

SEDIMENT DISPOSAL NOTE:
 SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES AND IMMEDIATELY STABILIZED.

CONSTRUCTION WASTE RECYCLING NOTE:
 PROCEDURES ENSURING THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS. A SEPARATE E&S PLAN SHALL BE SUBMITTED AND APPROVED FOR OFFSITE WASTE AND BORROW AREAS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASTE, WATER, SANITARY WASTES, ETC., THAT COULD ADVERSELY IMPACT WATER QUALITY.

EROSION & SEDIMENTATION POLLUTION CONTROL NOTES (SILT SOCK)
 (SEE SPECIFIC DETAILS FOR MAINTENANCE AND OTHER INFORMATION)
 1. SILT SOCK MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
 2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SILT SOCK.
 3. ANY SILT SOCK SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
 4. CONSTRUCT SILT SOCK ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION.
 5. SILT SOCKS SHALL BE INSTALLED DOWNSLOPE OF ALL AREAS TO BE DISTURBED BEFORE ANY WORK BEGINS. SILT SOCK AND ROCK FILTERS SHALL BE INSTALLED AS NEAR AS POSSIBLE TO THE LOCATIONS SHOWN ON THE PLAN.

ENVIRONMENTAL DUE DILIGENCE & CLEAN FILL NOTES
 1. CLEAN FILL MAY BE USED IN AN UNRESTRICTED MANNER. HOWEVER, CLEAN FILL MAY ONLY BE PLACED IN WATERS OF THE COMMONWEALTH IF OTHER ENVIRONMENTAL PROGRAMS AUTHORIZE SUCH USE. TO DETERMINE WHETHER CLEAN FILL IS UNCONTAMINATED, A PERSON SHOULD PERFORM ENVIRONMENTAL DUE DILIGENCE. IF THERE IS EVIDENCE OF A RELEASE, THE MATERIAL DOES NOT QUALIFY AS CLEAN FILL AND MAY NOT BE MANAGED UNDER THIS POLICY.
 2. ENVIRONMENTAL DUE DILIGENCE—INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANDBORNE MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ENVIRONMENTAL ASSESSMENTS AND AUDITS.
 3. CLEAN FILL—UNCONTAMINATED, NONWATER-SOLUBLE, NONDECOMPOSABLE INERT SOLID MATERIAL USED TO LEVEL AN AREA OR BRING THE AREA TO GRADE. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH. THE TERM DOES INCLUDE THE FOLLOWING MATERIALS: SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND RECOGNIZABLE AS SUCH.
 4. THE CONTRACTORS WILL BE RESPONSIBLE TO COMPLETE THE ENVIRONMENTAL DUE DILIGENCE ON ANY CLEAN FILL BROUGHT TO THE SITE.

STAGING OF EARTHMOVING ACTIVITIES NOTES
 AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE MONROE COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.

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

THE OPERATOR SHALL STABILIZE ANY AREAS IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

PROCEDURES ENSURING THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS. A SEPARATE E&S PLAN SHALL BE SUBMITTED AND APPROVED FOR OFFSITE WASTE AND BORROW AREAS.

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

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETE BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

STAGING OF EARTHMOVING ACTIVITIES
 1. ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE ON-SITE PRIOR TO EARTH DISTURBANCE.
 2. FIELD-MARK LIMITS OF DISTURBANCE AND ENVIRONMENTALLY SENSITIVE AREAS (INCLUDING STEEP SLOPES, RIPARIAN BUFFERS, WETLANDS, SPRINGS, AND FLOODWAYS).
 3. INSTALL ROCK CONSTRUCTION ENTRANCE AND STABILIZE THE DISTURBED AREA IMMEDIATELY.
 4. INSTALL SILT SOCKS WHERE SHOWN ON THE PLAN.
 5. CLEAR THE LIMIT OF DISTURBANCE OF THE BUILDING AREA OF ALL VEGETATION AND DEBRIS. PLACE STRIPPED TOPSOIL IN STOCKPILE AREA AND IMMEDIATELY SEED AND MULCH STOCKPILE AND STABILIZE.
 6. PERFORM ROUGH GRADING FOR THE BUILDING AREA. CUTS AND FILLS MUST BE STABILIZED IN REGULAR VERTICAL INCREMENTS WITH SEED AND MULCH. ADD ANY EXCESS MATERIAL TO THE TOPSOIL STOCKPILE AND IMMEDIATELY SEED AND MULCH.
 7. IMMEDIATELY RESTORE/REPLACE PORTIONS OF BMPs THAT WERE DISTURBED BY CONSTRUCTION AND STABILIZE IMMEDIATELY.
 8. INSTALL BYPASS PIPE COLLECTION SYSTEM THAT RUNS THROUGH THE SITE TO THE LEVEL SPREADER ALONG WITH ANY PROPOSED DRIVEWAY CULVERTS.
 9. GRADE DRIVEWAY AND STABILIZE IMMEDIATELY WITH STONE.
 10. BEGIN EXCAVATION OF RAIN GARDEN PER BMP CONSTRUCTION SEQUENCE AND DETAILS ON THE PCSM PLAN AND COORDINATE OVERSIGHT WITH A LICENSED PROFESSIONAL OR DESIGNER*. ALL SILT SOCKS UPSTREAM OF BMPs ARE TO REMAIN UNTIL FINAL STABILIZATION IS ACHIEVED.
 11. INSTALL CONCRETE WASHOUT, BEGIN CONSTRUCTION OF HOME.
 12. INSTALL ALL UTILITIES FOR HOME. ALL UTILITY TRENCH OPENINGS SHALL BE BACKFILLED AND STABILIZED PRIOR TO LEAVING SITE AT THE END OF EACH WORK DAY.
 13. PERFORM FINISHED GRADING FOR SITE. IMMEDIATELY STABILIZE DISTURBED AREA WITH TOPSOIL, SEED AND MULCH.
 14. INSTALL IMPERVIOUS ASPHALT SURFACES SUCH AS THE DRIVEWAYS FOR EACH LOT.
 15. ONCE CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED BEGIN REMOVAL OF PERIMETER CONTROLS.
 16. BMP REMOVAL SHALL NOT OCCUR UNTIL CONTRIBUTORY AREAS HAVE ACHIEVED FINAL STABILIZATION (70% UNIFORM PERENNIAL COVER OR OTHER PERMANENT NON-VEGETATIVE COVER, WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.) ANY AREAS WHICH ARE DISTURBED FROM THE REMOVAL OF BMPs MUST BE BROUGHT TO FINAL GRADE AND IMMEDIATELY STABILIZED WITH PERMANENT SEED, FERTILIZER AND MULCH AT THE RATES SPECIFIED ON THE PLANS.

AVOIDANCE MEASURE
 THE PROPOSED PROJECT IS LOCATED IN THE VICINITY OF NORTHERN LONG-EARED BAT SPRING STAGING/FALL SWARMING HABITAT. TO ENSURE TAKE IS NOT REASONABLY CERTAIN TO OCCUR, DO NOT CONDUCT TREE REMOVAL FROM MAY 15 TO AUGUST 15. THE U.S. FISH AND WILDLIFE SERVICE DETERMINED TAKE IS NOT REASONABLY CERTAIN TO OCCUR FROM TREE REMOVAL IF ACTIVITIES ARE AVOIDED DURING THE PUP SEASON (I.E., THE RANGE OF TIME WHEN FEMALES ARE CLOSE TO GIVING BIRTH (I.E., TWO WEEKS PRIOR TO BIRTH) AND HAVE NON-VOLANT (I.E., UNABLE TO FLY) YOUNG).

MAINTENANCE
 1. DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE THE INSPECTION OF EROSION CONTROL FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. IMMEDIATELY PERFORM CLEANOUT, REPAIR AND REPLACEMENT OF THE FACILITIES AS NEEDED. (REGRADE, RESEED AND MULCH WASHED OUT AREAS AS THEY OCCUR).
 2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY AND THEN RESEEDED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
 3. FREQUENT INSPECTION SHALL BE MADE ON THE FILTER FABRIC FENCE. DAMAGED, UNDERMINED, OR TOPPLED FENCE MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF SILT FENCING.
 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
 5. GRASS IN ALL SWALES MUST BE MAINTAINED AT A HEIGHT OF 2 INCHES TO 6 INCHES DURING CONSTRUCTION AND AFTER CONSTRUCTION.

UNFORESEEN EROSION CONDITIONS NOTES
 1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS.
 2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, D.E.P. SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
 3. METHODS TO PROTECT EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

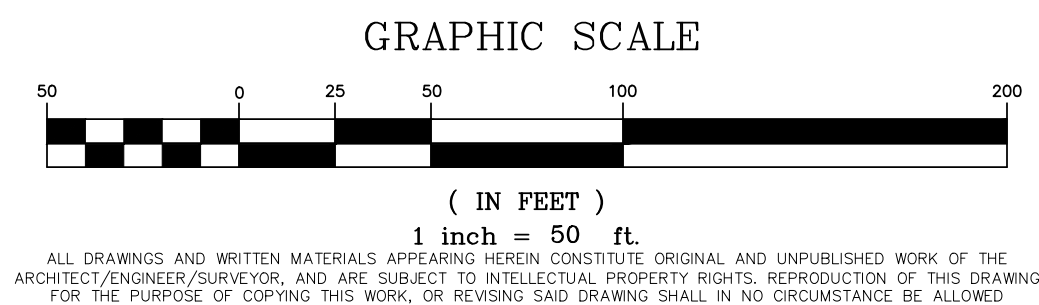
KEY	SOIL NAME	HYDROLOGIC SOIL GROUP	SLOPES	ERODIBILITY	HYDRIC/COMPONENT
MbB	MARDIN VERY STONY SILT LOAM	D	0% TO 8%	MINIMAL	Y
BeB	BENSON-ROCK OUTCROP COMPLEX	D	0% TO 8%	MINIMAL	D
BeC	BENSON-ROCK OUTCROP COMPLEX	D	8% TO 25%	MINIMAL	D

KEY	SOIL NAME	LIMITATION	RESOLUTION
MbB	MARDIN VERY STONY SILT LOAM	WETNESS/DEPTH TO SATURATED ZONE	INSTALL FOUNDATION DRAINS, USE PUMPED FILTER BAGS
BeB	BENSON-ROCK OUTCROP COMPLEX	SLOW PERCOLATION	SOIL TESTS ARE STRONGLY RECOMMENDED
BeC	BENSON-ROCK OUTCROP COMPLEX	SLOW PERCOLATION	SOIL TESTS ARE STRONGLY RECOMMENDED

E&S PLAN NOTES
 1. ANY EARTH DISTURBANCE MUST BE CONDUCTED IN CONFORMANCE WITH CHAPTER 102.
 2. AREAS PROPOSED FOR INFILTRATION BMPs SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE TO MAINTAIN MAXIMUM INFILTRATION CAPACITY.
 3. INFILTRATION BMPs SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.

E&S PLAN LEGEND

- North American Green S75BN or Approved Equal
- North American Green P300 or Approved Equal
- Rock Construction Entrance
- 18" SILT/STOX
- 24" SILT/STOX
- 32" SILT/STOX
- Limit of Disturbance Boundary
- Limit of NPDES Boundary
- Topsoil Stockpile
- Concrete Washout



IMPERVIOUS COVERAGE AND STEEP SLOPE DISTURBANCE

PER LOT	MAX. REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	TOTAL
% IMPERVIOUS	25%	8.62%	9.07%	13.52%	8.07%	18.91%	18.49%	6.32%	9.73%
15-25% SLOPES AREA (SF)		0	0	0	0	7810	0	51618	59428
DISTURBED AREA (SF)	60%	0	0	0	0	5774	0	20163	25937
% DISTURBED		0.00%	0.00%	0.00%	0.00%	73.93%	0.00%	39.06%	43.64%
25%+ SLOPES AREA (SF)		0	0	0	0	0	0	6799	6799
DISTURBED AREA (SF)	10%	0	0	0	0	0	0	575	575
% DISTURBED		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.46%	8.46%

LOCATION MAP
 SCALE: 1" = 1000'

LEGEND

EXISTING	PROPOSED
Site Benchmark	Iron Pin
Concrete Marker	Concrete Marker
Property Line	Property Line
Right-of-Way Line	Right-of-Way Line
Setback Line	Setback Line
Easement Line	Easement Line
Edge of Pavement	Edge of Pavement
Building	Building
Contour	Contour
Curb	Curb
Depressed Curb	Depressed Curb
Tree Line	Tree Line
Municipal Boundary	Municipal Boundary
Zoning Boundary	Zoning Boundary
Guidrail	Guidrail
Fence	Fence
Storm Sewer	Storm Sewer
Storm Sewer Manhole	Storm Sewer Manhole
Inlet	Inlet
Sanitary Sewer	Sanitary Sewer
Sanitary Cleanout	Sanitary Cleanout
Sanitary Manhole	Sanitary Manhole
Water Line	Water Line
Water Valve	Water Valve
Water Hydrant	Water Hydrant
Gas Line	Gas Line
Gas Valve	Gas Valve
Electric Line	Electric Line
Utility Pole	Utility Pole
Wetlands	Wetlands
15-25% Slopes	15-25% Slopes
25%+ Slopes	25%+ Slopes

NO.	DATE	REVISION	BY
2	11/4/24	REV. PER 8/1/24 TWP REVIEW & GENERAL REVISIONS	DJF
1	10/11/24	MCPC SUBMISSION	DJF

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"CALL BEFORE YOU DIG"
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE OF ANY PROJECT.
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LTS HOMES, LLC
 3 POINT GARDEN ROAD
 TOWNSHIP OF SMITHFIELD
 MONROE COUNTY, PENNSYLVANIA

PROJECT NO. LTSI 2301
 SHEET NO. 1 OF 2

DATE: 06-28-24
 SCALE: 1" = 50'

DRAWN BY: DJF
 APPROVED BY: JLO

DRAWING NO. C-8.1

EROSION & SEDIMENT CONTROL PLAN

