ASSEMBLIES. FOR INDIVIDUAL COMPONENTS AND OTHER SPECIAL DETAILS, SEE THE FOLLOWING PENNDOT STANDARD DETAIL SHEETS:
   SHEET 2 OF 10 FOR CONCRETE TOP UNITS.
   SHEET 3, 4 & 5 OF 10 FOR GRATES AND GRADE ADJUSTMENT RINGS.
   SHEET 6 OF 10 FOR FRAMES.
   SHEET 7 OF 10 FOR STANDARD INLET BOXES (CAST - IN - PLACE).
   SHEET 8 OF 10 FOR STANDARD INLET BOXES (PRECAST).
   SHEET 9 OF 10 FOR MODIFIED INLET BOXES (CAST - IN - PLACE AND PRECAST).
   SHEET 10 OF 10 FOR TYPE D - H INLET.
3. EACH TYPE OF INLET SHOWN IS SUITED FOR A PARTICULAR SITUATION AS FOLLOWS:
   TYPE C INLET IS DESIGNATED FOR INSTALLATION WITH NON– MOUNTABLE CURBS.
   TYPE M INLET IS DESIGNATED FOR INSTALLATION IN MEDIAN AREAS AND MOUNTABLE CURBS.
4. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY.
5. USE PRECAST CONCRETE OR STEEL GRADE ADJUSTMENT RINGS WHEN REQUIRED.
6. FOR WALL REINFORCEMENT, BOTH DIRECTIONS USE 250 (10") 2/M MIN EACH WAY, EACH FACE 152 (6") MAX. SPACING.
7. FOR FOOTING REINFORCEMENT, TOP AND BOTTOM, USE # 13 (#4) BARS AT 300 (12") CENTERS EACH WAY OR 420 (17") 2/M WWF 152 (6") MAX
8. PROVIDE WEEP HOLES ON INLET BOXES.
9. PIPES MAY BE CONNECTED TO DRAINAGE STRUCTURES (PRECAST INLETS, ETC.) WITH MORTAR OR WATERTIGHT RUBBER FLEXIBLE CONNECTORS.

GENERAL NOTES

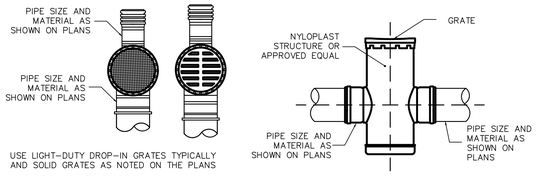
1. THESE DETAILS DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS SUBMIT SHOP DRAWING FOR APPROVAL.
2. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.
3. PROVIDE TRANSVERSE BARS MEETING THE REQUIREMENTS OF PUBLICATION 408. PROVIDE GRADE 345 (GRADE 50) STRUCTURAL STEEL FOR ALL PERIMETER AND BEARING BARS.
4. PROVIDE BICYCLE–SAFE, STRUCTURAL STEEL OR CAST IRON VANE GRATES FOR INSTALLATION WHERE BICYCLE TRAFFIC IS ANTICIPATED, SUCH AS CURBED ROADWAYS IN URBAN AREAS OR ROADWAYS SPECIFICALLY ESTABLISHED AND SIGNED AS BIKEWAYS OR HAVING BIKE LANES. ALTERNATE BICYCLE–SAFE GRATE DESIGNS REQUIRE A SHOP DRAWING SUBMISSION, AS SPECIFIED IN NOTE 1, AND MUST CONFORM TO THE DIMENSIONAL REQUIREMENTS FOR PROPER INSTALLATION WITH THE CURRENT CONCRETE TOP UNITS.
5. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR FA PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
6. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.
7. PROVIDE A 1" WIDE YELLOW PAINT STRIP LENGTHWISE ALONG THE TOP OF THE INLET GRATE AS A FIELD IDENTIFIER OF CONFORMANCE TO THESE DETAILS. FOR PERMANENT IDENTIFICATION PLACE TWO RAISED WELD BEADS, EACH TWO INCHES LONG, ON THE CENTER TOP OF ONE LONGITUDINAL PERIMETER BAR.
8. ALL "C" AND "M" TYPE STORM SEWER INLET TOP UNITS SHALL BE STAMPED WITH A FISH LOGO WITH THE WORDS, "DUMP NO WASTE–DRAINS TO WATERWAY."

1 STANDARD INLET NOTES AND DETAILS
NOT TO SCALE

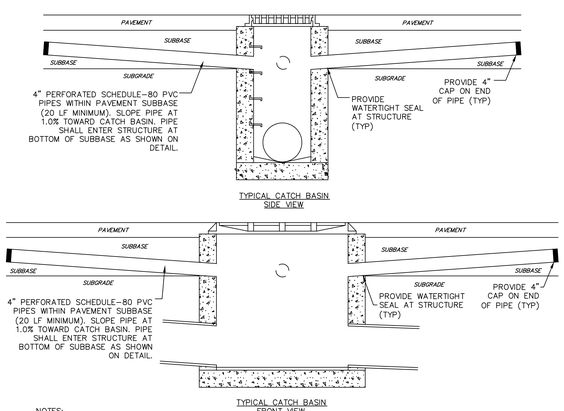


1. THE SEPARATOR FABRIC IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE NEED FOR A SEPARATOR FABRIC TO PREVENT SOIL PARTICLE MIGRATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER ONCE GRADATION DATA IS PROVIDED FOR ALL PROPOSED BACKFILL MATERIALS.
2. PIPE ENVELOPE BACKFILL MATERIAL SHALL CONSIST OF PENNDOT 2A DENSE GRADED AGGREGATE FOR DUCTILE IRON PIPES, AND PENNDOT 2B OR AASHTO 57 STONE OPEN–GRADED AGGREGATE FOR PVC PIPES. PIPE ENVELOPE BACKFILL SHALL BE PLACED IN 8–INCH LIFTS. DENSE GRADED AGGREGATE (2A) SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. OPEN–GRADED AGGREGATE SHALL BE NOMINALLY COMPACTED USING HAND–OPERATED COMPACTION EQUIPMENT. REINFORCED CONCRETE PIPE CAN BE BACKFILLED WITH SELECT BACKFILL (CLASS I OR II MATERIAL OR AS APPROVED BY GEOTECHNICAL ENGINEER.) PIPE TRENCH FOR VITRIFIED CLAY PIPING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. PIPE TRENCH FOR HDPE PIPING SHALL BE PER HDPE TRENCH DETAIL ON THIS DRAWING.

2 RCP TRENCH DETAIL
NOT TO SCALE



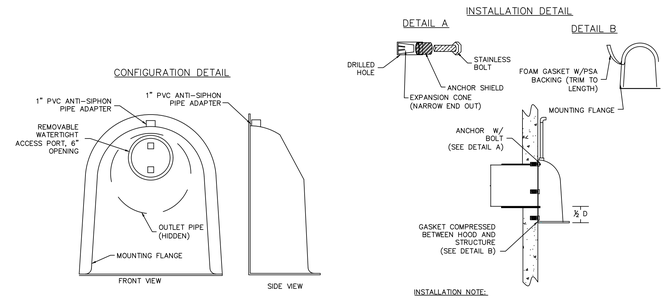
3 YARD DRAIN
NOT TO SCALE



NOTES:

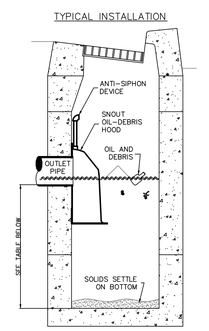
1) CATCH BASINS TO INCLUDE PERFORATED PVC PIPES (SCHD 80) INSTALLED ENTIRELY WITHIN THE PAVEMENT SUBBASE TO DRAIN PAVEMENT SUBBASE. PIPE SHALL BE A MINIMUM OF 20 LF AND SLOPE TOWARD THE CATCH BASIN AT 1.0%.

3 PAVEMENT "FINGER" DRAIN
NOT TO SCALE



INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".



OUTLET DIAMETER	SUMP DEPTH
< OR = 12"	36"
> 12"	2.5 TO 3 X DIAMETER

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC. OR PRE–APPROVED EQUAL
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434–0277, (860) 434–3195 FAX
   TOLL FREE: (800) 504–8008 OR (888) 354–7585
   WEB SITE: www.bmpinc.com
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI–SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI–SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL–RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI–SIPHON VENT PIPE AND ADAPTER
   C. OIL–RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS
10. THE CONTRACTOR IS SPECIFICALLY MADE AWARE THAT OIL/DEBRIS HOODS MAY REQUIRE OVERSIZED STRUCTURES AND/OR DEEPER STRUCTURES TO ACCOMMODATE DEVICES. EXISTING STRUCTURES IN WHICH DEVICES ARE PROPOSED MAY REQUIRE REPLACEMENT. IF UNDERSIZED, CONTRACTOR MUST INCLUDE REPLACEMENT OF EXISTING STRUCTURES RECEIVING SNOUT DEVICE IN BID AND VERIFY PRIOR TO INSTALLATION.
11. SNOUTS SHALL BE INSTALLED IN THE DRAINAGE STRUCTURES AS INDICATED ON DRAWING SW–101.

MAINTENANCE OF SNOUTS:

PERMANENT POST CONSTRUCTION BMP (SNOUTS) SHALL BE MAINTAINED AS PER FOLLOWING NOTES:

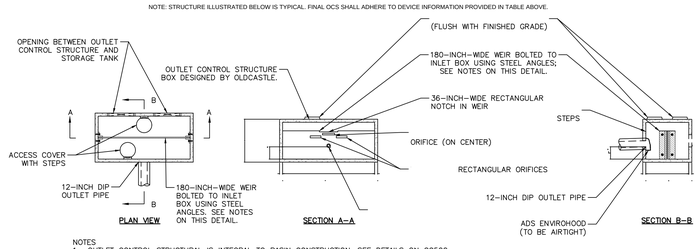
- MONTHLY MONITORING FOR THE FIRST YEAR OF A NEW INSTALLATION AFTER THE SITE HAS BEEN STABILIZED.
- MEASUREMENTS SHALL BE TAKEN AFTER EACH RAIN EVENT OF 0.5 INCH OR MORE, OR MONTHLY, AS DETERMINED BY LOCAL WEATHER CONDITIONS.
- CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE. THE POLLUTANTS COLLECTED IN SNOUT EQUIPPED STRUCTURES WILL CONSIST OF FLOATABLE DEBRIS AND OILS ON THE SURFACE OF THE CAPTURED WATER AND, GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.
- IT IS BEST TO SCHEDULE MAINTENANCE BASED ON THE SOLIDS COLLECTED IN THE SUMP; OPTIMALLY, THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IS HALF FULL.
- STRUCTURE SHOULD ALSO BE CLEANED IF A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE.
- MAINTENANCE SHALL BE DONE WITH A VACUUM TRUCK.
- ALL COLLECTED WASTES MUST BE HANDLED AND DISPOSED OFF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS.

AN ANNUAL INSPECTION OF THE ANTI–SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED TO MAINTAIN SNOUT HOODS. A SIMPLE FLUSHING OF THE VENT, OR GENTLE RODDING WITH A FLEXIBLE WIRE ARE SIMPLE ALTERNATIVES TO MAINTAIN THE ANTI–SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR WILL ENSURE A BETTER PERFORMANCE AND DURABILITY OF THE BMP.

4 WATER QUALITY INLET SNOUT (OR APPROVED EQUAL)
NOT TO SCALE

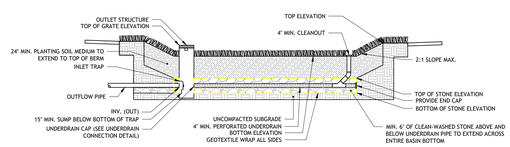
Device	Routing	Invert	Outlet Devices
#1	Secondary	101.00'	**20.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Device 5	100.00'	**12.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Device 5	99.10'	**18.0" W x 4.0" H Vert. 2-Year Orifice** C= 0.600 Limited to weir flow at low heads
#4	Device 5	97.00'	**0.7" Vert. 1.2"/2hr slow release** C= 0.600 Limited to weir flow at low heads
#5	Primary	97.00'	**12.0" Round 12" Oulet Pipe** L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 97.00' / 96.50' S= 0.0500 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

NOTE: STRUCTURE ILLUSTRATED BELOW IS TYPICAL. FINAL OCS SHALL ADHERE TO DEVICE INFORMATION PROVIDED IN TABLE ABOVE.



NOTES
1. OUTLET CONTROL STRUCTURAL IS INTEGRAL TO BASIN CONSTRUCTION, SEE DETAILS ON CG502.
2. WEIR PLATE TO BE ¼" THICK GALVANIZED STEEL. OTHER HARDWARE (ANGLES, BOLTS, WASHERS, ETC.) TO ALSO BE GALVANIZED STEEL.
3. PROVIDE WATERTIGHT SEAM ALONG SIDES AND BOTTOM OF WEIR (BOTH SIDES) BY CAULKING OR OTHER APPROVED METHOD.

6 OUTLET CONTROL STRUCTURE
NOT TO SCALE



Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
96.00	8,480	0.0	0	0
96.50	8,480	10.0	424	424
97.00	8,480	10.0	424	848
97.50	8,480	20.0	848	1,696
98.00	8,480	20.0	848	2,544
98.50	8,480	20.0	848	3,392
99.00	8,480	20.0	848	4,240
99.50	9,195	100.0	4,419	8,659
100.00	9,925	100.0	4,780	13,439
100.50	10,669	100.0	5,149	18,587
101.00	11,427	100.0	5,524	24,111
101.50	12,200	100.0	5,907	30,018
102.00	12,985	100.0	6,296	36,314

NOTES:

1. TEXTURE OF PLANTING SOIL SHOULD CONFORM TO THE CLASSIFICATION WITHIN THE USDA TRIANGLE FOR SANDY LOAM OR LOAMY SAND. PLANTING SOIL SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS REQUIRED TO MEET THE CLASSIFICATION. RANGES OF PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F-1632:

SAND	(0.05-2.0 mm)	50 - 85%
SILT	(0.002 TO 0.05 mm)	40% MAXIMUM
CLAY	(LESS THAN 0.002 mm)	10% MAXIMUM
GRAVEL	(2.0 TO 12.7 mm)	15% MAXIMUM

2. PLANTING SOIL SHOULD BE SCREENED AND FREE OF STONES LARGER THAN A HALF-INCH (½": 12.7 mm) IN ANY DIMENSION. NO MORE THAN TEN PERCENT (10%) OF THE SOIL VOLUME SHOULD BE COMPOSED OF SOIL PEDS GREATER THAN ONE INCH (1"):
3. CLODS, OR NATURAL CLUMPS OF SOILS, GREATER THAN THREE INCHES (3") IN ANY DIMENSION SHOULD BE ABSENT FROM THE PLANTING SOIL. SMALL CLODS RANGING FROM ONE TO THREE INCHES (1-3") AND PEDS, NATURAL SOIL CLUMPS UNDER ONE INCH (1") IN ANY DIMENSION, MAY BE PRESENT BUT SHOULD NOT MAKE UP MORE THAN TEN PERCENT (10%) OF THE SOIL BY VOLUME.
4. THE pH OF THE PLANTING SOIL SHOULD HAVE A RANGE OF 5.8-7.1.
5. SOLUBLE SALTS SHOULD BE LESS THAN 2.0 mmhos/cm (dS/m), TYPICALLY AS MEASURED BY 1:2 SOIL-WATER RATIO BASIC SOIL SALINITY TESTING. SODIC SOILS (EXCHANGEABLE SODIUM PERCENTAGE (ESP) GREATER THAN 15 AND/OR SODIUM ADSORPTION RATIO (SAR) GREATER THAN 13) SHALL NOT BE ACCEPTABLE FOR USE REGARDLESS OF AMENDMENT.
6. ORGANIC CONTENT OF PLANTING SOIL SHOULD HAVE A RANGE OF THREE TO FIFTEEN PERCENT (3-15%) BY WEIGHT AS DETERMINED BY LOSS ON IGNITION (ASTM D2974). TO ADJUST ORGANIC CONTENT, PLANTING SOIL MAY BE AMENDED, PRIOR TO PLACING AND FINAL GRADING, WITH THE ADDITION OF ORGANIC COMPOST.
7. ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH LOST TEST.
8. GEOTEXTILE SHALL CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

   GRAB TENSILE STRENGTH (ASTM-D4632) > OR = 120 LBS.
   MULLEN BURST STRENGTH (ASTM-D3786) > OR = 225 LBS.
   FLOW RATE (ASTM-D4491) > OR = 95 GAL./MIN./FT²
   UV RESISTANCE AFTER 500 HRS. (ASTM-D4355) > OR = 70%
   HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED

5 MODIFIED RELEASE BIORETENTION BASIN DETAIL
NOT TO SCALE

GENERAL NOTES

SHEET NOTES

KEY PLAN

PARX HOTEL
2999 STREET ROAD
BENSALEM, PA 19020

Gensler
999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

△ Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HAGER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name
Parx Hotel

Project Number
GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS

Scale
NOT TO SCALE

SW501

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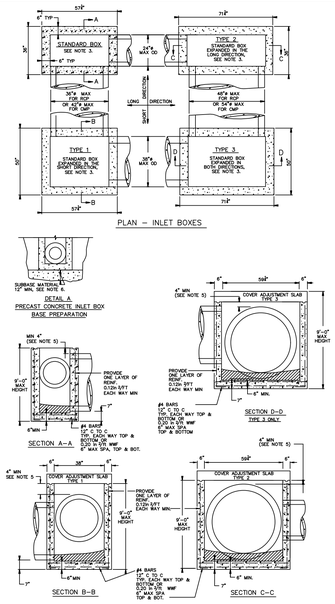


NOTES

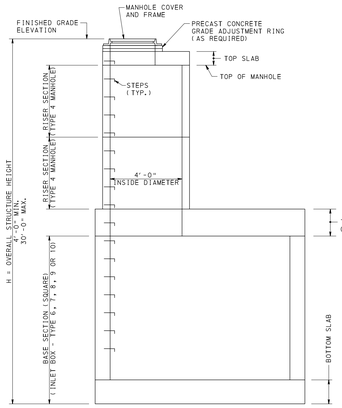
1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 714.
2. PERMIT ONLY PRECAST INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15.USE CLASS AA CEMENT CONC FOR PRECAST BOXES. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS, SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PROVIDE STANDARD INLET BOXES AND COVER ADJUSTMENT SLABS WITH A 24"x 48" OPENING TO ACCOMMODATE STANDARD TOP COMPONENTS.
4. FOR INLETS THAT DEVIATE FROM THE STANDARD SUBMIT SPECIAL DETAILS AND DESIGN FOR THE INLET WALLS AND BASE TO THE BUREAU OF CONSTRUCTION FOR REVIEW AND APPROVAL. CONSTRUCT INLETS THAT EXCEED 5' IN HEIGHT WITH STEPS SIMILAR TO MANHOLES (SEE RC-39M). FOR INLETS OTHER THAN AS SHOWN ON THE STANDARDS, PROVIDE REINFORCEMENT BASED ON PHL 93 (HS 25) LOADING AND IN ACCORDANCE WITH PUBLICATION 408.
5. LOCATE PIPE OR PIPES, AS INDICATED, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. WHEN PROJECT CONDITIONS REQUIRE, PIPE BLOCKOUTS TO BE FORMED WITHIN 4" FROM THE TOP OF THE INLET BOX. PROVIDE AN ADDITIONAL #3 REINFORCEMENT BAR LOCATED 1½" FROM THE TOP OF THE INLET BASE, FULL WIDTH ALONG THE INLET FACE. REMOVE ANY VISIBLE PORTION OF THE BAR, IF REQUIRED DURING INSTALLATION AND PRIOR TO JOINING THE PIPE TO THE INLET. IF REINFORCED CONCRETE PIPE IS USED, THE PIPE BLOCKOUT MAY BE FORMED "FLUSH" WITH THE INLET BASE. LIMIT PIPE BLOCKOUT OF WALL TO 1".
6. PLACE SUBBASE MATERIAL MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 350.2, IN LAYERS 4" THICK, COMPACTED TO A DENSITY SATISFACTORY TO THE ENGINEER AND INCIDENTAL TO THE INLET PAY ITEM.
7. FOR PIPE DIAMETERS LARGER THAN 48" RCP OR 54" CMP, USE A MODIFIED INLET BOX, SHEET 9.
8. PROVIDE CONSTRUCTION JOINTS AS REQUIRED FOR INLET BOXES THAT ARE NOT MONOLITHIC. SEE DETAILS A & B SHEET 7.
9. TAPERS MAY BE PROVIDED ON VERTICAL FACES OF PRECAST INLET BOX BASE UNITS TO FACILITATE FORM STRIPPING. TAPERS WILL RESULT IN INTERNAL BOTTOM DIMENSIONS THAT VARY TO A MAXIMUM OF 1".
10. PROVIDE SUITABLE LIFTING DEVICES FOR HANDLING AND INSTALLATION. GALVANIZE METAL DEVICES AS SPECIFIED IN PUB. 408 SECTION 1105. TAPERS MAY BE PROVIDED ON INSIDE VERTICAL FACES OF PRECAST INLET TOPS TO FACILITATE FORM STRIPPING. TAPERS WILL RESULT IN INTERNAL BOTTOM DIMENSIONS THAT VARY TO A MAXIMUM OF 1".

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

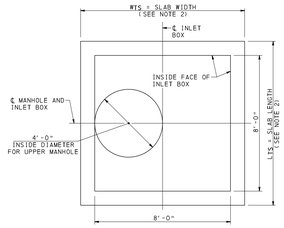
LEGEND

ADDITIONAL CONCRETE TO SHAPE THE BOTTOM

1 PENNDOT INLET BOXES
NOT TO SCALE



MANHOLE ASSEMBLY WITH SQUARE INLET BOX (BOTTOM) AND TYPE 4 MANHOLE (TOP)



TYPE 8 INLET BOX TO TYPE 4 MANHOLE

PIPE LOCATION AND PIPE OPENING NOTES:

1. LOCATE THE TOP OF PIPE AT LEAST 6" BELOW THE ROADWAY SUBGRADE ELEVATION. FOR ADDITIONAL INFORMATION REFER TO RC-30M. (SUBGRADE IS DEFINED AS THE BOTTOM OF THE PAVEMENT STRUCTURE.)
2. PROVIDE A MINIMUM DROP OF AT LEAST 2" BETWEEN THE INLET PIPE INVERT ELEVATION AND THE OUTLET PIPE INVERT ELEVATION, WHENEVER POSSIBLE.
3. PIPE OPENINGS:
   - WITHOUT FLEXIBLE CONNECTOR (GASKET):
     - PROVIDE OPENINGS AT LEAST 2" BUT NOT MORE THAN 4" LARGER THAN THE OUTSIDE DIAMETER OF THE SPECIFIED PIPE.
   - WITH FLEXIBLE CONNECTOR (GASKET):
     - PROVIDE PIPE OPENINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTOR'S MANUFACTURER.
4. LOCATE PIPE OPENINGS TO PROVIDE A MINIMUM OF 4" OF CONCRETE BETWEEN THE TOP OR BOTTOM OF A MANHOLE SECTION AND THE PIPE OPENING.
5. LOCATE PIPE OPENINGS A MINIMUM OF 1" ABOVE THE TOP OF THE BOTTOM SLAB. IF REINFORCED CONCRETE PIPE IS USED, THE PIPE OPENING MAY BE FORMED "FLUSH" WITH THE TOP OF THE BOTTOM SLAB.
6. WHEN PROJECT CONDITIONS REQUIRE THE PIPE OPENINGS TO BE LOCATED BETWEEN MANHOLE SECTIONS, PROVIDE AN ADDITIONAL #3 HORIZONTAL BAR. LOCATE BARS 1½" CLEAR FROM THE TOP OR BOTTOM OF THE SECTION. CUT BAR IN FIELD PRIOR TO INSTALLING PIPE. GASKETS ARE NOT PERMITTED WHEN THE OPENINGS ARE LOCATED BETWEEN MANHOLE SECTIONS.
7. LOCATE PIPE OPENINGS TO PROVIDE A MINIMUM OF 8" OF CONCRETE BETWEEN THE BOTTOM OF A TRANSITION SLAB AND THE TOP OF THE PIPE OPENING.
8. HORIZONTAL PIPE OPENINGS AT THE SAME DEPTH: LOCATE PIPE OPENINGS A MINIMUM OF 12" APART ALONG THE INSIDE FACE OF THE MANHOLE.
9. VERTICAL PIPE OPENINGS: LOCATE PIPE OPENINGS A MINIMUM OF 12" OR ONE HALF THE MAXIMUM PIPE OPENING APART.
10. LOCATE PIPE OPENINGS PER THE CONSTRUCTION DRAWINGS OR AS DIRECTED.
11. LOCATE PIPE OPENINGS WITHIN MANHOLE. DO NOT CUT THE TOP SLAB OR TRANSITION SLAB TO ACCOMMODATE PIPES.
12. TAPERED PIPE OPENINGS ARE PERMITTED.
13. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND PIPE OPENINGS AS INDICATED OR AS REQUIRED. ADDITIONAL REINFORCEMENT IS NOT REQUIRED IF THE PIPE OPENING IS 15" OR LESS. ADDITIONAL STEEL IS PERMITTED TO BE ADDED AROUND THE PIPE OPENING TO KEEP THE "HOLE FORM" IN PLACE DURING CONSTRUCTION OR FABRICATION.
14. PIPE OPENINGS ARE PERMITTED TO BE FORMED (PREFERRED) OR CORED. IF A CORED OPENING IS USED, OR REQUIRED, PLACE REINFORCEMENT AROUND PROPOSED OPENING AS INDICATED OR REQUIRED. DO NOT CUT REINFORCEMENT WHEN CORING HOLES, UNLESS THE OPENING IS 15" OR LESS.

TOP SLAB NOTES:

1. PROVIDE A TOP SLAB TO SUPPORT THE MANHOLE COVER AND FRAME UNLESS AN ECCENTRIC CONE IS USED.
2. PROVIDE A "TOP SLAB FOR INLET TOP" ONLY IF INDICATED ON THE CONTRACT DRAWINGS OR IF DIRECTED.

SQUARE TRANSITION SLAB NOTES:

1. THE CONTRACTOR/FABRICATOR MAY SUBSTITUTE THE LOWER MANHOLE SECTION WITH A TYPE 6, 7, 8, 9, OR 10 SQUARE INLET BOX AND PROVIDE A SQUARE TRANSITION SLAB ALONG WITH A TYPE 4 MANHOLE FOR THE UPPER SECTION OR A ECCENTRIC CONE IF ACCEPTED BY THE ENGINEER.

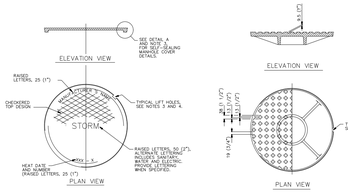
   THE LOWER INLET BOX MUST ACCOMMODATE THE PIPE ORIENTATIONS SHOWN ON THE CONSTRUCTION DRAWINGS AND BE PROPERLY SIZED FOR THE REQUIRED PIPE OPENINGS.

   THE LOWER INLET BOX MUST BE SQUARE USING THE BASE DIMENSIONS OF THE INLET BOX. REFER TO RC-46M FOR INLET BOX REQUIREMENTS.
2. THE DESIGNER IS NOT RESPONSIBLE TO SPECIFY A TRANSITION SLAB. THE DESIGNER IS ONLY RESPONSIBLE FOR DETERMINING THE MAXIMUM MANHOLE SIZE REQUIRED WITHIN A MANHOLE ASSEMBLY BASED ON THE OVERALL INSTALLATION HEIGHT.
3. THE CONTRACTOR/FABRICATOR IS RESPONSIBLE TO DETERMINE WHEN A TRANSITION SLAB WILL BE USED BASED ON THE REQUIREMENTS OF THIS STANDARD AND THE CONTRACT DRAWINGS.
4. ONLY ONE TRANSITION SLAB IS PERMITTED WITHIN A MANHOLE/INLET ASSEMBLY.
5. THE TRANSITION SLAB IS NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT UPPER MANHOLE SECTION OR THE LOWER INLET BOX SECTION.
6. RECTANGLE TRANSITION SLABS ARE PERMITTED IF THE CONTRACTOR/FABRICATOR CHOOSES TO USE A RECTANGLE INLET BOX. THE CONTRACTOR/FABRICATOR IS RESPONSIBLE TO SUBMIT THE DESIGN CALCULATIONS AND DRAWINGS TO THE BUREAU OF PROJECT DELIVERY, HIGHWAY DELIVERY CHIEF FOR REVIEW AND ACCEPTANCE.

PRECAST CONCRETE MANHOLE NOTES:

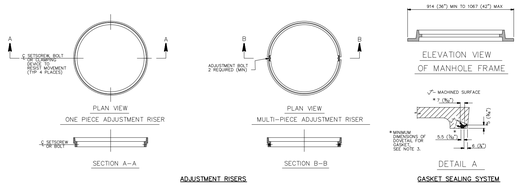
1. CONSTRUCT MANHOLES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 605 AND 714.
2. PROVIDE PRECAST CONCRETE MANHOLES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15.
3. PROVIDE A TOP SLAB TO SUPPORT THE MANHOLE COVER AND FRAME, UNLESS AN ECCENTRIC CONE TOP SECTION IS USED.
4. ECCENTRIC CONES ARE ONLY PERMITTED TO BE PLACED ON TOP OF A TYPE 4 MANHOLE OR ON TOP OF A TYPE 5 TO TYPE 4 REDUCER CONE OR ON TOP OF A TRANSITION SLAB.
5. REDUCER CONES MAY BE USED TO REDUCE THE MANHOLE SIZE FROM A TYPE 5 TO A TYPE 4 AND/OR A TYPE 6 TO A TYPE 5. A MAXIMUM OF TWO REDUCER CONES IS PERMITTED PER MANHOLE ASSEMBLY.
6. PROVIDE A TRANSITION SLAB BETWEEN TWO SEPARATE MANHOLE SIZES. WHEN TWO SEPARATE MANHOLE SIZES ARE USED, UNLESS REDUCER CONES CAN BE USED. (SEE TRANSITION SLAB NOTES).
7. CLEAR COVER FOR STEEL:
   - WALL: 1½"
   - FOOTINGS (BOTTOM SLAB):
     - TOP COVER: 2"
     - BOTTOM COVER: 1½"
     - SIDE COVER: 1½"
   - TOP AND TRANSITION SLABS (TOP AND BOTTOM): 1½"
8. MINIMUM SLAB AND WALL THICKNESS:
   - MINIMUM TOP SLAB THICKNESS: 8"
   - MINIMUM TRANSITION SLAB THICKNESS: 10"
   - MINIMUM WALL THICKNESS:
     - TYPE 4, 5, 6, 7, AND 8: INSIDE DIAMETER/12 + 1"
     - TYPE 10 AND 12: INSIDE DIAMETER/12
   - MINIMUM BOTTOM SLAB THICKNESS: 7"
9. THICKNESS OF WALL MUST BE MAINTAINED FOR THE ENTIRE HEIGHT OF THE MANHOLE, UNLESS A TRANSITION SLAB OR REDUCER CONES ARE USED.
10. FABRICATOR IS RESPONSIBLE FOR LIFTING, HANDLING AND TRANSPORTATION STRESSES.
11. LIFTING INSERTS:
    - PROVIDE GALVANIZED STEEL OR PLASTIC LIFTING DEVICES FOR HANDLING AND INSTALLATION.
    - FILL LIFTING DEVICES WITH NON-SHRINK GROUT AFTER INSTALLATION.
    - PROVIDE LIFTING INSERTS WITH A MINIMUM CAPACITY OF AT LEAST FOUR TIMES THE CALCULATED LOAD ON THE DEVICE.
12. WALL TAPERS MAY BE PROVIDED ON THE INSIDE VERTICAL FACE OF BASE SECTIONS TO FACILITATE FORM STRIPPING. TAPERS MAY RESULT IN INTERNAL BOTTOM DIMENSIONS THAT ARE UP TO 2" LESS THAN THE INSIDE DIAMETER OF THE MANHOLE. THE OUTSIDE DIAMETER MUST NOT CHANGE.
13. JOINTS MAY BE CONSTRUCTED WITH EITHER THE BELL UPWARD AND SPIGOT (TONGUE) DOWNWARD OR BELL DOWNWARD AND SPIGOT (TONGUE) UPWARD. CLEAN JOINTS THOROUGHLY BEFORE PLACING NEXT SEGMENT. PLACE JOINT MATERIAL IN ACCORDANCE WITH THIS STANDARD AND MANUFACTURER'S RECOMMENDATIONS. IF A GASKET IS USED TO SEAL THE JOINT, REVISE THE JOINT DETAIL TO ACCOMMODATE THE GASKET.
14. CONTRACTOR/FABRICATOR TO DETERMINE THE TYPE OF MATERIAL USED IN THE JOINTS.
15. PROVIDE EITHER A SHIPLAP OR KEYED JOINT BETWEEN THE BOTTOM OF THE TOP SLAB AND THE TOP OF THE MANHOLE.
16. PROVIDE EITHER A SHIPLAP OR KEYED JOINT BETWEEN THE TRANSITION SLAB AND THE ADJACENT TOP AND BOTTOM SECTIONS.
17. PROVIDE EITHER A SHIPLAP OR KEYED JOINT BETWEEN MANHOLE SECTIONS.
18. PROVIDE A JOINT IN THE BASE SECTION BETWEEN THE WALL AND BOTTOM SLAB IF THE BOTTOM SLAB IS NOT POURED WITH THE WALLS. REFER TO DETAILS ON SHEET 25.
19. SEGMENT HEIGHTS:
    - MINIMUM HEIGHT:
      - RISER SECTIONS = 1'-0" (2'-0" PREFERRED)
      - BASE SECTIONS = 2'-0"
    - MAXIMUM HEIGHT = 8'-0"
20. USE EPOXY BONDING COMPOUND BETWEEN CONCRETE POURS.

2 PENNDOT MANHOLE ASSEMBLY WITH SQUARE INLET BOX (BOTTOM) AND TYPE 4 MANHOLE (TOP)
NOT TO SCALE

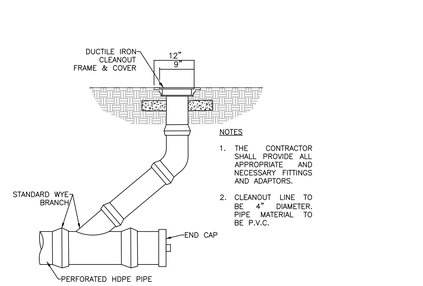


NOTES

1. PROVIDE MANHOLE FRAMES AND COVERS MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 605.2(6). DESIGN MANHOLE FRAME, COVER AND GRADE ADJUSTMENT RINGS FOR PHL 93 (HS25) LIVE LOAD. IF MANHOLES ARE NOT IN OR ADJACENT TO ROADWAY, DESIGN FOR ALL POSSIBLE LIVE LOADS AS APPROVED BY THE DEPARTMENT.
2. PROVIDE MANHOLE FRAMES, COVERS AND GRADE ADJUSTMENT RISERS SUPPLIED BY A MANUFACTURER AS LISTED IN BULLETIN 15. FOR DEVIATION OR MODIFICATION TO THE STANDARDS, SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PROVIDE A GASKET SEALING SYSTEM, DOVETAIL GROOVE AND CONTINUOUS GASKET, AS INDICATED IN DETAIL A, TO PREVENT INFLOW THROUGH THE BEARING SURFACES, OF SURFACE RUNOFF WATER INTO THE MANHOLE SYSTEM, WHEN SPECIFIED. PROVIDE 6 (1/4") DIA ONE PIECE SELF-SEAL POLYISOPRENE ROUND GASKET, 40 DUROMETER GLUED IN PLACE. PROVIDE TWO (2) LIFT HOLES AT 180° TO FACILITATE COVER REMOVAL FOR SELF-SEALING MANHOLE COVER.
4. PROVIDE ONE LIFT HOLE TO FACILITATE COVER REMOVAL FOR NON-SEALING MANHOLE COVER.
5. FRAME AND GRADE ADJUSTMENT RISER TO HAVE A MINUMUM BEARING SEAT OF 25 (1") FOR COVER.
6. LOCATE TOP OF FRAME OR ADJUSTMENT RISER 3 (1/8") BELOW THE TOP OF ROADWAY SURFACE.
7. PROVIDE GRADE ADJUSTMENT RISERS MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 606, AND AS MODIFIED HEREIN:
   A. CUSTOM FABRICATE EACH ADJUSTMENT RISER FROM MEASUREMENTS PROVIDED WITH EACH ORDER.
   B. MANUFACTURE BAR STOCK AND RETAINER CLIP FROM U.S. MADE CARBON STEEL MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF ASTM A-36M.
   C. REQUIRE FULL CIRCUMFERENTIAL WELDS ON BOTH TOP AND BOTTOM RINGS. MAKE THE INNER WELD A BEVEL GROOVE WELD (FLUSH FINISH) FOR PROPER SEATING OF MANHOLE LID AND MAKE THE OUTER WELD A FILLET WELD.
   D. MAKE THE MINIMUM WIDTH OF BOTTOM AND TOP BAR STOCK 25 (1") AND 10 (3/8") RESPECTIVELY.
   E. TAP THE BOTTOM BAR STOCK FOR MULTI-PIECE ADJUSTMENT RISER FOR M14 ADJUSTMENT BOLT.
   F. REINFORCE THE ADJUSTMENT RISER ADEQUATELY TO PREVENT BENDING.
   G. PROVIDE AN ADJUSTMENT RISER WHICH IS FLUSH WITH COVER AND DOES NOT ALLOW EXCESSIVE MOVEMENT. PROVIDE AN ADJUSTMENT RISER WHICH CONFORMS TO THE SHAPE OF THE ORIGINAL FRAME.
8. ATTACH FRAME AND/OR PRECAST CONCRETE GRADE RINGS RIGIDLY TO TOP OF MANHOLE. USE 3-M14 (1/2") THREADED STUDS WITH HEX HEAD NUTS AND WASHERS, INSERTED THROUGH AT 16 (5/8") DIA HOLES THROUGH FRAME AND/OR RINGS. SPACE HOLES AT 120° AND 50 (2") FROM OUTSIDE EDGE OF FRAME. EMBED STUDS 102 (4") MINIMUM INTO MANHOLE. GROUT STUDS INTO MANHOLE.
9. SET THE BASE OF THE FRAME AND/OR PRECAST CONCRETE GRADE RINGS IN A BED OF CEMENT MORTAR.



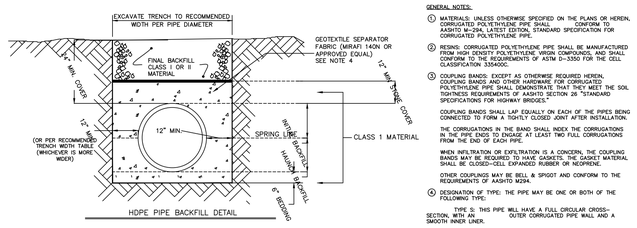
3 STANDARD MANHOLE COVERS, FRAMES AND ADJUSTMENT RISERS
NOT TO SCALE



NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE AND NECESSARY FITTINGS AND ADAPTORS.
2. CLEANOUT LINE TO BE 4" DIAMETER. PIPE MATERIAL TO BE P.V.C.

4 CLEANOUT DETAIL
NOT TO SCALE



NOTES:

1. BEDDING, HAUNCH, INITIAL BACKFILL AND COVER SHALL BE CLASS 1 MATERIAL. CLASS 1 MATERIAL MUST BE EVENLY SPREAD INTO THE HAUNCH AND BETWEEN CORRUGATIONS, IF CLASS 1 MATERIAL IS USED, THE CLASS 1 MATERIAL SHOULD BE SPREAD IN 6-INCH-THICK LIFTS AND NOMINALLY COMPACTED USING A HAND-OPERATED COMPACTION EQUIPMENT. IF CLASS 1 MATERIAL IS USED, THE CLASS 1B MATERIAL SHOULD BE SPREAD IN 6-INCH-THICK LIFTS AND COMPACTED TO AT LEAST 95% OF THE MATERIALS MAX DRY DENSITY.
2. FINAL BACKFILL MATERIAL SHALL BE EITHER CLASS I (A OR B) OR CLASS II MATERIAL. THESE MATERIALS CAN EITHER BE IMPORTED OR PROCESSED FROM ONSITE MATERIAL GENERATED DURING ROCK EXCAVATION.
3. FINAL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
4. THE SEPARATOR FABRIC IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE NEED FOR A SEPARATOR FABRIC TO PREVENT SOIL PARTICLE MIGRATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER ONCE GRADATION DATA IS PROVIDED FOR ALL PROPOSED BACKFILL MATERIALS.

CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

CLASS	TYPE	SOIL GROUP SYMBOL D 2487	DESCRIPTION	PERCENTAGE PASSING SIEVE SIZES 1 1/2 IN. (40 MM)	NO. 4 (4.75 MM)	NO. 200 (0.075 MM)
IA	MANUFACTURED AGGREGATES OPEN-GRADED, CLEAN.	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CINDERS OR SHELLS: LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES.	100 %	5 TO 35	<5 %
IB	MANUFACTURED, PROCESSED AGGREGATES; DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS IA MATERIALS) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJA-CENT SOIL: SMALL VOID CONTENT, LITTLE OR NO FINES (SEE X1.8).	100 %	50 %	<5 %
II	COARSE-GRAINED SOILS, CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	<50 %	<5 %
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.		>50 % OF "COARSE FRACTION"	
		SW	WELL-GRADED SANDS AND GRAV-ELLY SANDS; LITTLE OR NO FINES.			
		SP	POORLY-GRADED SANDS AND GRAVELLY SANDS; LITTLE OR NO FINES.			
	COARSE-GRAINED SOILS, DIRTY; MORE THAN 12 % OF FINES	E.G. GW-GC SP-SM.	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES.	100 %	VARIES	5 % TO 12 %
III	COARSE-GRAINED SOILS, WITH FINES	GM	SILTY GRAVELS, GRAVEL-SAND SILT MIXTURES.	100 %	<50 % OF "COARSE FRACTION"	12 % TO 50 %
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES.			
		SM	SILTY SANDS, SAND-SILT MIXTURES.		>50 % OF "COARSE FRACTION"	
		SC	CLAYEY SANDS, SAND-CLAY MIX-TURES.			

GENERAL NOTES:

① MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294, LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.

② RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE VIRGIN COMPOUNDS AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3350 FOR THE CELL CLASSIFICATION 335400C.

③ COUPLING BANDS: EXCEPT AS OTHERWISE REQUIRED HEREIN, COUPLING BANDS AND OTHER HARDWARE FOR CORRUGATED POLYETHYLENE PIPE SHALL DEMONSTRATE THAT THEY MEET THE SOIL TIGHTNESS REQUIREMENTS OF AASHTO SECTION 26 "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES."

COUPLING BANDS SHALL LAP EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION.

THE CORRUGATIONS IN THE BAND SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE AT LEAST TWO FULL CORRUGATIONS FROM THE END OF EACH PIPE.

WHEN INFILTRATION OR EXFILTRATION IS A CONCERN, THE COUPLING BANDS SHALL BE FABRICATED WITH HAVE GASKETS. THE GASKET MATERIAL SHALL BE CLOSED-CELL EXPANDED RUBBER OR NEOPRENE.

OTHER COUPLINGS MAY BE BELL & SPIGOT AND CONFORM TO THE REQUIREMENTS OF AASHTO M294.

④ DESIGNATION OF TYPE: THE PIPE MAY BE ONE OR BOTH OF THE FOLLOWING TYPE:

TYPE S: THIS PIPE WILL HAVE A FULL CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINER.

TYPE D: THIS PIPE SHALL CONSIST OF AN ESSENTIALLY SMOOTH WATERWAY BRACED CIRCUMFERENTIALLY WITH CIRCULAR RIBS WHICH ARE FORMED SIMULTANEOUSLY WITH A SMOOTH OUTER WALL.

5. INSTALLATION: CORRUGATED POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 1 AND ASTM D-2321, LATEST EDITION, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."

HIGH DENSITY CORRUGATED POLYETHYLENE PIPE
HEIGHT OF COVER
H-20 AND E-80 LIVE LOADS

NOMINAL DIAMETER IN.	(MM)	MINIMUM COVER IN. & (MM) H-20	E-80
12	(300)	12 (300)	24 (600)
15	(375)	12 (300)	24 (600)
18	(450)	12 (300)	24 (600)
24	(600)	12 (300)	24 (600)
30	(750)	12 (300)	24 (600)
36	(900)	12 (300)	24 (600)
42	(1050)	12 (300)	24 (600)
48	(1200)	12 (300)	24 (600)
60	(1500)	24 (600)	24 (600)

MAXIMUM COVER FOR ADS AND WEGAGREEN PIPES (PER ASTM F2648), FT(MM)

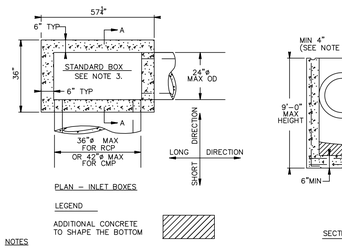
DIAMETER OF PIPE IN.	(MM)	CLASS 1 COMPACTED FT.	(M)	CLASS 2 SOIL FT.	(M)	CLASS 3 FT.	(M)
12	(300)	27	(8.2)	21	(6.4)	14	(4.3)
15	(375)	27	(8.2)	21	(6.4)	14	(4.3)
18	(450)	25	(7.6)	18	(5.5)	13	(3.9)
24	(600)	22	(6.7)	16	(4.8)	11	(3.3)
30	(750)	16	(4.8)	12	(3.6)	8	(2.4)
36	(900)	21	(6.4)	15	(4.5)	10	(3.0)
42	(1050)	17	(5.2)	13	(3.9)	9	(2.7)
48	(1200)	18	(5.5)	13	(3.9)	9	(2.7)
60	(1500)	20	(6.0)	15	(4.5)	10	(3.0)

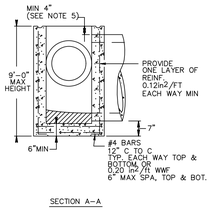
RECOMMENDED TRENCH WIDTH

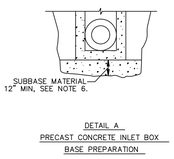
DIAMETER	O.D.	TRENCH WIDTH
12"	14.40"	31"
15"	17.65"	34"
18"	21.10"	39"
24"	28.30"	48"
30"	36.10"	66"
36"	42.25"	78"
42"	47.00"	83"
48"	53.00"	89"
60"	66.30"	102"

The trench width must be wide enough to accomodate compaction equipment.

7 HDPE PIPE INSTALLATION DETAIL
NOT TO SCALE



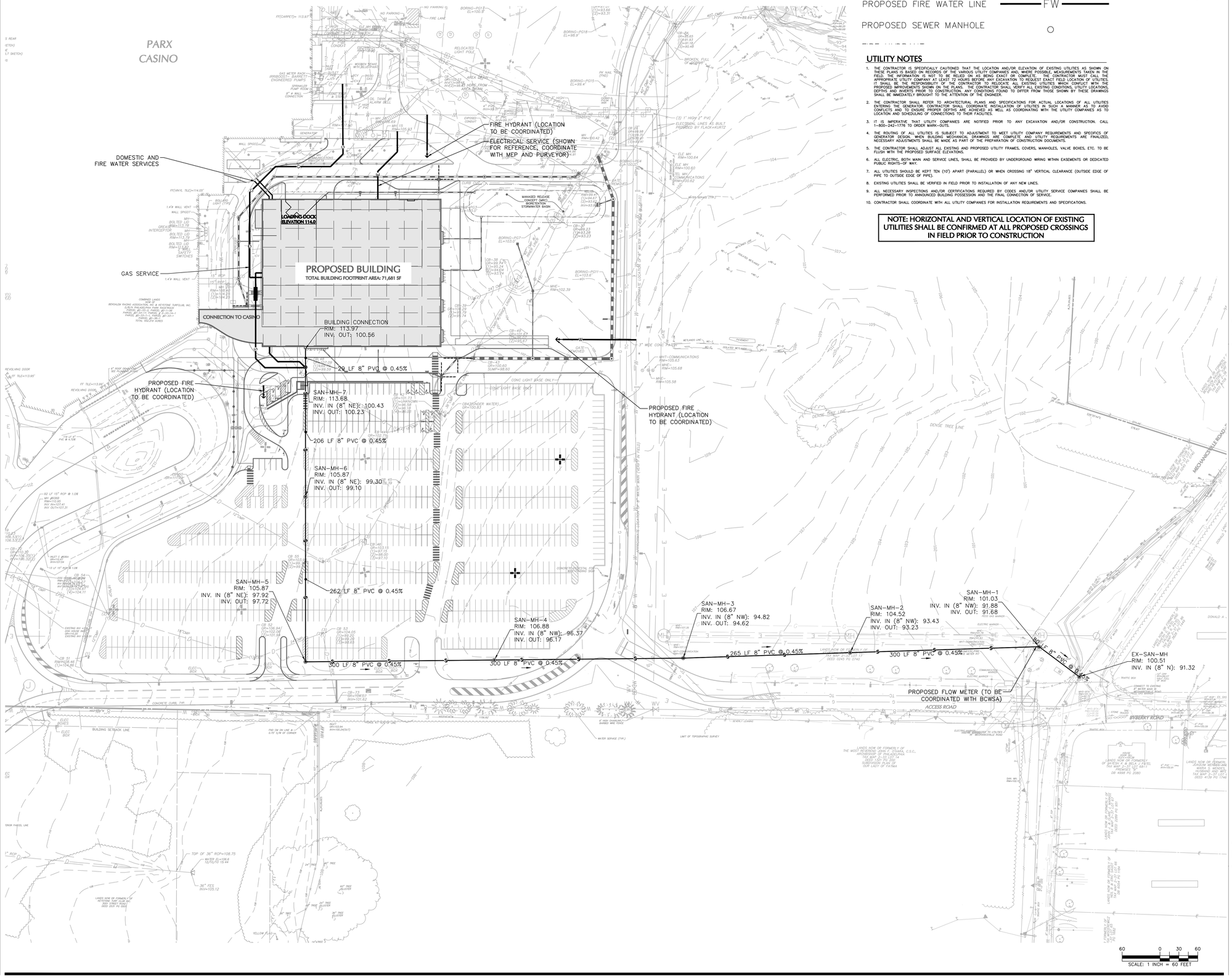




NOTES

ALL SHEET NUMBERS LISTED AS PART OF THIS DETAIL REFER TO SHEETS WITHIN THE PENNDOT STANDARD DETAILS DOCUMENT.

1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 714.
2. PERMIT ONLY PRECAST INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15. USE CLASS AA CEMENT CONCRETE FOR PRECAST BOXES. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS, SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. FOR INLETS THAT DEVIATE FROM THE STANDARD SUBMIT SPECIAL DETAILS AND DESIGN FOR THE INLET WALLS AND BASE TO THE BUREAU OF CONSTRUCTION FOR REVIEW AND APPROVAL. CONSTRUCT INLETS THAT EXCEED 5' IN HEIGHT WITH STEPS SIMILAR TO MANHOLES (SEE RC-39M). FOR INLETS OTHER THAN AS SHOWN ON THE STANDARDS, PROVIDE REINFORCEMENT BASED ON PHL 93 (HS 25) LOADING AND IN ACCORDANCE WITH PUBLICATION 408.
4. LOCATE PIPE OR PIPES, AS INDICATED, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. WHEN PROJECT CONDITIONS REQUIRE, PIPE BLOCKOUTS TO BE FORMED WITHIN 4" FROM THE TOP OF THE INLET BOX. PROVIDE AN ADDITIONAL #3 REINFORCEMENT BAR LOCATED 1½" FROM THE TOP OF THE IN



LEGEND

PROPOSED ELECTRIC LINE	E
PROPOSED GAS LINE	G
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED FIRE WATER LINE	FW
PROPOSED SEWER MANHOLE	O

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS OF THE UTILITY COMPANIES OR OTHERWISE ARE NOT NECESSARILY VERIFIED IN THE FIELD. THE INFORMATION SHOWN IS BELIEVED TO BE ACCURATE AND COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITIES ENTERING THE BUILDING. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER MARK-OUTS.
4. THE ROUTING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICS OF GENERATOR DESIGN. WHEN BUILDING MECHANICAL DRAWINGS ARE COMPLETE AND UTILITY REQUIREMENTS ARE FINALIZED, NECESSARY ADJUSTMENTS SHALL BE MADE AS PART OF THE PREPARATION OF CONSTRUCTION DOCUMENTS.
5. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS.
6. ALL ELECTRIC, BOTH MAIN AND SERVICE LINES, SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHTS-OF WAY.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
10. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

NOTE: HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES SHALL BE CONFIRMED AT ALL PROPOSED CROSSINGS IN FIELD PRIOR TO CONSTRUCTION

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN

Langan Engineering and Environmental Services, Inc.

1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

CHRISTOPHER HACER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

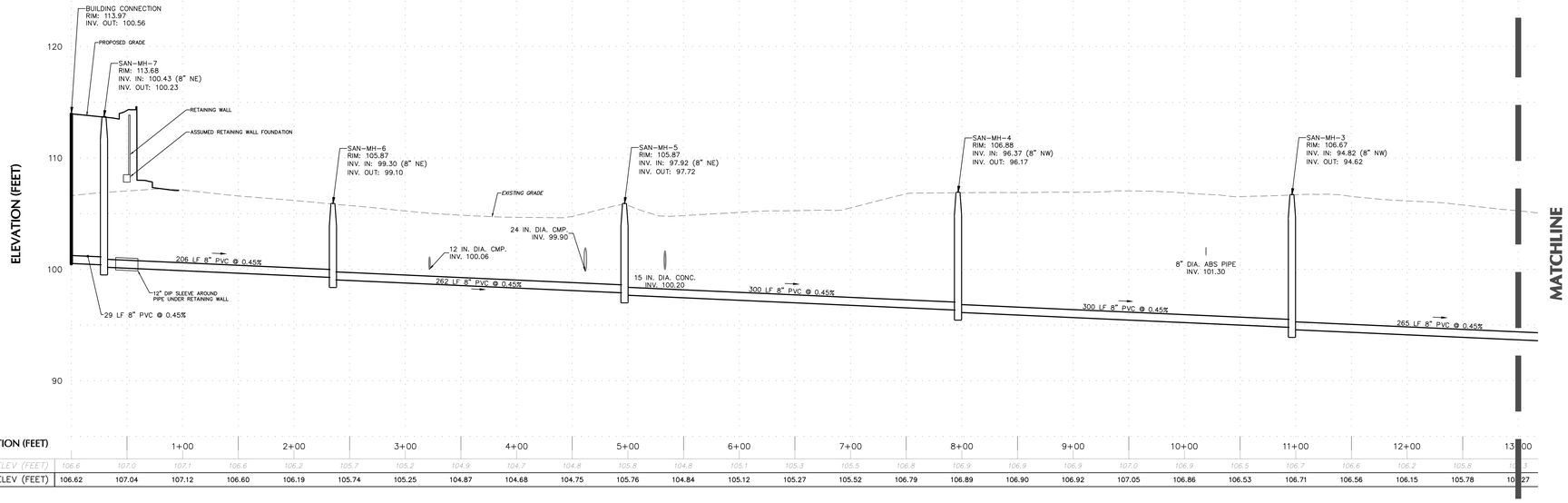
OVERALL UTILITY PLAN

Scale

1" = 60'

CU100

© 2022 Gensler

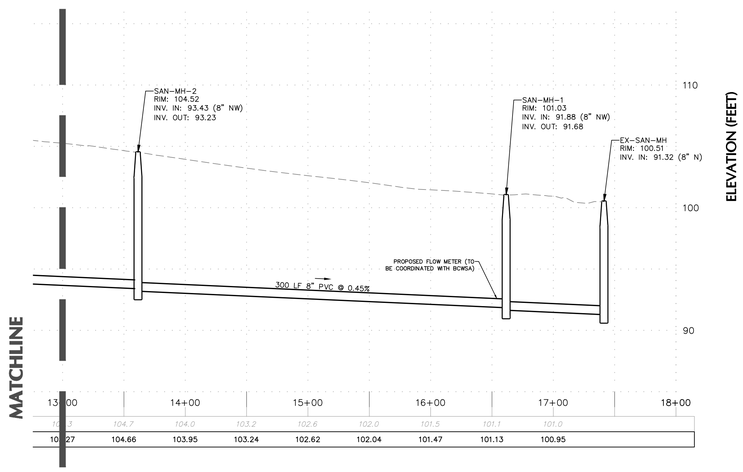


STATION (FEET)		1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00	10+00	11+00	12+00	13+00
EXISTING ELEV (FEET)	106.6	107.0	107.1	106.6	106.2	105.7	105.2	104.9	104.7	104.8	105.8	104.8	105.1	105.3
PROPOSED ELEV (FEET)	106.62	107.04	107.12	106.60	106.19	105.74	105.25	104.87	104.68	104.75	105.76	104.84	105.12	105.27

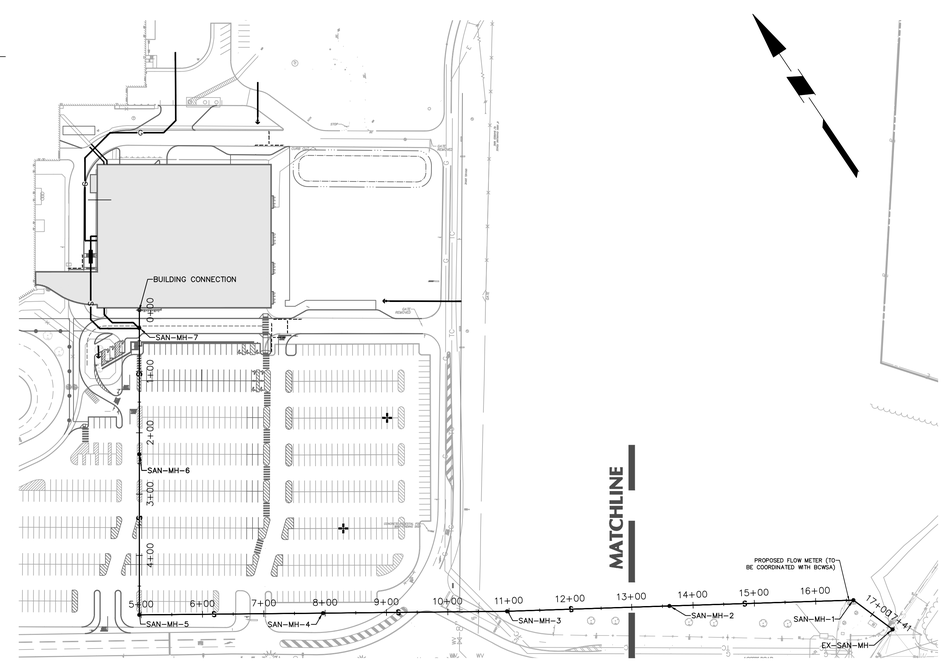
STATION (FEET)		15+00	16+00	17+00	18+00
EXISTING ELEV (FEET)	105.5	106.8	106.9	106.9	106.9
PROPOSED ELEV (FEET)	105.52	106.79	106.89	106.90	106.92

STATION (FEET)		19+00	20+00	21+00	22+00	23+00	24+00	25+00	26+00	27+00	28+00	29+00	30+00
EXISTING ELEV (FEET)	107.0	106.9	106.5	106.7	106.6	106.2	105.8	105.3	104.7	104.0	103.2	102.6	102.0
PROPOSED ELEV (FEET)	107.05	106.86	106.53	106.71	106.56	106.15	105.78	105.27	104.66	103.95	103.24	102.62	102.04

STATION (FEET)		31+00	32+00	33+00	34+00	35+00	36+00	37+00	38+00
EXISTING ELEV (FEET)	101.5	101.1	101.0						
PROPOSED ELEV (FEET)	101.47	101.13	100.95						



1 BUILDING CONNECTION TO EX-SAN-MH
SCALE: VERTICAL - 1" = 2', HORIZONTAL - 1" = 20'



2 PLAN VIEW
1" = 100'

SCALE: 1 INCH = 100 FEET
VERTICAL SCALE: 1 INCH = 2 FEET
HORIZONTAL SCALE: 1 INCH = 20 FEET

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN

Langan Engineering and Environmental Services, Inc.

1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER HACER

CHRISTOPHER HACER
PROFESSIONAL ENGINEER PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

SANITARY PROFILES

Scale

AS NOTED

CU201

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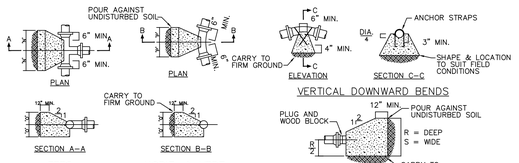


THRUST BLOCKS FOR TEES, HORIZONTAL & VERTICAL BENDS AND PLUGS								
	DESC.	DIMENSION	4"ø	6"ø	8"ø	10"ø	12"ø	14"ø	24"ø
	TEES	N	0'–9"	1'–1"	1'–5"	1'–9"	2'–1"	2'–5"	3'–10"
		Q	0'–9"	1'–1"	1'–5"	1'–9"	2'–1"	2'–5"	3'–10"
HORIZ. & VERT. UPWARD	90° BENDS	P	0'–10"	1'–3"	1'–8"	2'–1"	2'–6"	2'–11"	4'–5"
		Q	0'–10"	1'–3"	1'–8"	2'–1"	2'–6"	2'–11"	4'–5"
	45° BENDS	P	0'–9"	1'–0"	1'–3"	1'–7"	1'–10"	2'–2"	3'–5"
		Q	0'–9"	1'–0"	1'–3"	1'–7"	1'–10"	2'–2"	3'–5"
	22 1/2° BENDS	P	0'–6"	0'–8"	0'–11"	1'–1"	1'–4"	1'–7"	2'–4"
		Q	0'–6"	0'–8"	0'–11"	1'–1"	1'–4"	1'–7"	2'–4"
	11 1/4° BENDS	P	0'–4"	0'–6"	0'–8"	0'–10"	0'–11"	1'–1"	1'–8"
		Q	0'–4"	0'–6"	0'–8"	0'–10"	0'–11"	1'–1"	1'–8"
VERT. DOWNWARD	45° BENDS	MIN. CONC. * ANCHORAGE	0.8 C.Y.	1.4 C.Y.	2.4 C.Y.	3.9 C.Y.	5.0 C.Y.	7.6 C.Y.	18.3 C.Y.
	22 1/2° BENDS	MIN. CONC. * ANCHORAGE	0.4 C.Y.	0.7 C.Y.	1.3 C.Y.	2.0 C.Y.	2.8 C.Y.	3.9 C.Y.	9.5 C.Y.
	11 1/4° BENDS	MIN. CONC. * ANCHORAGE	0.3 C.Y.	0.4 C.Y.	0.6 C.Y.	1.0 C.Y.	1.4 C.Y.	1.9 C.Y.	4.8 C.Y.
	PLUGS	R	1'–6"	2'–2"	2'–10"	3'–8"	4'–2"	4'–10"	7'–8"
		S	1'–6"	2'–2"	2'–10"	3'–8"	4'–2"	4'–10"	7'–8"

ANCHOR SCHEDULE FOR VERTICAL DOWNWARD BENDS	
SIZE	SIZE
4"ø	#3 BAR
6"ø	#4 BAR
8"ø	#5 BAR
10"ø	#7 BAR
12"ø	#9 BAR
14"ø	3"x1/2"–FLAT
24"ø	5"x1/2"–FLAT

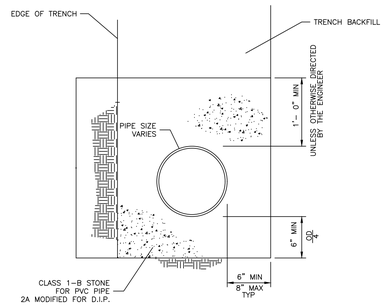
MECHANICAL JOINT BOLT AND NUTS ON PLUG SHALL BE ACCESSIBLE AFTER THRUST BLOCK IS POURED.

THRUST BLOCKS DESIGNED FOR 200 LB. PER SQ. IN. TEST PRESSURE AND 2000 LB. PER SQ. FT. SOIL PRESSURE.

* MIN. CONC. ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.

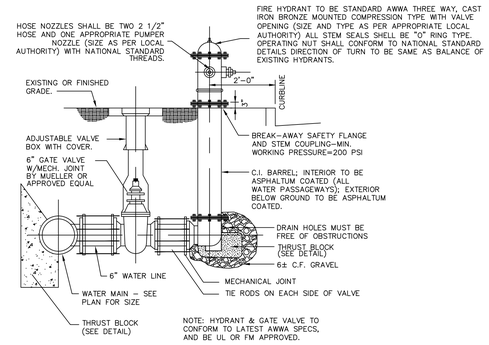
* PROVIDE THRUST BLOCKS AT ALL CHANGES OF DIRECTION.

1 THRUST BLOCK DETAILS
NOT TO SCALE



*DETAIL PROVIDED BY BUCKS COUNTY WATER AND SEWER AUTHORITY

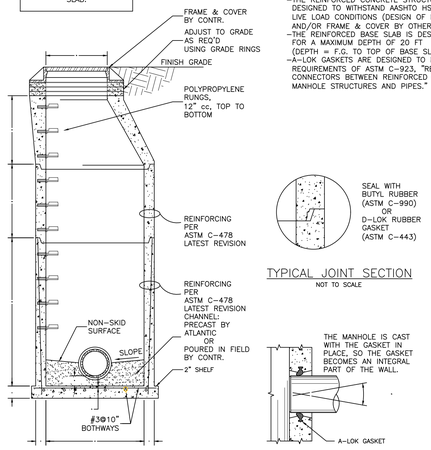
2 STANDARD PIPE BEDDING
NOT TO SCALE



3 TYPICAL FIRE HYDRANT AND AUXILIARY GATE VALVE DETAIL
NOT TO SCALE

NOTE:
FOR MANHOLES WITH A HEIGHT OF LESS THAN 10 FT,
THE TOP CONE MAY BE REPLACED WITH A TOP SLAB.

SPECIFICATIONS:
–THE CONCRETE IS DESIGNED TO OBTAIN A STRENGTH OF 4,000 PSI IN 28 DAYS.
–THE REINFORCING STEEL HAS A YIELD STRENGTH OF 60,000 PSI.
–THE MANHOLE IS DESIGNED TO MEET THE REQUIREMENTS OF ASTM C–478, "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
–THE REINFORCED CONCRETE STRUCTURE IS DESIGNED TO WITHSTAND AASHTO HS–20 LIVE LOAD CONDITIONS (DESIGN OF HATCH AND/OR FRAME & COVER BY OTHERS).
–THE REINFORCED BASE SLAB IS DESIGNED FOR A MAXIMUM DEPTH OF 20 FT (DEPTH = F.G. TO TOP OF BASE SLAB).
–A–LOK GASKETS ARE DESIGNED TO MEET THE REQUIREMENTS OF ASTM C–923, "RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES."



SECTION VIEW
NOT TO SCALE

TYPICAL JOINT SECTION
NOT TO SCALE

A–LOK (TYP.) SECTION
NOT TO SCALE

5 STANDARD PRECAST MANHOLE
NOT TO SCALE

GENERAL NOTES

SHEET NOTES

KEY PLAN

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Seal / Signature

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. HAGER

CHRISTOPHER J. HAGER
PROFESSIONAL ENGINEER-PA LIC. NO. 63172

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

UTILITY DETAILS

Scale

NOT TO SCALE

CU501

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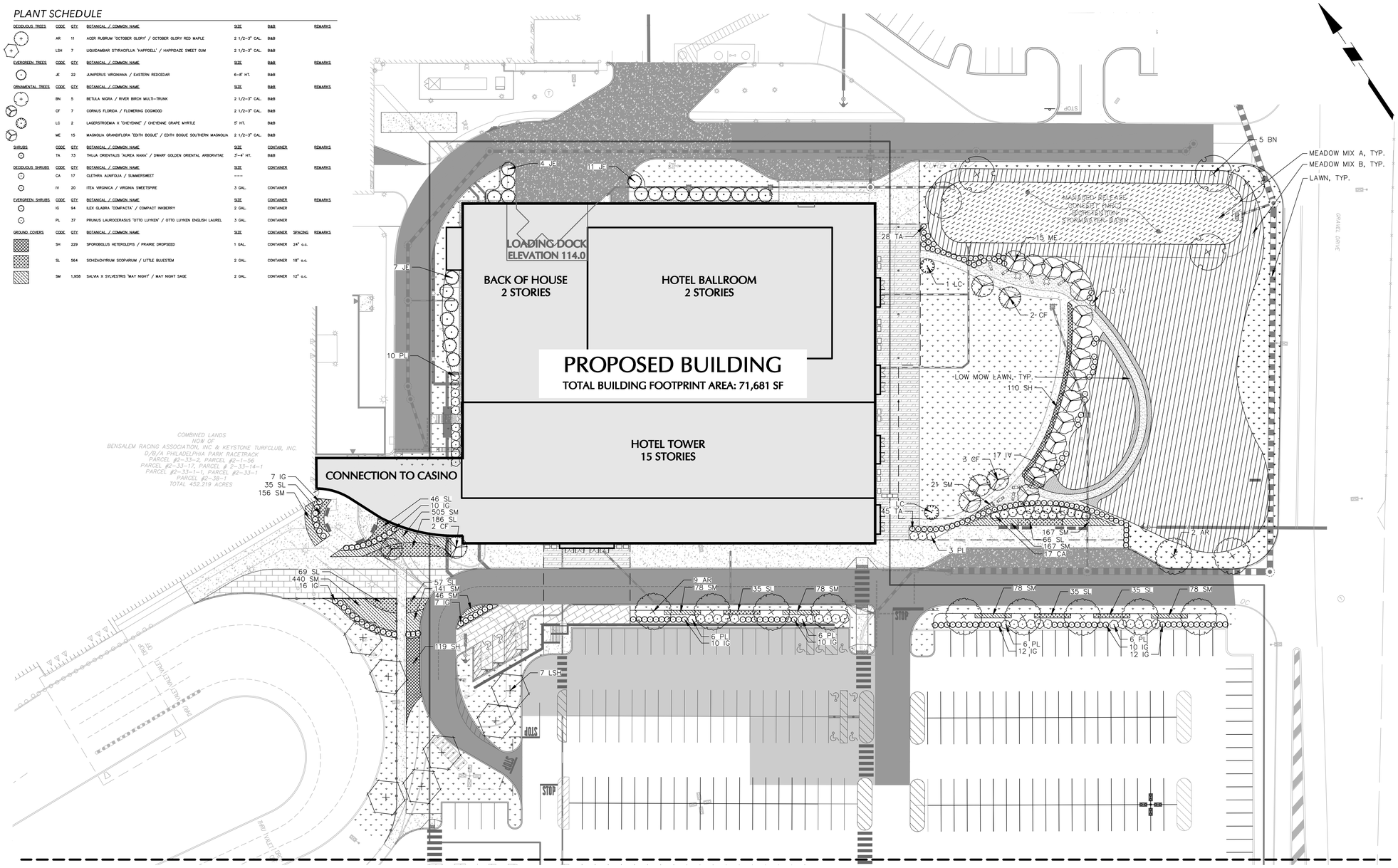
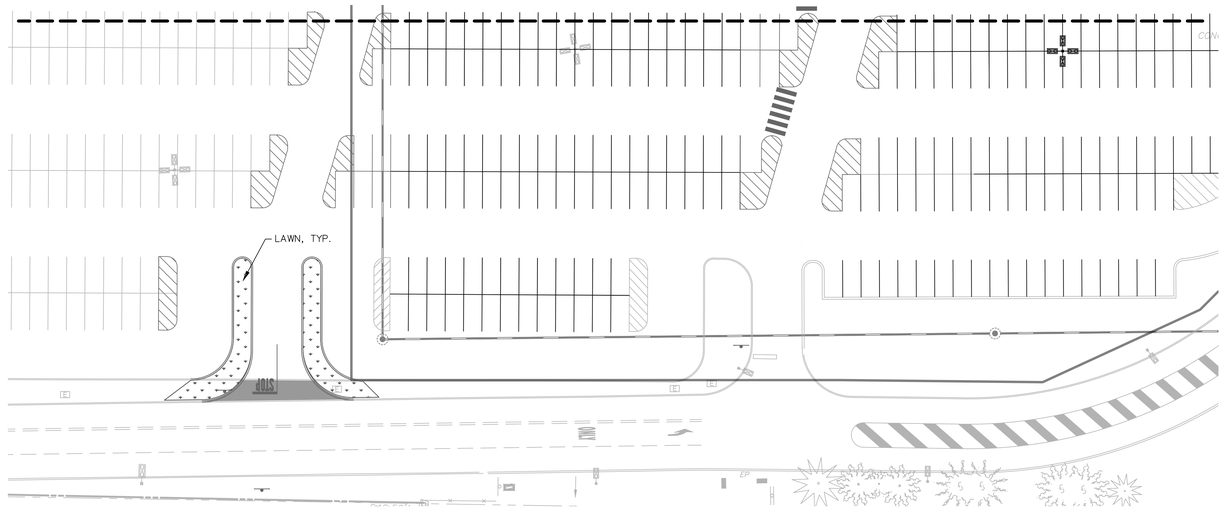
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	B&B	REMARKS
DECIDUOUS TREES					
AR	11	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B&B	
LSH	7	LIQUIDAMBAR STYRACIFLUA 'HAPPIDELL' / HAPPIDAZE SWEET GUM	2 1/2-3" CAL.	B&B	
EVERGREEN TREES					
JE	22	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6-8' HT.	B&B	
ORNAMENTAL TREES					
BN	5	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	2 1/2-3" CAL.	B&B	
CF	7	CORNUS FLORIDA / FLOWERING DOGWOOD	2 1/2-3" CAL.	B&B	
LC	2	LAGERSTROEMIA X 'CHEYENNE' / CHEYENNE CRAPE MYRTLE	5' HT.	B&B	
ME	15	MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / EDITH BOGUE SOUTHERN MAGNOLIA	2 1/2-3" CAL.	B&B	
SHRUBS					
TA	73	THUJA ORENTALIS 'AUREA NANA' / DWARF GOLDEN ORIENTAL ARBORVITAE	3'-4' HT.	B&B	
DECIDUOUS SHRUBS					
CA	17	CLETHRA ALNIFOLIA / SUMMERSWEET	---		
IV	20	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	3 GAL.	CONTAINER	
EVERGREEN SHRUBS					
IG	94	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	2 GAL.	CONTAINER	
PL	37	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	3 GAL.	CONTAINER	
GROUND COVERS					
SH	229	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL.	CONTAINER	24" o.c.
SL	564	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	2 GAL.	CONTAINER	18" o.c.
SM	1,958	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SAGE	2 GAL.	CONTAINER	12" o.c.



LEGEND

- BIORETENTION MEADOW MIX
- WILDFLOWER AND GRASS MEADOW MIX
- NO MOW LAWN
- LAWN



SCALE: 1 INCH = 30 FEET

GENERAL NOTES

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SHEET NOTES

1. PLANTING BEDS IN GUEST FACING AREAS TO RECEIVE PERMANENT IRRIGATION.

KEY PLAN

PARX HOTEL

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Gensler

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Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

JAYNE O. SPECTOR
REGISTERED LANDSCAPE ARCHITECT
PA LIC. No. LA001000R

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

LANDSCAPE PLAN

Scale

1" = 30'

LP101

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Date: 6/3/2022 Time: 09:14 User: cwickware Style Table: Langan.stb Layout: LP101 Document Code: 220170601-0501-LP101-0102

GENERAL LANDSCAPE PLANTING NOTES:

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING SOILS

1. REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS
2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
3. IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
   -SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
   -ORGANIC CONTENT: 2-5% IN NATIVE SOILS; REFER TO SPECS FOR AMENDED SOILS
   -SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
   -SOIL PH: 4.5-7.7 TO BE AMENDED PER SOIL TEST RESULTS
   -PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
   SAND: 40-60% SILT: 25-60% CLAY: 5-20%
   -NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.
6. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
7. IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL; FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER
8. SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
8. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

MAINTENANCE

1. DEBRIS AND WEED CONTROL. THIS TASK SHALL INCLUDE THE REMOVAL OF ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS. THE OBJECTIVE OF THIS SUBSECTION'S TALK IS TO PROVIDE A NEAT, ORDERLY, WELL-MAINTAINED APPEARANCE. ANY OBJECTS OR PLANTS WHICH CREATE A HEALTH OR SAFETY HAZARD OR AN UNNATURAL VISUAL NUISANCE SHALL BE REMOVED IMMEDIATELY.
2. MULCHING. ALL PLANTING BEDS WITH EXISTING OR SPECIFIED ORGANIC MULCH SHALL BE MAINTAINED WITH A MINIMUM TWO-INCH DEPTH OF SHREDDED BARK MULCH OR AN EQUIVALENT. TO MAINTAIN THIS LEVEL, NEW MULCH SHALL BE APPLIED EACH SPRING AS NEEDED. AREAS WITH DECORATIVE STONE OR OTHER MATERIALS SHALL BE MAINTAINED WITH A NEAT APPEARANCE AND AT SUCH A LEVEL THAT NO WEEDS, BARE GROUND OR SOIL ARE EXPOSED.
3. PLANTINGS. LANDSCAPE MAINTENANCE SHALL INCLUDE THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS WHICH ARE DAMAGED, DESTROYED, OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE. ALL LANDSCAPED AREAS WHICH ARE DAMAGED, DESTROYED OR ARE FAILING, AS DESCRIBED ABOVE, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
4. EXISTING AND PROPOSED PLANT MATERIAL SHALL BE MAINTAINED TO PROVIDE MINIMUM SIGHT DISTANCE THROUGHOUT THE SITE.
5. CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING THE FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT.
   C. IN TYPICAL LAWN AREAS, MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.
   D. IN NON-MOW LAWN AREAS, MOW TO A FOUR INCH HEIGHT DURING THE FIRST SEASON. IN THE SECOND SEASON, MOWING MAY BE REQUIRED TWICE OR THREE TIMES A YEAR IN MIDSUMMER, WHEN GRASS SEEDHEADS APPEAR. ONCE THE LAWN IS ESTABLISHED, MOWING MAY BE REQUIRED ONLY IN THE FALL TO REMOVE THE SEASON'S DENSE LEAF GROWTH AND FALLEN LEAVES, ENCOURAGING THICK REGROWTH IN THE SPRING.

NO-MOW LAWN SEED MIX:

1. PRAIRIE NURSERY'S "NO MOW LAWN SEED MIX" OR APPROVED EQUAL

TYPICAL LAWN SEED MIX:

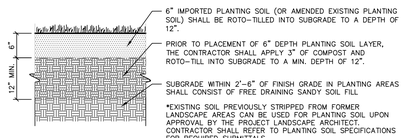
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. SEED MIX SHALL HAVE SEED PROPORTIONED BY WEIGHT AS FOLLOWS:
   35% REBEL II TALL FESCUE (FESTUCA ARUNDINACEA)
   35% KITTYHAWK FESCUE
   30% KENTUCKY BLUEGRASS (POA PRATENSIS)
3. SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
   SPRING: APRIL 1 - MAY 31
   FALL: AUGUST 16 - OCTOBER 31
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

SOD SPECIFICATIONS:

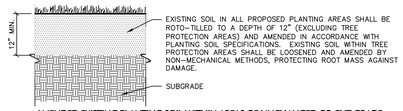
1. IF SOD IS USED, IT IS TO BE A FESCUE/BLUEGRASS BLEND APPROXIMATELY 70/30%. SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES ($1\frac{1}{2}$") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

MEADOW SEEDING NOTES:

1. MEADOW SEED MIX A ERNST SEED MIX ERNMX-180 "RAIN GARDEN MIX"
2. GENERAL SEEDING NOTES:
   1. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 1).
   2. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
   3. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.
   4. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.
3. WEED CONTROL/MAINTENANCE NOTES:
   1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
   2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
   3. MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 1 TO AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS DURING ESTABLISHMENT OF MEADOW MIX.



IMPORTED OR AMENDED EXISTING PLANTING SOIL WITHIN AREAS OF RAISED GRADE



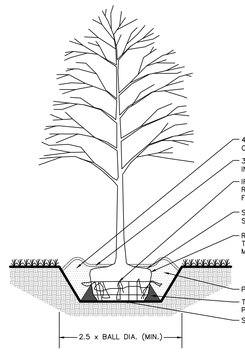
AMENDED EXISTING PLANTING SOIL WITHIN AREAS OF UNCHANGED OR CUT GRADE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
4. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE PROJECT STATE ENVIRONMENTAL REVIEW AGENCY STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
5. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
6. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

PLANTING SOIL

NTS



DECIDUOUS TREE PLANTING

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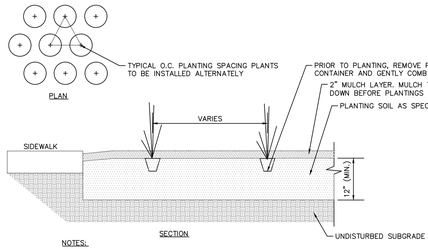
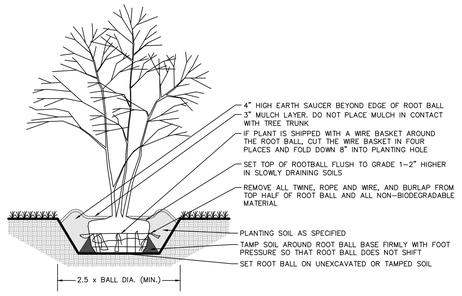


NOTES:

1. PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
2. REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

PERENNIAL PLANTING

NTS



ORNAMENTAL TREE PLANTING

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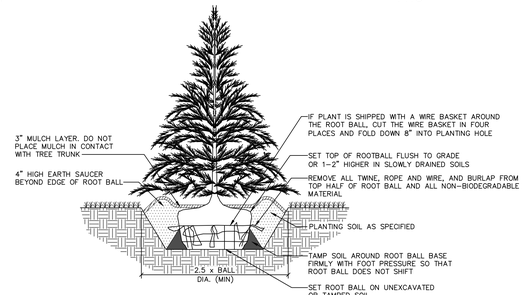
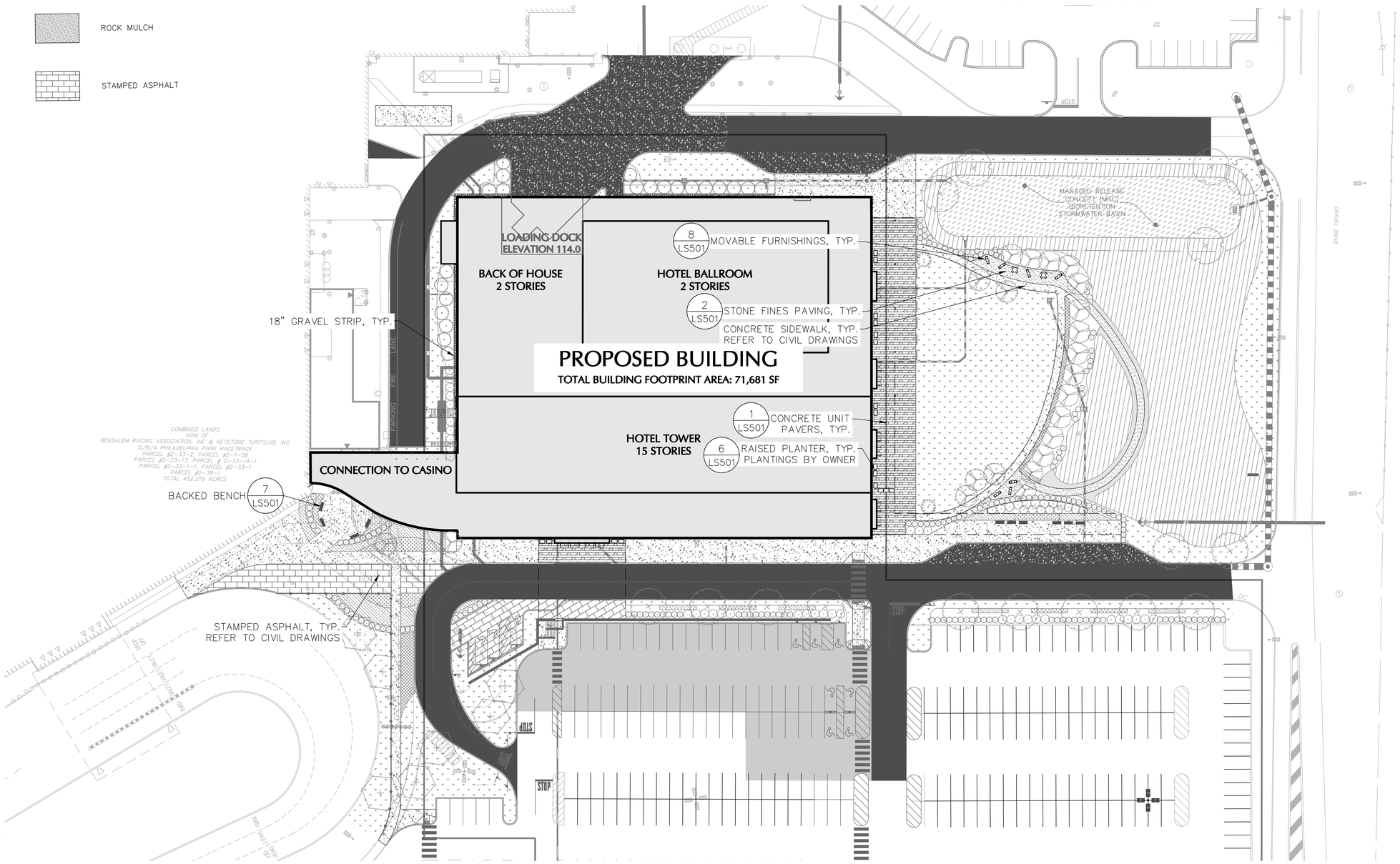

3" MULCH LAYER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK
4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL
IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE
SET TOP OF ROOTBALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINED SOILS
REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIOD

LEGEND

- CONCRETE UNIT PAVERS
- STONE FINES PAVING
- ROCK MULCH
- STAMPED ASPHALT



KEY PLAN

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

SCALE: 1 INCH = 30 FEET

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN

Langan Engineering and Environmental Services, Inc.

1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

JAYNE O. SPECTOR
REGISTERED LANDSCAPE ARCHITECT
PA LIC. No. LA001000R

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

MATERIALS LAYOUT AND FURNISHINGS PLAN

Scale

1" = 30'

LS101

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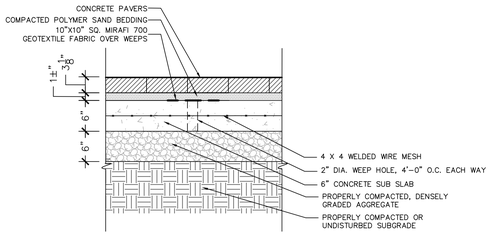

NOTE:
1. MOCK UP AND SHOP DRAWING REQUIRED.
2. PAVING PATTERN TO BE A BLEND OF UP TO THREE COLORS AND FINISHES, INCLUDING ONE CUSTOM COLOR. PROVIDE PHYSICAL SAMPLES FOR APPROVAL OF THE ARCHITECT AND LANDSCAPE ARCHITECT.

1 CONCRETE UNIT PAVERS

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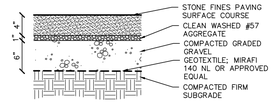

2 STONE FINES PAVING

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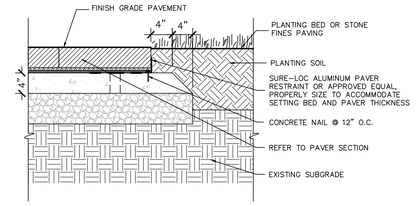

3 PAVER EDGE RESTRAINT

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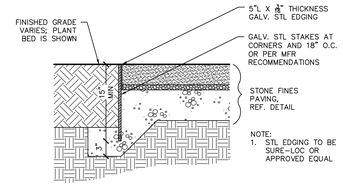

4 METAL EDGE RESTRAINT AT STONE FINES PAVING

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SORELLA

Product Data Sheet

Classic in form. Sleek in steel. Sorella is the lovely Italian word for "sister" and an apt name for this attractive family group. Sorella planters are related in their construction and softly curved rectilinear profile, complementary in their individual shapes and sizes.

Sorella

- Sorella planters may be specified in powdercoated metal.
- Planters available in rectangle or square shapes, in 18" and 30" heights.
- Fabricated, welded and ground steel panels attach to a recycled plastic base, with glides and optional drain holes.
- Planter bases and glides are compression-molded recycled plastic resulting from an innovative, patented melting process that utilizes 100% post-consumer and post-industrial waste.
- This unique process blends several material types, channeling more discarded plastics away from the landfill and into new life.
- Bases are 100% recyclable.

Finishes

- All metal is finished with Landscape Forms' proprietary Pangard III® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- A wide range of standard, optional and custom colors are available.

To Specify

- Select Sorella planter, product description and size.
- Select powdercoat metal color.
- Specify with or without drain holes.

Designed by Robert Chipman, ASLA

	STYLE	WIDTH	DEPTH	HEIGHT	PRODUCT WEIGHT
	freestanding	15"	15"	18"	29 lb
	freestanding	30"	30"	18"	74 lb
	freestanding	40"	40"	18"	128 lb
	freestanding	30"	15"	18"	48 lb
	freestanding	40"	15"	18"	67 lb
	freestanding	40"	30"	18"	96 lb
	surface mounted	15"	15"	30"	59 lb
	freestanding	30"	30"	30"	98 lb
	freestanding	40"	40"	30"	168 lb
	surface mounted	30"	15"	30"	65 lb
	surface mounted	40"	15"	30"	90 lb
	freestanding	40"	30"	30"	125 lb

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6 RAISED PLANTER

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Parc Vue

Product Data Sheet

The landmark collection was inspired by familiar themes in historic design, architecture and nature. Designer John Rizzi took his inspiration from traditional cast iron furniture and asymmetric patterns in nature. The Parc Vue bench achieves a delicate balance between the strength and lively gesture of its frame and the perceived lightness and linear order of its slatted seat. It is a sculptural form that has what Rizzi calls "traditional roots and its own dynamic presence." In the companion curved and mesh-caged Parc Vue litter receptacle, the designer combines historic reference and contemporary manufacture in an elegant utilitarian object suited to a variety of settings in urban environments.

Bench

- Horizontal strap seat style is standard for backed or backless benches.
- Bench is available in 72" length.
- End arms are available for backed bench and are welded to the end frame.
- Support end frames are of 3/4" steel.
- Seating surface is made of horizontal steel straps (1-1/2" x 3/16"), which are welded to the end frames.
- Parc Vue bench may be specified freestanding with glides or surface mount with anchor tabs.

Litter Receptacles

- Receptacles with liner have 30 gallon capacity; 40 gallon without liner.
- Cast iron base and wire mesh basket comes standard in all powdercoat colors.
- Top-opening or side-opening lid available in rotationally molded polyethylene, and attaches to basket with cable.
- Optional polyethylene urn-shaped liner and lid come in two standard colors (fog and black) to coordinate with wire mesh basket.
- Base has a center hole for optional surface mounting.
- Contact your Landscape Forms representative for details on clear plastic bag option.

	Style	Depth	Width / Length	Height	Weight
	backless	22"	72"	18"	107 lb
	backed	25"	72"	36"	160 lb
	backed with arms	25"	72"	36"	173 lb

	Style	Diameter	Height	Weight
	side-opening	22"	43"	72 lb
	top-opening	22"	36"	71 lb

7 BACKED BENCH

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Bravo Bistro

Product Data Sheet

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Bravo Bistro reinvents the traditional bistro chair and table in the new era of outdoor gathering. Inspired by the iconic design concept, we've incorporated more modern aesthetics and a greater attention to detail in engineering, manufacturing and choice of materials. So now, landscape architects, facility managers, restaurateurs and other designers of space have a compelling new option that offers classic ambiance with modernized styling, improved quality and durability, and competitive value.

Table

- Table ships fully assembled
- Freestanding, not surface mountable
- Stainless steel hardware and carbon steel components
- Durable nylon bumpers on table legs prevent scratching and wear, and add durability
- Nylon washers in between all components prevent wear and corrosion

Chairs (set of 2)

- Chairs (set of 2) ship fully assembled
- Freestanding, not surface mountable
- Stainless steel hardware and carbon steel components
- Durable nylon glides on seat pan prevent metal-on-metal contact and enhance durability
- Nylon bumpers on chair legs prevent scratching and wear, and add durability
- Nylon washers in between all components prevent wear and corrosion

Finishes

- All components are first e-coated, then powdercoated providing surface durability, resistance to scratching and corrosion, and protection from UV light and other elements
- Available in Cadmium and Carbon

To Specify

- After selecting Bravo Bistro, select product type, then select powdercoated color. Bravo Bistro tables and chairs can only be specified as freestanding. All units ship full assembled.

Designed by Landscape Forms

	Depth	Width	Height	Seat Height	Weight
	17.25"	16"	32.5"	17.5"	18 lbs

	Diameter (of table top)	Diameter (of footprint)	Height	Weight
	23.5"	27"	28"	17 lbs

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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Chipman

Product Data Sheet

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The Chipman line, designed by landscape architect Robert Chipman, includes a cast aluminum chair and stool of stunning sculptural form, and complimentary tables in lounge, dining and standing height versions. In its consummate refinement Chipman adds to the special ambience of high-profile terraces, rooftop gardens, cafes and other protected social spaces. The elegance of design and detail enable these pieces to move easily into high-end residential settings. The compatibility of elements makes it possible to specify one family of products for a range of commercial spaces. Chair, stool and tables are finished with Landscape Forms proprietary Pangard III® HAPS, VOC, lead-free polyester powdercoat. Chipman is intended and warrantied for use in protected public spaces and is part of Landscape Forms' Terrace Life group.

Table

- The tables have cast aluminum bases attached to a cast aluminum support tube.
- The support tube is bolted to a cast aluminum frame supporting a steel sheet top.
- The table features a unique surface/embedded mount system that allows for leveling adjustment.
- Dining table is available with or without umbrella hole.
- If used with umbrella, table must be surface mounted.

Table Top Shape	Style	Diameter/ Depth	Height	Product Weight
	Round Dining Table	45"	29.25"	85 lb
	Round Dining Table	36"	29.25"	64 lb
	Round Dining Table	31"	29.25"	55 lb
	Square Dining Table	37"	29.25"	82 lb
	Square Dining Table	32"	29.25"	68 lb
	Square Dining Table	27"	29.25"	55 lb
Table Top Shape	**Style**	**Diameter/ Depth**	**Height**	**Product Weight**
	Round Standing Table	36"	42.25"	68 Lb
	Round Standing Table	31"	42.25"	58 Lb

Chipman

Product Data Sheet

landscapeforms

Chair

- The frame of Chipman is formed of aluminum castings welded together to make the final form.
- Powdercoated seating is offered armless, or with arms, is lightweight and nests.
- Bumper/glides are made of tough nylon to resist damage from dragging on rough surfaces.

Stool

- The frame of Chipman is formed of aluminum castings welded together to make the final form.
- Powdercoated seating is offered armless, is lightweight and nests.
- Bumper/glides are made of tough nylon to resist damage from dragging on rough surfaces.

Finishes

- All metal is finished with Landscape Forms' proprietary Pangard III® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

Table
- Select table size, shape, height, and powdercoat color. Specify surface mount or freestanding. Select with or without umbrella hole for dining table only. If specified with umbrella, table must be surface mounted.

Chair
- Select chair with arms, or armless,and powdercoat color.

Stool
- Select powdercoat color.

Designed by Robert Chipman
Chipman is protects by U.S. Patent No. D694,543; D69,544; D746,074; D718,558

Chair	Style	Depth	Width	Height	Product Weight
	Armless	22"	20"	33"	17 Lb
	Arms	22"	24"	33"	20 Lb

Stool	Style	Depth	Width	Height	Product Weight
	Stool	19"	22"	35"	18 Lb

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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8 MOVABLE FURNISHINGS

NTS

GENERAL NOTES

1. EXISTING INFORMATION IS A COMBINATION OF SURVEY DATA TAKEN DURING VARIOUS TIMES THROUGHOUT THE DURATION OF THE PARX SITE DEVELOPMENT AND SUPPLEMENTED WITH PREVIOUSLY PROPOSED PROJECT LINEWORK TO REFLECT MOST CURRENT CONDITIONS TO EXTENT PRACTICAL. EXISTING INFORMATION SHALL NOT BE CONSIDERED SURVEY GRADE ACCURATE. ADDITIONAL SURVEY IS UNDERWAY WITHIN THE PROJECT BOUNDARY AND WILL BE ADDED TO DOCUMENTS ONCE AVAILABLE.

SHEET NOTES

1. PROVIDE ADDITIONAL ALLOWANCE FOR SITE FURNISHINGS SUCH AS TRASH RECEPTACLE, ASH URNS, ETC.
2. REFER TO ARCHITECTURAL DRAWINGS FOR SITE LIGHTING.

KEY PLAN

PARX HOTEL

2999 STREET ROAD
BENSALEM, PA 19020

Gensler
999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street,
Suite 3300
Philadelphia, PA 19103
United States
Tel 215.845.8900
Fax 215.845.8901

△ Date	Description
04.08.2022	SCHEMATIC DESIGN
05.26.2022	DD PROGRESS
06.03.2022	PRELIMINARY/FINAL SITE PLAN

Seal / Signature

JAYNE O. SPECTOR
REGISTERED LANDSCAPE ARCHITECT
PA LIC. No. LA001000R

Project Name

Parx Hotel

Project Number

GENSLER PN: 13.3474.000
LANGAN PN: 220170601

Description

MATERIALS AND FURNISHINGS DETAILS

Scale

1" = 30'

LS501

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