

# 414 PROPERTY GROUP LLC

## LOT CONSOLIDATION - LAND DEVELOPMENT

**NOTES:**

- Record Owner & Applicant:**  
414 Property Group, LLC  
272 Ruth Rd.  
Harleysville PA 19438  
Ph. No. 610-213-7172  
**Record Owner:**  
FGTG Development Group, LLC (414 Property Group, LLC, Equitable Owner)  
962 Gallery Dr.  
Schwenksville PA 19473
- This tract is currently zoned TC.
- Contours are by field survey. Bench Mark is rim of storm manhole in intersection of Bridge and Gay Streets, shown. Elevation 124.45.
- All bearings, distances and elevations shown hereon are based on the Pennsylvania State Plane Coordinate System - South Zone.  
Horizontal Datum: North American Datum of 1983 (NAD83).  
Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
- Soils taken from Web Soil Survey.  
LUB - Urban land, 0 to 8 percent slopes.
- The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
- Sources of Title:**  
BEING the same premises which 249 Bridge Street, Inc., by deed dated February 7, 2022 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4481, page 2038 granted and conveyed unto 414 Property Group, LLC, in fee.  
BEING UPI #15-9-133, 241 Taylor Alley.  
BEING the same premises which Thomas W. Carnevale and Lauren Eustis Carnevale, by deed dated February 7, 2022 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10812, page 1617 granted and conveyed unto 414 Property Group, LLC, in fee.  
BEING UPI #15-9-134, 249 Bridge Street.  
BEING the same premises which Nancy Nevin, Richard Albanese, Philip Albanese and Lizabeth Albanese, by deed dated March 18, 2016 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9283, page 2182 granted and conveyed unto 414 Property Group, LLC, in fee.  
BEING UPI #15-9-135, 245 Taylor Alley.  
BEING the same premises which Sunzanne Bender and Gerald Mandlowitz, by deed dated July 24, 2018 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9793, page 266 granted and conveyed unto FGTG Development Group, LLC, in fee.  
BEING UPI #15-8-136, 245 Bridge Street.
- All four lots are to be combined into a single lot. A new deed is to be recorded for the new lot.
- Lot Area:**  
**Combined**  
9,406 s.f.± Gross  
8,681 s.f.± Net
- Ex. Lot Coverage:**  
Impervious coverage = 8,007 s.f.± (92.2%)
- Prop. Lot Coverage:**  
Impervious coverage = 8,567 s.f.± (98.6%)
- This plan is being submitted as a Major Commercial Land Development per §22-301.2.D.
- The following waivers are hereby requested from the Borough Subdivision and Land Development Ordinance, Chapter 22:
  - §22-304 - to allow the combination of the Preliminary plan and Final plan submission and review.
  - §22-304.1.A - not to require existing features and topographic contours within 100' of the tract.
  - §22-406.1 - not to require stone or concrete monuments placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property.
  - §22-408.2.G - not to provide curbing along the south side of Taylor Alley.
  - §22-414.9.A - not to provide the required sight distance for the proposed driveway access onto Taylor Alley.
  - §22-418.1.A - not to provide curbing along the south side of Taylor Alley.
  - §22-419 - not to provide sidewalk and/or a planting strip along the south side of Taylor Alley.
  - §22-426.1.A - not to provide the required trash collection enclosure.
  - §22-427.1 - not to provide underground electric service lines for the proposed site improvements.
  - §22-428 - not to require landscaping, buffering, and screening.
  - §22-502.1.A - not to require a landscaping plan.
  - §22-505.5.B - to allow grading within 3 ft. of the existing property lines.
  - §22-600 - not to provide a Market Analysis for the proposed site improvements.
  - §22-601 - not to provide an Environmental Impact Analysis for the proposed site improvements.
  - §22-602 - not to provide a Traffic Impact Study for the proposed site improvements.
  - §22-603 - not to provide a Community and Fiscal Impact Analysis for the proposed site improvements.
- All sheets are to be recorded.
- This property is currently and will continue to be served by public water and sanitary sewer.

**ZONING REGULATIONS - TC**

(ATTACHED)	(REQUIRED)	(EXISTING-COMBINED)	(PROPOSED-COMBINED)
MIN. LOT AREA	2,000 S.F.	8,681 S.F.	8,681 S.F.
MIN. LOT WIDTH	20'	59.17'	59.17'
BUILD TO LINE	EXISTING	1.1' - 1.6'	1.1' - 1.6'
MIN. SIDE YARDS	5'	0'	0'
MIN. REAR YARD	0'	0'	0'
MIN. BLDG. SPACING	10'	N/A	N/A
MAX. IMPERV. COVERAGE	100%	92.2%	98.6%
BLDG. HEIGHT	35' MIN. / 45' MAX.	35' - 45'	35' - 45'

\* EX. NON-CONFORMING

**AFFIDAVIT OF OWNERSHIP**

Commonwealth of Pennsylvania )  
County of Chester ) SS:  
Before me, the undersigned notary public, this day personally appeared \_\_\_\_\_, to me known (or satisfactorily proven), who being duly sworn according to law, deposes and says:  
He is the \_\_\_\_\_ of \_\_\_\_\_ which is the record owner of all the property ("Property") to which this plan applies and of all rights which are necessary to implement this plan. The source of \_\_\_\_\_ title to the Property is the deed(s) recorded, with the Office ("Recorder's Office") of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book \_\_\_\_\_, page \_\_\_\_\_, Record Book \_\_\_\_\_, page \_\_\_\_\_, and Record Book \_\_\_\_\_, page \_\_\_\_\_. This plan is \_\_\_\_\_ act and deed and is authorized by \_\_\_\_\_ to be recorded with the Recorder's Office and that such recording shall be effective for all purposes. He is authorized by said \_\_\_\_\_ to make this affidavit.  
By: \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Notary Public  
I hereby certify that the Borough of Phoenixville Planning Commission reviewed this plan and issued its comments to Borough Council prior to Council's adoption of Resolution 202 \_\_\_\_\_, which approves this plan as a final plan pursuant to the Borough's Subdivision and Land Development Ordinance.  
William Davidson  
Planning Commission Chair Person

We hereby certify that the Borough Council of the Borough of Phoenixville, Chester County, Pennsylvania, by its Resolution 202 \_\_\_\_\_, adopted \_\_\_\_\_, 202 \_\_\_\_\_, approved this plan as a final subdivision and/or land development plan, pursuant to the Borough's then current Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code and that the Borough, on \_\_\_\_\_, 202 \_\_\_\_\_, hereby authorizes this plan for recording.

E. Jean Krack  
Borough Secretary  
Jonathan M. Ewald  
Council President

I, Owen M. Hyne, a Pennsylvania Professional Engineer, have reviewed this plan, for the Borough, and have determined that it has been amended as required by Borough Resolution \_\_\_\_\_, and that, based on the information provided by the Applicant and with any waivers specifically identified and shown hereon, the plan complies with the Borough Subdivision and Land Development Ordinance.

Owen M. Hyne  
P.E.

Date: \_\_\_\_\_

This plan or an earlier version hereof was reviewed by the Chester County Planning Commission on, \_\_\_\_\_

CCPC # \_\_\_\_\_ Secretary

BERCEK & ASSOCIATES  
Glen E. Kelczewski, P.E. \_\_\_\_\_ Date

I, Glen E. Kelczewski, a Pennsylvania Professional Engineer, hereby certify that the land development shown hereon complies with all applicable regulations including but not limited to the Borough zoning and subdivision and land development regulations.

Glen E. Kelczewski, P.E. \_\_\_\_\_ Date

BERCEK & ASSOCIATES  
I, Michael Bercek, a Pennsylvania Professional Land Surveyor, hereby certify that the lot lines, streets, rights-of-way and easements shown on this plan were surveyed and plotted by me and are accurate. I further certify that the subdivision and land development shown hereon complies with all applicable regulations including but not limited to the Borough zoning and subdivision and land development regulations.

Michael Bercek, P.L.S. \_\_\_\_\_ Date

**PRELIMINARY**



358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekkassociates.com

**Land Development Cover Sheet for  
414 PROPERTY GROUP, LLC**

Borough of Phoenixville - Chester County, PA  
July 27, 2022 - Plan No. D-22-100  
Sheet 01 of 05

**SHEET INDEX**

- LAND DEVELOPMENT COVER SHEET
- LOT CONSOLIDATION, EXISTING FEATURES & DEMOLITION PLAN
- IMPROVEMENTS CONSTRUCTION PLAN
- EROSION AND SEDIMENTATION CONTROL PLAN
- DETAILS & NOTES PLAN

ALL SHEETS TO BE RECORDED

PENNSYLVANIA ONE CALL SYSTEM, INC.			
Facility Owner List for Phoenixville Borough, Chester Co.			
NAME	ADDRESS	PHONE NO.	SERVICE
Comcast Cable	Comcast Center, 1701 JFK Blvd, Philadelphia, PA 19103	215-286-1700	COMMUNICATIONS
Comcast Cable Communications, Inc.	Comcast Center, 1701 JFK Blvd, Philadelphia, PA 19103	215-286-1700	COMMUNICATIONS
PECO Energy	2301 Market St., P.O. Box 8699, Philadelphia, PA 19101	1-800-841-4141	ELECTRIC & GAS
Phoenixville Borough	351 Bridge St., Phoenixville, PA 19460	610-933-8801	SEWER & WATER
Verizon Pennsylvania, Inc.	900 Race St., Philadelphia, PA 19107-2407	215-269-5159	COMMUNICATIONS

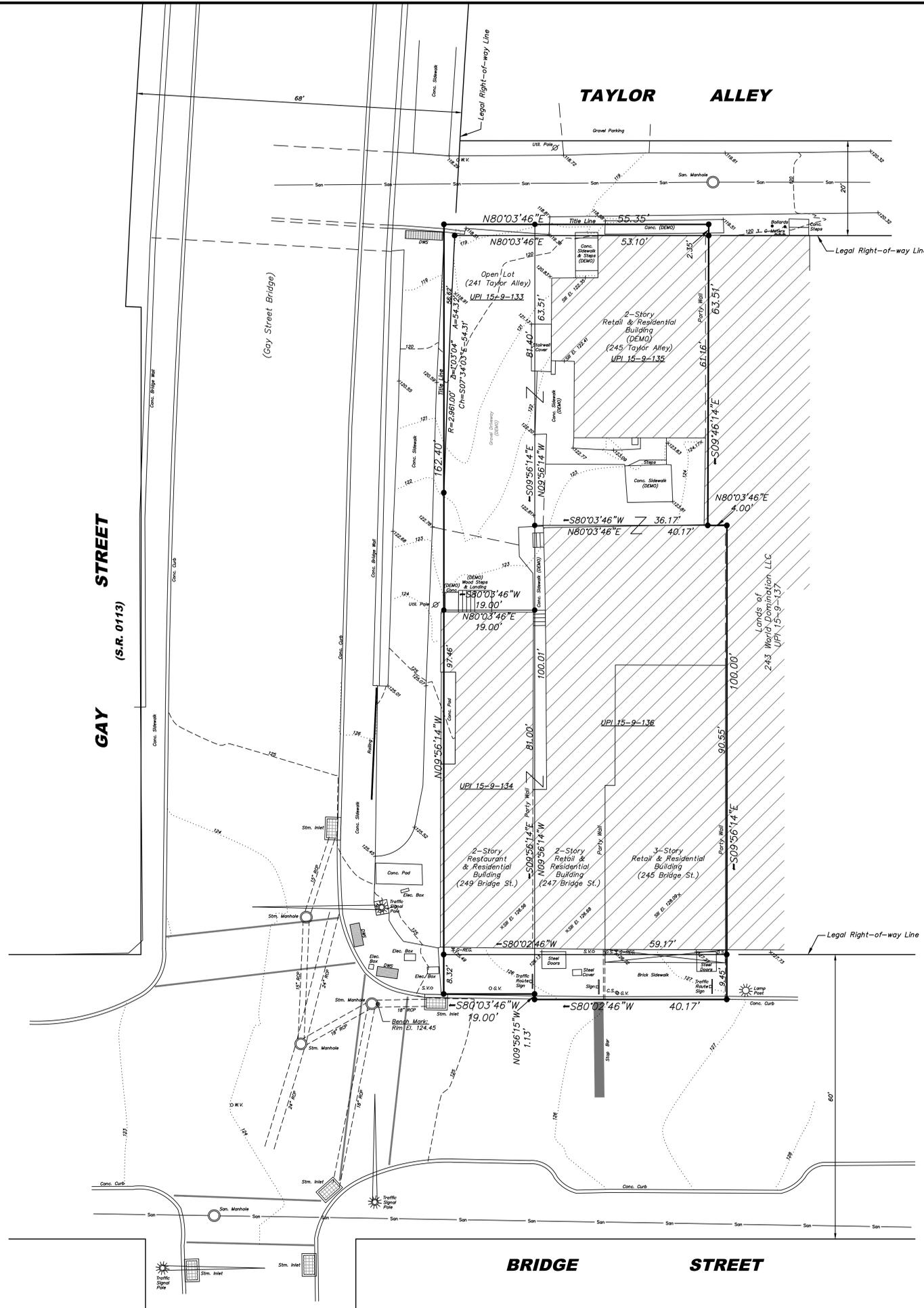
Contractor shall notify POCs at 811, not less than three nor more than ten working days in advance of beginning excavation or demolition work.

**ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION**

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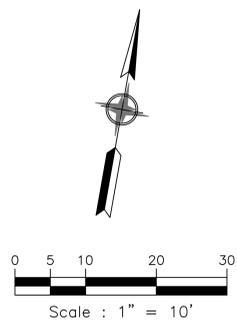
**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY CORNER
- ..... 124 EXISTING MINOR CONTOUR
- 125 EXISTING MAJOR CONTOUR
- ..... x125.52 EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVING
- EXISTING EDGE OF GRAVEL
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING

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**BA BERCEK & ASSOCIATES**

358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekkassociates.com

**Lot Consolidation, Existing Features & Demolition Plan for 414 PROPERTY GROUP, LLC**

Borough of Phoenixville - Chester County, PA  
 July 27, 2022 - Plan No. D-22-100

Sheet 02 of 05

**GAY STREET**  
(S.R. 0113)

**TAYLOR ALLEY**

**TAYLOR ALLEY**

**BRIDGE STREET**

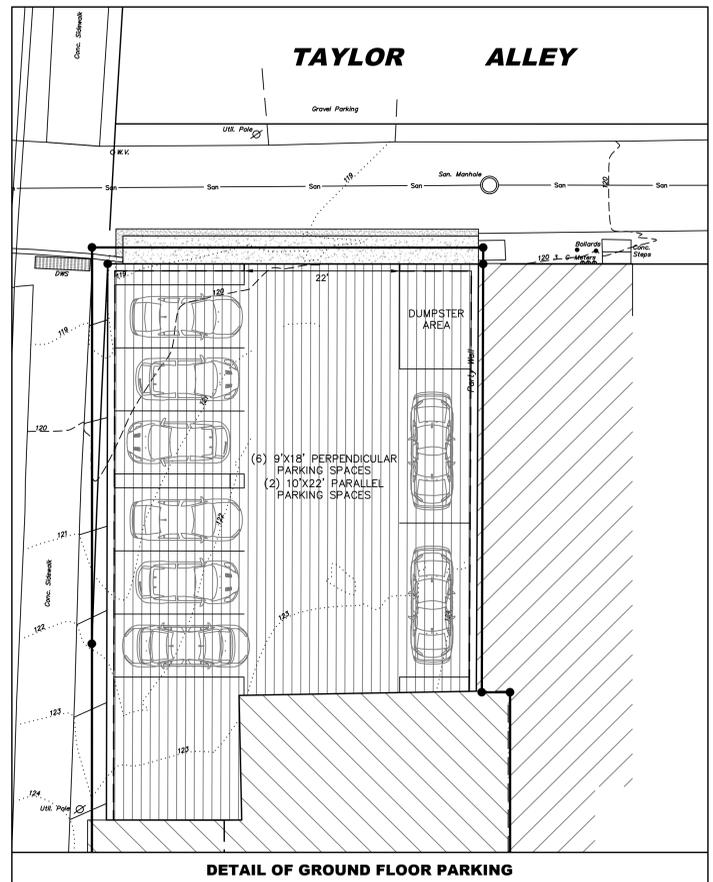
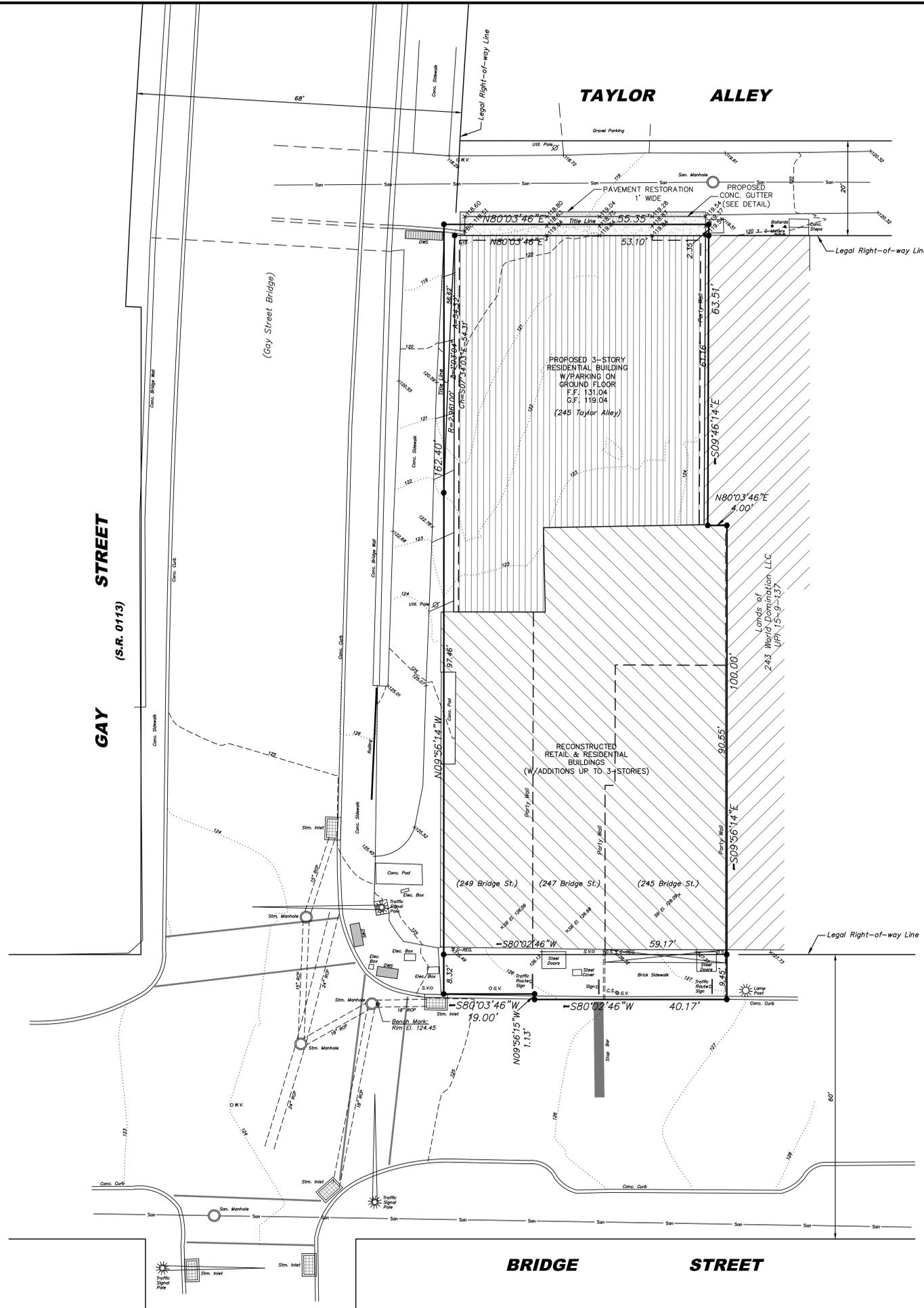
**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY CORNER
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- - - - - EXISTING EDGE OF PAVING
- - - - - EXISTING EDGE OF GRAVEL
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING SANITARY MAIN
- - - - - EXISTING STORM PIPING
- PROPOSED SPOT ELEVATION

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**SITE CONSTRUCTION SEQUENCE**  
Approximate Starting Date for Construction: Spring 2023  
Approximate Completion Date for Construction/Final Stabilization: Fall 2023

A copy of the approved erosion and sediment control plan must be available at the project site at all times. Additionally, the operator shall assure that the approved erosion and sediment control plan is properly and completely implemented. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the local municipality, and is being implemented and maintained for all off-site soil and/or rock spoil and/or borrow areas. 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. Before initiating any revisions to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved erosion and sediment control plan, the operator must receive approval of the revisions from the design engineer and the Municipality. Before disposing of soil or receiving borrow for the site, the operator must assure that each spoil or borrow area has an erosion and sediment control plan which is being implemented and maintained according to Chapter 102 regulations. If unfavorable conditions (high groundwater table or bedrock) are encountered during the installation of a stormwater best management practice, the design engineer shall be contacted to analyze the alternative solutions and possibly redesign the stormwater best management practice(s), as necessary.

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

1. A Rock Construction Entrance has not been delineated on the plans. If sediment is tracked onto Bridge Street, Gay Street and/or Taylor Alley, during construction or if the Borough of Phoenixville requires a Rock Construction Entrance to be provided at any time during construction, a Rock Construction Entrance shall be provided. During the demolition phase of the project, construction vehicles shall access the site utilizing the existing gravel driveway.
2. Install a compost filter sock and a concrete wash water area at the locations shown on the plans. Compost filter sock is intended to control sediment runoff from construction activities. If necessary, compost filter sock shall be stacked in place with rebar. Temporarily stabilize any disturbed areas during construction.
3. Remove the existing concrete gutter along the south side of Taylor Alley. Provide a pumped water filter at the location shown on the plan. Any sediment laden stormwater runoff that collects in the previous concrete swale area shall be removed by a pumped water filter bag.
4. Demolish the existing detached building (245 Taylor Avenue) on the south side of Taylor Avenue.
5. Excavate, as necessary, to provide rough grading for the proposed building area. All excess soil material and construction debris shall be hauled to an off-site location.
6. Begin construction of the proposed building. Provide the proposed foundation walls.
7. Excavate and/or fill, as necessary, to install and backfill any proposed underground utilities from Taylor Avenue to the site. Provide pavement restoration for Taylor Avenue, as necessary.
8. Remove the concrete wash water area. Pour concrete for the proposed garage floor.
9. Remove the pumped water filter bag. Install the proposed concrete gutter on the south side of Taylor Avenue. Provide pavement restoration for Taylor Avenue, as necessary.
10. Complete the construction of the proposed building. Establish finished grades for all proposed lawn areas. Permanently stabilize the proposed lawn areas and any remaining disturbed areas.
11. After the site has been stabilized and has 70% lawn cover, remove the erosion and sediment pollution controls (compost filter sock). Permanently stabilize any areas disturbed by the removal of the erosion and sediment pollution controls.
12. Inspect the site area for proper stabilization. Any areas that have failed to germinate shall be reseeded. Any seed areas that have washed out shall be filled and reseeded. An anchoring method shall then be used to hold the seed and mulch in place, especially in swales, areas of concentrated flow, and on slopes.

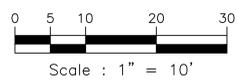
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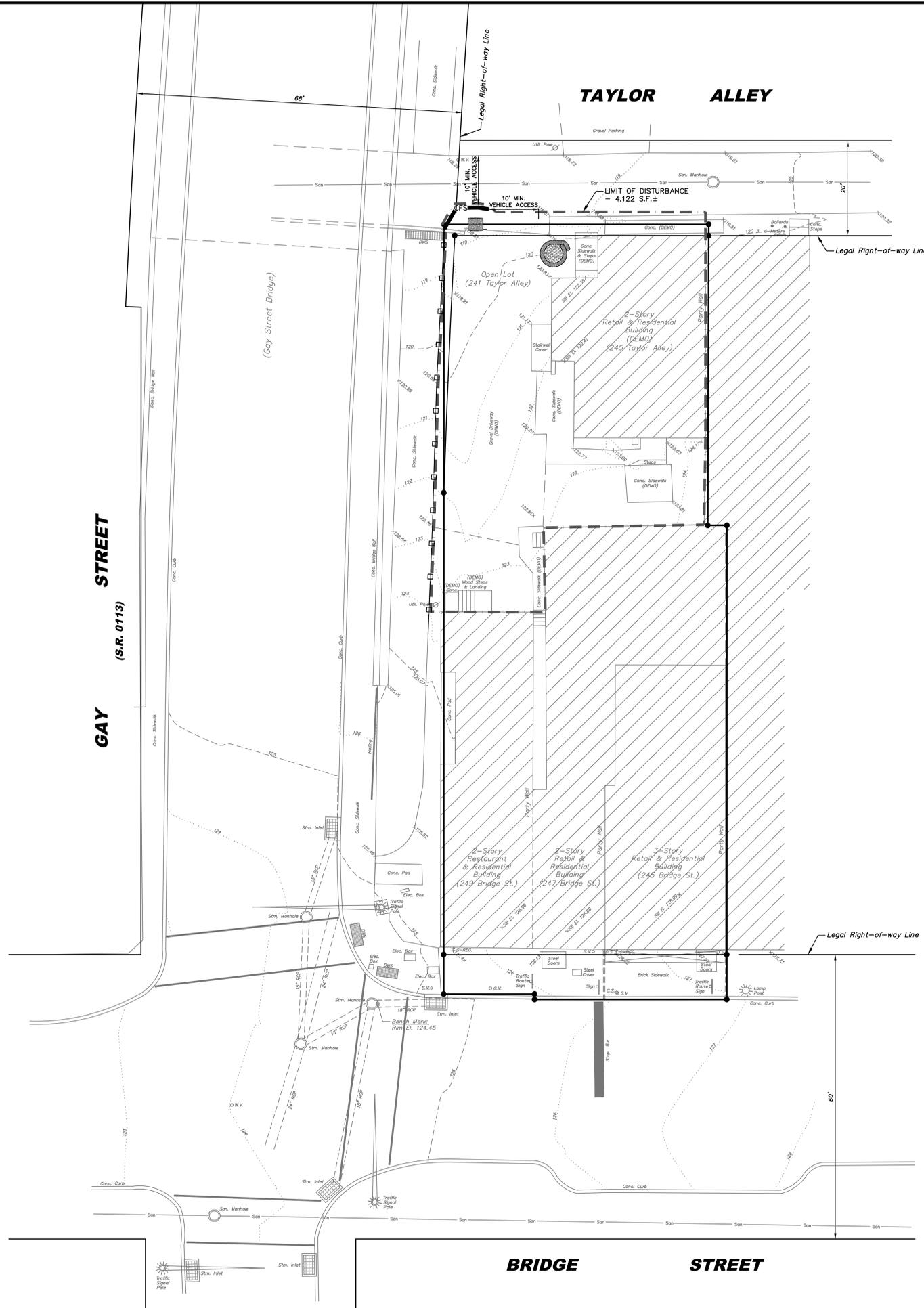
**BA BERCEK & ASSOCIATES**

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Improvements Construction Plan for  
**414 PROPERTY GROUP, LLC**

Borough of Phoenixville - Chester County, PA  
July 27, 2022 - Plan No. D-22-100

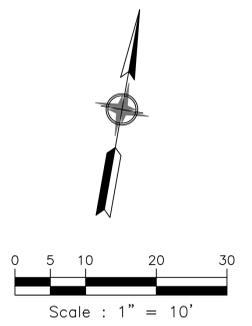




**E & S LEGEND**

	12" COMPOST FILTER SOCK
	ORANGE SAFETY/PROTECTION FENCING
	CONCRETE WASHWATER AREA
	PUMPED WATER FILTER BAG
	LIMIT OF DISTURBANCE

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**Erosion and Sedimentation Control Plan for**  
**414 PROPERTY GROUP, LLC**  
 Borough of Phoenixville - Chester County, PA  
 July 27, 2022 - Plan No. D-22-100  
 Sheet 04 of 05

**GENERAL EROSION & SEDIMENT CONTROL NOTES**

- The project receiving watercourse is the French Creek and the Chapter 93 classification is Trout Stocking/Fishery, Migratory Fishes (TSF, MF).
- This project is not located within a specially protected High Quality or Exceptional Value watershed; extreme care should be exercised in all disturbance activities to prevent degradation to the Waters of the Commonwealth.
- Upon completion or temporary cessation of earth disturbance activity, the project site shall be immediately stabilized in accordance with the recommendations contained in the Erosion and Sediment Pollution Control Program Manual (E & S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as amended and updated. Erosion and sediment control BMPs shall be implemented and maintained until permanent stabilization is completed and BMPs are operational.
- The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Controls Rules and Regulations, Title 26, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
- Erosion and sediment BMPs must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMPs. Rock construction entrance filters shall be installed at all points of vehicular access to each lot.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Vegetides and equipment may neither enter directly nor exit directly from an adjacent property.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete finished grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes must be 2H:1V or flatter.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches for uncompacted soils and 6 to 12 inches on compacted soils, prior to placement of topsoil. Areas to be vegetated shall have a minimum of 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- Areas to be filled are to be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots and other objectional material.
- Clearing, grubbing and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E & S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E & S Plan.
- All off-site waste and erosion areas must have an E & S plan approved by the local conservation district or the Department fully implemented prior to being activated.
- All fills shall be compacted as required to reduce erosion, slippage, settlement of subsidence or other related problems. Fill intended to support buildings, structures, conduits, etc. shall be compacted in accordance with local requirements or codes.
- All earthen fills shall be placed in compacted layers not to exceed 8 inches in thickness.
- Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill materials shall be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard specification for subsurface drain or other approved method.
- Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
- Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectional materials. The embankment shall be compacted in maximum 8" layered lifts at 95% density.
- The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Channels having riprap, Reno mattress, or gabion linings must be sufficiently over-excavated so that design dimensions will be provided after placement of the protective lining.
- Upon request, the applicant or his contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
- Failure to correctly install E & S BMPs, failure to prevent sediment laden runoff from leaving the construction site or failure to take immediate corrective action to resolve failure of E & S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
- The Applicant/Developer/Contractor will be responsible for the proper construction, stabilization and maintenance of the temporary (short term) erosion control measures (BMPs). The Property Owner will be responsible for the stabilization and maintenance of the permanent (long term) erosion control measures (BMPs).

**A COPY OF THE EROSION AND SEDIMENT CONTROL PLANS MUST BE AVAILABLE AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.**

**MAINTENANCE OF EROSION & SEDIMENT CONTROLS**  
(Operations and Maintenance Procedure)

- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and restaking, must be performed immediately. If E & S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- A log showing dates that E & S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory officials at the time of inspection.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on the 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.
- Filter fabric fencing/compost filter socks (fitrex silsiox) must be installed at existing level grade. Both ends of each filter fabric fence section/compost filter socks (fitrex silsiox) section must be extended at least 6 feet upslope at 45 degrees to the main fence alignment.
- Sediment must be removed where accumulations reach 1/2 the above ground height of the filter fabric fence/compost filter sock (fitrex silsiox).
- Any filter fabric fence section/compost filter sock (fitrex silsiox), which has been undermined or topped, must be immediately replaced with a rock filter outlet.
- Sediment must be removed when accumulations reach 1/3 the rock filter outlet.
- Sediment must be removed when accumulations reach 1/3 the height of the rock filters. Immediately upon stabilization, remove accumulated sediment, remove rock filter, and stabilize disturbed areas.
- For a curbed roadway storm inlet protection and berm (Type C), the earthen berm shall be maintained until the roadway is stoned. The road subbase berm shall be maintained until the roadway is paved. A six inch minimum height asphalt berm shall be maintained until the roadway surface receives final coat.
- For a channel or roadside swale storm inlet protection and berm (Type M), the 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.
- Sediment must be removed from storm water inlet protection after each runoff event.
- At stream crossings, 50 ft. buffer areas should be maintained. On buffers, clearing, sod disturbances, excavation, and equipment traffic should be minimized. Activities such as stacking logs, burning cleared brush, discharging rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be accomplished outside of buffers.
- Approval of the use of skimmers does not approve use of skimmers in violation of any patent, patent rights, and/or patent laws.
- Baffles must be installed to allow basin maintenance and cleanout.
- Sediment basins shall be protected from unauthorized acts of third parties.
- Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
- Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.
- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
- All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes.
- Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross section and protective lining. Any base flow within the channel shall be conveyed past the work area in the manner described in this plan until such restoration is complete.
- The Contractor shall remove accumulations of silt and debris in erosion and sediment control BMPs and repair or reconstruct erosion and sediment control BMPs during construction, as required, to maintain effective erosion control.
- All building materials and wastes shall be removed from the site and recycled and disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site. No action will be taken by the occupant to disrupt or in any way impair the effectiveness of any storm-water management system.
- Maintenance of the temporary (short term) and permanent (long term) erosion and sediment control BMPs must include inspections after each major runoff event and on a minimum of a yearly basis. All preventative and remedial maintenance work including clean-out, repair, replacement, reseed, remulching, and restaking must be performed immediately. The property owners and the contractor are responsible for the maintenance of the temporary (short term) erosion and sediment control BMPs. The property owner is responsible for the maintenance of the permanent (long term) erosion and sediment control BMPs.
- The Applicant/Developer/Contractor is responsible for the operation and maintenance (O & M) of the temporary (short term) erosion and sediment control BMPs. The Property Owner is responsible for the operation and maintenance (O & M) of the permanent (long term) erosion and sediment control BMPs.

**SITE STABILIZATION**

- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
- Immediately after earth disturbance activities cease in an area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E & S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district of the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion if the E & S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
- For any proposed driveway areas, the stone subbase for the proposed driveway areas shall be applied immediately after grading procedures, to minimize erosion of the subgrade.

**VEGETATIVE STABILIZATION SPECIFICATIONS**

Preparation and seeding shall be performed in accordance with the Pennsylvania Department of Transportation Specifications, Publication 408, Section 804, latest revision.

Seeding Dates:  
Formula B, D & L: March 15 to June 1  
August 1 to October 15

Formula E: March 15 to October 15

**Temporary Seeding Specifications:**

Formula A:  
• 100% Annual Ryegrass - 10 Lbs Per 1,000 Sq. Yards

Straw Mulch: 3 Tons Per Acre

**Permanent Seeding Specifications:**

Preparation: Fertilizer (10-20-20) - 140 Lbs Per 1,000 Sq. Yards  
Agricultural Limestone - 800 Lbs Per 1,000 Sq. Yards

Formula B:  
• 20% Perennial Ryegrass mixture - 8.5 Lbs Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue or Chewings Fescue - 12.5 Lbs Per 1,000 Sq. Yards  
• 45% Kentucky Bluegrass mixture - 21 Lbs Per 1,000 Sq. Yards  
• 5% Annual Ryegrass - 2 Lbs Per 1,000 Sq. Yards

Formula C:  
• 60% Tall Fescue - 30 Lbs Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue or Chewings Fescue - 15 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 5 Lbs Per 1,000 Sq. Yards

Formula D:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula E:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula F:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula G:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula H:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula I:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula J:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula K:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula L:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula M:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula N:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula O:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula P:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula Q:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula R:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula S:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula T:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula U:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula V:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula W:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula X:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula Y:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula Z:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AA:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AB:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AC:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AD:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AE:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AF:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AG:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AH:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AI:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AJ:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AK:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AL:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AM:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AN:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AO:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AP:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AQ:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AR:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AS:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AT:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AU:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AV:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AW:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AX:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AY:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula AZ:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BA:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BB:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BC:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BD:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BE:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BF:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BG:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BH:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BI:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BJ:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
• 30% Creeping Red Fescue - 16.8 Lbs Per 1,000 Sq. Yards  
• 10% Annual Ryegrass - 4.8 Lbs Per 1,000 Sq. Yards

Formula BK:  
• 50% Hard Fescue mixture - 26.4 Lbs. Per 1,000 Sq. Yards  
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