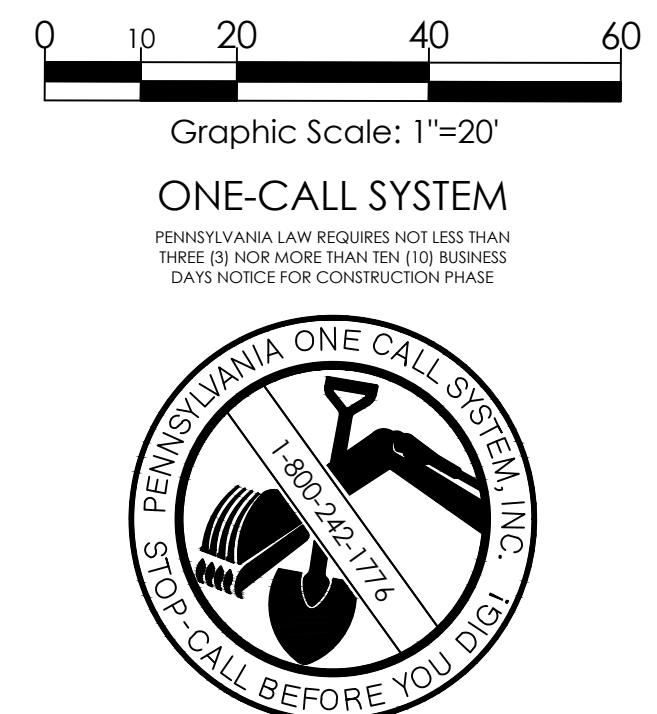


**REFERENCE:**  
 1. PAD B SITE PLAN, LAST REVISED ON 06/17/2021, PREPARED BY HORIZON ENGINEERING  
 2. PRELIMINARY ALTA/NSPS LAND TITLE SURVEY, LAST REVISED ON 12/22/2021, PREPARED BY BL COMPANIES



**GRADING AND DRAINAGE NOTES:**

1. THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER REGARDING ANY EROSION AND SEDIMENT CONTROL REQUIREMENTS RELATIVE TO THE OVERALL PROPERTY DEVELOPMENT, AND INSTALL ACCORDINGLY. THIS MAY INCLUDE A WHEEL WASH STATION AS WELL AS INLET PROTECTION.
2. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
3. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT PREPARED BY CONVERSE CONSULTANTS DATED DECEMBER 22, 2021.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT, CONTINUOUS GRADE, AND POSITIVE DRAINAGE (AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS). THE CONTRACTOR SHALL ADJUST TOPS OF CLEANOUTS, MANHOLES, VALVES, HANDHOLES, ETC. TO REMAIN TO PROPOSED FINISHED GRADE, AS NECESSARY.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, PUMPING, AND TREATMENT OF WATER. THE CONTRACTOR IS CAUTIONED THAT GROUNDWATER AND PERCHED GROUNDWATER MAY BE ENCOUNTERED. NO WATER FROM ANY CONSTRUCTION WORK, PROCESSOR AREA SHALL BE RELEASED DOWNSTREAM OR INTO STORM SYSTEMS, UNTIL PROPERLY TREATED AND ALL SEDIMENT REMOVED. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
7. EARTHWORK SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL VEGETATION, TOPSOIL, ORGANIC SUBSOIL, AND ANY SURFACE DEBRIS IN AREAS WHERE REGRADING IS REQUIRED.
8. THE STORM SEWER SHALL BE CPP, SMOOTH LINED CORRUGATED POLYETHYLENE PIPE, UNLESS OTHERWISE NOTED ON PLANS.
9. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION OF INTERNAL ROOF DRAINS AND UNDER SLAB DRAINS.
10. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. ALL SLOPES MUST BE STABILIZED/PROTECTED FROM EROSION.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE TOPSOIL AND/OR MULCH AT A DEPTH AS NOTED IN THE SPECIFICATIONS.
12. THE CONTRACTOR SHALL REVIEW THE EXISTING PAD AND SITE RELATIVE TO PROPOSED IMPROVEMENTS AND INCLUDE ALL NECESSARY WORK AND ASSOCIATED FEES TO COMPLETE PROJECT AS PART OF BASE BID. THE EXISTING PAD HAS BEEN ACCEPTED AS-IS AND CONTRACTOR SHALL ACCEPT AS-IS.

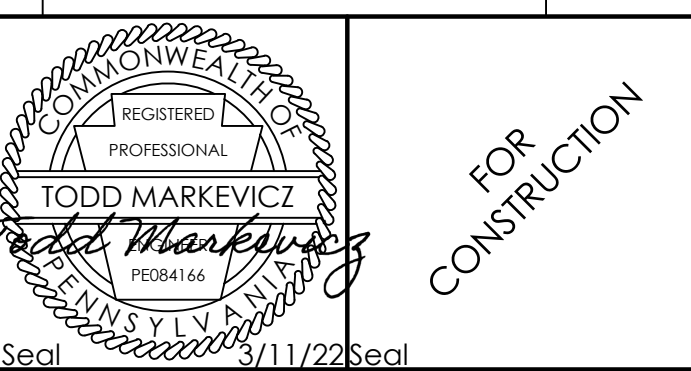
**LEGEND OF IMPROVEMENTS**

- SUBJECT PARCEL PROPERTY LINE
- PROPOSED BUILDING
- ST ----- STORM LATERAL
- STORM SEWER & STRUCTURES
- LIGHT POLES
- SPOT ELEVATION  
 TC=TOP & BOTTOM OF CURB  
 TW=TOP OF WALL
- 320 ----- CONTOUR
- SAWCUT/LIMIT OF PAVEMENT REPLACEMENT
- HEAVY DUTY ASPHALT PAVEMENT

- ABBREVIATION**
- AC - ASPHALT CONCRETE
  - LF - LINEAR FEET
  - SF - SQUARE FEET
  - DIA - DIAMETER
  - INV - INVERT
  - CPP - CORRUGATED POLYETHYLENE PIPE (SMOOTHED LINE)
  - HDPE - HIGH DENSITY POLYETHYLENE PIPE
  - PVC - POLYVINYL CHLORIDE
  - TG - TOP OF GRATE
  - GE - GROUND ELEVATION
  - TC - TOP OF CURB
  - BC - BOTTOM OF CURB/EDGE OF PAVEMENT
  - HP - HIGH POINT
  - F.F.E. - FINISH FLOOR ELEVATION
  - TW - TOP OF WALL
  - BW - BOTTOM OF WALL

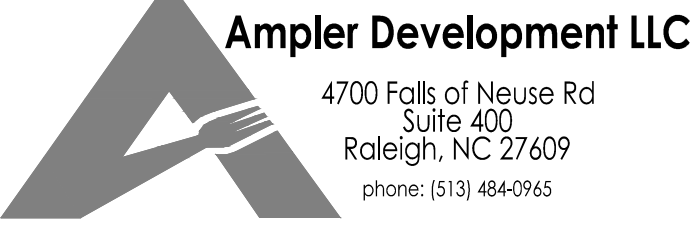
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Revisions:	Date:
1 Revised per Addendum #1	02/08/22
2	
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Seal  
 3/11/22 Seal  
 CIVIL ENGINEER OF RECORD  
 Name: Todd G. Markevich  
 Penn. License No.: PE084166  
 Exp. Date: September 30, 2023  
 Firm Approval No.: 002215

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Burger King Store#:  
 322 Pottstown Ave.  
 Pensburg, PA 18073  
 Montgomery County (Pensburg Borough)  
 Project Name & Location:

<b>Grading &amp; Drainage Plan</b>	
Drawing Name:	
Date: 01/21/22	Project No. 21-0327
Type:	C3
Drawn By: SAS	Drawing No.
Scale: 1" = 20'	