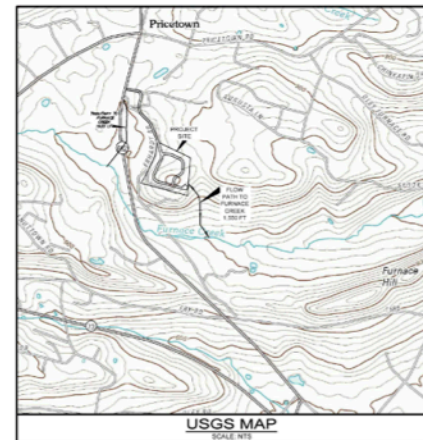
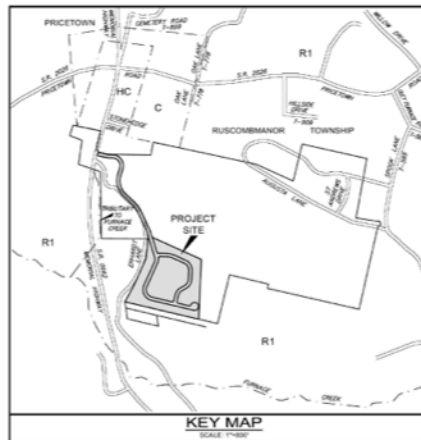


POST CONSTRUCTION STORMWATER MANAGEMENT PLANS

ARBOURS AT GOLDEN OAKS

RUSCOMBMANOR TOWNSHIP
BERKS COUNTY, PA



OWNER / APPLICANT:
BENJAMIN BRUBACHER
87 LEDGEROCK ROAD
MORRISTON, PA

ENGINEER / PREPARED BY:
MESH Consulting, LLC
2932 West Germantown Pike
Englewood, PA 19403
PH: 484-754-3470
FX: 666-646-3791
www.mesh-consulting.com

ENGINEER:
**Cornerstone Consulting Engineers &
Architectural, LLC**

1176 North Irving St.
Aberdeen, PA 18109
PH: 610-620-6200

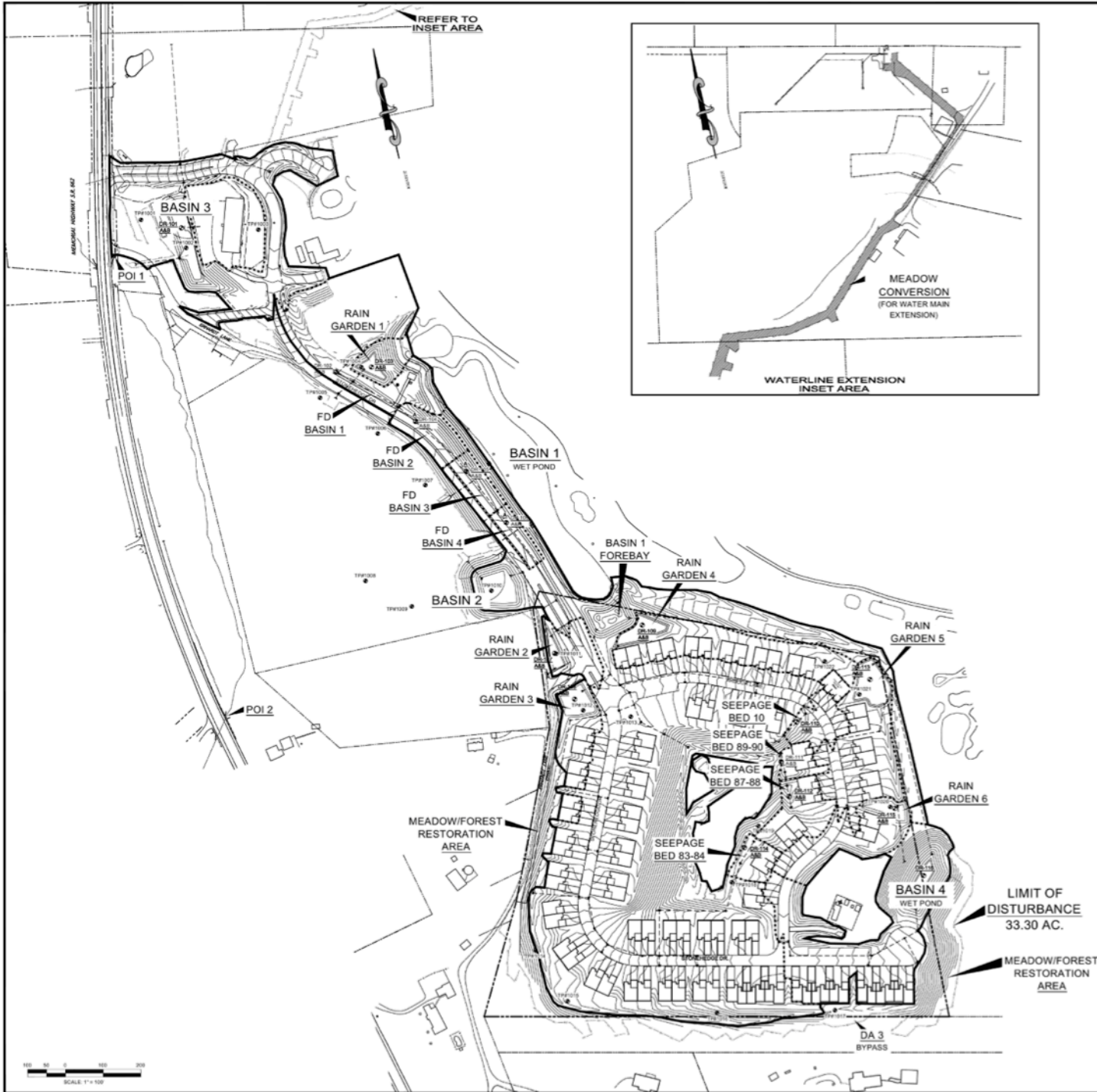
WETLAND CONSULTANT:
Aquaterra Technologies, Inc.
1222 South Church St.
West Chester, PA 19382
PH: 610-431-5733

CONSERVATION DISTRICT:
BERKS COUNTY CONSERVATION DISTRICT
1238 COUNTY WELFARE ROAD
LEESPORT, PA 19533
PH: 610-372-4657

PADEP:
PADEP SOUTHCENTRAL REGION
509 ELMERTON AVE.
HARRISBURG, PA 17110
PH: 717-709-4700

DRAWING LIST

- 00 COVER SHEET
- 01 POST CONSTRUCTION OVERALL PLAN
- 02 PCSWM NOTES
- 03 EXISTING CONDITIONS / NATURAL RESOURCE PLAN
- 04 EXISTING CONDITIONS / NATURAL RESOURCE PLAN
- 05 EXISTING CONDITIONS / NATURAL RESOURCE PLAN
- 06 PCSWM BMP NOTES
- 07 PCSWM GRADING PLAN
- 08 PCSWM GRADING PLAN
- 09 PCSWM AMENDMENT RESTORATION PLAN
- 10 PCSWM AMENDMENT RESTORATION PLAN
- 11 PCSWM AMENDMENT RESTORATION PLAN
- 12 PCSWM LANDSCAPE PLAN
- 13 PCSWM LANDSCAPE PLAN
- 14 PCSWM BASIN 1 DETAILS
- 15 PCSWM BASIN 1 DETAILS
- 16 PCSWM BASIN 1FB DETAILS
- 17 PCSWM BASINS 2-3 DETAILS
- 18 PCSWM FO BASIN DETAILS
- 19 PCSWM RAIN GARDEN DETAILS
- 20 PCSWM BMP DETAILS



- POST CONSTRUCTION STORMWATER MANAGEMENT NOTES:**
1. THESE PLANS ARE TO BE REVIEWED WITHIN 45 DAYS OF THE PERMIT ISSUANCE BY THE PERMITTEE, AND ALSO TO BE RE-OPENED IN THE NOTICE OF DEMONSTRATION PROCEDURES.
 2. THE FOLLOWING BMP'S ARE PROPOSED FOR THIS PROJECT'S STREET LIGHTING UNDERGROUND INFILTRATION SYSTEMS, ABOVE-GROUND SYSTEMS ON BASINS, RAIN GARDENS, SET POINTS AND FOREBAY SOIL ADJUSTMENT. VISIBILITY SHOULD BE MAINTAINED AT ALL TIMES FOR MONITORING AND MAINTENANCE AND DRAINAGE SYSTEMS SHOULD BE KEPT CLEAR OF DEBRIS.
 3. THE LONG TERM OPERATION AND MAINTENANCE OF ALL BMP'S SHOWN IN THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER OR BMP DESIGN ASSOCIATION TO OBTAIN OVERALL RESPONSIBILITY TO BE DETERMINED. THE OWNER SHALL KEEP LOG AND RECORDS OF ALL OPERATIONS AND MAINTENANCE ACTIVITIES FOR THE BMP'S INSTALLATION AND MAINTENANCE RESPONSIBILITY SHALL REST WITH THE OWNER AND OPERATOR OF THE SITE.
 4. THE PLAN PROVIDES FOR CONSIDERATION OF EASEMENT AGREEMENTS FOR THE USE OF PRIVATELY OWNED AND CONTROLLED AREAS. THESE ARE REQUIRED EASEMENT AGREEMENTS AND SHALL BE PROVIDED WITH THE SUBMITTAL AND LAND DEVELOPMENT PLAN.
 5. MAINTENANCE OF BMP'S IDENTIFIED IN THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH A SPECIFIC TIME AND SCHEDULE IDENTIFIED IN THESE PLANS.
 6. THESE PLANS ARE SUBJECT TO AN UNWRITTEN NOTICE OF TERMINATION AND PROVISION. THIS IS TO BE COMPLETED BY THE PERMIT HOLDER AT THE END OF THE PLAN. THE PERMIT HOLDER IS ADVISED THAT THESE PLANS, AS WELL AS THE DESIGN AND BEST MANAGEMENT PRACTICES THAT ACCOMPANY THESE PLANS, HAVE PREVIOUS INSTALLATION REQUIREMENTS TO BE COMPLETED BY A LICENSED PROFESSIONAL ENGINEER AND AT THE CLOSE OF CONSTRUCTION, THESE ARE REQUIRED IN ORDER TO COMPLETE THE NOT. PLEASE ADVISE YOUR DESIGNER TO INSURE THAT THESE REQUIREMENTS ARE IDENTIFIED.
 7. NOTICE OF DEMONSTRATION WILL REQUIRE AND AS A RESULT OF THE SITE CONSTRUCTION TO VERIFY THE INSTALLED BMP'S AS WELL AS OTHER IMPROVEMENTS RELATED TO OR DRAWING BY THE BMP. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, BMP'S, ROAD, BUILDING, DRIVEWAYS, ACCESS ROADS, CURBS, LANDSCAPING AND GENERAL TOPOGRAPHY.

- LEGEND**
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT LINE
 - AREA TREATED BY VOLUME REDUCES BMP 28.12 AC
 - DRAINAGE AREA
 - TEST PIT NUMBERS 1001-1002
 - EXPLORATORY TEST INFILTRATION TESTING LOCATION PERFORMED BY ARDAM ENGINEERING SERVICES, INC. DATED MAY 6, 2014
 - DR 101 ABB
 - INFILTRATION TESTING LOCATIONS PERFORMED BY EARTH ENGINEERING INC. ON SEPTEMBER 28TH & 30TH 2014

TABLE 1

INFILTRATION ELEVATIONS

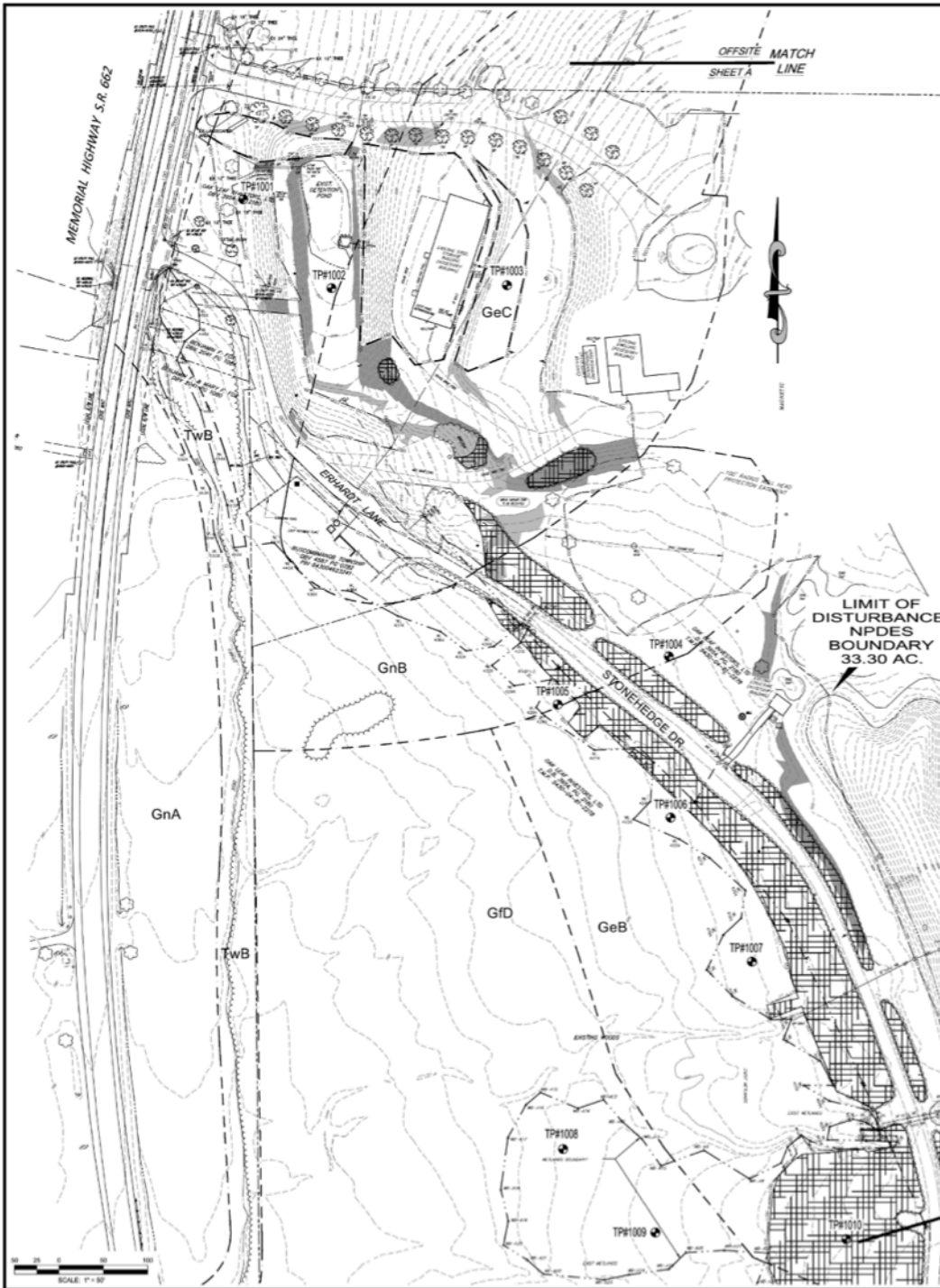
Infiltration Location Number	BMP Location	Surface Elevation, ft.	Proposed Infiltration Depth, ft.	Proposed Substitution Elevation, ft.
DR-101 ABB	Basin 3	804.88	3	801.83
DR-102 ABB	FD Basin 4 A	805.80	5.2	800.71
DR-103 ABB	Rain Garden 1	810.35	7.4	803
DR-104 ABB	FD Basin 2 A	810.43	4.8	805.55
DR-105 ABB	FD Basin 3 A	813.25	1.0	811.8
DR-106 ABB	FD Basin 4 A	815.90	0	815.17
DR-107 ABB	Rain Garden 2	819.35	4.2	815.17
DR-108 ABB	Rain Garden 3	823.80	3.3	819.75
DR-109 ABB	Rain Garden 4	824.32	10.3	814
DR-110 ABB	Seepage Bed 10	828.91	0.9	828
DR-111 ABB	Units 87-88	826.47	3.7	822
DR-112 ABB	Units 87-88	825.17	6.2	820
DR-113 ABB	Rain Garden 5	861.2	0.2	861
DR-114 ABB	Units 83-84	868.27	4.3	864
DR-115 ABB	Rain Garden 6	864.48	3.5	861



PART: PCSWM PLANS
 OVERALL BMP PLAN
 PREPARED BY: ARBOURS AT GOLDEN PLAINS
 SR 0802 RUSSELLMANOR TWP., BERGEN COUNTY, PA.

MESH Consulting, LLC
 20336 Greenway Blvd #100
 Elmer, NJ 08521
 Phone: 484-764-3470
 Fax: 484-764-3470
 www.mesh-consulting.com

DRAWING DATE: DECEMBER 17, 2015
 PROJECT NUMBER: 2015-009
 DRAWING SCALE: 1" = 10'
 SHEET: 1 OF 26



OFFSITE MATCH LINE
SHEET A



EXISTING NATURAL RESOURCE AREAS WITHIN LOD

SENSITIVE RESOURCE	EXISTING AREA	AFFECTED AREA
15% - 25% SLOPES	18.45 AC	17.33 AC
25%+ SLOPES	0.64 AC	0.64 AC
DISTURBED WOODED AREA	0.92 AC	0.92 AC
EXCEPTIONAL VALUE WETLANDS ADJOINING CLASS A TROUT STREAM	3.76 AC	3.76 AC

LIMIT OF DISTURBANCE/ NPDES BOUNDARY 33.30 AC.

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXCEPTIONAL VALUE WETLANDS ADJOINING CLASS A TROUT STREAM
- FLOODWAY LINE FOR POND
- EXISTING CONTOUR
- EXISTING TREE LINE
- SOILS BOUNDARY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- TEST PIT NUMBERS 1001-1002
- EXPLORATORY TEST PIT INFILTRATION TESTING LOCATION PERFORMED BY INDIAN ENGINEERING SERVICES, INC. DATED MAY 9, 2014
- 15% - 25% SLOPES
- 25%+ SLOPES
- DISTURBED WOODED AREA



Soil Limitations and Resolutions

GeB - Chalmers Gravelly Loam, 2-8% Slopes - HSG B
GeC - Chalmers Gravelly Loam, 8-15 % Slopes - HSG B

Location: Colfaxville Cove
Resolutions: Grade cut slope at a 30:1 V slope or better slope. Slopes graded steeper than 3:1 shall be immediately stabilized with erosion control blanket or flexible erosion blanket.
Limitation: Concrete or Concrete
Resolutions: The 100% pipe and string where permitted by the municipality.
Location: Family Usable
Resolutions: Do not leave areas open, provide temporary stabilization for areas to be exposed for more than 3 days. Follow proper maintenance procedures for construction BMP's.
Location: Utility, Not
Resolutions: Provide stormwater bag for any water pumped from cut areas, and spread cut soil cut soils to dry.
Location: New Installation
Resolutions: Avoid grading areas and provide final drainage to BMP's.
Location: Front Action
Resolutions: Resequence soils as needed.
Location: Street, Road
Resolutions: Constructive to take care in grading activities during wet weather. Not additional may be needed to control erosion.
GeD - Chalmers Gravelly Loam, 8-24 % Slopes, very heavey - HSG B

Location: Colfaxville Cove
Resolutions: Grade cut slope at a 30:1 V slope or better slope. Slopes graded steeper than 3:1 shall be immediately stabilized with erosion control blanket or flexible erosion blanket.
Limitation: Concrete or Concrete
Resolutions: The 100% pipe and string where permitted by the municipality.
Location: Family Usable
Resolutions: Do not leave areas open, provide temporary stabilization for areas to be exposed for more than 3 days. Follow proper maintenance procedures for construction BMP's.
Location: Utility, Not
Resolutions: Provide stormwater bag for any water pumped from cut areas, and spread cut soil cut soils to dry.
Location: New Installation
Resolutions: Avoid grading areas and provide final drainage to BMP's.
Location: Front Action
Resolutions: Resequence soils as needed.
Location: Street, Road
Resolutions: Constructive to take care in grading activities during wet weather. Not additional may be needed to control erosion.
GeA - Chalmers Gravelly Loam, 8-24 % Slopes - HSG C

Location: Colfaxville Cove
Resolutions: Grade cut slope at a 30:1 V slope or better slope.
Limitation: Concrete or Concrete
Resolutions: The 100% pipe and string where permitted by the municipality.
Location: Family Usable
Resolutions: Do not leave areas open, provide temporary stabilization for areas to be exposed for more than 3 days. Follow proper maintenance procedures for construction BMP's.
Location: Utility, Not
Resolutions: Provide stormwater bag for any water pumped from cut areas, and spread cut soil cut soils to dry.
Location: New Installation
Resolutions: Avoid grading areas and provide final drainage to BMP's.
Location: Front Action
Resolutions: Resequence soils as needed.
Location: Street, Road
Resolutions: Constructive to take care in grading activities during wet weather. Not additional may be needed to control erosion.
TwB - Tenney Ntl Loam, 0-8% Slopes - HSG D

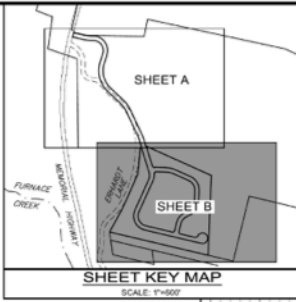
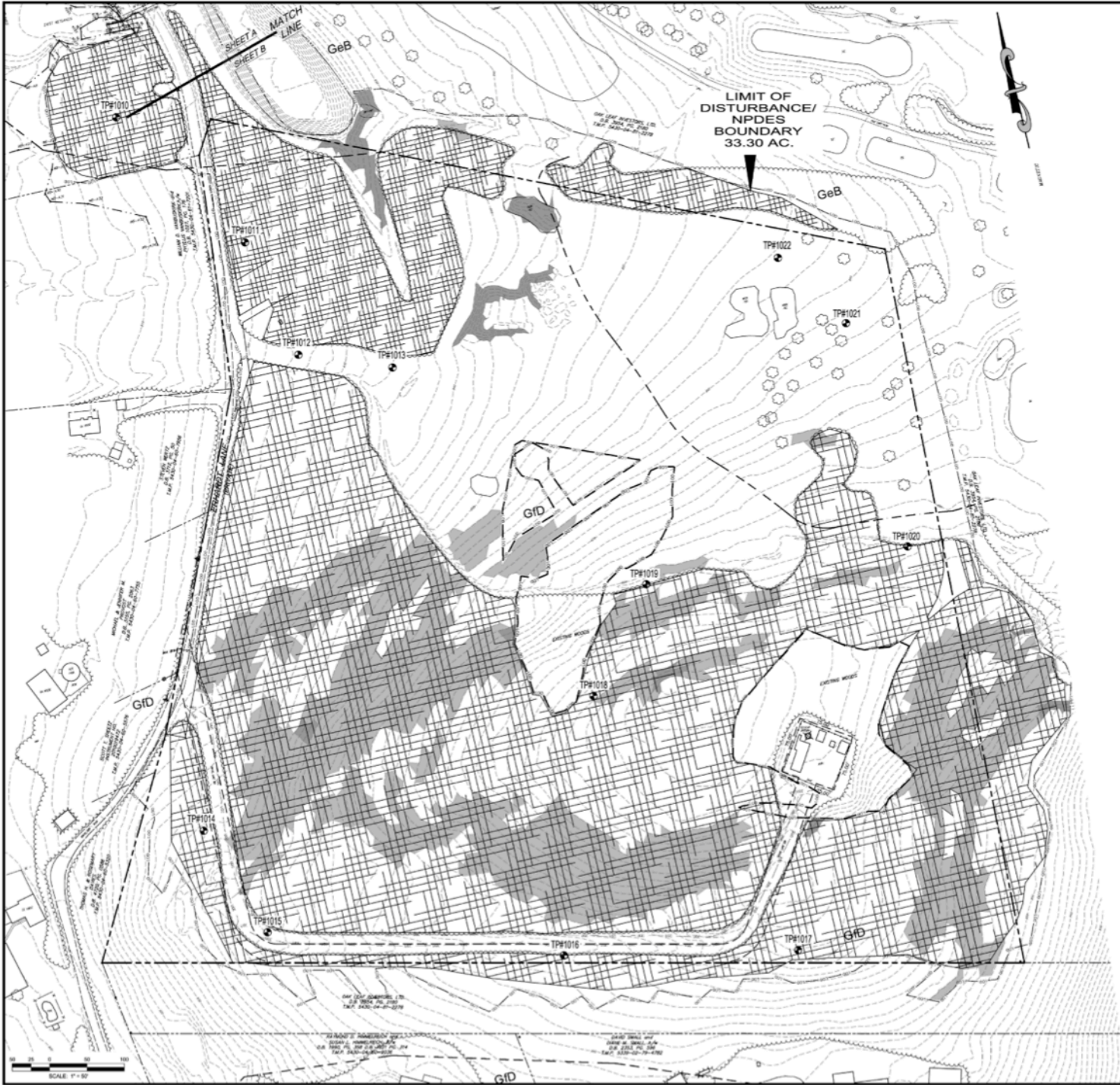
Location: Colfaxville Cove
Resolutions: Grade cut slope at a 30:1 V slope or better slope.
Limitation: Concrete or Concrete
Resolutions: The 100% pipe and string where permitted by the municipality.
Location: Family Usable
Resolutions: Do not leave areas open, provide temporary stabilization for areas to be exposed for more than 3 days. Follow proper maintenance procedures for construction BMP's.
Location: Utility, Not
Resolutions: Provide stormwater bag for any water pumped from cut areas, and spread cut soil cut soils to dry.
Location: New Installation
Resolutions: Avoid grading areas and provide final drainage to BMP's.
Location: Front Action
Resolutions: Resequence soils as needed.
Location: Street, Road
Resolutions: Constructive to take care in grading activities during wet weather. Not additional may be needed to control erosion.

MESH Consulting, LLC
 29355 WOODBURN ROAD, PHOENIX
 EDMOND, WA 98143
 PH: 425-754-3470
 WWW.MESH-CONSULTING.COM



DRAWING DATE: DECEMBER 17, 2013
 PROJECT NUMBER: 2010-006
 SHEET SCALE: 1" = 50'
 SHEET: 3
 OF 20

STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 STEVEN C. DORMAN
 LICENSE NO. 104103
 ARBOUR AT GOLDEN OAKS
 SR 0602 RUBENBANDOR TWP.,
 BERNES COUNTY, PA



EXISTING NATURAL RESOURCE AREAS WITHIN LOD

BENEFIT RESOURCE	EXISTING AREA	IMPACTED AREA
15% - 25% SLOPES	18.45 AC	17.33 AC
25%+ SLOPES	0.84 AC	0.84 AC
DISTURBED WOODED AREA	5.00 AC	5.00 AC
EXCEPTIONAL VALUE WETLANDS ADJOINING CLASS A TROUT STREAM	0.76 AC	0.76 AC

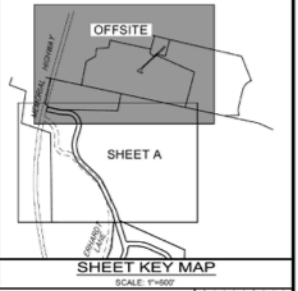
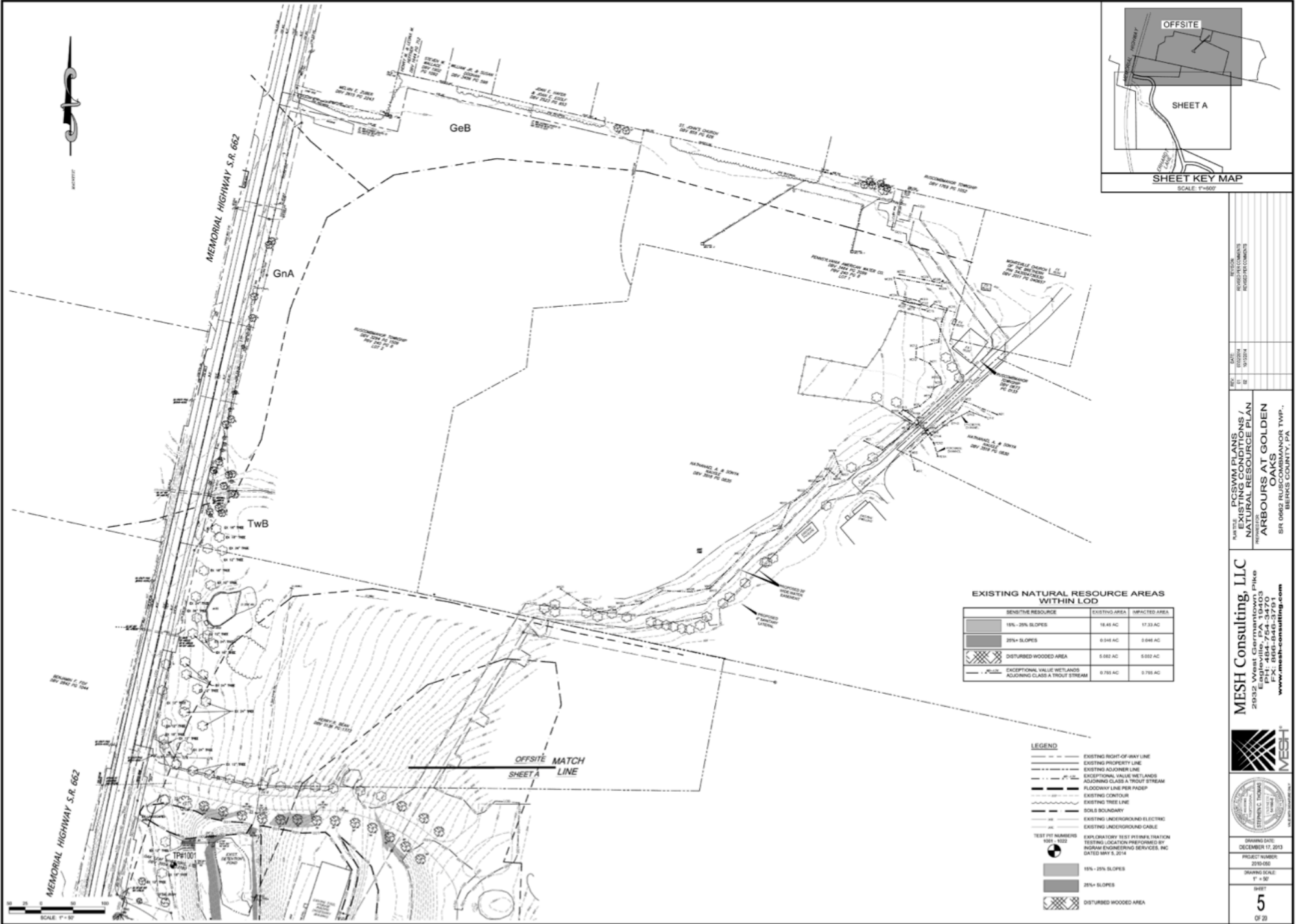
- LEGEND**
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT LINE
 - EXCEPTIONAL VALUE WETLANDS ADJOINING CLASS A TROUT STREAM
 - FLOODWAY LINE PER PADEP
 - EXISTING CONTOUR
 - EXISTING TREE LINE
 - SOILS BOUNDARY
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND CABLE
 - TEST PIT NUMBERS
 - 1001 - 1029
 - 15% - 25% SLOPES
 - 25%+ SLOPES
 - DISTURBED WOODED AREA
- EXPLORATORY TEST PIT INSTALLATION TESTING LOCATION PERFORMED BY PROGRAM ENGINEERING SERVICES, INC DATED MAY 5, 2014

DATE: 12/11/2013
 TIME: 10:00 AM
 PROJECT: ARBOURS AT GOLDEN OAKS
 CLIENT: MESH CONSULTING, LLC
 PROJECT LOCATION: SR 0982 RUSCOMANOR TWP., BERKS COUNTY, PA

MESH Consulting, LLC
 2933 N. HUNTERWOOD PIKE
 EMERSON, PA 17043
 PH: 484-754-3470
 WWW.MESH-CONSULTING.COM



DRAWING DATE: DECEMBER 11, 2013
 PROJECT NUMBER: 2010-000
 DRAWING SCALE: 1" = 50'
 SHEET: 4
 OF 20



EXISTING NATURAL RESOURCE AREAS WITHIN LOD

SENSITIVE RESOURCE	EXISTING AREA	IMPACTED AREA
15% - 25% SLOPES	18.48 AC	17.33 AC
25%+ SLOPES	0.94 AC	0.94 AC
DISTURBED WOODED AREA	5.882 AC	5.882 AC
EXCEPTIONAL VALUE WETLANDS ADJOINING CLASS A TROUT STREAM	0.765 AC	0.765 AC

LEGEND

	EXISTING RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXCEPTIONAL VALUE WETLANDS
	FLOODWAY LINE PER PADEP
	EXISTING CONTOUR
	EXISTING TREE LINE
	SOILS BOUNDARY
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE

TEST PIT NUMBERS
1001 - 1002

1001
 1002

EXPERIMENTAL TEST PIT INFORMATION
TESTING LOCATION PERFORMED BY
BORMA ENGINEERING SERVICES, INC.
DATED MAY 5, 2014

MESH Consulting, LLC
2933 SOUTH HAVEN DRIVE PHILADELPHIA, PA 19143
PH: 484-754-3470
WWW.MESH-CONSULTING.COM

PROJECT INFORMATION

DATE:	2013
BY:	WJ
CHECKED BY:	WJ
DATE:	12/10/13
BY:	WJ
CHECKED BY:	WJ

PROJECT NUMBER: 2013-001
DRAWING SCALE: 1" = 50'
SHEET: 5
OF 20

PROJECT TITLE: FLOODWAY PLANS / EXISTING CONDITIONS / NATURAL RESOURCE PLAN
PROJECT LOCATION: ARBOURS AT GOLDEN OAKS
PROJECT OWNER: SR 0862 RUBICON/MOOR TWP., BERKS COUNTY, PA.



- LEGEND**
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING ADJUMER LINE
 - EXISTING WETLANDS BOUNDARY & FLAG
 - EXISTING CONTOUR
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED STORM SEWER
 - PROPOSED BLANKET EASEMENT
 - PROPOSED BELGIAN BLOCK CURB
 - PROPOSED CONTOUR
 - PROPOSED ROOF DRAIN
 - INFILTRATION TESTING LOCATION PERFORMED BY EARTH ENGINEERING INC. ON SEPTEMBER 26TH & 27TH 2014
 - DR 101 A&B
 - DR 102 A&B



LIMIT OF DISTURBANCE/ NPDES BOUNDARY 33.30 AC.

NOT TO SCALE. ALL TO BE DONE AS PRESENTED DURING CONSTRUCTION ONLY. FIELD CHECK THE COLOR OF SOILS BASED ON THE PIPE PROFILES AS TO SOIL TYPE. DO NOT REMOVE OR MODIFY ANY INFORMATION ON THIS SHEET AS TO BE DONE ALL IN ACCORDANCE WITH THE DESIGNER'S REQUIREMENTS.

SHEET A MATCH LINE
SHEET B

DR-107
A&B

REVISIONS	DATE	BY	DESCRIPTION

PCSWAY PLANS
POST-CONSTRUCTION
GRADING PLAN
ARBOURS AT GOLDEN OAKS
 SR 0602 RUSCOMMANOR TWP., BERKS COUNTY, PA

MESH Consulting, LLC
 2935 WASHINGTON PIKE
 EMERSONVILLE, PA 17043
 PH: 484-754-3470
 WWW.MESH-CONSULTING.COM

DRAWING DATE: DECEMBER 11, 2013
 PROJECT NUMBER: 2010-006
 DRAWING SCALE: 1" = 50'
 SHEET: **7**
 OF 20



LIMIT OF DISTURBANCE/
NPDES
BOUNDARY
33.30 AC.



- LEGEND**
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT LINE
 - EXISTING WETLANDS BOUNDARY & FLAG
 - EXISTING CONTOUR
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED STORM SEWER
 - PROPOSED BLANKET BASEMENT
 - PROPOSED BELGIAN BLOCK CURB
 - PROPOSED CONTOUR
 - PROPOSED ROOF DRAIN
 - INFILTRATION TESTING LOCATION PERFORMED BY EARTH ENGINEERING INC. ON SEPTEMBER 09TH & 30TH 2014.

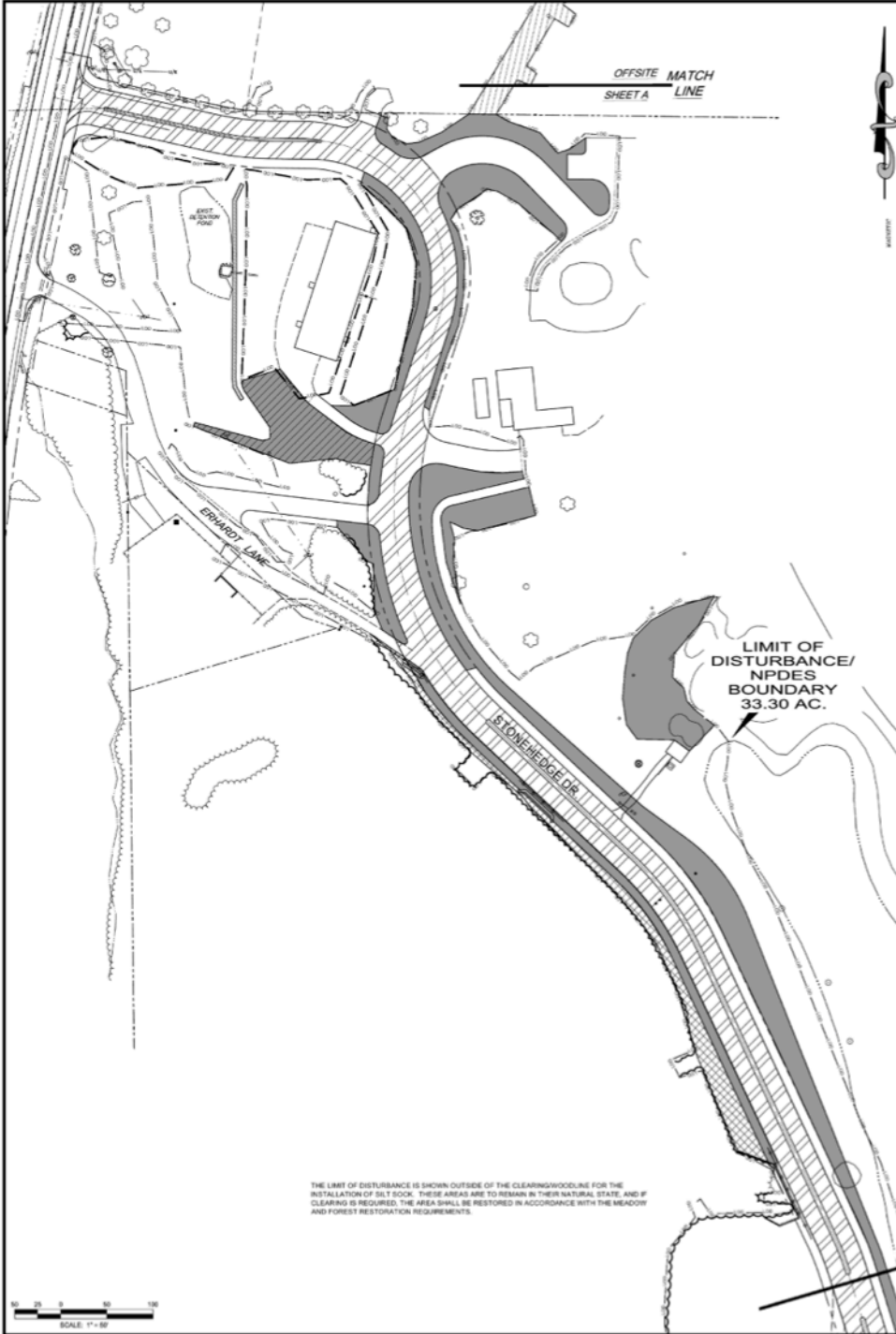
NO.	DATE	BY	CHKD.	DESCRIPTION

MESH Consulting, LLC
2935 S. WASHINGTON PIKE
EMERSONVILLE, PA 17043
PH: 484-754-3470
WWW.MESH-CONSULTING.COM



DRAWING DATE: DECEMBER 11, 2013
PROJECT NUMBER: 2013-005
DRAWING SCALE: 1" = 50'
SHEET: 8 OF 20

PROJECT: RESIDENTIAL PLANS
SUBJECT: POST-CONSTRUCTION GRADING PLAN
REVISIONS: ARBOURS AT GOLDEN OAKS
SR 0982 RUSCOMMANOR TWP., BERKS COUNTY, PA.



DESIGN PROFESSIONAL REVIEW MEADOW AND FOREST RESTORATION AREAS

THE INSTALLATION OF THE RESTORATION AREAS IS A CRITICAL COMPONENT TO THE PCSM OF THE SITE. THEREFORE, THE INSTALLATION OF THE FACILITY IS TO BE REVIEWED BY DESIGN PROFESSIONALS IN ORDER TO CONFIRM DESIGN PARAMETERS. THE CONTRACTOR SHALL NOTE THAT IF FULL TIME INSPECTIONS OF THE INFILTRATION AND INSTALLATION OF THE BASIN IS NOT CONDUCTED, THAT THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A NOTARIZED AFFIDAVIT TO THE PROPERTY OWNER THAT ALL BMP'S ARE INSTALLED PER PLAN AND MEETING ALL DESIGN PARAMETERS AND SPECIFICATIONS. THE INSTALLATION OF THE UNDERGROUND INFILTRATION BASINS SHALL BE REVIEWED AT A MINIMUM AS FOLLOWS:

1. SOIL MIX - INSTALLATION OF AREAS WITH A SOIL MIX SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER OR GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL ALSO PROVIDE A LETTER, TICKETS, OR OTHER PROOF IN WRITING INDICATING THE MIX USED FOR THE SOIL MIX MEETS THE PARAMETERS IDENTIFIED ON THE PLAN. THE EXTENT OF THE AREA RECEIVING THE SOIL MIX SHALL ALSO BE FIELD VERIFIED AND PLOTTED. THIS SHALL BE PROVIDED TO THE DESIGNATED PROFESSIONAL ENGINEER FOR VERIFICATION WITH THE PCSM PLANS.
2. PLANTINGS - THIS REVIEW WILL OCCUR BY EITHER A LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR PROFESSIONAL ENGINEER TO ENSURE THE CORRECT NUMBER OF PLANTINGS AND THEY ARE INSTALLED PER PLAN.
3. AS-BUILT PLAN - UPON COMPLETION OF THE BASIN THE AREA SHALL BE SURVEYED BY A LICENSED SURVEYOR TO RECORD THE EXTENT OF RESTORATION AREAS AND THE LOCATION OF ANY PLANTINGS. THIS WILL UTILIZE PRIOR MEASUREMENTS UNDER REVIEW ITEM 1. THE AS-BUILT IS TO VERIFY THAT CONSTRUCTION COMPLIES WITH THE PLANS. THEREFORE RECOMMEND THE CONTRACTOR CONDUCT THEIR OWN ANALYSIS TO ENSURE THE WORK SCOPE IS PROPERLY COMPLETED.



LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT LINE
- EXISTING WETLAND BOUNDARY & FLAG
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED EASEMENT
- PROPOSED BELLEVUE BLOCK CURB

AMENDMENT/RESTORATION LEGEND

- FOREST RESTORATION AREA (61,589 SF (1.18 AC))
- MEADOW RESTORATION AREA (292,714 SF (6.69 AC))
- ERINSET SEEDER AREA (174,342 SF (4.00 AC))
- SOIL AMENDMENT AREA (288,451 SF (6.57 AC))



BMP RE-VEGETATE AND RE-FOREST NOTES

- EXISTING TREES AND NATIVE VEGETATION IS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. THE CONTRACTOR SHALL INSTALL STAKES AND TREE PROTECTION FENCING AS NECESSARY TO DELINEATE THE LIMITS OF DISTURBANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION. DELINEATION STAKES AND FENCING SHALL BE MONITORED THROUGHOUT CONSTRUCTION AND REPAIRED OR REPLACED AS NECESSARY.
- ALL AREAS OF PROPOSED REFORESTATION ARE TO BE PLANTED WITH TREE SEEDLINGS AND SHRUBS, INSTALLED ON 8-FOOT CENTERS, AT A RATE OF 430 TREES PER ACRE. REFER TO THE LANDSCAPE PLAN AND SCHEDULE FOR PLANTING SPECIES.
- RE-FORESTED AREAS SHALL BE SURROUNDED BY A DOUBLE LINE OF CONSTRUCTION FENCING TO PREVENT DAMAGE FROM DEER.
- ALL AREAS OF PROPOSED REFORESTATION ARE TO BE STABILIZED WITH ERNST MEADOW SEED MIX PER THE LANDSCAPE SCHEDULE.
- RESPECT TREE AND SHRUB PLANTINGS ONCE EVERY YEAR DURING THE SUMMER SEASON TO ENSURE THE VEGETATION IS THRIVING. WATERING MAY BE REQUIRED DURING LOW RAINFALL MONTHS. DEAD OR DYING PLANTS ARE TO BE REPLACED.
- MOW RE-FORESTED AREAS ANNUALLY FOR THE FIRST 3 YEARS AFTER INSTALLATION, OR UNTIL A TREE CANOPY FORMS, TO CONTROL WEEDS AND INVASIVE SPECIES.
- MOW RE-VEGETATED MEADOW AREAS TO A HEIGHT OF 4-6 INCHES ONCE ANNUALLY AS REQUIRED UNTIL SUCH TIME AS NATIVE MEADOW CONDITIONS ARE ESTABLISHED AND INVASIVE SPECIES ARE CONTROLLED. MOW WEEDS WHEN THEY REACH A HEIGHT OF 12 INCHES DURING THE FIRST YEAR OF GROWTH. RESEED AND WATER AREAS OF EROSION OR DAMAGE AS NECESSARY.
- FERTILIZER AND CHEMICAL TREATMENTS SHALL BE AVOIDED IN AREAS OF RE-VEGETATION AND RE-FORESTATION.

MEADOW RESTORATION SEED MIX SPECIFICATION

ERNMX #	ERNMX-155
SEEDING RATE	20 LB PER ACRE
MIX TYPE	UPLAND & MEADOW SITES

SPECIES LIST

- 30% SIDEOTS GRAMA, 'BUTTE' (BOULEGLOUA CURTIPENDULA, 'BUTTE')
- 20% VIRGINIA WILDBERRY, PA ECOTYPE (ELIYANUS VIRGINICUS, PA ECOTYPE)
- 10% INDIANGRASS, 'PRAIRIE VIEW' IN ECOTYPE (SORGHASTRUM NUTANS, 'PRAIRIE VIEW' IN ECOTYPE)
- 5% LANCELEAF COROPHUS, COASTAL PLAIN NC ECOTYPE (COROPHUS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
- 4% ANONACIC ASTER, PA ECOTYPE (ASTER OBLONGIFOLIUS (SYMPHYOTRICHUM OBLONGIFOLIUM), PA ECOTYPE)
- 4% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- 4% PARTIRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.), PA ECOTYPE)
- 3% MARSH (DENSE) BLAZING STAR (SPHEG GAYFEATHER), PA ECOTYPE (LITHRIS SPICATA, PA ECOTYPE)
- 3% PURPLETOP (TRIDENS FLAVUS)
- 3% CHLO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE)
- 3% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISA AUSTRALIS, SOUTHERN WV ECOTYPE)
- 3% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUDBECKIA HERTA, COASTAL PLAIN NC ECOTYPE)
- 2% CREEPY SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)
- 1.75% ORANGE CONEFLOWER, NORTHERN VA ECOTYPE (RUDBECKIA FULGIDA VAR. FULGIDA, NORTHERN VA ECOTYPE)
- 1% BUTTERFLY MILKWEED (JASLEPUS TUBEROSA)
- 1% EARLY GOLDENROD, PA ECOTYPE (SOLIDAGO JUNCEA, PA ECOTYPE)
- 1% WILD BERGAMOT (MONARDA FISTULOSA)
- 1% WILD SERENA, VA & WV ECOTYPE (SERENA HEBECARRA (CASSIA H.), VA & WV ECOTYPE)
- 0.25% HOARY MOUNTAINMINT, MD ECOTYPE (PYCNANTHEMUM INCANUM, MD ECOTYPE)
- TOTAL: 100%

FOREST RESTORATION PLANTING SPECIFICATION

- TREE SEEDLINGS AND SHRUBS SHALL BE PLANTED AT A RATE OF 430 PLANTINGS PER ACRE. PLANT TREES AND SHRUBS AT EIGHT (8) FEET ON CENTER. TREE SEEDLINGS SHALL BE 22" - 18" IN HEIGHT AT THE TIME OF PLANTING. SHRUBS SHALL BE 18" - 24" IN HEIGHT AT THE TIME OF PLANTING.
- ALL FOREST RESTORATION AREAS ARE TO BE SEEDED WITH ERNST MEADOW MIX 155 FROM ERNST CONSERVATION SEEDS (REFER TO ERNMX-155 SPECIFICATION).
- CONTRACTOR SHALL INSTALL A DOUBLE ROW OF FOUR (4) FOOT HIGH CONSTRUCTION/SNOW FENCE, SPACED FIVE (5) FEET APART, AROUND THE PERIMETER OF ALL FOREST RESTORATION AREAS TO PREVENT DAMAGE FROM DEER. DEER FENCING SHALL BE MAINTAINED FOR 3 YEARS OR UNTIL RESTORATION PLANTINGS HAVE ESTABLISHED A TREE CANOPY.
- CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE IN ACCORDANCE WITH THE FOLLOWING MIX SPECIFICATION PRIOR TO LANDSCAPE INSTALLATION.

TREE SEEDLINGS (12" - 18")	SHRUBS (18" - 24")
15% EASTERN WHITE PINE (PINUS STROBUS)	10% SERVICEBERRY (AMELANCHER LAEVIS)
15% EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)	15% MOUNTAIN LAUREL (KALMIA LATIFOLIA)
10% WHITE ASH (FRAXINUS AMERICANA)	10% BUTTONEBUSH (CEPHALANTHUS OCCIDENTALIS)
15% BASSWOOD (TILIA AMERICANA)	TOTAL: 100%
10% WHITE OAK (QUERCUS ALBA)	

THE LIMIT OF DISTURBANCE IS SHOWN OUTSIDE OF THE CLEARING/WOODLINE FOR THE INSTALLATION OF SIX (6) INCH POSTS. THESE AREAS ARE TO REMAIN IN THEIR NATURAL STATE, AND IF CLEARING IS REQUIRED, THE AREA SHALL BE RESTORED IN ACCORDANCE WITH THE MEADOW AND FOREST RESTORATION REQUIREMENTS.

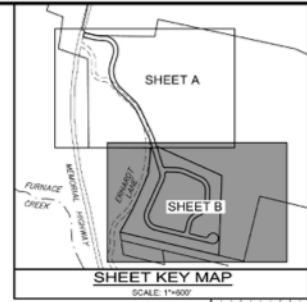
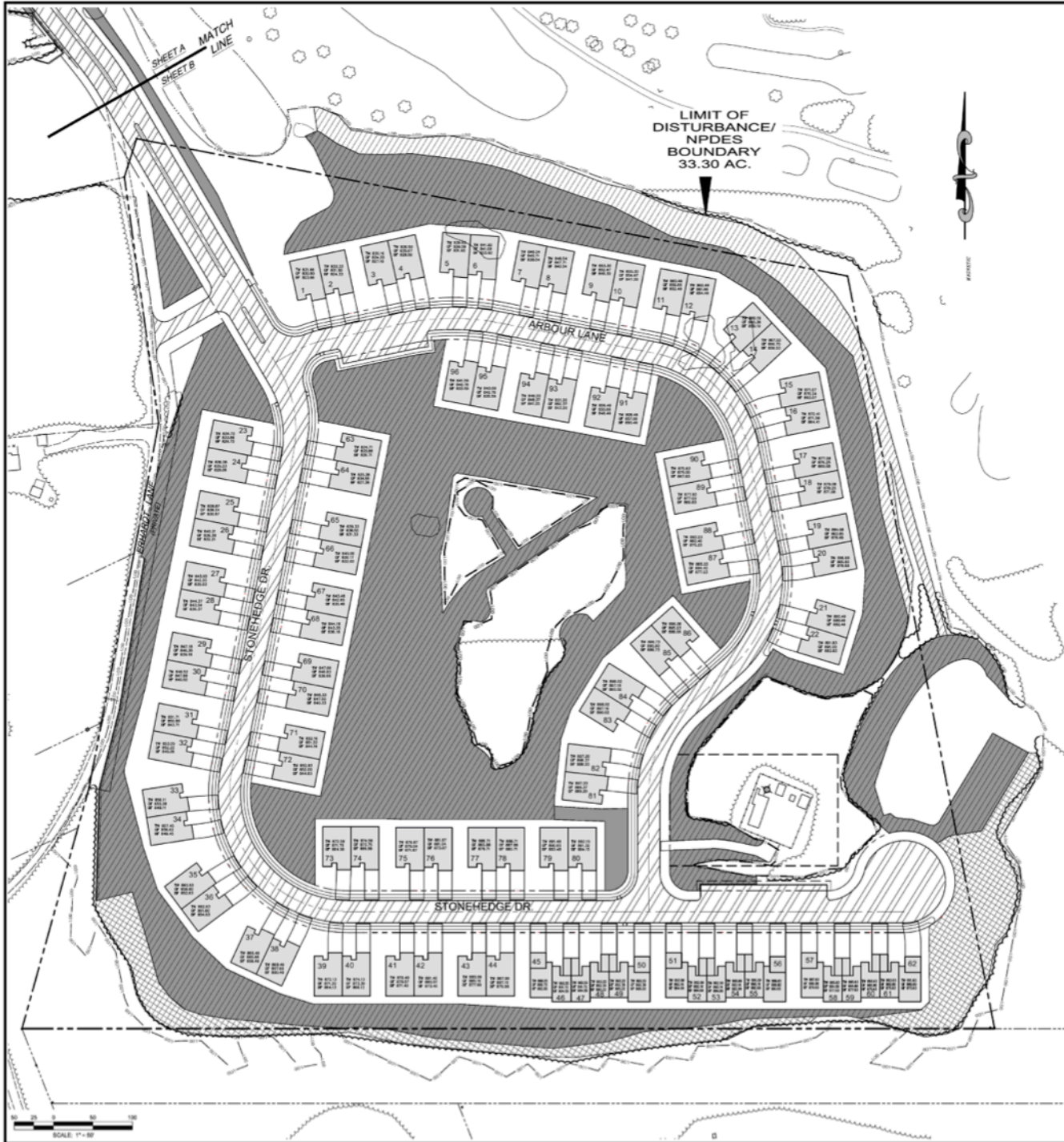
REVISION	DATE	BY	DESCRIPTION

PROJECT: PCSM WEST PLAINS MEADOW & FOREST RESTORATION PLAN
 DRAWN BY: ARBOURIS AT GOLDEN OAKS
 CHECKED BY: SR 0602 RUSCOMANOR TWR
 BENS COUNTY, PA

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 2033 N. 10th Street, Suite 100
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MESH CONSULTING
 100% PROFESSIONAL LIABILITY INSURANCE
 100% PROFESSIONAL LIABILITY INSURANCE

ISSUING DATE: DECEMBER 11, 2013
 PROJECT NUMBER: 2013-000
 DRAWING SCALE: 1" = 50'
 SHEET: 9
 OF 20



- LEGEND**
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING ADJONER LINE
 - EXISTING WETLANDS BOUNDARY & FLAG
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED BLANKET EASEMENT
 - PROPOSED BELGIAN BLOCK CURB

- AMENDMENT/RESTORATION LEGEND**
- [Cross-hatched] FOREST RESTORATION AREA
91,989 SF (2.13 AC)
 - [Diagonal lines] MEADOW RESTORATION AREA
382,714 SF (8.62 AC)
 - [Horizontal lines] STREET SWEEP AREA
174,340 SF (3.95 AC)
 - [Solid grey] SOIL AMENDMENT AREA
398,481 SF (9.17 AC)

SEE BMP RE-VEGETATE AND RE-Forest NOTES ON PREVIOUS SHEET

**DESIGN PROFESSIONAL REVIEW
MEADOW AND FOREST RESTORATION AREAS**

THE INSTALLATION OF THE RESTORATION AREAS IS A CRITICAL COMPONENT TO THE PCSM OF THE SITE. THEREFORE, THE INSTALLATION OF THE FACILITY IS TO BE REVIEWED BY DESIGN PROFESSIONALS IN ORDER TO CONFIRM DESIGN PARAMETERS. CONTRACTOR SHALL NOTE THAT IF FULL TIME INSPECTIONS OF THE INFILTRATION AND INSTALLATION OF THE BASIN IS NOT CONDUCTED, THAT THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A NOTARIZED AFFIDAVIT TO THE PROPERTY OWNER THAT ALL BMP'S ARE INSTALLED PER PLAN AND MEETING ALL DESIGN PARAMETERS AND SPECIFICATIONS. THE INSTALLATION OF THE UNDERGROUND INFILTRATION BASINS SHALL BE REVIEWED AT A MINIMUM, AS FOLLOWS:

1. SOIL MIX - INSTALLATION OF AREAS WITH A SOIL MIX SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER OR GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL ALSO PROVIDE A LETTER, TICKETS, OR OTHER PROOF IN WRITING INDICATING THE MIX USED FOR THE SOIL MIX MEETS THE PARAMETERS IDENTIFIED ON THE PLAN. THE EXTENT OF THE AREA RECEIVING THE SOIL MIX SHALL ALSO BE FIELD VERIFIED AND PLOTTED. THIS SHALL BE PROVIDED TO THE DESIGNATED PROFESSIONAL ENGINEER FOR VERIFICATION WITH THE PCSM PLANS.
2. PLANTINGS - THIS REVIEW WILL OCCUR BY EITHER A LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR PROFESSIONAL ENGINEER TO ENSURE THE CORRECT NUMBER OF PLANTINGS AND THEY ARE INSTALLED PER PLAN.
3. AS-BUILT PLAN - UPON COMPLETION OF THE BASIN THE AREA SHALL BE SURVEYED BY A LICENSED SURVEYOR TO RECORD THE EXTENT OF RESTORATION AREAS AND THE LOCATION OF ANY PLANTINGS. THIS WILL UTILIZE PRIOR MEASUREMENTS UNDER REVIEW ITEM 3. THE AS-BUILT IS TO VERIFY THAT CONSTRUCTION COMPLIES WITH THE PLANS. THEREFORE RECOMMEND THE CONTRACTOR CONDUCT THEIR OWN ANALYSIS TO ENSURE THE WORK SCOPE IS PROPERLY COMPLETED.

THE LIMIT OF DISTURBANCE IS SHOWN OUTSIDE OF THE CLEARING/FLOODLINE FOR THE INSTALLATION OF SILT SOCK. THESE AREAS ARE TO REMAIN IN THEIR NATURAL STATE, AND IF CLEARING IS REQUIRED, THE AREA SHALL BE RESTORED IN ACCORDANCE WITH THE MEADOW AND FOREST RESTORATION REQUIREMENTS.

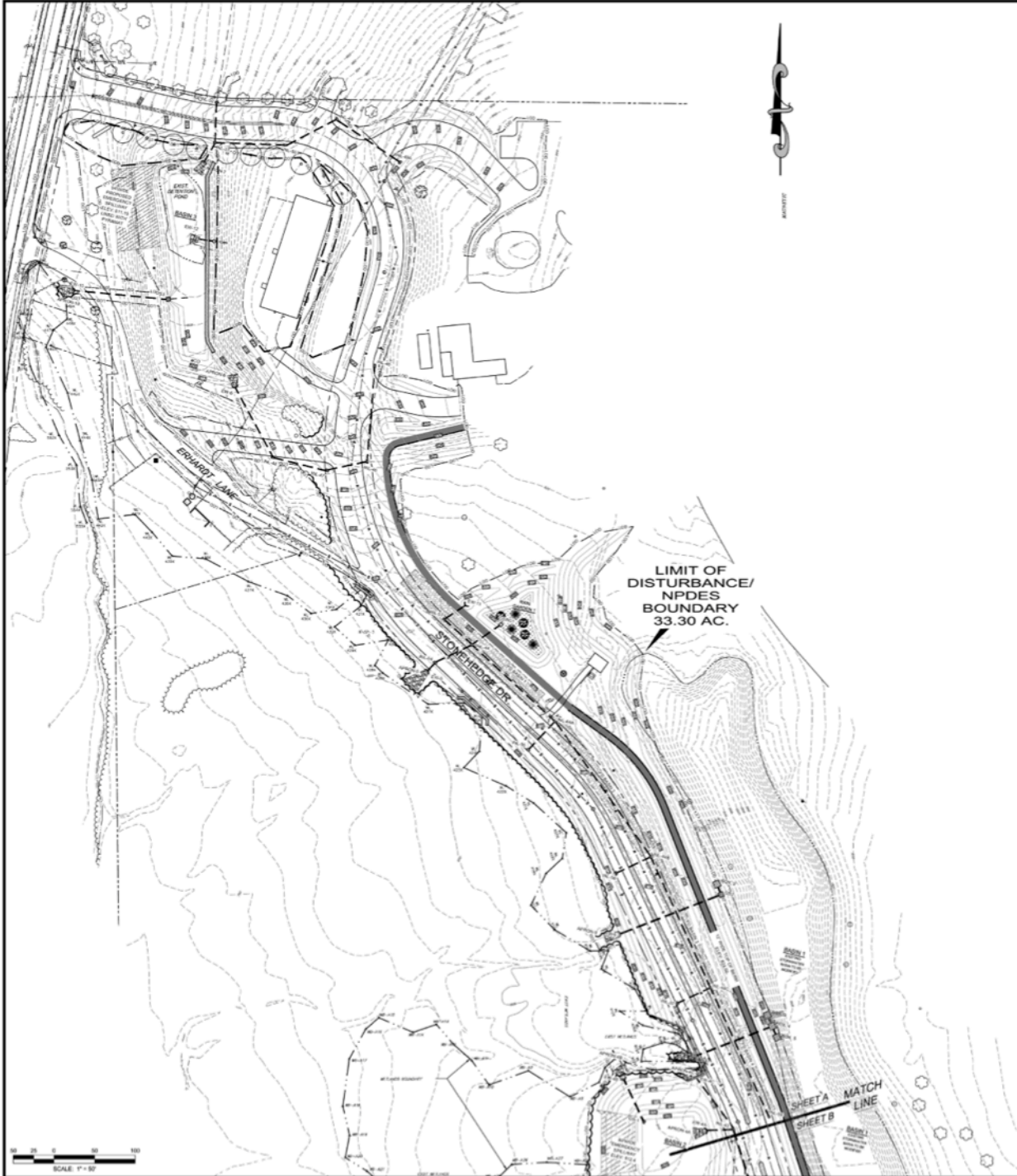
NO. 1	DATE	REVISION

PROJECT: PCSM PLANS
SOIL AMENDMENT, MEADOW & FOREST RESTORATION PLAN
REVISIONS:
ARBOURS AT GOLDEN OAKS
SR 0602 RUS/COMMANOR TWP., BENNS COUNTY, PA.

MESH Consulting, LLC
2035 W. STATE ST. #1000
PITTSBURGH, PA 15202
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DRAWING DATE	DECEMBER 11, 2013
PROJECT NUMBER	2013-000
DRAWING SCALE	1" = 50'
SHEET	10
OF 20	



PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	REMARKS
☉	CORNUS SERICEA	RED ODER DOGWOOD	45	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
○	AMELIORIX LACINIATA	ALLEGHANY SPICEBERRY	3	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
●	ILEX GLABRA	HAWTHORN	35	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊙	CORNUS FLORIDA	FLORIDIAN DOGWOOD	31	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊗	CRATAEGUS PHAENOCOMMIS	WASHINGTON HAWTHORN	12	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊕	FRAXINUS AMERICANA	WHITE ASH	2	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊖	FAGUS GRANDIFOLIA	AMERICAN BEECH	12	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊗	FRAXINUS PENNSYLVANICA	GREEN ASH	25	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊙	PRUNUS SERICEA	PITCH PINE	53	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊕	PRUNUS SERICEA	WHITE PINE	102	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊖	QUERCUS ALBA	WHITE OAK	14	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊗	TEA CORDATA 'GREENSPICE'	LITTLELEAF LINDEN	11	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊕	ZELKOVIA SERPATA 'GREEN VALE'	ZELKOVA	32	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊗	MAQUILA VIRGINIANA	SWEET BAY WAXGELIA	3	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊕	ILEX VERTICILLATA	HAWTHORN	3	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊗	ILEX GLABRA	HAWTHORN	4	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊕	SETULA NERA	RIVER BIRCH	2	MIN HEIGHT AT TIME OF PLANTING 12' (DIPLO)
⊖	PIUS VERTICILLATUS	BLUE FLAG IRIS		
⊗	ERINUS-12	SHAW FLOPPING		

- NOTES:**
- TREES SHALL BE SO LOCATED SO AS NOT TO INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SEWERALS AND UTILITIES. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF THREE FEET (3') FROM CURBS AND SIDEWALKS, FIFTEEN FEET (15') TO OVERHEAD UTILITIES AND SIX FEET (6') FROM UNDERGROUND UTILITIES.
 - CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL QUANTITIES AND PROVIDE THE QUANTITY SHOWN ON PLAN.
 - MINIMUM CALIBER FOR DECIDUOUS AND EVERGREEN TREES IS 2".

MEADOW RESTORATION SEED SPECIFICATION

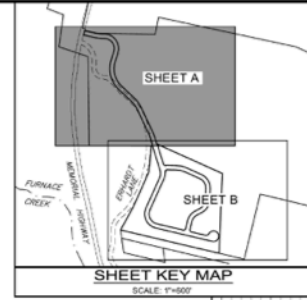
ORDER #	SEEDING RATE	SEED TYPE
ORDER #	ERINUS-12	20 LB PER ACRE
SEED TYPE	ERINUS-12	20 LB PER ACRE
TOTAL LB/AC		20 LB PER ACRE

MEADOW RESTORATION PLANTING SPECIFICATION

ORDER #	SEEDING RATE	SEED TYPE
ORDER #	ERINUS-12	20 LB PER ACRE
SEED TYPE	ERINUS-12	20 LB PER ACRE
TOTAL LB/AC		20 LB PER ACRE

MEADOW RESTORATION PLANTING SPECIFICATION

ORDER #	SEEDING RATE	SEED TYPE
ORDER #	ERINUS-12	20 LB PER ACRE
SEED TYPE	ERINUS-12	20 LB PER ACRE
TOTAL LB/AC		20 LB PER ACRE



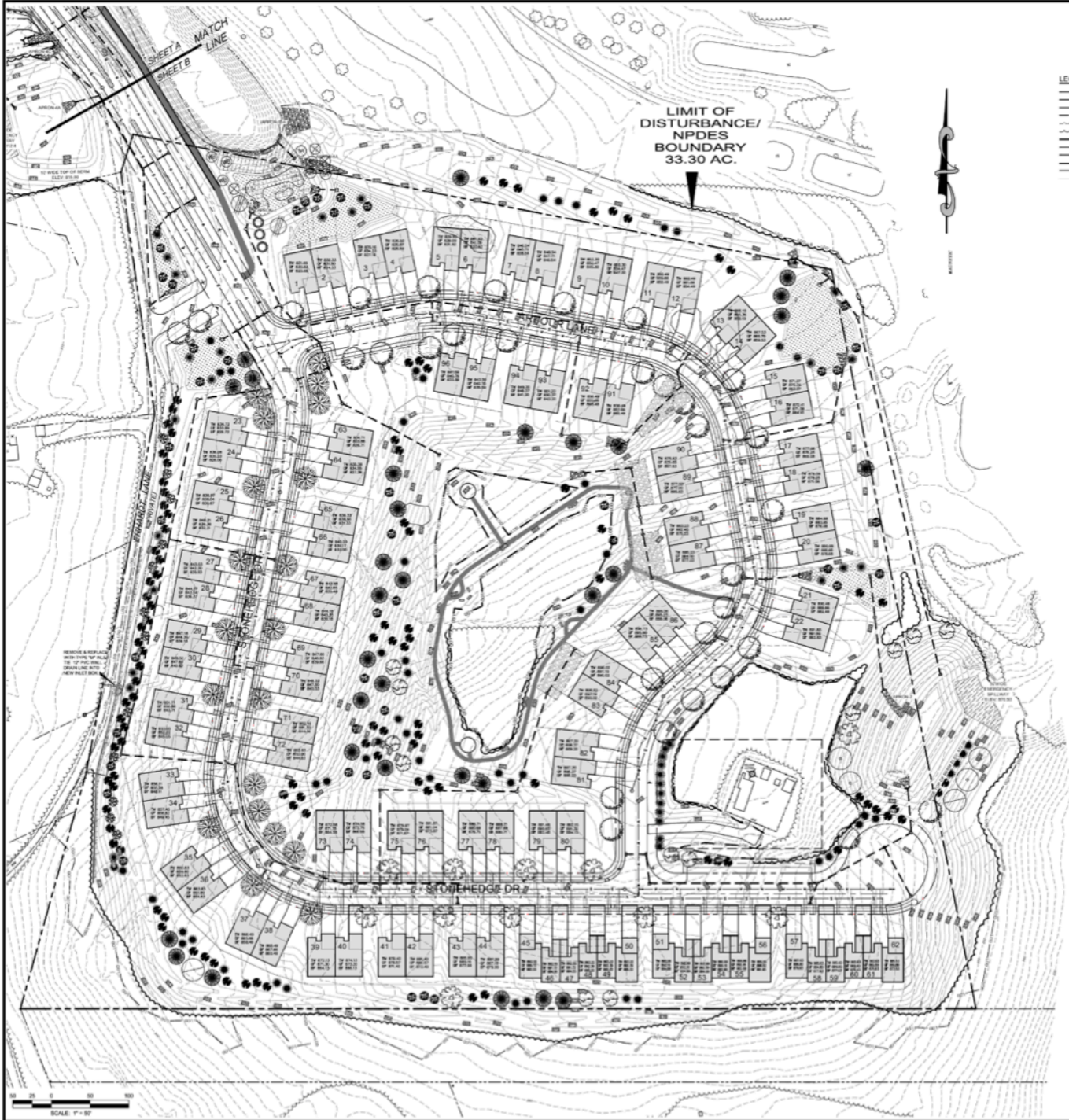
LEGEND

---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING PROPERTY LINE
---	EXISTING ADJUNCTION LINE
---	EXISTING WETLANDS BOUNDARY & FLAG
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED BLANKET EASEMENT
---	PROPOSED BELGIAN BLOCK CURB
---	PROPOSED CONTOUR

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 2935 W. MARKET STREET, PHOENIX, AZ 85018
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PCSWWS PLANS FOR POSITION LANDSCAPE PLAN
ARBOURTS AT GOLDEN OAKS
 SR 0802 RESUBDIVISION TWP., BERKS COUNTY, PA.

DRIVING DATE: DECEMBER 11, 2013
PROJECT NUMBER: 2010-020
DRAWING SCALE: 1" = 50'
SHEET: 12
OF 20



- LEGEND**
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING ALLOUNDER LINE
 - EXISTING WETLANDS BOUNDARY & FLAG
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY LINE
 - PROPOSED BLANKET FACILITY
 - PROPOSED BELGIAN BLOCK CURB
 - PROPOSED CONTOUR



PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	REMARKS
⊙	CORNUS SERICEA	RED OSIER DOGWOOD	45	MIN HEIGHT AT TIME OF PLANTING 12' (SWR)
⊙	AMELANCHIER LACINIA	ALLEGANY SWEETGUM	3	MIN HEIGHT AT TIME OF PLANTING 12' (SWR)
⊙	KEE GLABRA	BANBURY	36	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	CORNUS FLORIDA	FLORIDIAN DOGWOOD	31	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	CRATAEGUS PHAEOGYPHUM	WASHINGTON HAWTHORN	12	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	FRAXINUS AMERICANA	WHITE ASH	2	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	FRAXINUS GRANDIFOLIA	AMERICAN BEECH	12	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	FRAXINUS PENNSYLVANICA	GREEN ASH	20	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	PRUNUS PERSICA	PITCH PINE	53	MIN HEIGHT AT TIME OF PLANTING 5' (TREE)
⊙	PRUNUS STROBUS	WHITE PINE	102	MIN HEIGHT AT TIME OF PLANTING 5' (TREE)
⊙	QUERCUS ALBA	WHITE OAK	14	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	TRIA CONCORDATA "GREENVIEW"	LITTLELEAF LINDEN	11	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	ZELKOVA SERATA "GREEN VALE"	ZELKOVA	32	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	MANGROVIA MICHOLIA	SWEET BAY MAGNOLIA	3	MIN HEIGHT AT TIME OF PLANTING 8' (SWR)
⊙	KEE METCALATA	WINTERBERRY	3	MIN HEIGHT AT TIME OF PLANTING 12' (SWR)
⊙	KEE GLABRA	BANBURY HOLLY	4	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	SETILLA NIGRA	RIVER BIRCH	2	MIN HEIGHT AT TIME OF PLANTING 8' (TREE)
⊙	IRIS VERICOLOR	BLUE FLAG IRI		
⊙	EMERUS-10	IRIS FLOW IRI		

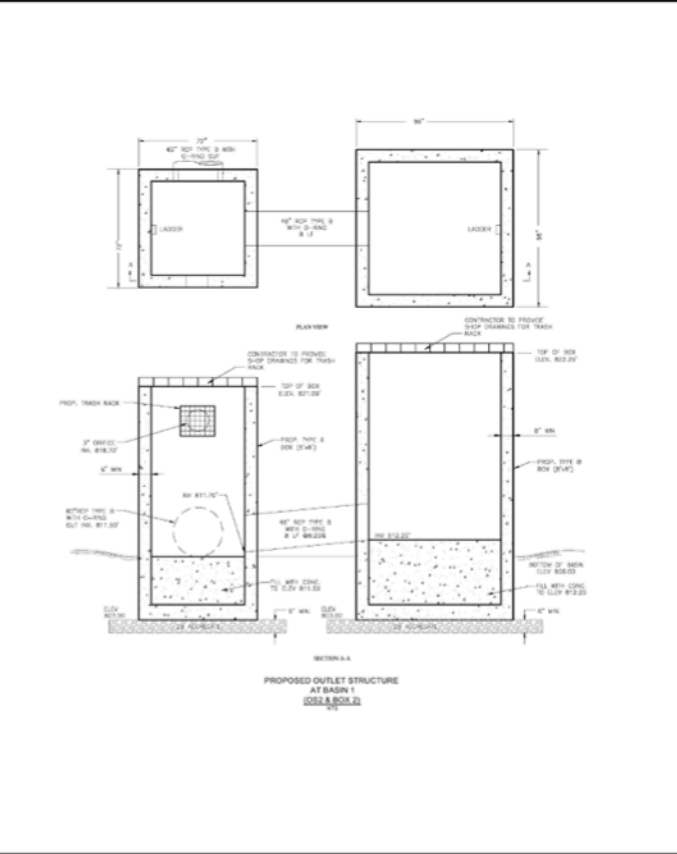
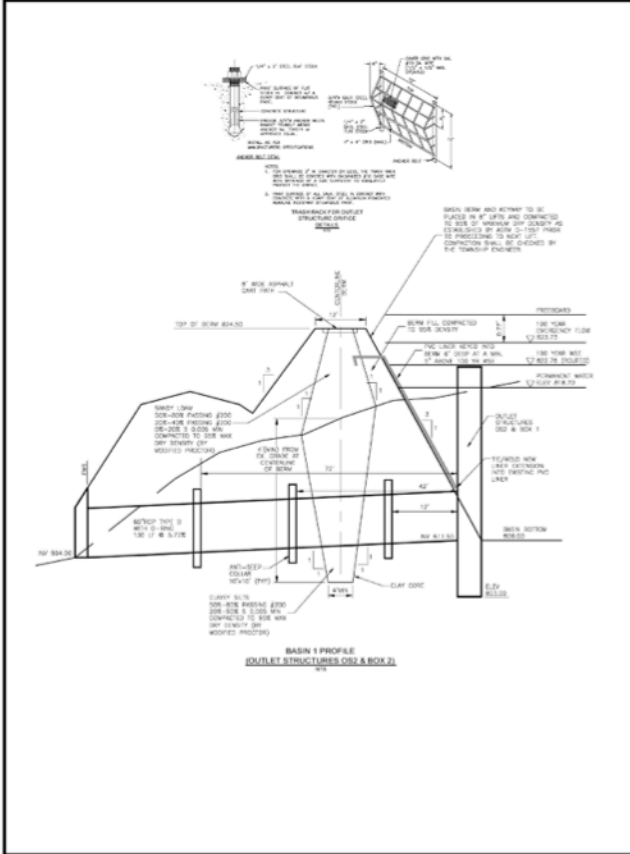
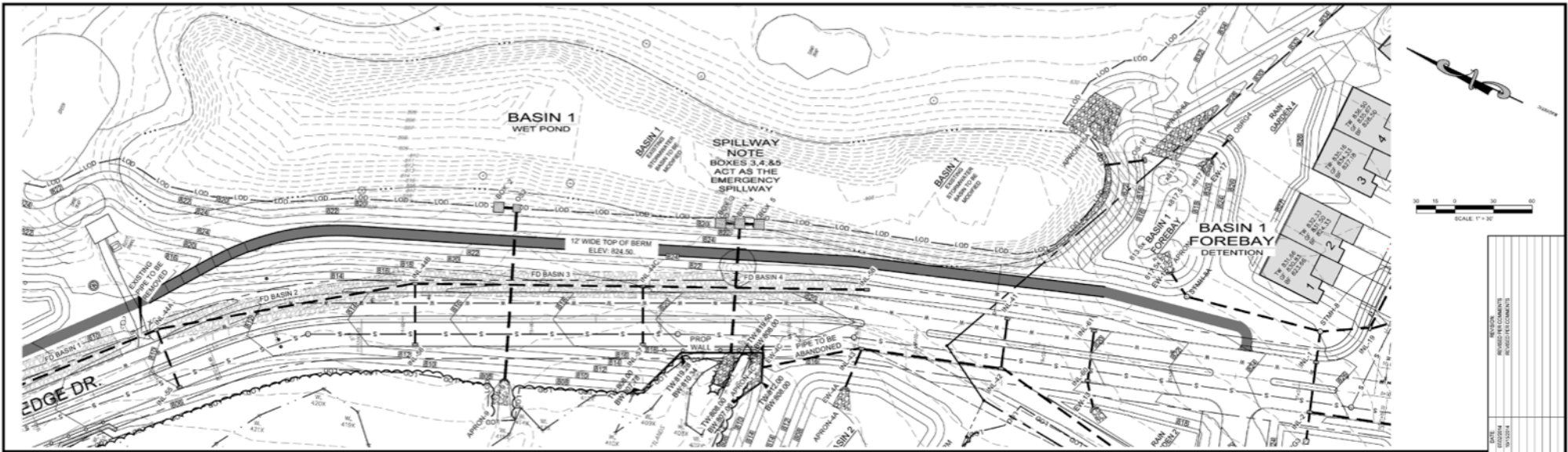
- NOTES:**
- TREES SHALL BE SO LOCATED SO AS NOT TO INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SEWERAGE AND UTILITIES. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF THREE FEET (3') FROM CURBS AND SIDEWALKS, FIFTEEN FEET (15') TO OVERHEAD UTILITIES AND SIX FEET (6') FROM UNDERGROUND UTILITIES.
 - CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL QUANTITIES AND PROVIDE THE QUANTITY SHOWN ON PLAN.
 - MINIMUM CALIPER FOR DECIDUOUS AND EVERGREEN TREES IS 2".

SEE DETAILS SHEET FOR ADDITIONAL LANDSCAPE PLANTINGS AND SPECIFICATIONS

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PROJECT: PCSWY PLANS FOR PROPOSED LANDSCAPE PLAN
 PROJECT: ARBOURS AT GOLDEN OAKS
 SITE: 0802 RUSCOMANOR TWP., BERKS COUNTY, PA.

DRAWING DATE: DECEMBER 11, 2013
 PROJECT NUMBER: 2010-000
 DRAWING SCALE: 1" = 50'
 SHEET: 13 OF 20



IMP TYPE ABOVE GRADE WET POND DETENTION BASIN

APPLICABLE AREAS: THIS BMP APPLIES TO THE FOREBAY OF BASIN 1 AND BASIN 1 FOREBAY.

EQUIPMENT: VISUAL INSPECTION, LIQUIDATION OPERATIONS AS NEEDED.

SECOND APPLICABLE: THE FACILITY OWNER, OR DESIGNER, SHOULD KEEP RECORDS OF WHEN THE FACILITY IS CLEANED AND FILE THE REPORTS ONLINE FOR THEIR RECORDS SHOULD THE MUNICIPALITY OR BASIN PROGRAM DOCUMENTATION OF THE BMP MAINTENANCE.

RESPONSIBLE PARTY: THE OWNER OR AUTHORIZED DESIGN REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMPS ONCE CONSTRUCTION IS COMPLETED.

VISUAL INSPECTION:

THE ABOVE GRADE WET POND DETENTION BASIN SHALL BE INSPECTED AT THE END OF THE WINTER SEASON, AT LEAST ONCE EVERY SIX MONTHS AND AT LEAST 24 HOURS AFTER A RAINFALL EVENT GENERATING MORE THAN 1.0 INCHES.

THE ABOVE GRADE WET POND DETENTION BASIN AND FOREBAY SHALL BE INSPECTED WITHIN THE REGULAR MAINTENANCE SCHEDULE ABOVE TO ENSURE:

- THERE IS NO DEBRIS OR ACCUMULATION ON THE BOTTOM OF THE FACILITY.
- THERE IS NO DAMAGE TO THE INLET STRUCTURE.
- THE INLET STRUCTURE IS NOT BUILT UP.
- THERE IS NO ACCUMULATION OF DEBRIS IN THE INLET SUMP.
- THERE IS NO OIL OR GREASE IN THE BASIN, THE SPILLWAY LEADING TO THE BASIN OR WITHIN THE DRAINAGE AREA OF THE BASIN.
- THE BERM IS IN GOOD CONDITION AND NOT CRACKED OR DAMAGED.
- INSPECTION IS CONDUCTED IN A RECORD BOOK.
- REPAIRS OR REVISIONS AS NECESSARY.

SHOULD ANY OF THE ABOVE CRITERIA NOT BE MET, THEN FURTHER ACTION IS REQUIRED AS OUTLINED BELOW:

LOG BOOK ENTRIES FOR VISUAL INSPECTIONS SHALL NOTE THE DATE, TIME, APPROXIMATE NUMBER OF DAYS AFTER A RAINFALL EVENT, AND NAME OF PERSON INSPECTING THE FACILITY. INSPECTIONS DO NOT NEED TO BE COMPLETED BY A PROFESSIONAL, AND CAN BE COMPLETED BY THE OWNER'S BMP.

ANNUAL DETENTION BASIN MAINTENANCE:

THE FOLLOWING ITEMS ARE TO BE COMPLETED BY VISUAL INSPECTION AND RECORDING OF FACILITY IS NEEDED. MAINTENANCE ACTIVITIES SHALL UTILIZE EQUIPMENT THAT WILL NOT CONTACT BASIN BOTTOMS. ADDITIONALLY, MAINTENANCE ACTIVITIES SHOULD NOT OCCUR WITHIN THE BOTTOM BASIN MAINTENANCE.

ACCUMULATED DEBRIS AT FACILITY: REMOVE ACCUMULATED DEBRIS ON FACILITY BOTTOMS. NO SPREADS MACHINES AND REPEAT OPERATIONS AFTER NEXT MAINTENANCE EVENT TO ENSURE PROPER FUNCTION. DEBRIS ENTERING INLET STRUCTURE IS PROPERLY GRADED TO ALLOW INLET STRUCTURE ON THE EXTERIOR OF THE FACILITY AND TO ENSURE THAT THE INLET IS SCALED AT DEATH.

INLET CONDITION: ENSURE THAT THE INLET IS NOT DAMAGED OR SCALED. ALL LOCATIONS WHERE DEBRIS MAY ACCUMULATE SHOULD BE CLEANED.

ACCUMULATION IN INLET SUMP: CLEAN OUT INLET SUMP AND FURTHER REVIEW ITEMS ABOVE TO DETERMINE THE CAUSE OF DEBRIS.

PROBLEM: IF THERE IS A PROBLEM WITH THE FACILITY, THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY. THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY. THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY. THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY.

VEGETATION CONTROL: IF WEEDS APPEAR TO BE GROWING IN OR NEAR THE FACILITY, THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY. THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY. THE FACILITY OWNER SHOULD BE NOTIFIED IMMEDIATELY.

VEGETATION MAINTENANCE (TREES & SHRUBS): DURING ESTABLISHMENT OF GROWTH IN BASIN SOILS, TREES AND SHRUBS MAY BE REQUIRED. IDENTIFY TREES THAT SHOULD BE REMOVED EVERY YEAR.

VEGETATION MAINTENANCE (GRASSES): MAINTENANCE SHALL OCCUR ONCE PER MONTH OR IF THE GRASS EXCEEDS A HEIGHT OF 4 INCHES. USE OF SCISSORS THAT CAN CUT GRASS BLADES SHALL NOT CUT OFF THE BASE OF THE GRASS. MAINTENANCE SHALL OCCUR ONCE PER MONTH OR IF THE GRASS EXCEEDS A HEIGHT OF 4 INCHES. USE OF SCISSORS THAT CAN CUT GRASS BLADES SHALL NOT CUT OFF THE BASE OF THE GRASS. MAINTENANCE SHALL OCCUR ONCE PER MONTH OR IF THE GRASS EXCEEDS A HEIGHT OF 4 INCHES. USE OF SCISSORS THAT CAN CUT GRASS BLADES SHALL NOT CUT OFF THE BASE OF THE GRASS.

LOG BOOK ENTRIES FOR MAINTENANCE ACTIVITIES SHALL NOTE THE DATE, TIME, APPROXIMATE NUMBER OF DAYS AFTER A RAINFALL EVENT, AND NAME OF PERSONS MAINTAINING THE FACILITY AND WHEN COMPLETED.

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 METRIC CONSULTING
 CONSULTANTS

ISSUING DATE: DECEMBER 11, 2013
 PROJECT NUMBER: 2010-050
 DRAWING SCALE: 1" = 30"
 SHEET: 14 OF 20

DATE:	12/11/13
BY:	ME/MS
REV:	1
DESCRIPTION:	REVISED PER COMMENTS
REVISION:	REVISED PER COMMENTS
DATE:	12/11/13
BY:	ME/MS
REV:	1
DESCRIPTION:	REVISED PER COMMENTS
REVISION:	REVISED PER COMMENTS

DATE: 12/11/13
 PROJECT: PCSWM PLANS
 BASIN 1 DETAILS
 REVISED PER COMMENTS
 ARBOURTS AT GOLDEN
 OAKS
 SR 0602 RUSCOMMANOR TWP.,
 BERKS COUNTY, PA.



ISSUING DATE: DECEMBER 11, 2013
 PROJECT NUMBER: 2010-050
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 SHEET: 14 OF 20

