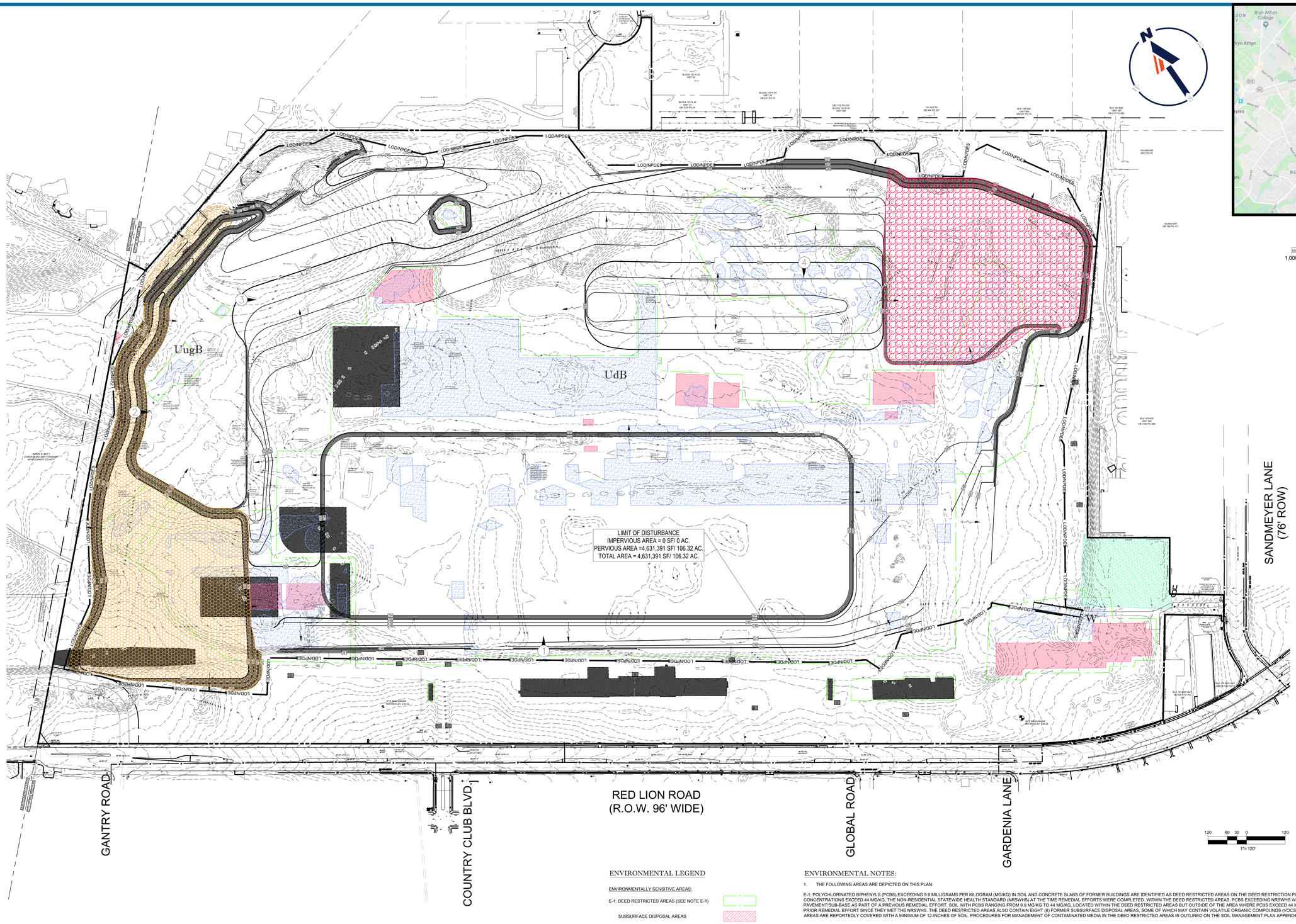

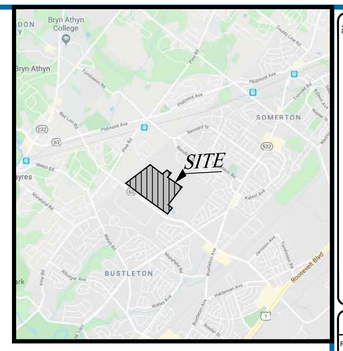

LOCATION MAP
1"=2000'
1,000' 0 2,000'

ENVIRONMENTAL LEGEND

ENVIRONMENTALLY SENSITIVE AREAS:

- E-1: DEED RESTRICTED AREAS (SEE NOTE E-1)
- SUBSURFACE DISPOSAL AREAS
- PCBs EXCEED > 44 ppm
- E-2: BENEFICIALLY RE-USED BUILDING DEMOLITION DEBRIS (SEE NOTE E-2)
- E-3: ARSENIC OUTSIDE OF DEED RESTRICTED AREA (SEE NOTE E-3)
- E-4: GROUNDWATER PLUMES - NOT DEPICTED (SEE NOTE E-4)
- DESIGNATED TOPSOIL REUSE AREA
- DESIGNATED SUBSOIL REUSE AREA

ENVIRONMENTAL NOTES:

1. THE FOLLOWING AREAS ARE DEPICTED ON THIS PLAN:

E-1: POLYCHLORINATED BIPHENYLS (PCBS) EXCEEDING 9.9 MILLIGRAMS PER KILOGRAM (MG/KG) IN SOIL AND CONCRETE SLABS OF FORMER BUILDINGS ARE IDENTIFIED AS DEED RESTRICTED AREAS ON THE DEED RESTRICTION PLAN. THIS PLAN FURTHER DEPICTS AREAS WHERE PCB CONCENTRATIONS EXCEED 44 MG/KG. THE NON-RESIDENTIAL STATEWIDE HEALTH STANDARD (NRSWHS) AT THE TIME REMEDIAL EFFORTS WERE COMPLETED, WITHIN THE DEED RESTRICTED AREAS. PCBS EXCEEDING NRSWHS WERE CAPPED WITH 12 INCHES OF SOIL OR PAVEMENT/SUB-BASE AS PART OF A PREVIOUS REMEDIAL EFFORT. SOIL WITH PCBS RANGING FROM 9.9 MG/KG TO 44 MG/KG, LOCATED WITHIN THE DEED RESTRICTED AREAS BUT OUTSIDE OF THE AREA WHERE PCBS EXCEED 44 MG/KG, WERE NOT PLANNED TO BE CAPPED DURING THE PRIOR REMEDIAL EFFORT SINCE THEY MET THE NRSWHS. THE DEED RESTRICTED AREAS ALSO CONTAIN EIGHT (8) FORMER SUBSURFACE DISPOSAL AREAS, SOME OF WHICH MAY CONTAIN VOLATILE ORGANIC COMPOUNDS (VOCS) ABOVE THE NRSWHS. THE SUBSURFACE DISPOSAL AREAS ARE REPORTEDLY COVERED WITH A MINIMUM OF 12-INCHES OF SOIL. PROCEDURES FOR MANAGEMENT OF CONTAMINATED MEDIA IN THE DEED RESTRICTED AREAS IS OUTLINED ON THE SOIL MANAGEMENT PLAN APPENDED TO THE NPDES APPLICATION.

DEED RESTRICTED AREAS SHOWN ON THIS PLAN ARE BASED ON A PLAN TITLED 'DEED RESTRICTED AREA PLAN AND COORDINATES' PREPARED BY BARRY ISETT & ASSOCIATES, DATED JUNE 10, 2001, LAST REVISED JULY 10, 2001.

E-2: PORTIONS OF THE PROJECT SITE CONTAIN BENEFICIALLY RE-USED BURIED DEBRIS GENERATED DURING BUILDING DEMOLITION. SOME OF THESE AREAS ARE LOCATED OUTSIDE OF THE DEED RESTRICTED AREAS. THIS MATERIAL SHOULD BE CONSIDERED IMPACTED WHERE IT FALLS WITHIN THE DEED RESTRICTED AREAS. FOR THOSE AREAS DEPICTED OUTSIDE OF THE DEED RESTRICTED AREAS, LIMITED SAMPLING HAS BEEN PERFORMED BY OTHERS TO CHARACTERIZE DEBRIS. DEBRIS EXCAVATED FROM THESE AREAS, IF REQUIRED DURING THE PLANNED DEVELOPMENT, SHOULD BE FURTHER CHARACTERIZED PRIOR TO ON-SITE REUSE OR EXPORT OFF SITE. PROCEDURES FOR MANAGEMENT OF CONTAMINATED MEDIA IN THESE AREAS IS OUTLINED ON THE SOIL MANAGEMENT PLAN APPENDED TO THE NPDES APPLICATION.

E-3: ARSENIC IN EXCESS OF NRSWHS WAS IDENTIFIED OUTSIDE OF THE DEED RESTRICTED AREAS. PRIOR REPORTS INDICATE THAT THIS AREA WAS CAPPED WITH 12-INCHES MINIMUM OF SOIL. PROCEDURES FOR MANAGEMENT OF CONTAMINATED MEDIA IN THIS AREA IS OUTLINED ON THE SOIL MANAGEMENT PLAN APPENDED TO THE NPDES APPLICATION.

E-4: SIX (6) VOC GROUNDWATER PLUMES HAVE BEEN IDENTIFIED ON THE SUBJECT SITE. GROUNDWATER IS REPORTEDLY ENCOUNTERED IN UNCONSOLIDATED SOILS AT DEPTHS RANGING FROM 8 TO 25 FEET BELOW GRADE. GROUNDWATER PLUMES ARE NOT DEPICTED BECAUSE CONSTRUCTION ACTIVITIES AND POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) FEATURES WILL NOT IMPACT GROUNDWATER CONTAMINANT PLUME MOBILITY. IF GROUNDWATER IS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE ENVIRONMENTAL CONSULTANT PRIOR TO THE PLANNED WORK.

2. GEO-TECHNOLOGY ASSOCIATES, INC. (215-536-8363) IS THE ENVIRONMENTAL CONSULTANT OBSERVING THE MANAGEMENT OF ENVIRONMENTAL CONCERNS DURING CONSTRUCTION.

3. PER THE SOIL MANAGEMENT PLAN, CONTAMINATED MEDIA REQUIRES MANAGEMENT DURING THE PROPOSED CONSTRUCTION ACTIVITIES TO PREVENT IMPROPER HANDLING AND EXPOSURE TO WORKERS AND FUTURE SITE OCCUPANTS, AND TO PREVENT EROSION OF THE CONTAMINATED SOIL. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE SOIL MANAGEMENT PLAN.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ENVIRONMENTAL CONSULTANT PRIOR TO EXCAVATION ACTIVITIES.

5. BASED ON THE SITE'S DUE DILIGENCE, A PORTION OF THIS SITE'S SOILS ARE CONSIDERED CONTAMINATED. AS ON-SITE EARTHWORK COMMENCES, THE ENVIRONMENTAL CONSULTANT SHALL OBSERVE THE OPERATIONS. IN ADDITION, THE CONTRACTOR AND CONTRACTOR'S PERSONNEL SHALL NOTIFY THE ENVIRONMENTAL CONSULTANT OF ANY UNUSUAL STAINS/DISCOLORATION IN SOILS, CHEMICAL ODORS, OR BURIED DRUMS/INDUSTRIAL MATERIALS/TANKS. IF PREVIOUSLY UNDOCUMENTED ENVIRONMENTAL ISSUES ARE DISCOVERED DURING PROPOSED CONSTRUCTION ACTIVITIES, PROPER MANAGEMENT OF THE ENVIRONMENTAL ISSUES WILL BE REQUIRED AS OUTLINED IN THE SOIL MANAGEMENT PLAN. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ENVIRONMENTAL CONSULTANT UPON IDENTIFYING PREVIOUSLY UNDOCUMENTED ENVIRONMENTAL ISSUES AND CEASE OPERATIONS WITHIN THE AREA. THE ENVIRONMENTAL CONSULTANT WILL PROVIDE RECOMMENDATIONS FOR CORRECTIVE ACTIONS FOR THESE AREAS.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA GUIDELINES AND THE HEALTH AND SAFETY REQUIREMENT OF THE OWNER. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS DURING THE PERIOD OF CONSTRUCTION. CONTROLS OF GROUNDWATER SEEPAGE AND STORMWATER RUNOFF INTO EXCAVATIONS SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

7. SOIL STOCKPILES MAY BE REQUIRED TO BE PLACED ON, AND COVERED BY, PLASTIC SHEETING. PLEASE REFER TO THE SOIL MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.

8. STORMWATER DISCHARGE LEAVING THE SITE SHALL BE VISIBLY MONITORED DURING CONSTRUCTION TO CONFIRM SUSPENDED SEDIMENTS ARE NOT BEING TRANSPORTED OFF-SITE AT UNACCEPTABLE LEVELS.

9. CONTAMINATED GROUNDWATER HAS BEEN IDENTIFIED ON PORTIONS OF THE SUBJECT SITE (SEE NOTE E-4). CONTAMINATED GROUNDWATER REMOVED FROM THE GROUND DURING CONSTRUCTION WITHIN THESE AREAS (IF NECESSARY) SHALL BE PROPERLY DISPOSED OFFSITE OR OTHERWISE MANAGED UNDER THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	3/20/2020	PER PHASE 1 NPDES COMMENTS	NH / MR
2	4/3/2020	PER DEP COMMENT	NH / MR
3	4/6/2020	PER PWD COMMENTS	NH / MR

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PROJECT No.:	PP193123
DRAWN BY:	~ NH ~
CHECKED BY:	~ MR ~
DATE:	12/18/2019
SCALE:	AS SHOWN
CAD I.D.:	PP193123 BASE-E

PROJECT:

NPDES PLANS

FOR

BLUE ROCK CONSTRUCTION

PROPOSED DEVELOPMENT

1 RED LION ROAD
CITY AND COUNTY OF
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SHEET TITLE:

PHASE I ENVIRONMENTAL PLAN

SHEET NUMBER:

11

REVISION 3

R:\PP193123\DRAWING\BASE\PHASE 1 NPDES\REV 4\PP193123 BASE-E ---- LAYOUT: 11 | DRIVE PLAN