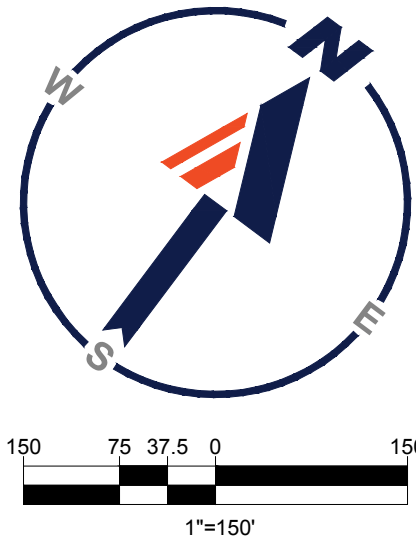


R:\21\PP21322\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP213222-SESC-5A ----->LAYOUT: C-610 OA SESC (PH1)






















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R:\21\PP213222\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP213222-SESC-5A----->LAYOUT: C-611 SESC (PH1)



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<h1>LEGEND</h1>	
<h2>EXISTING FEATURES</h2>	
PROPERTY LINE	_____
ADJACENT PROPERTY LINE	_____
EASEMENT LINE	-----
BUILDING	
RETAINING WALL	_____
EDGE OF PAVEMENT	=====
CONCRETE CURB	=====
CONCRETE MONOLITHIC CURB	=====
FLUSH CURB	=====
FENCE	-----X-----
TREELINE	
CONCRETE MONUMENT/ IRON PIN	 
SIGN	
BOLLARD	
TREE	
DRAINAGE INLET	 
STORM/STAINMENT MANHOLE	 
ENDWALL	
WATER/GAS VALVES	 
CAP	
FIRE HYDRANT	
UTILITY POLE	
GUY WIRE	Y
RIPRAP / STONE	
SWM BASIN	
OVERHEAD UTILITY WIRES	—OH—
ELECTRIC LINE	—E—
TELEPHONE LINE	—T—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—
STORM PIPE	—ST—
CONTOUR	-----168-----
CONTOUR (MAJOR)	-----168-----

REVISION 5 - 09/29/2023

The diagram illustrates a mechanical assembly with the following components labeled:

- A**: A component at the bottom left, possibly a bearing or support.
- B**: A component at the bottom right, possibly a bearing or support.
- C**: A component on the left side, possibly a housing or cover.
- D**: A component on the right side, possibly a housing or cover.
- E**: A component at the top, possibly a valve or actuator.

The diagram shows a central vertical shaft and a horizontal shaft. A dashed line outlines a specific section of the assembly, possibly indicating a cross-section or a specific view.

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LANDS I/F
GORG MUSHROOM CO.
D.B.2085, PG. 1778

TAX PARCEL #61-5411-16-74-8787
LANDS I/F
MAIDEN CREEK ASSOCIATES, L.P.
D.B. 3668, PG. 1967
(VACANT— NO BUILDING)

BYPASS AREA
7.66 AC

SILT SOCK S-6 (18')

CULTIVATED FIELD

DRAINAGE BOUNDARY (TYP.)

FUTURE BUILDING FOOTPRINT

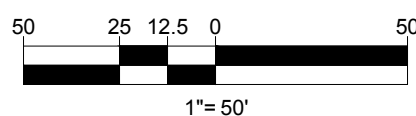
LIMIT OF DISTURBANCE / PROJECT SITE BOUNDARY
TOTAL AREA = 83.70 AC

MAX. DRAINAGE AREA TO
SEDIMENT BASIN B
TOTAL AREA = 61.10 AC

MATCHLINE E - E

MATCHLINE D - D

MATCHLINE A - A

[illegible]

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CHECKED BY:	DM/CD/LB
DATE:	03/01/2022
CAD I.D.:	PP213222-SESC-5A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

- FOR

**MAIDEN CREEK
ASSOCIATES, L.P.**

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

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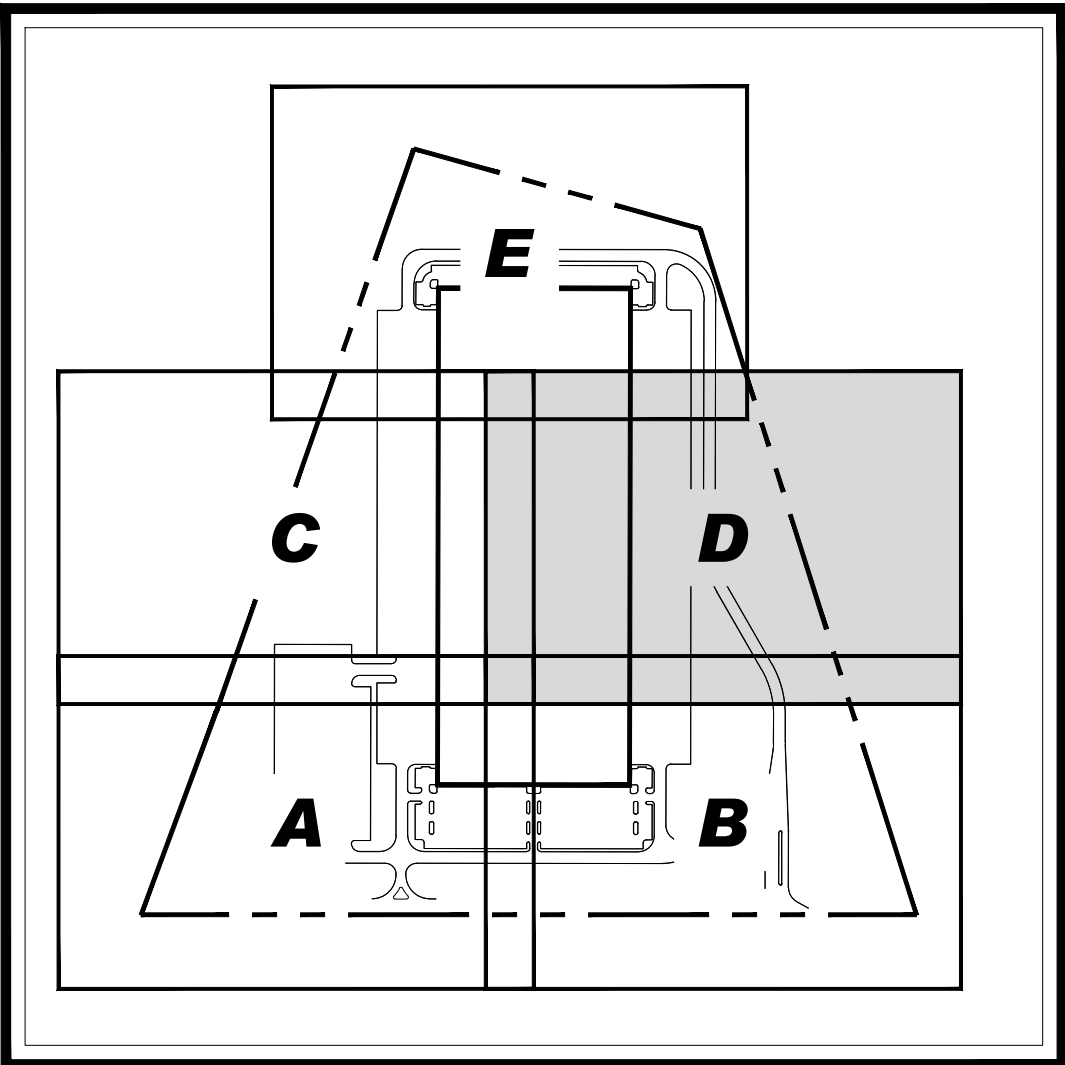
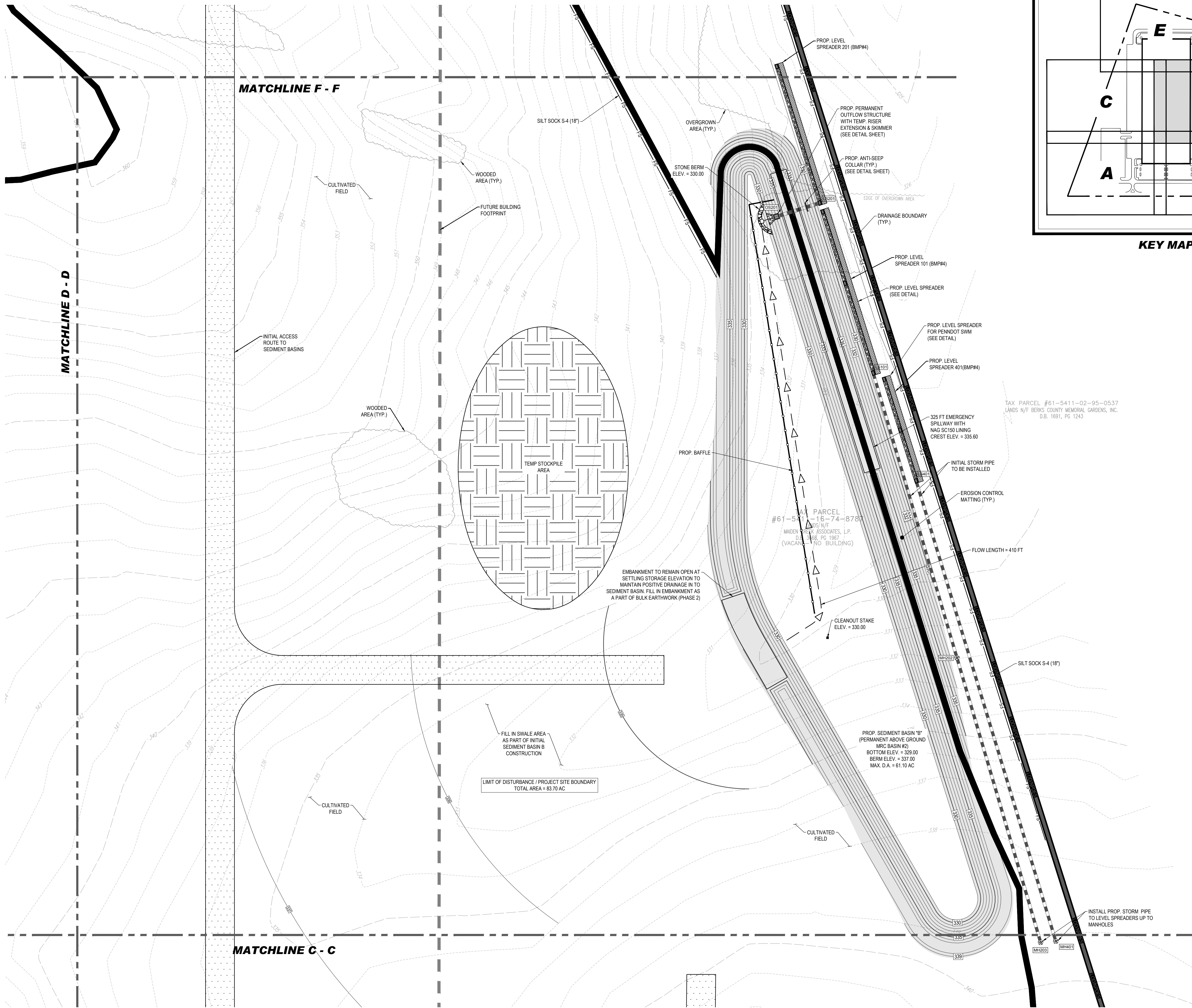
SHEET TITLE:

SESC PLAN 'C'
(STAGE 1)

SHEET NUMBER:

C-613

REVISION 5 - 09/29/2023



KEY MAP

LEGEND

PROPOSED SITE FEATURES

BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREELINE	
ACCESSIBLE SYMBOL	
SIGN	
BOLLARD	
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	
ENDWALL	
OUTLET STRUCTURE	
LEVEL SPREADER	
RIPRAP	
CLEANOUT / ROOF DRAIN	
FIRE HYDRANT	
WATER VALVE	
FITTINGS	
METER PIT	
TRANSFORMER	
CONC. MONUMENT	
STONE BERM	
SKIMMER	
TEMPORARY OUTFLOW STRUCTURE	
CLEANOUT STAKE	
INLET PROTECTION	
CONCRETE WASHOUT	
TEST PIT	
SOIL BORING	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
FIRE WATER LINE	
SANITARY SEWER	
STORM PIPE	
CONTOUR	
CONTOUR (MAJOR)	
BERM	
LOD/PROJECT SITE BOUNDARY	
DRAINAGE BOUNDARY	
COMPOST FILTER SOCK	
BAFFLE	
SWALE CENTER	
DIVERSION FLOW PATH	
SOIL BOUNDARY / CLASS	
CONC. WALK / PAD	
ASPHALT WALK / PAD	
ADA DOME PATTERN	
TEMP. ACCESS PATH	
STAGING AREA	
TEMP. STOCKPILE	
ROCK CONS. ENTRANCE	
EROSION BLANKET	

LEGEND

EXISTING FEATURES

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
BUILDING	
RETAINING WALL	
EDGE OF PAVEMENT	
CONCRETE CURB	
CONCRETE MONOLITHIC CURB	
FLUSH CURB	
FENCE	
TREELINE	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
BOLLARD	
TREE	
DRAINAGE INLET	
STORMS/SANITARY MANHOLE	
ENDWALL	
WATER/GAS VALVES	
CAP	
FIRE HYDRANT	
UTILITY POLE	
GUY WIRE	
RIPRAP / STONE	
SWM BASIN	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
CONTOUR	
CONTOUR (MAJOR)	

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REV	DATE	COMMENT	DRAWN BY
1	08/26/2022	REVISED PER CONDITIONAL USE PERMITTING PLAN AND COUNTY PLANNING COMMENTS	SJA
2	11/09/2022	REVISED PER BCCD	CD
3	03/15/2023	PER TOWNSHIP COMMENTS	DCM
4	06/30/2023	PER TWP., AUTH., & BCCD COMMENTS	LB
5	09/29/2023	PER REMAINING BCCD TECH COMMENTS	DCM



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DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 03/01/2023
CAD ID: PP213222-SESC-5A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

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SHEET TITLE:

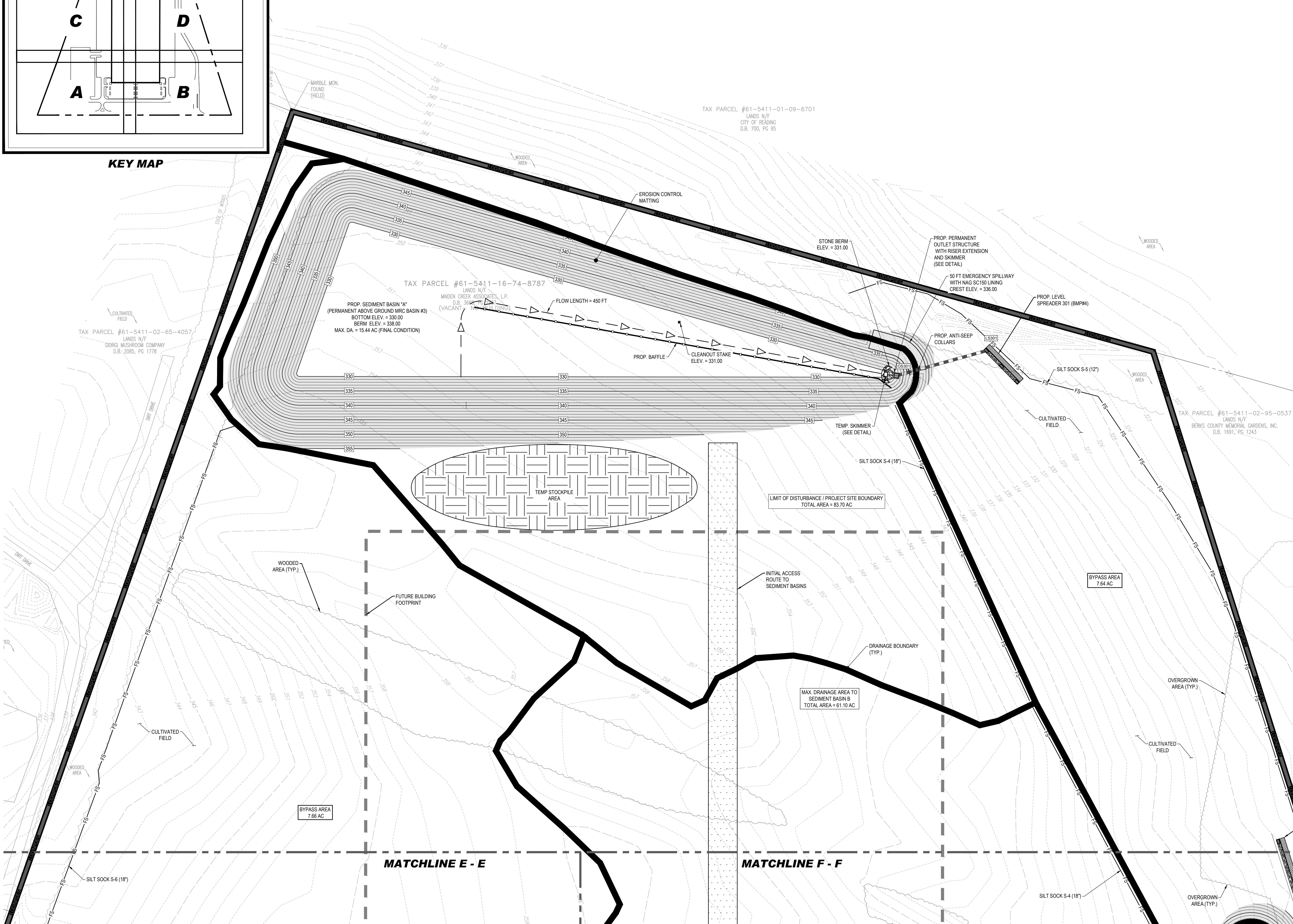
SESC PLAN 'D' (STAGE 1)

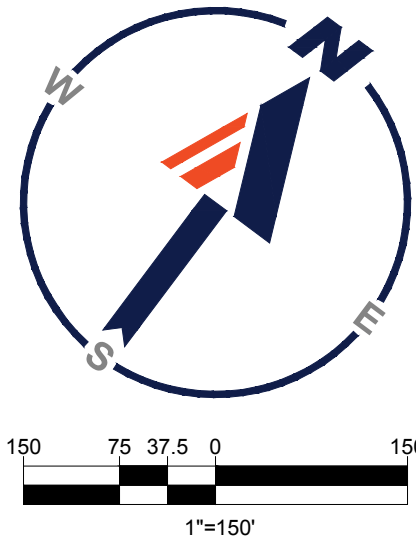
SHEET NUMBER:

C-614

REVISION 5 - 09/29/2023

A schematic diagram of a four-bar linkage mechanism. The mechanism consists of four links: a fixed frame (ground), a crank, a coupler, and a rocker. The joints are labeled A, B, C, and D. Link A is the crank, connected to the ground at joint A and to link B at joint B. Link B is the coupler, connected to link A at joint B and to link C at joint C. Link C is the rocker, connected to link B at joint C and to the ground at joint D. Link E is a separate link, connected to the ground at joint E and to link C at joint F. The diagram shows the mechanism in a specific configuration, with dashed lines indicating the path of the coupler link B and the rocker link C. The ground is represented by a hatched area at the top and bottom of the diagram.

[illegible]

R:\21\PP21322\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP213222-SESC-5A----->LAYOUT: C-620 OA SESC (PH2)

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LEGEND

PROPOSED SITE FEATURES

BUILDING

RETAINING WALL

CONCRETE CURB

FLUSH CURB

FENCE

TREELINE

ACCESSIBLE SYMBOL

SIGN

BOLLARD

AREA LIGHT

DRAINAGE INLET

MANHOLE

ENDWALL

OUTLET STRUCTURE

LEVEL SPREADER

RIPRAP

CLEANOUT / ROOF DRAIN

FIRE HYDRANT

WATER VALVE

FITTINGS

METER PIT

TRANSFORMER

CONC. MONUMENT

STONE BERM

SKIMMER

TEMPORARY OUTFLOW STRUCTURE

CLEANOUT STAKE

INLET PROTECTION

CONCRETE WASHOUT

TEST PIT

SOIL BORING

ELECTRIC LINE

TELEPHONE LINE

GAS LINE

WATER LINE

FIRE WATER LINE

SANITARY SEWER

STORM PIPE

CONTOUR

CONTOUR (MAJOR)

BERM

LOD/PROJECT SITE BOUNDARY

DRAINAGE BOUNDARY

COMPOST FILTER SOCK

BAFFLE

SWALE CENTER

DIVERSION FLOW PATH

SOIL BOUNDARY / CLASS

CONC. WALK / PAD

ASPHALT WALK / PAD

ADA DOME PATTERN

TEMP. ACCESS PATH

STAGING AREA

TEMP. STOCKPILE

ROCK CONS. ENTRANCE

EROSION BLANKET

LEGEND

EXISTING FEATURES

PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT LINE

BUILDING

RETAINING WALL

EDGE OF PAVEMENT

CONCRETE CURB

CONCRETE MONOLITHIC CURB

FLUSH CURB

FENCE

TREELINE

CONCRETE MONUMENT/IRON PIN

SIGN

BOLLARD

TREE

DRAINAGE INLET

STORMS/SANITARY MANHOLE

ENDWALL

WATER/GAS VALVES

CAP

FIRE HYDRANT

UTILITY POLE

GUY WIRE

RIPRAP / STONE

SWIM BASIN

OVERHEAD UTILITY WIRES

ELECTRIC LINE

TELEPHONE LINE

GAS LINE

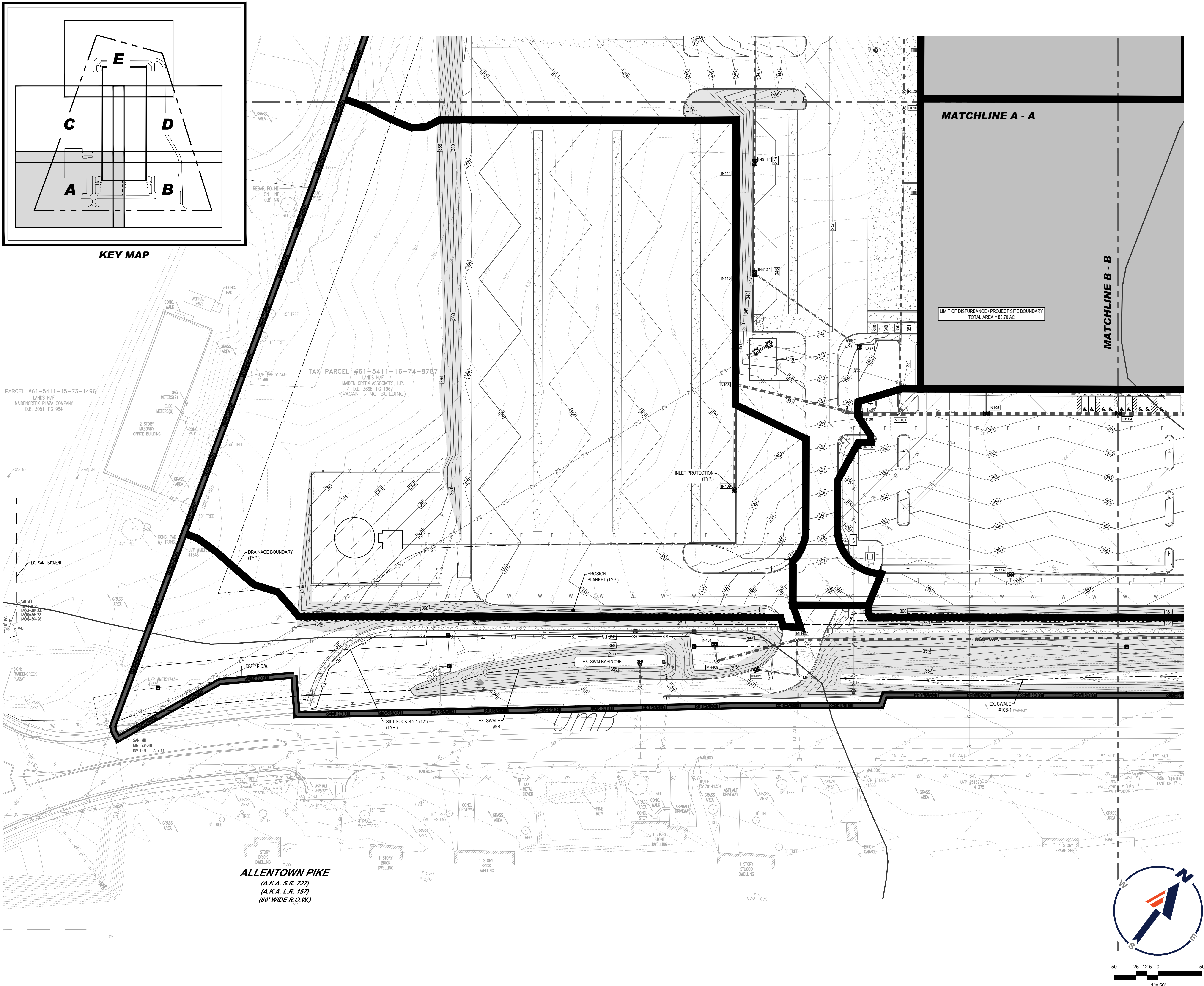
WATER LINE

SANITARY SEWER

STORM PIPE

CONTOUR

CONTOUR (MAJOR)



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03/01/2023

CAD ID:

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PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE

MAIDEN CREEK TOWNSHIP

BERKS COUNTY

COMMONWEALTH OF PENNSYLVANIA

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LANDSCAPE ARCHITECTURE

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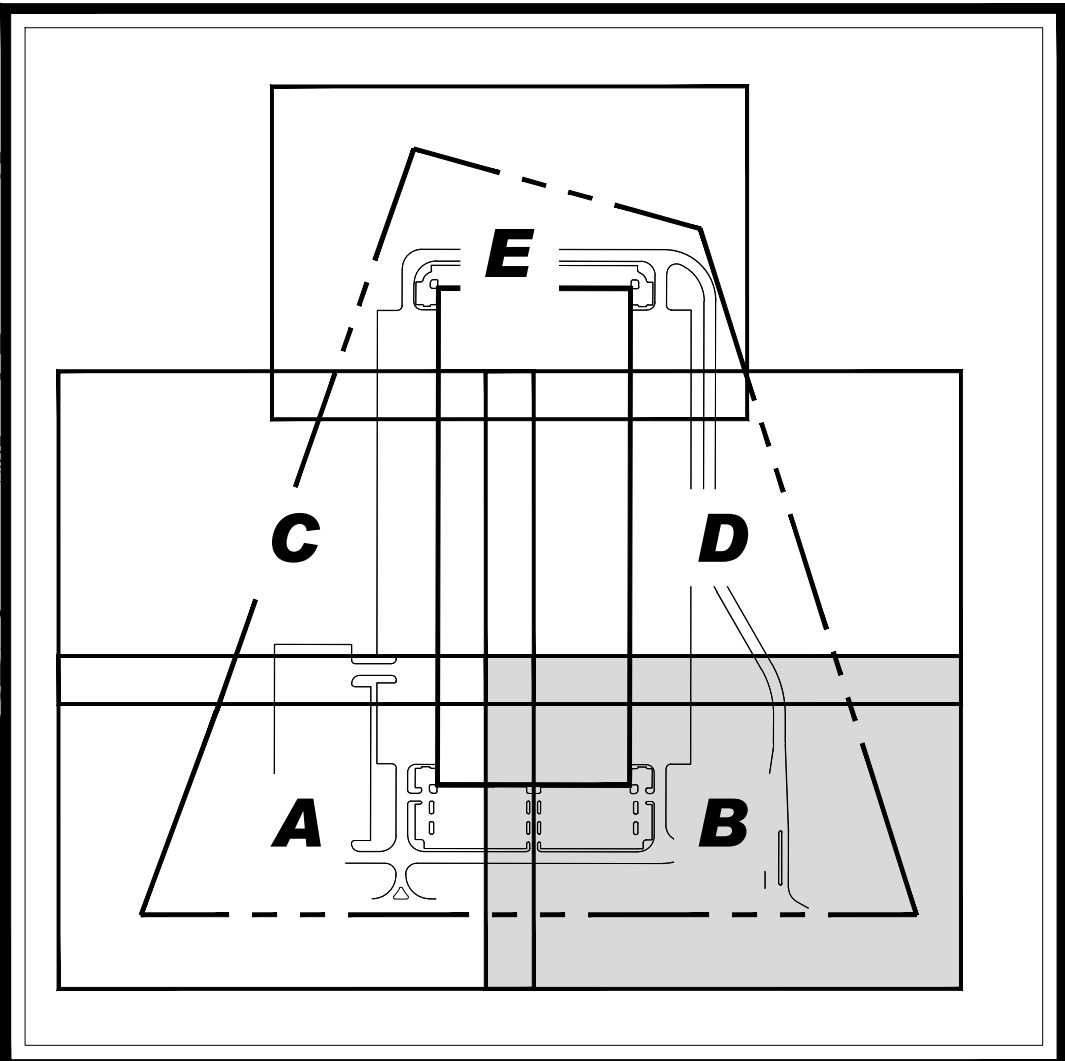
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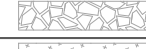









SESC PLAN 'A' (STAGE 2)

SHEET NUMBER:

C-621

REVISION 5 - 09/29/2023



<h1>LEGEND</h1> <h2>EXISTING FEATURES</h2>	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
BUILDING	
RETAINING WALL	
EDGE OF PAVEMENT	
CONCRETE CURB	
CONCRETE MONOLITHIC CURB	
FLUSH CURB	
FENCE	
TREELINE	
CONCRETE MONUMENT/ IRON PIN	 
SIGN	
BOLLARD	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	  
ENDWALL	
WATER/GAS VALVES	 
CAP	
FIRE HYDRANT	
UTILITY POLE	
GUY WIRE	
RIPRAP / STONE	
SWM BASIN	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
CONTOUR	
CONTOUR (MAJOR)	

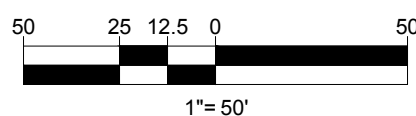
The seal is circular with a red border. Inside the border, the text "PROFESSIONAL ENGINEER" is written in a circle. In the center, the name "C. BROWN" is written in large, bold, black letters. Below the name, the text "NEW JERSEY LICENSE NO. 2403-05041400" is written in smaller, black letters. The seal is stamped over a document that contains the text "C. BROWN" and "PROFESSIONAL ENGINEER" in large, bold, black letters, and "NEW JERSEY LICENSE NO. 2403-05041400" in smaller, black letters.

The diagram illustrates a mechanical assembly with several labeled components:

- A**: A vertical shaft or rod passing through the center of the assembly.
- B**: A horizontal shaft or rod passing through the center of the assembly.
- C**: A vertical component, possibly a piston or valve, located on the left side of the central shaft.
- D**: A vertical component, possibly a piston or valve, located on the right side of the central shaft.
- E**: A horizontal component, possibly a valve or piston, located at the top of the assembly.

The diagram also shows a large rectangular block with a shaded area on the left side. A dashed line outlines a specific section of the assembly, possibly indicating a cross-section or a specific operating state.

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GIORGI MUSHROOM CO.
D.B.2085, PG. 1778

[illegible]

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PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

— FOR

**MAIDEN CREEK
ASSOCIATES, L.P.**

PROPOSED DEVELOPMENT

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MAIDENCREEK TOWNSHIP
BERKS COUNTY
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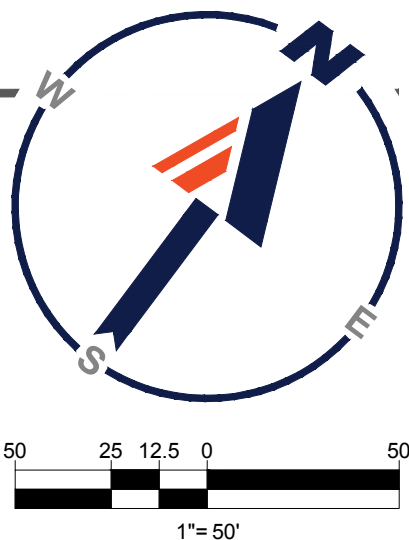
SHEET TITLE:

SESC PLAN 'C'
(STAGE 2)

SHEET NUMBER:

C-623

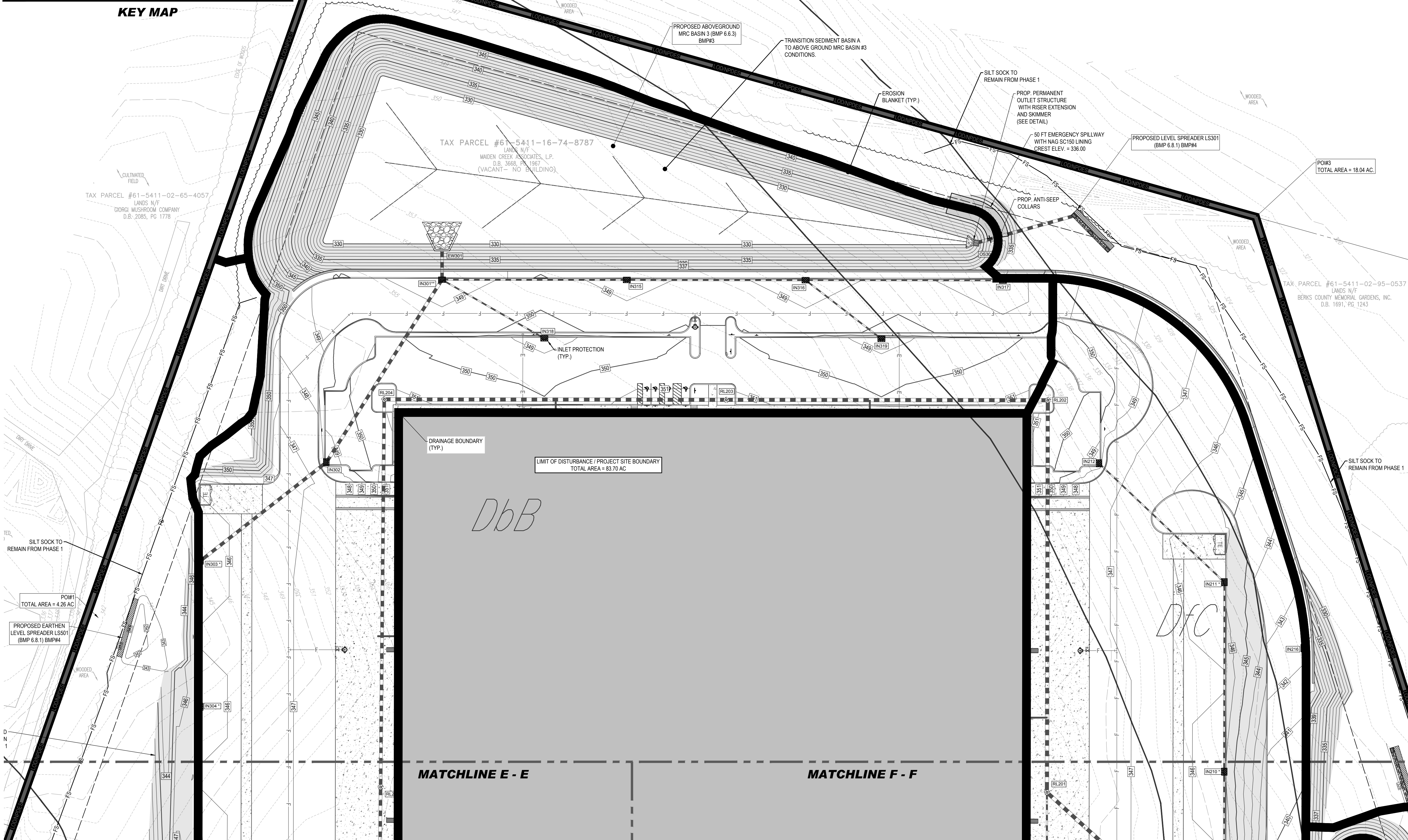
REVISION 5 - 09/29/2023



<h1>LEGEND</h1>	
EXISTING FEATURES	
PROPERTY LINE	—————
ADJACENT PROPERTY LINE	-----
EASEMENT LINE	-----
BUILDING	
RETAINING WALL	
EDGE OF PAVEMENT	
CONCRETE CURB	
CONCRETE MONOLITHIC CURB	
FLUSH CURB	
FENCE	
TREELINE	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
BOLLARD	
TREE	
DRAINAGE INLET	
STORM/STORM-SEWER MANHOLE	
ENDWALL	
WATER/GAS VALVES	
CAP	
FIRE HYDRANT	
UTILITY POLE	
GUY WIRE	
RIPRAP / STONE	
SWM BASIN	
OVERHEAD UTILITY WIRES	—OH—
ELECTRIC LINE	—E—
TELEPHONE LINE	—T—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	
STORM PIPE	
CONTOUR	-----
CONTOUR (MAJOR)	-----

REVISION 5 - 09/29/2023

KEY MAP



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— FOR —

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PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
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SHEET TITLE:

SESC PLAN 'E'
(STAGE 2)

SHEET NUMBER:

C-625

REVISION 5 - 09/29/2023

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

TO COMPLY WITH SECTION C.3 OF NOI

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USE ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND REMEDIAL MAINTENANCE WORK. IT IS SEPARABLE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

2. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-01 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-01 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-01 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

4. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL, PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTER 267 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THE REGULATIONS ARE AVAILABLE ONLINE AT WWW.PADCOE.COM

E&S PLAN PLANNING & DESIGN

§102.4(b)(4)

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- MAINTAIN 50' WETLAND MARGIN
- PROTECT WOODLANDS AND WETLAND MARGIN WITH TREE PROTECTION FENCING
- SECURE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- MAINTAIN 50' WETLAND MARGIN
- PROTECT WOODLANDS AND WETLAND MARGIN WITH TREE PROTECTION FENCING

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUT/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:

- DIRECT RUNOFF TO AN ABOVE GROUND STORM WATER BASIN TO CONTROL RUNOFF RATES
- PROVIDE PLANTED RAIN GARDENS TO HELP REDUCE RUNOFF RATES AND VOLUME
- PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME

E&S - GENERAL NOTES:

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND, NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. 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 E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

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

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

E+S - MONITORING, INSPECTION AND REPORTING REQUIREMENTS

VISUAL INSPECTIONS: VISUAL INSPECTIONS MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

(1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND

(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING: WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;

(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;

(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND

(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs: THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT, SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

TERMINATION OF COVERAGE: NOT: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGEMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS: WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

- THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- NO SEDIMENT OR GREATLY ENLARGED WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY. STABILIZATION TECHNIQUES INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS, DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADE IS CONSIDERED ADEQUATE PROTECTION.
- AREAS THAT FAIL TO GERMINATE MUST BE RE-SEED OR MULCHED.
- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY, IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS. MATERIALS TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITIONAL STABILIZATION MEASURES BE NECESSARY, IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

II. STANDARD FOR LAND GRADING

- DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
 - PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
- ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- INSTALLATION REQUIREMENTS
 - TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OF FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
 - FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
 - ALL FILLS SURFACES SHALL BE SLOPED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
 - ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
 - (SEE I, D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

- LIMIT ADEQUATE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED DURING THE SAME DAY. DAYTIME BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. WORKING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

- STANDARD FOR TEMPORARY STABILIZATION WITH FIBER MULCH
 - MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - GRADE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
 - PROTECTIVE MATERIALS TO BE USED.
 - UNROTTED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
 - HYDROMULCHER: USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1/10 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS.
- STANDARD FOR TEMPORARY STABILIZATION WITH SEED
 - DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTRIBUTED WITHIN TWELVE (12) MONTHS MUST BE SEEDDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
 - ALL AREAS TO BE PERMANENTLY SEEDDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.
 - SEEDBED PREPARATION FOR TEMPORARY SEEDING
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
 - APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE
 - APPLY 10-10-10 FERTILIZER AT A RATE OF 50 POUNDS PER ACRE
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

C. SEEDING: SEE SEEDING SPECIFICATIONS

V. STANDARD FOR PERMANENT STABILIZATION

- SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
 - SITE PREPARATION
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
 - SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
 - IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
 - APPLYING TOPSOIL
 - TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
 - ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
 - SEEDBED PREPARATION
 - A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
 - SOIL MODIFICATIONS
 - APPLY 10-10-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 - APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
 - REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- SEEDING: SEE SEEDING SPECIFICATIONS
- SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM IV A. HEREIN.

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD

- METHODS AND MATERIALS
 - CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
 - SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
 - SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING.
 - SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.
 - ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- PREPARATION: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE)
- SOD PLACEMENT
 - SOD STRIPS SHOULD BE LAD ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.

- ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
- ON SLOPES GREATER THAN 3:1, 1 SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER.
- SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SOD, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

MAINTENANCE PROGRAM

§102.4(b)(5)(x)

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL 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 RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE, INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

• COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/4" ABOVE GROUND SOIL. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS. PHOTO-DEGRADABLE SOCKS AFTER ONE (1) YEAR. UPON STABILIZATION OF THE TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

• INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.

• SWALES - SWALES SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS. AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT AND/OR BOROUGH ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED, AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

• SEDIMENT BASIN - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. WHEN SEDIMENT HAS ACCUMULATED TO THE CLEAN-OUT ELEVATION INDICATED ON THE STAKE, THE SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR MAY BE REQUIRED TO TREAT OR DRAIN THE SEDIMENT BASIN AND TRAPS SEVEN (7) DAYS AFTER A STORM EVENT IF DIRECTED BY THE LOCAL COUNTY HEALTH DEPARTMENT IN DEALING WITH WEST NILE VIRUS.

• CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEPED NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEP INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.

• SEDIMENT BARRIERS AND BASINS/TRAPS MUST BE INSPECTED AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR IN BASINS AND TRAPS SHALL BE INCORPORATED INTO ON-SITE OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED. ADDITIONAL SEDIMENT BARRIERS MUST BE CONSTRUCTED AS NEEDED.

• INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDDED AND STABILIZED WITH HYDRO-STRAW IF PERMANENT STABILIZATION IS REQUIRED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS.

• GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEED AS NEEDED TO ACHIEVE THIS REQUIREMENT.

• ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

TABLE 4.1 Compost Sock Fabric Minimum Specifications					
Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPF)	Heavy Duty Multi-Filament Polypropylene (HDMFPF)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting			HDPE biaxial net		
			Continuously wound		
			Fusion-welded junctures		
Outer Filtration Mesh			3/4" X 3/4" Max. aperture size		
			Composite Polypropylene Fabric (Woven layer and non-woven fleeces mechanically fused via needle punch)		
			3/16" Max. aperture size		
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					
Filtrexx & JMD					

TABLE 4.2 Compost Standards		
Organic Matter Content	80% - 100% (dry weight basis)	
Organic Portion	Fibrous and elongated	
pH	5.5 - 8.0	
Moisture Content	35% - 65%	
Particle Size	98% pass through 1" screen	
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum	
Filtrex		

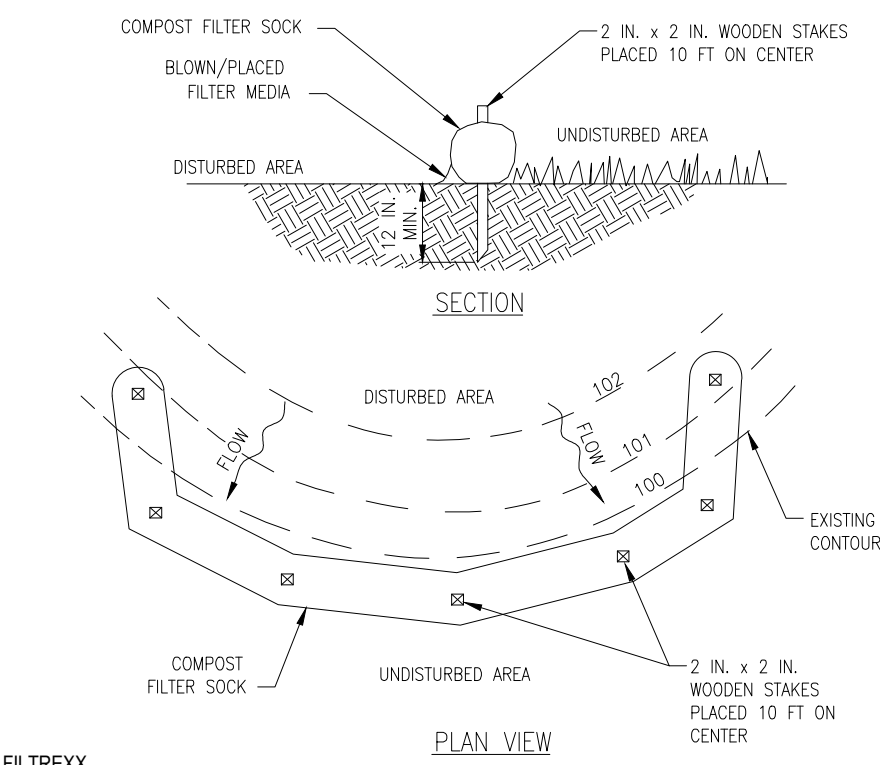
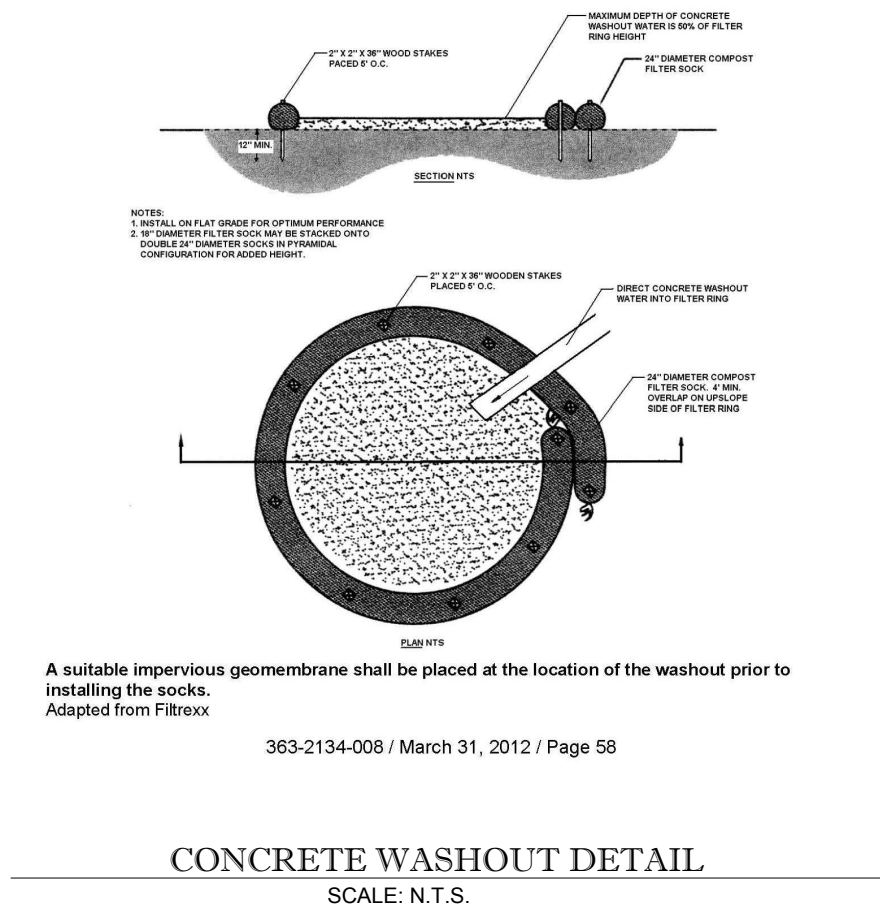
BERKS COUNTY SOIL CONSERVATION DISTRICT E&S NOTES

STANDARD E&S PLAN NOTES

1. A COPY OF THE APPROVED DRAWINGS (STAMPED SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

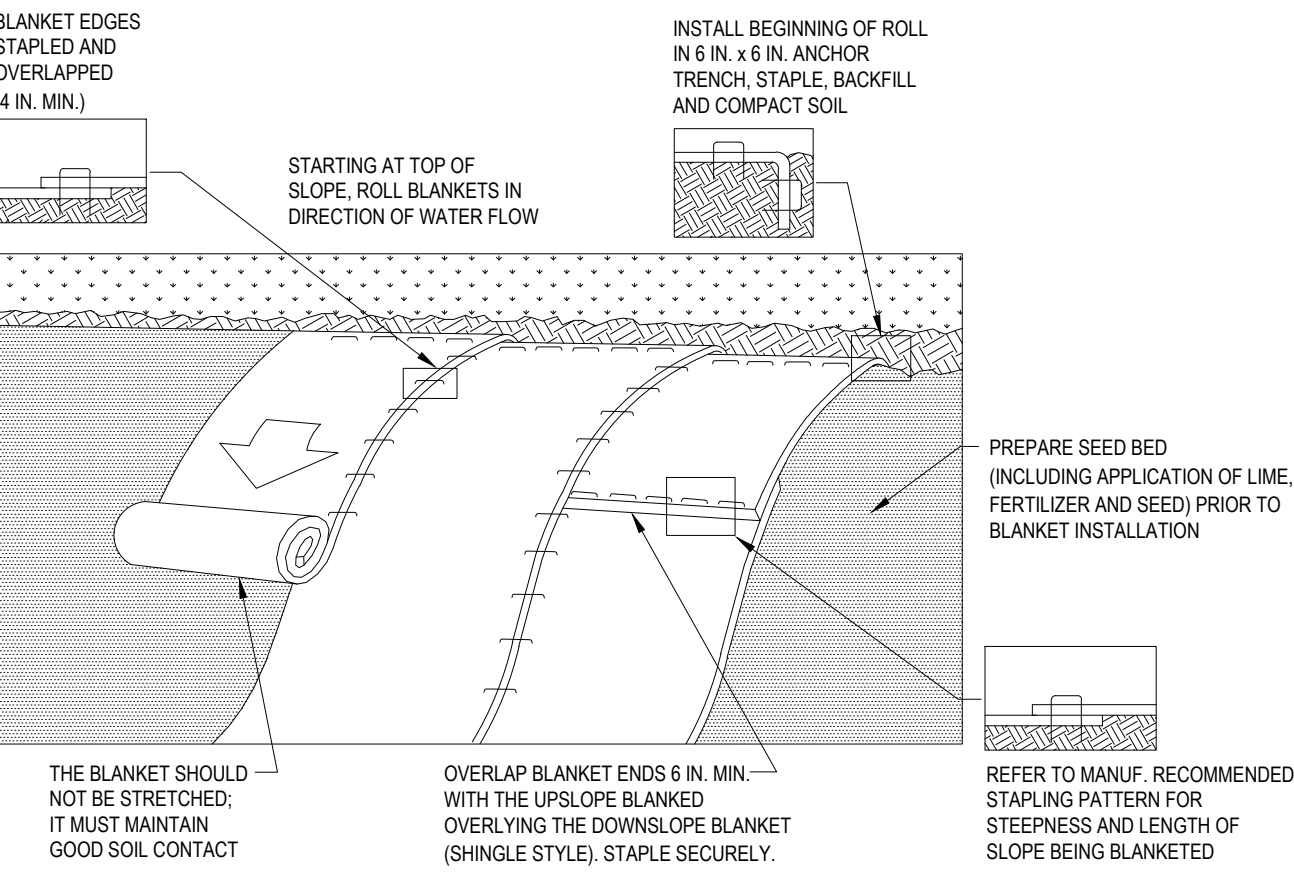
2. BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE BERKS COUNTY CONSERVATION DISTRICT.

3. 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 CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED



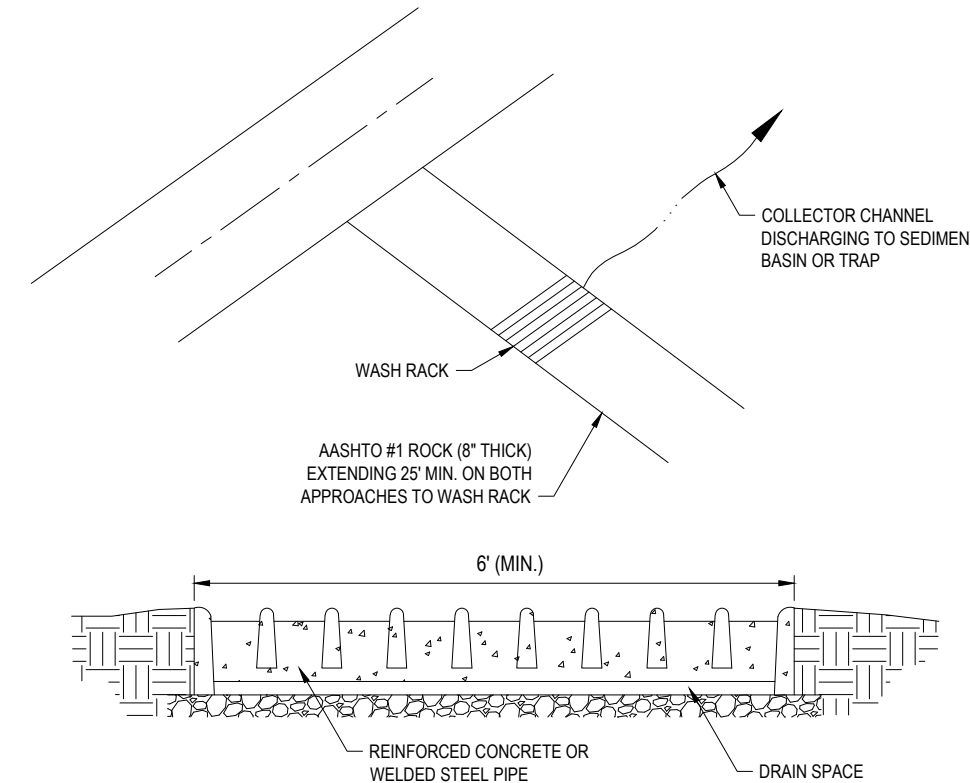
- FILTREXX NOTES:**
- SOCK MATERIAL SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.1.
 - COMPOST SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.2.
 - COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (PA DEP EROSION CONTROL MANUAL FIGURE 4-1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS. PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**
NOT TO SCALE



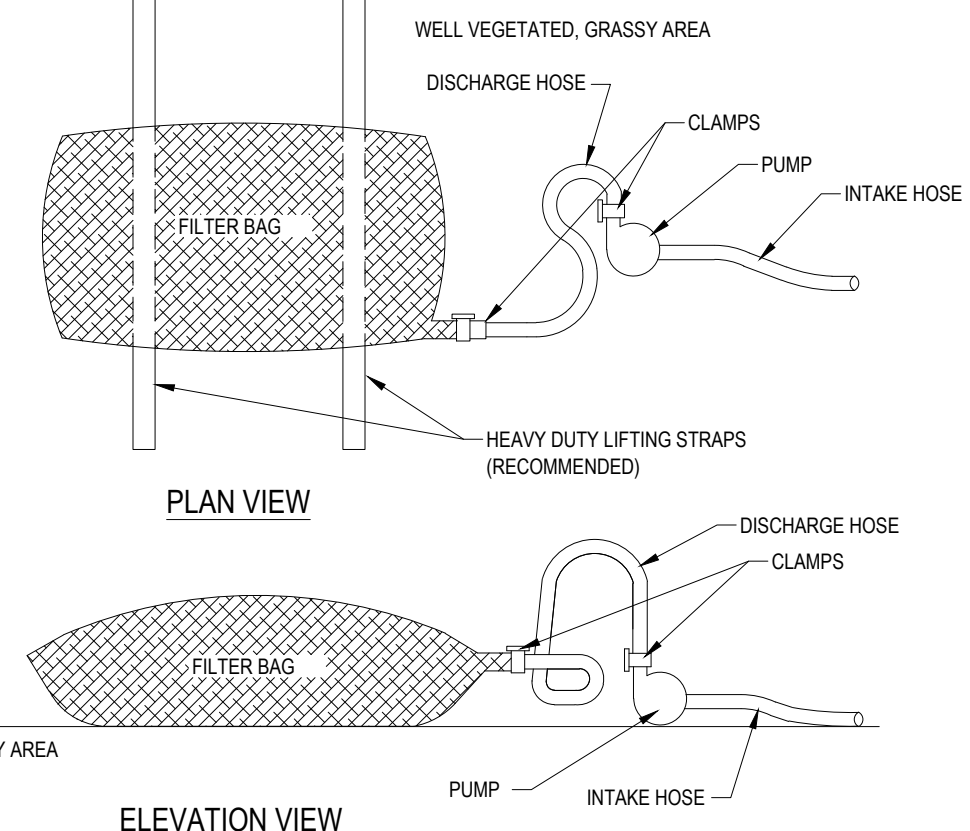
- NOTES:**
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 - PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 - BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 - THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

**STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION**
NOT TO SCALE



- MODIFIED FROM SMITH CATTLEGUARD COMPANY**
- NOTES:**
- WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
 - WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
 - A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
 - MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK**
NOT TO SCALE



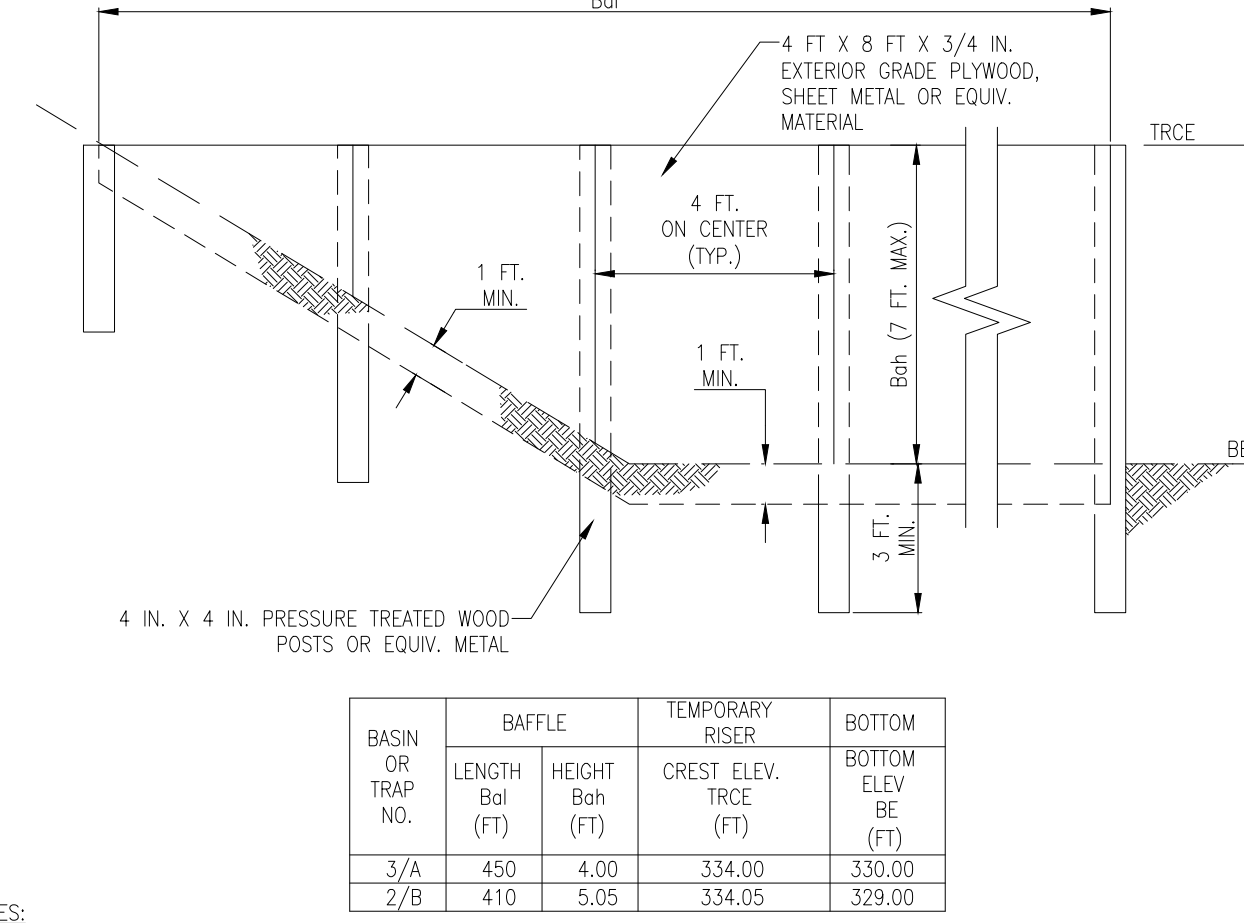
NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
QOS % RETAINED	ASTM D-4751	80 SIEVE

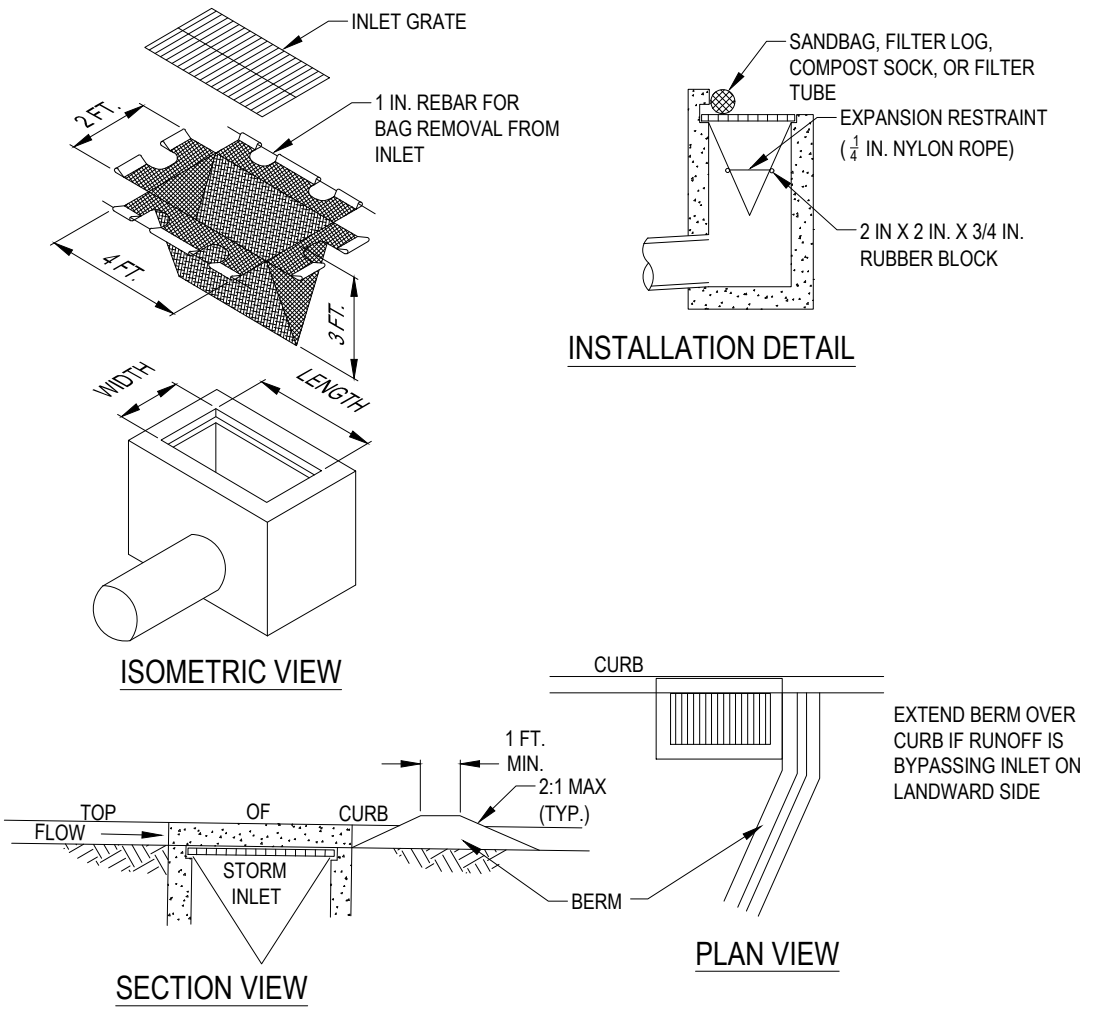
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL. PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**
NOT TO SCALE



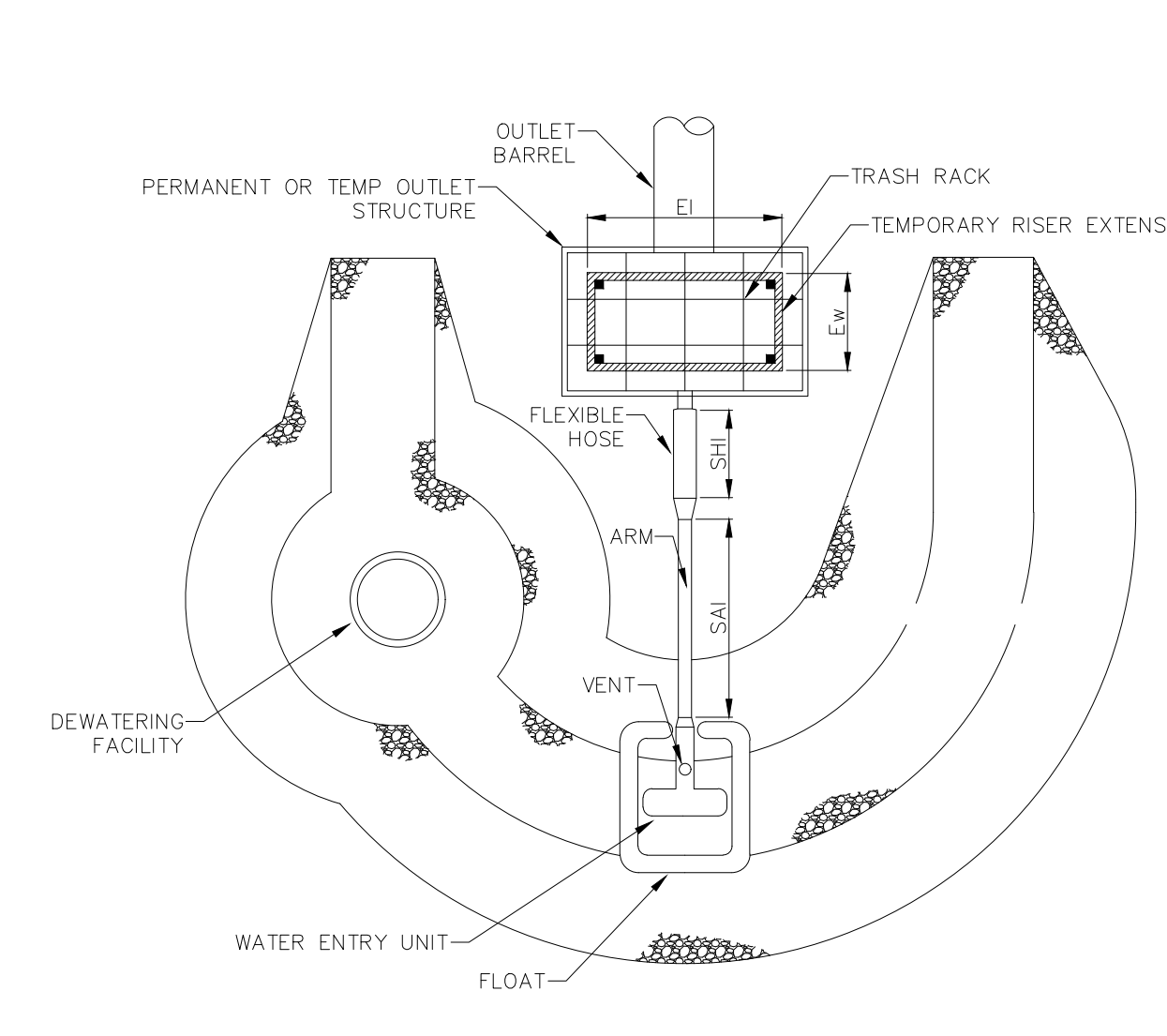
- NOTES:**
- SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
 - AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION.
 - IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.
 - BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
 - SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
 - DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.
 - BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

STANDARD CONSTRUCTION DETAIL #7-14 BAFFLE
NOT TO SCALE



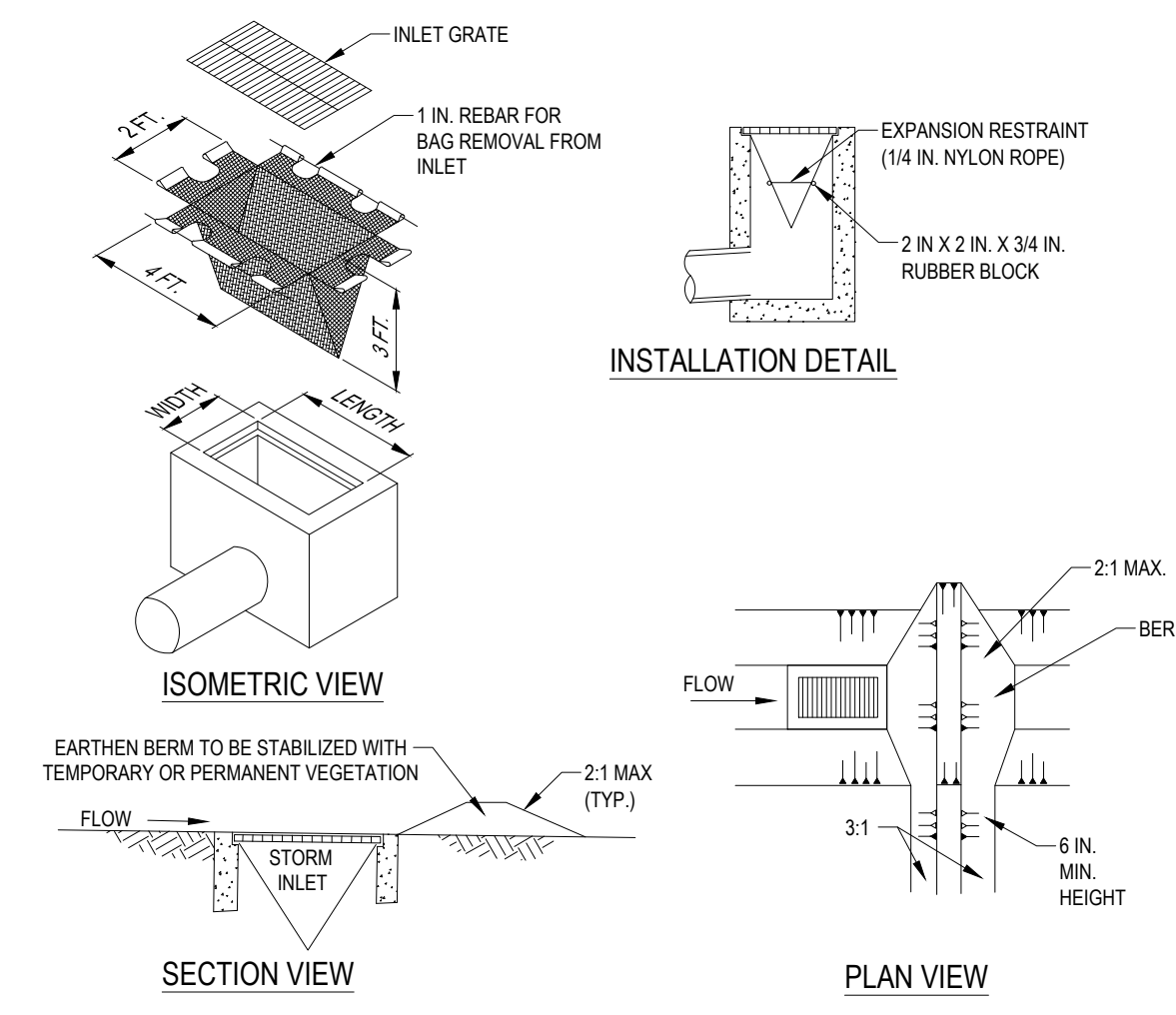
- NOTES:**
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 - INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 - ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
 - AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 - DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET**
NOT TO SCALE



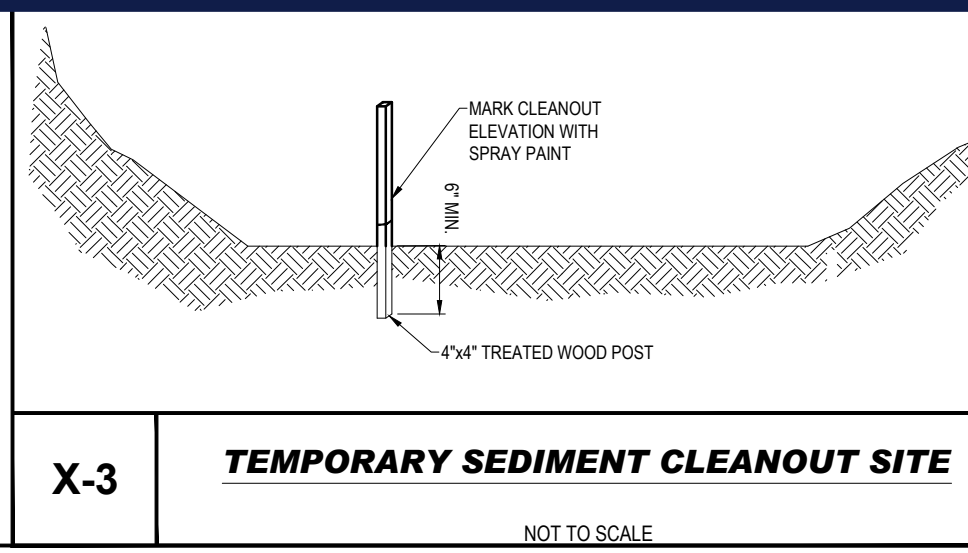
- NOTES:**
- NO GUDE RAILS SHALL BE REQUIRED FOR THIS INSTALLATION.
 - THIS DETAIL SHALL BE USED IN CONJUNCTION WITH STANDARD CONSTRUCTION DETAILS #7-2 AND #7-4.

**STANDARD CONSTRUCTION DETAIL #7-3
SKIMMER WITH STONE LANDING BERM**
NOT TO SCALE



- NOTES:**
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 - INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 - ROLLED 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 REMAIN PERMANENTLY.
 - AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 - DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET**
NOT TO SCALE



X-3 TEMPORARY SEDIMENT CLEANOUT SITE
NOT TO SCALE

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	08/26/2022	REVISED PER CONDITIONAL USE PERMITTING COMMENTS	SJA	CD
2	11/09/2022	REVISED PER BCDD COMMENTS	DCM	LB
3	03/15/2023	PER TOWNSHIP COMMENTS	DCM	LB
4	06/30/2023	PER TWP., AUTH., & BCDD COMMENTS	SJA	LB
5	09/29/2023	PER REMAINING BCDD TECH COMMENTS	SJA	LB

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DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 03/01/2022
CAD ID.: PP213222-CNDS-SA

PRELIMINARY LAND DEVELOPMENT PLANS
FOR

MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT
ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

BOHLER
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PHILADELPHIA, PA 19102
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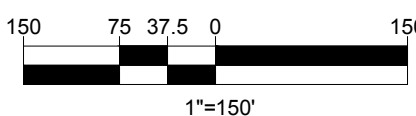
C. BROWN
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
EXPIRATION DATE: 12/31/2024
DEGREE: M.S.E.
NEW JERSEY LICENSE # 24034941400

SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

SHEET NUMBER:
C-628

REVISION 5 - 09/29/2023

R:\21\PP213222\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP213222-GDUL-5A----->LAYOUT: C-640 OA PCSM



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CHECKED BY:	DM/CD/LB
DATE:	03/01/2022
CAD I.D.:	PP213222-GDUL-5A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

**MAIDEN CREEK
ASSOCIATES, L.P.**

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
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SHEET TITLE:
**OVERALL POST
CONSTRUCTION
STORMWATER
MANAGEMENT
PLAN**

SHEET NUMBER:

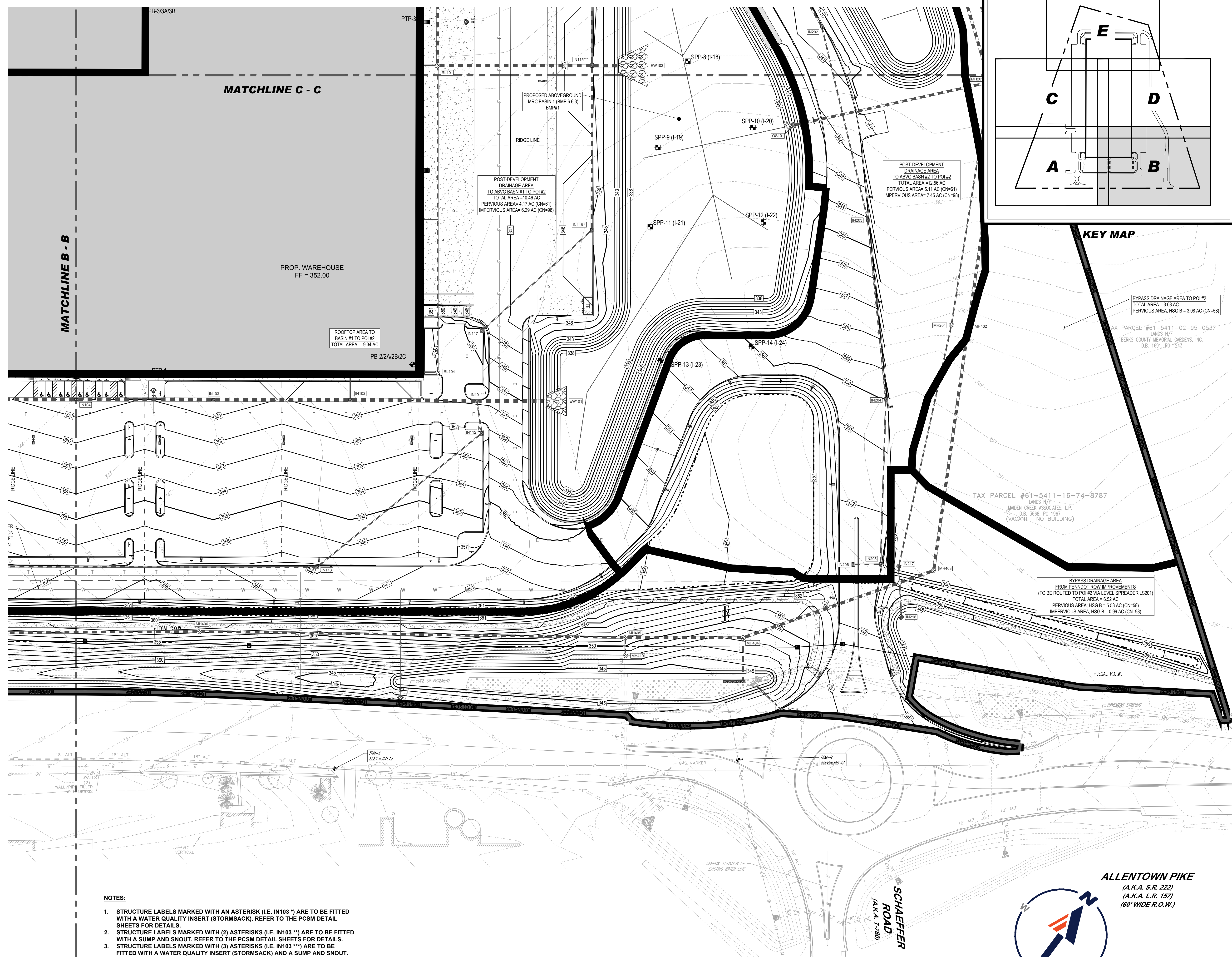
C-640

REVISION 5 - 09/29/2023

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C. BROWN
 PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY
 License No. 24C-05041400



LEGEND	
PROPOSED SITE FEATURES	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREELINE	
ACCESSIBLE SYMBOL	
SIGN	
BOLLARD	
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	
ENDWALL	
OUTLET STRUCTURE	
LEVEL SPREADER	
RIPRAP	
CLEANOUT / ROOF DRAIN	
FIRE HYDRANT	
WATER VALVE	
FITTINGS	
METER PIT	
TRANSFORMER	
CONC. MONUMENT	
STONE BERM	
SKIMMER	
TEMPORARY OUTFLOW STRUCTURE	
CLEANOUT STAKE	
INLET PROTECTION	
CONCRETE WASHOUT	
TEST PIT	
SOIL BORING	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
FIRE WATER LINE	
SANITARY SEWER	
STORM PIPE	
CONTOUR	
CONTOUR (MAJOR)	
BERM	
LOD/PROJECT SITE BOUNDARY	
DRAINAGE BOUNDARY	
COMPOST FILTER SOCK	
BAFFLE	
SWALE CROWN	
DIVERSION FLOW PATH	
SOIL BOUNDARY / CLASS	
CONC. WALK / PAD	
ASPHALT WALK / PAD	
ADA DOME PATTERN	
TEMP. ACCESS PATH	
STAGING AREA	
TEMP. STOCKPILE	
ROCK CONS. ENTRANCE	
EROSION BLANKET	
LEGEND	
EXISTING FEATURES	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
BUILDING	
RETAINING WALL	
EDGE OF PAVEMENT	
CONCRETE CURB	
CONCRETE MONOLITHIC CURB	
FLUSH CURB	
FENCE	
TREELINE	
CONCRETE MONUMENT / IRON PIN	
SIGN	
BOLLARD	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
ENDWALL	
WATER/GAS VALVES	
CAP	
FIRE HYDRANT	
UTILITY POLE	
GUY WIRE	
RIPRAP / STONE	
SWM BASIN	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
CONTOUR	
CONTOUR (MAJOR)	

[illegible]

LEGEND

PROPOSED SITE FEATURES

BUILDING

RETAINING WALL

CONCRETE CURB

FLUSH CURB

FENCE

TREELINE

ACCESSIBLE SYMBOL

SIGN

BOLLARD

AREA LIGHT

DRAINAGE INLET

MANHOLE

ENDWALL

OUTLET STRUCTURE

LEVEL SPREADER

RIPRAP

CLEANOUT / ROOF DRAIN

FIRE HYDRANT

WATER VALVE

FITTINGS

METER PIT

TRANSFORMER

CONC. MONUMENT

STONE BERM

SKIMMER

TEMPORARY OUTFLOW STRUCTURE

CLEANOUT STAKE

INLET PROTECTION

CONCRETE WASHOUT

TEST PIT

SOIL BORING

ELECTRIC LINE

TELEPHONE LINE

GAS LINE

WATER LINE

FIRE WATER LINE

SANITARY SEWER

STORM PIPE

CONTOUR

CONTOUR (MAJOR)

BERM

LOD/PROJECT SITE BOUNDARY

DRAINAGE BOUNDARY

COMPOST FILTER SOCK

BAFFLE

SWALE CENTER

DIVERSION FLOW PATH

SOIL BOUNDARY / CLASS

CONC. WALK / PAD

ASPHALT WALK / PAD

ADA DOME PATTERN

TEMP. ACCESS PATH

STAGING AREA

TEMP. STOCKPILE

ROCK CONS. ENTRANCE

EROSION BLANKET

LEGEND

EXISTING FEATURES

PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT LINE

BUILDING

RETAINING WALL

EDGE OF PAVEMENT

CONCRETE CURB

CONCRETE MONOLITHIC CURB

FLUSH CURB

FENCE

TREELINE

CONCRETE MONUMENT/ IRON PIN

SIGN

BOLLARD

TREE

DRAINAGE INLET

STORMS/SANITARY MANHOLE

ENDWALL

WATER/GAS VALVES

CAP

FIRE HYDRANT

UTILITY POLE

GUY WIRE

RIPRAP / STONE

SWM BASIN

OVERHEAD UTILITY WIRES

ELECTRIC LINE

TELEPHONE LINE

GAS LINE

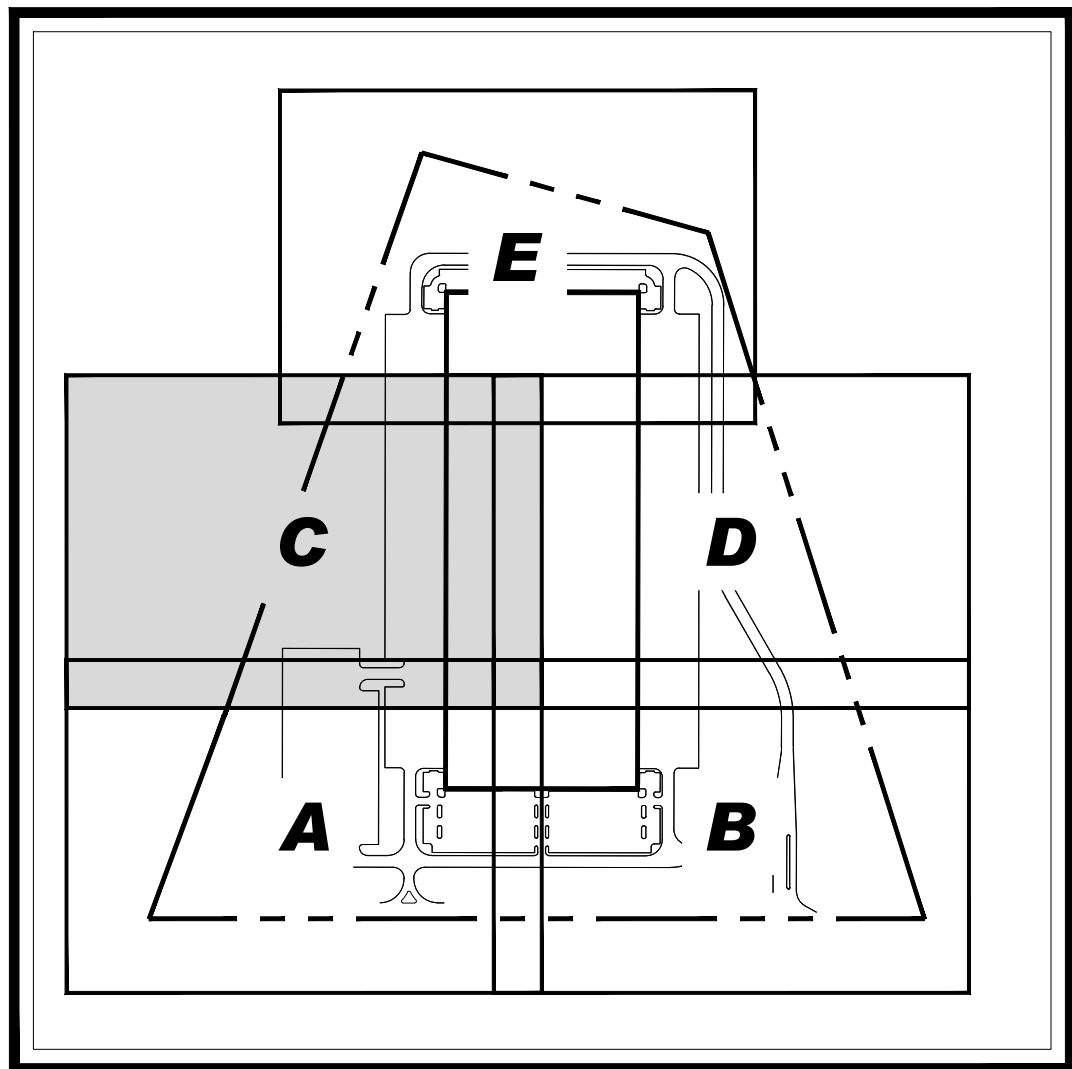
WATER LINE

SANITARY SEWER

STORM PIPE

CONTOUR

CONTOUR (MAJOR)

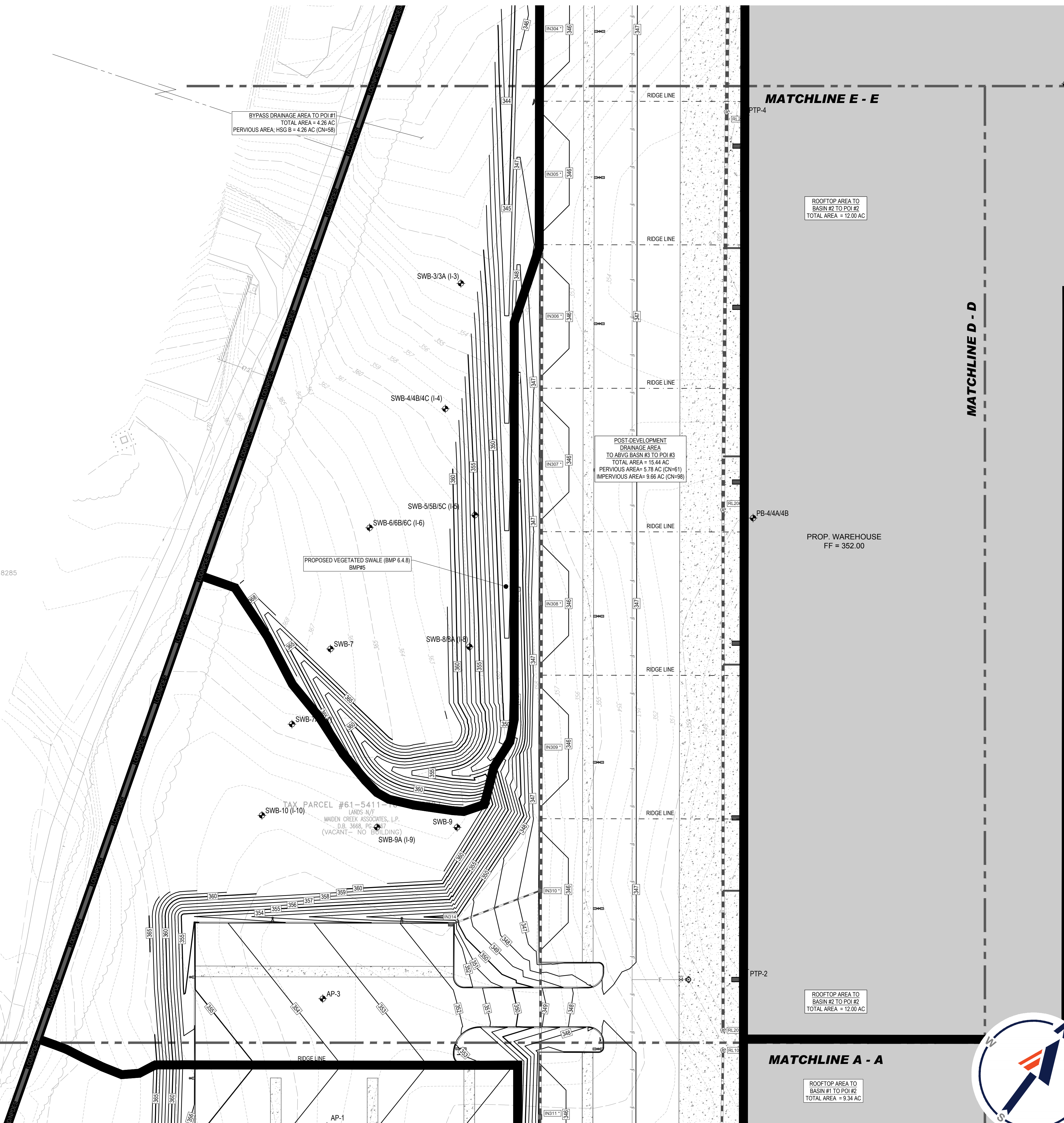


KEY MAP

NOTES:

- STRUCTURE LABELS MARKED WITH AN ASTERISK (I.E. IN103 *) ARE TO BE FITTED WITH A WATER QUALITY INSERT (STORMSACK). REFER TO THE PCSM DETAIL SHEETS FOR DETAILS.
- STRUCTURE LABELS MARKED WITH (2) ASTERISKS (I.E. IN103 **) ARE TO BE FITTED WITH A SUMP AND SNOOT. REFER TO THE PCSM DETAIL SHEETS FOR DETAILS.
- STRUCTURE LABELS MARKED WITH (3) ASTERISKS (I.E. IN103 ***) ARE TO BE FITTED WITH A WATER QUALITY INSERT (STORMSACK) AND A SUMP AND SNOOT. REFER TO THE PCSM DETAIL SHEETS FOR DETAILS.
- MASTIC SHALL BE USED ON ALL INLETS LOCATED WITHIN GRASSED AREAS AND PCSM BMP AREAS TO PREVENT SOIL FROM WASHING INTO THE STORM SEWER FROM UNSEALED JOINTS IN THE INLET BOX AND TOP.

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1	08/26/2022	REVISED PER CONDITIONAL USE PRELIMINARY PLAN AND COUNTY PLANNING COMMENTS	SJA	CD
2	11/09/2022	REVISED PER BCCD	DCM	LB
3	03/15/2023	PER TOWNSHIP COMMENTS	DCM	LB
4	06/30/2023	PER TWP., AUTH., & BCCD COMMENTS	SJA	LB
5	09/29/2023	PER REMAINING BCCD TECH COMMENTS	SJA	LB

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PROJECT No.: PP213222

DRAWN BY: SJA

CHECKED BY: DM/CD/LB

DATE: 03/01/2022

CAD ID: PP213222-GDUL-5A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

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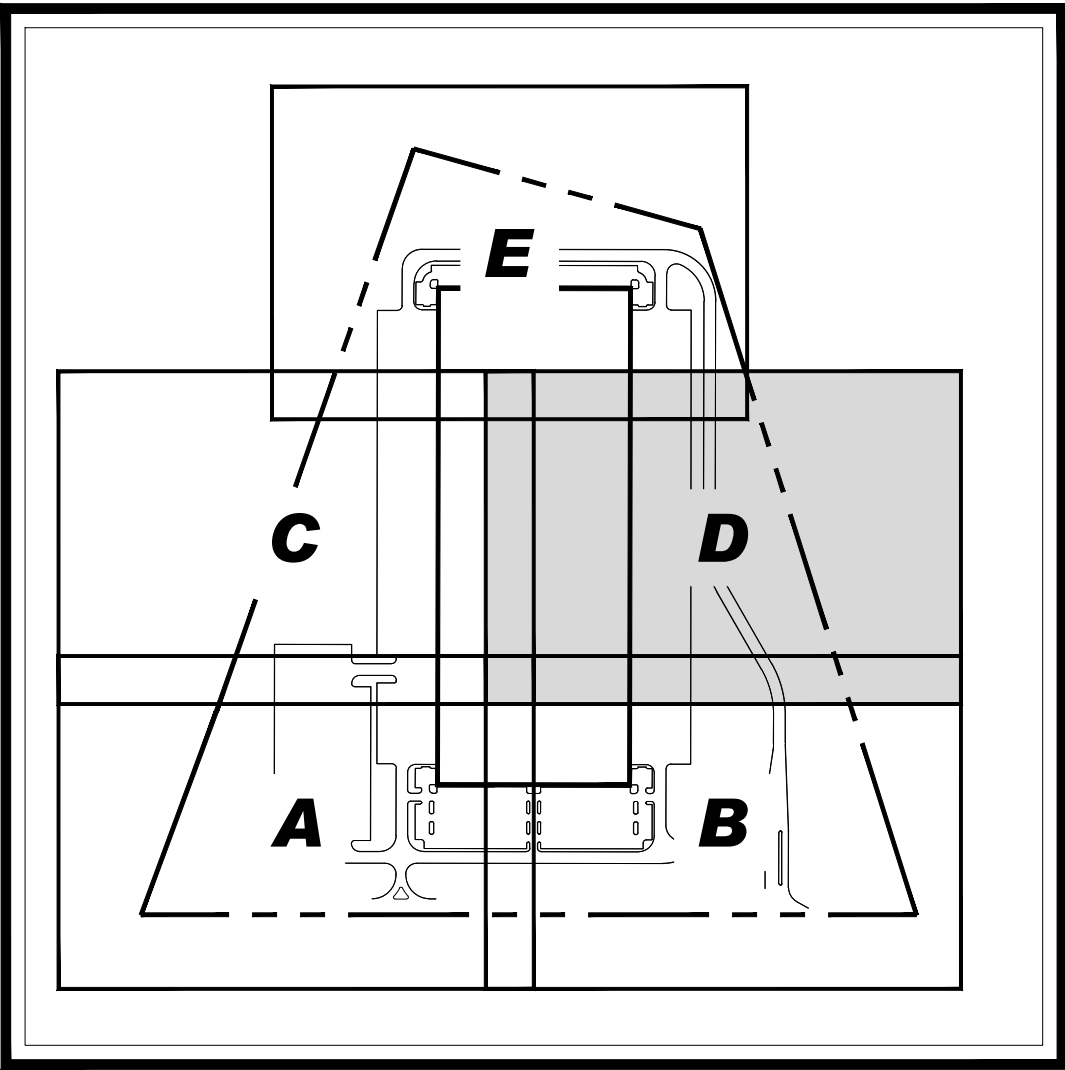
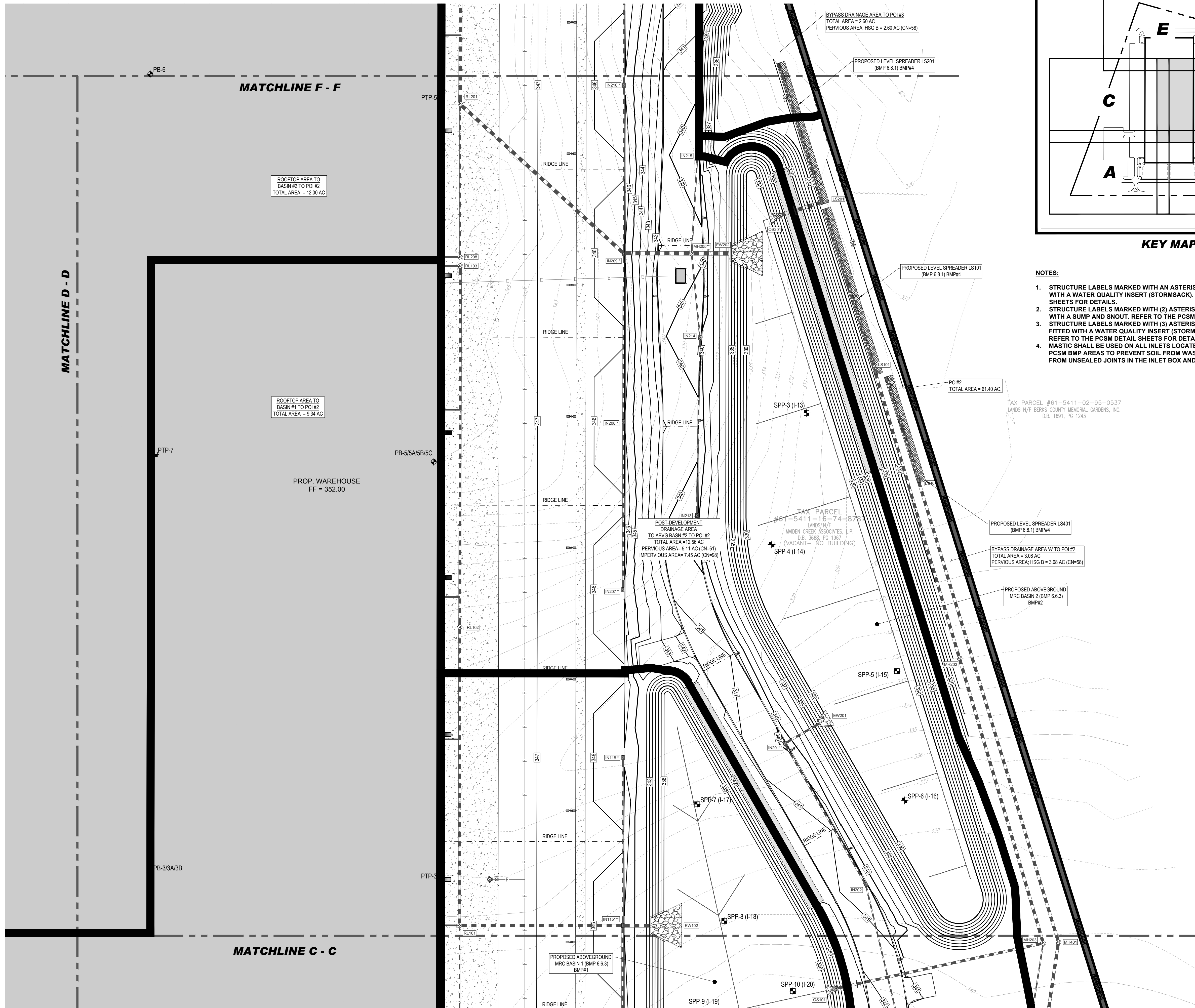
SHEET TITLE:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'C'

SHEET NUMBER:

C-643

REVISION 5 - 09/29/2023



KEY MAP

NOTES:

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- MASTIC SHALL BE USED ON ALL INLETS LOCATED WITHIN GRASSED AREAS AND PCSM BMP AREAS TO PREVENT SOIL FROM WASHING INTO THE STORM SEWER FROM UNSEALED JOINTS IN THE INLET BOX AND TOP.

LEGEND	
PROPOSED SITE FEATURES	
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
ENDWALL	[Symbol]
OUTLET STRUCTURE	[Symbol]
LEVEL SPREADER	[Symbol]
RIPRAP	[Symbol]
CLEANOUT / ROOF DRAIN	[Symbol]
FIRE HYDRANT	[Symbol]
WATER VALVE	[Symbol]
FITTINGS	[Symbol]
METER PIT	[Symbol]
TRANSFORMER	[Symbol]
CONC. MONUMENT	[Symbol]
STONE BERM	[Symbol]
SKIMMER	[Symbol]
TEMPORARY OUTFLOW STRUCTURE	[Symbol]
CLEANOUT STAKE	[Symbol]
INLET PROTECTION	[Symbol]
CONCRETE WASHOUT	[Symbol]
TEST PIT	[Symbol]
SOIL BORING	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
FIRE WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
CONTOUR	[Symbol]
CONTOUR (MAJOR)	[Symbol]
BERM	[Symbol]
LOAD/PROJECT SITE BOUNDARY	[Symbol]
DRAINAGE BOUNDARY	[Symbol]
COMPOST FILTER SOCK	[Symbol]
BAFFLE	[Symbol]
SWALE CENTER	[Symbol]
DIVERSION FLOW PATH	[Symbol]
SOIL BOUNDARY / CLASS	[Symbol]
CONC. WALK / PAD	[Symbol]
ASPHALT WALK / PAD	[Symbol]
ADA DOME PATTERN	[Symbol]
TEMP. ACCESS PATH	[Symbol]
STAGING AREA	[Symbol]
TEMP. STOCKPILE	[Symbol]
ROCK CONS. ENTRANCE	[Symbol]
EROSION BLANKET	[Symbol]
LEGEND	
EXISTING FEATURES	
PROPERTY LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
EASEMENT LINE	[Symbol]
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
EDGE OF PAVEMENT	[Symbol]
CONCRETE CURB	[Symbol]
CONCRETE MONOLITHIC CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORMS/SANITARY MANHOLE	[Symbol]
ENDWALL	[Symbol]
WATER/GAS VALVES	[Symbol]
CAP	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]
GUY WIRE	[Symbol]
RIPRAP / STONE	[Symbol]
SWM BASIN	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
CONTOUR	[Symbol]
CONTOUR (MAJOR)	[Symbol]

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CAD LID:	PP213222-GDUL-5A

PROJECT:

PRELIMINARY LAND
DEVELOPMENT
PLANS

FOR

MAIDEN CREEK
ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDEN CREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
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NEW JERSEY LICENSE # 2601041400

SHEET TITLE:

POST
CONSTRUCTION
STORMWATER
MANAGEMENT
PLAN 'D'

SHEET NUMBER:

C-644

REVISION 5 - 09/29/2023

LEGEND

PROPOSED SITE FEATURES

BUILDING

RETAINING WALL

CONCRETE CURB

FLUSH CURB

FENCE

TREELINE

ACCESSIBLE SYMBOL

SIGN

BOLLARD

AREA LIGHT

DRAINAGE INLET

MANHOLE

ENDWALL

OUTLET STRUCTURE

LEVEL SPREADER

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CONTOUR (MAJOR)

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ADA DOME PATTERN

TEMP. ACCESS PATH

STAGING AREA

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ROCK CONS. ENTRANCE

EROSION BLANKET

LEGEND

EXISTING FEATURES

PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT LINE

BUILDING

RETAINING WALL

EDGE OF PAVEMENT

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BOLLARD

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DRAINAGE INLET

STORM/SANITARY MANHOLE

ENDWALL

WATER/GAS VALVES

CAP

FIRE HYDRANT

UTILITY POLE

GUY WIRE

RIPRAP / STONE

SWM BASIN

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TELEPHONE LINE

GAS LINE

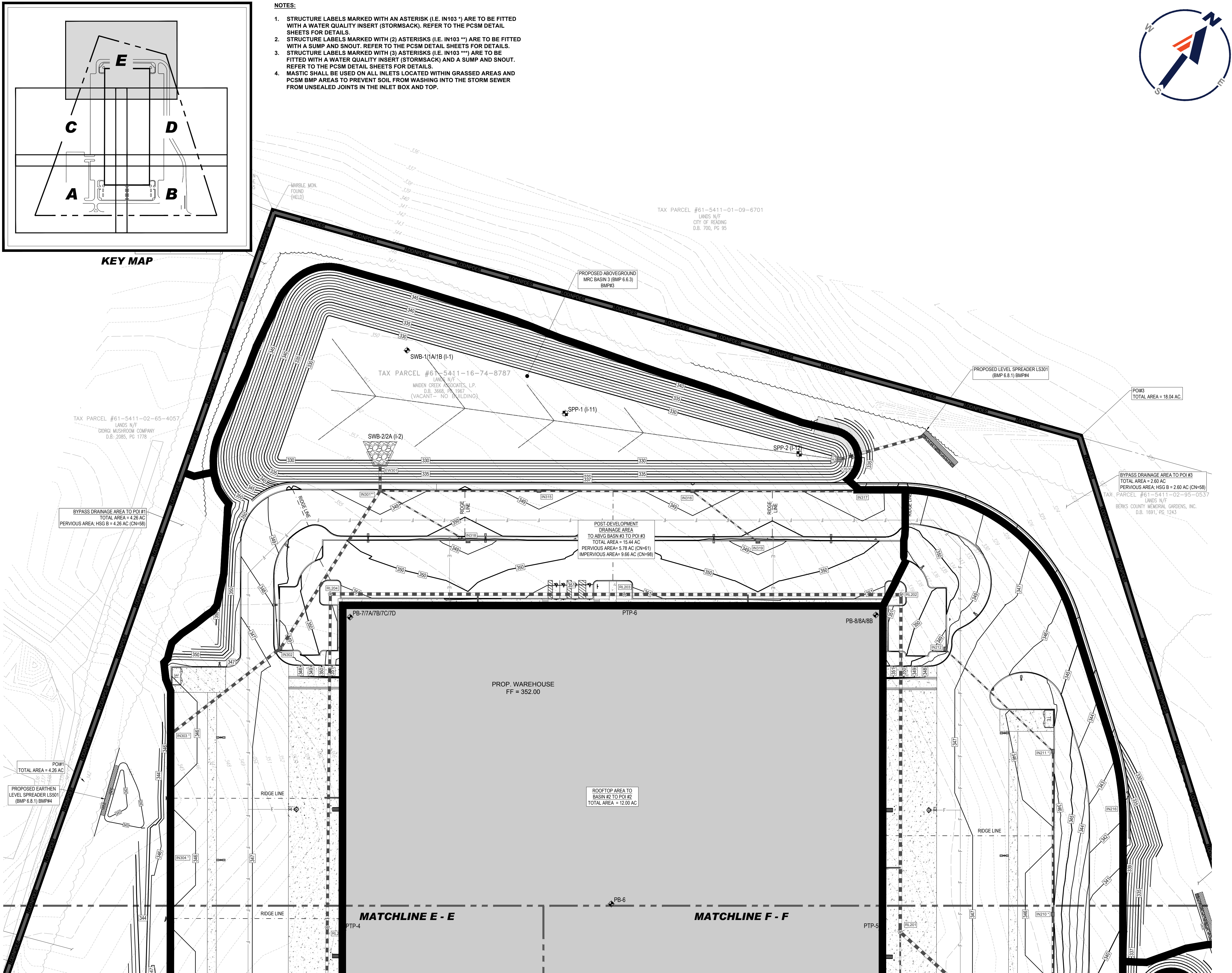
WATER LINE

SANITARY SEWER

STORM PIPE

CONTOUR

CONTOUR (MAJOR)



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SUSTAINABLE DESIGN

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DRAWN BY:

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DATE:

03/01/2023

CAD ID:

PP213222-GDUL-5A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE

MAIDENCREEK TOWNSHIP

BERKS COUNTY

COMMONWEALTH OF PENNSYLVANIA

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NEW JERSEY LICENSE # 2601001400

SHEET TITLE:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'E'

SHEET NUMBER:

C-645

REVISION 5 - 09/29/2023

A. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE AREA SUPERVISOR.

B. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY 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 HAVE BEEN INSTALLED AND THE PROJECT IS READY FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.

C. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONTRACTOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 800-442-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

D. IMMEDIATELY UPON RECEIVING UNIFORMED REQUESTS FROM THE DISTRICTS POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

E. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE CONSTRUCTION DETAILS AND LOCATIONS PROVIDED ON THE PLAN SHEETS. ALL STRUCTURES ASSOCIATED WITH CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE AVAILABLE ONSITE PRIOR TO EARTH GRADING.

F. ALL MATERIAL USED TO CONSTRUCT TEMPORARY SEDIMENT BASINS, TRAPS, OR BYPASS CHANNELS, SHALL COME FROM EITHER ON-SITE OR OFF-SITE. IF MATERIALS COME FROM OFF-SITE, THE OFF-SITE AREA MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND/OR APPROVED RIDGES PERMIT.

G. THE CONTRACTOR SHALL REPLACE TOPSOIL ON ALL DISTURBED AREAS THAT ARE TO BE PERMANENTLY STABILIZED WITH A MINIMUM 8" TO PROMOTE STORMWATER INFILTRATION, PERMANENT VEGETATIVE COVER, AND/OR TO PREVENT STORMWATER INFILTRATION INTO UNDERGROUND UTILITIES. TOPSOIL CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.

H. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE AREA SUPERVISOR.

I. BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED E&S PLAN, OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE BERKS COUNTY CONSERVATION DISTRICT.

J. REFERENCE TO THE E&S PLAN FOR INSTALLATION AND STABILIZATION OF ALL E&S BMPs.

K. THE CONTRACTOR SHALL MINIMIZE SOIL COMPACTION THROUGHOUT THE SITE INCLUDING ALL PROPOSED LAWN AREAS. VEHICLE MOVEMENT, STORAGE, OR EQUIPMENT/MATERIAL LAY DOWN SHALL BE LIMITED TO THE MINIMUM NECESSARY TO COMPLETE THE PROJECT. SOIL COMPACTION SHALL BE MINIMIZED AS MUCH AS POSSIBLE. LIGHT GRADING IN LAWN AREAS SHALL BE DONE WITH TRACKED VEHICLES THAT PREVENT COMPACTION.

L. IF GROUNDWATER IS ENCOUNTERED DURING ANY GRADING OPERATIONS, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE BERKS COUNTY CONSERVATION DISTRICT.

M. SEED SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

N. THE OPERATOR SHALL REMOVE FROM SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES, INCLUDING MATERIALS ASSOCIATED WITH OR FROM PCSM BMPs, IN ACCORDANCE WITH THE DEPAID LANDFILL WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 120.000, 120.001, 120.002, AND 28.171 ET SEQ.

O. THE ENTIRETY OF THE PROJECT THE CONTRACTOR SHALL IMPLEMENT DUST CONTROLS.

P. TEMPORARY STABILIZATION IN AREAS THAT ARE BEING ACTIVELY WORKED ON AND PROVIDING STONE PAVED AREAS THAT ARE AT SUBGRADE ELEVATION.

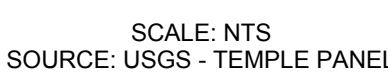
Q. THROUGHOUT THIS SEQUENCE PERMANENT STABILIZATION SHALL MEAN AN AREA THAT HAS A MINIMUM INFILTRATION RATE OF 10% PER YEAR. PERMANENT VEGETATION SHALL MEAN VEGETATION AS SPECIFIED ON THE PLAN HAS BEEN ACHIEVED. AS DISTURBED AREAS APPROACH FINAL GRADE PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE SEEDER. IN NO CASE SHOULD AN AREA BE SEEDING 15,000 SQUARE FEET. WHAT IS TO BE STABILIZED BY SEEDING SHALL BE REACHED FIRST WITHOUT SEEDING AND MULCHING. WHAT IS TO BE STABILIZED BY MULCH MOVING IS COMPLETED BEFORE PREPARING FOR SEEDING AND MULCHING IS NOT ACCEPTABLE.

1. FIELD LOCATE LIMITS OF DISTURBANCE WITH ROPE, FLAGGING, ORANGE SAFETY FENCE, ETC.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AND PREPARE THE MATERIAL LAYDOWN AREA AS SHOWN ON THE PHASE 1 PLANS. LIMIT CLEARING AND GRUBBING ONLY TO WHAT IS REQUIRED TO COMPLETE THIS WORK.
3. USING THE DESIGNATED PATHS OF TRAVEL ON THE PHASE 1 E&S PLANS, ACCESS THE TWO SEDIMENT BASIN AREAS.
4. INSTALL THE PERIMETER COMPOST FILTER SOCK DIRECTLY DOWNSTREAM FROM THE SEDIMENT BASINS.
5. CONSTRUCT SEDIMENT BASIN A AND B. EXCAVATED MATERIAL FROM SEDIMENT BASIN A SHALL BE USED FOR THE CONSTRUCTION OF SEDIMENT BASIN B. THE SUB-PROCEDURE FOR CONSTRUCTING EACH BASIN IS AS FOLLOWS:
 - 5.1. INSTALL LEVEL SPREADERS.
 - 5.2. INSTALL THE OUTFLOW PIPE RUN W/ ANTI-SEEP COLLARS, CONCRETE CRADLES, AND PERMANENT OCS FOR MRC BASINS.
 - 5.2.1. FOR SEDIMENT BASIN B, INSTALL THE INCOMING PIPE RUNS FROM THE FRONT OF THE PROPERTY.
 - 5.3. FILL/EXCAVATE THE BASIN TO THE GRADES SHOWN ON THE PLANS. USE THE TEMPORARY SOIL STOCKPILE LOCATION AS DESIGNATED ON THE PLANS.
 - 5.3.1. FOR SEDIMENT BASIN B, GRADE IN A DEPRESSION ALONG THE EMBANKMENT AT THE SETTLING STORAGE AREA ELEVATION AND RAISE THE GRADE IN THE AREA TO MAINTAIN POSITIVE FLOW INTO THE BASIN. THE EMBANKMENT SHALL BE FILLED IN AND NO LONGER REQUIRED AS THE SITE IS RAISED DURING THE STAGE 2 BULK GRADING.
 - 5.4. INSTALL THE REMAINING TEMPORARY SEDIMENT BASIN FEATURES (TEMPORARY RISER, SKIMMER, STONE BERM, BAFFLE, ETC.).
 - 5.5. STABILIZE.
6. INSTALL THE REMAINING DIVERSION AND PERIMETER FILTER SOCKS TO DIRECT FLOW TO THE SEDIMENT BASINS AND PROTECT THE REMAINING AREAS.
7. UPON INSTALLATION AND STABILIZATION OF ALL OF THESE FEATURES, AND 3-DAYS PRIOR TO ANY BULK EARTH DISTURBANCE ACTIVITY, THE CONTRACTOR SHALL NOTIFY BERKS COUNTY CONSERVATION DISTRICT.

8. CONTINUE TO MAINTAIN THE EXISTING PERIMETER CONTROLS INSTALLED PREVIOUSLY ON AN AS NEEDED BASIS OR AS THE MAINTENANCE SCHEDULE DICTATES.
9. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS.
 1. THE NORTHERN RETAINING WALL SHALL NEED TO BE INSTALLED AS A PART OF THE BULK EROSION PROTECTION. THE OVERFLOW SCOUR PROTECTION ON EACH SIDE OF THE WALL SHALL BE TO BE REMOVED. BACK PITCH THE GRADE AT THE TOP OF THE WALL TO DIVERF FLOW TOWARDS THE SEDIMENT BASINS. INSTALL ANY PIPE CONNECTIONS THAT SHALL NEED TO PASS THROUGH THE WALL.
 2. INSTALL THE VEGETATED SWALE AND STORM PIPE RUN ALONG THE WESTERN CURB LINE TO AFTER THE SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE PROTECTED IMMEDIATELY AFTER INSTALLATION SO THEY CAN BE USED TO CONVEY FLOW TO SEDIMENT BASIN (A MRC BASIN 3).
 3. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WORK SHOULD BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONSTRUCTION MUST PROTECT THE BULK OF THE EARTHWORK FROM ANY FURTHER DISTURBANCE TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE BEST AVAILABLE CONSERVATION PRACTICES AND SHOULD BE MONITORED FOR EROSION. PERMANENT STABILIZATION CANNOT BE ACHIEVED IMMEDIATELY. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE OFF OF THE BUILDING PAD TO THE PREVIOUSLY INSTALLED SEDIMENT BASINS.
10. COMMENCE INSTALLATION OF UTILITIES CONCURRENTLY WITH GRADING TO PREVENT EXCESSIVE CUTS. GRAVITY SYSTEMS SHALL START AT THE DOWNSTREAM END AND WORK UP. POSITIVE DRAINAGE SHALL CONTINUE TO BE PROVIDED TO SEDIMENT BASINS TO THE GREATEST EXTENT POSSIBLE DURING UTILITY INSTALLATION. IF TEMPORARY DRAINAGE IS REQUIRED THE PUMP DISCHARGE SHALL BE DIRECTED TO A SEDIMENT BASIN.

10.2.FOR MRC BASINS #2 AND #3 (SED BASINS A & B),WHERE POSSIBLE, INLETS SHALL BE BLOCKED AND FLOW DIVERTED AROUND TO THE PERIMETER SEDIMENT BASINS. WHEN FLOW TO AN INLET IS REQUIRED, UTILIZE INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING THE CONVEYANCE SYSTEM.

10.4. MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT BASINS TO THE GREATEST EXTENT POSSIBLE DURING UTILITY INSTALLATION. IF TEMPORARY PUMPING IS REQUIRED THE PUMP DISCHARGE SHALL BE DIRECTED TO A SEDIMENT BASIN. IF PONDED WATER AROUND BLOCKED INLETS TRIBUTARY TO UNDERGROUND BASINS BECOME A HINDERANCE TO CONSTRUCTION THEN THE PONDED WATER SHALL BE PUMPED TO A SEDIMENT BASIN.



LIMITATIONS FOR PENNSYLVANIA SOILS PERTAINING TO

[illegible]

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PENNSYLVANIA

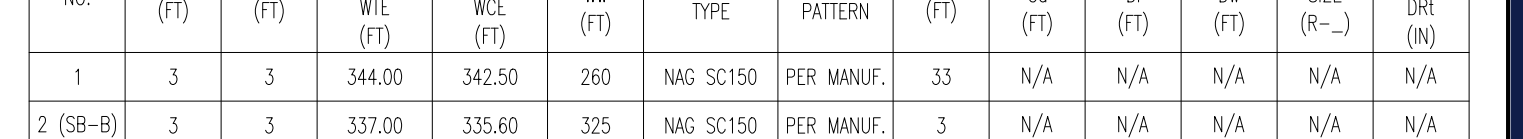
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SHEET NUMBER

C-646

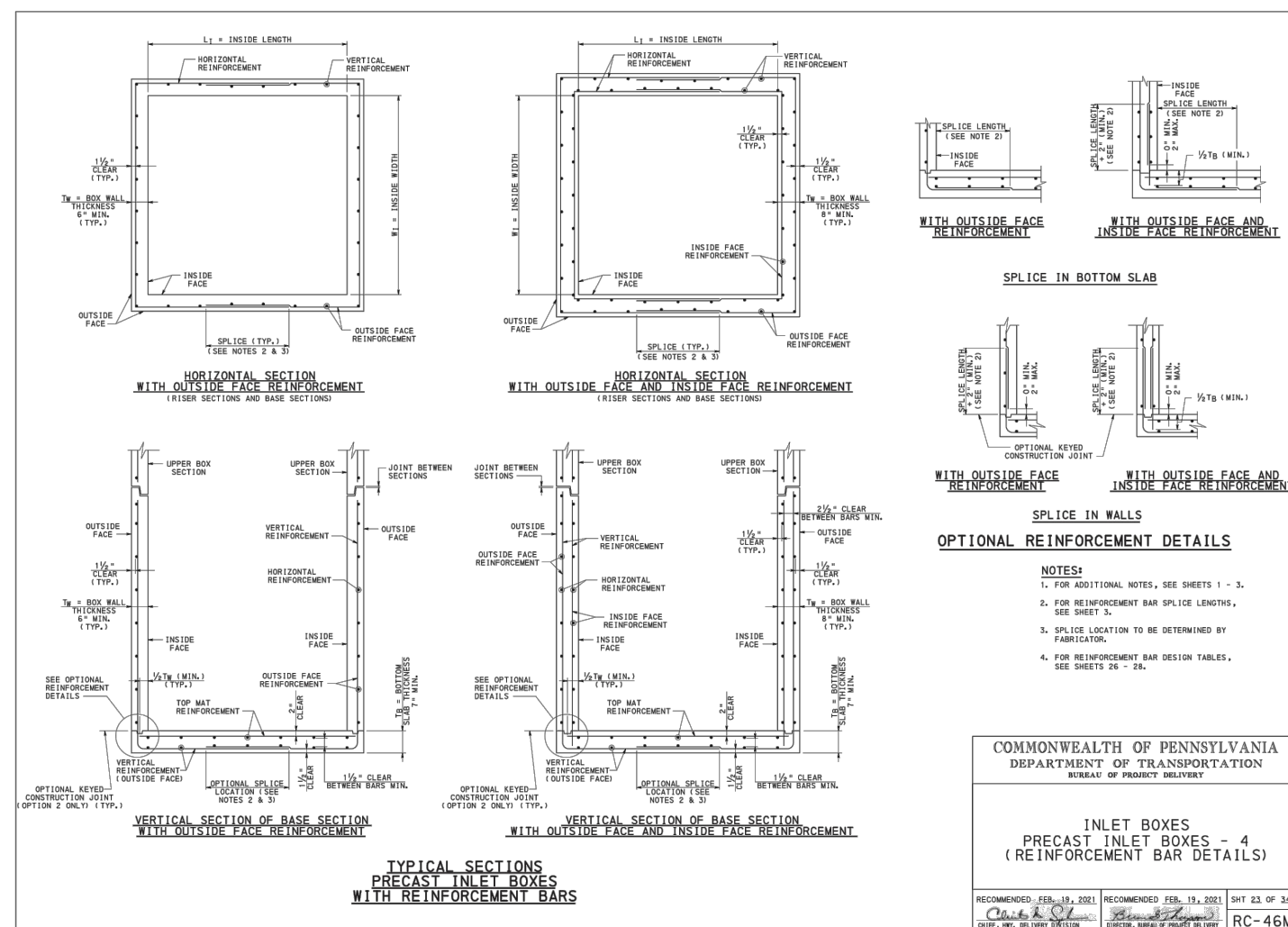
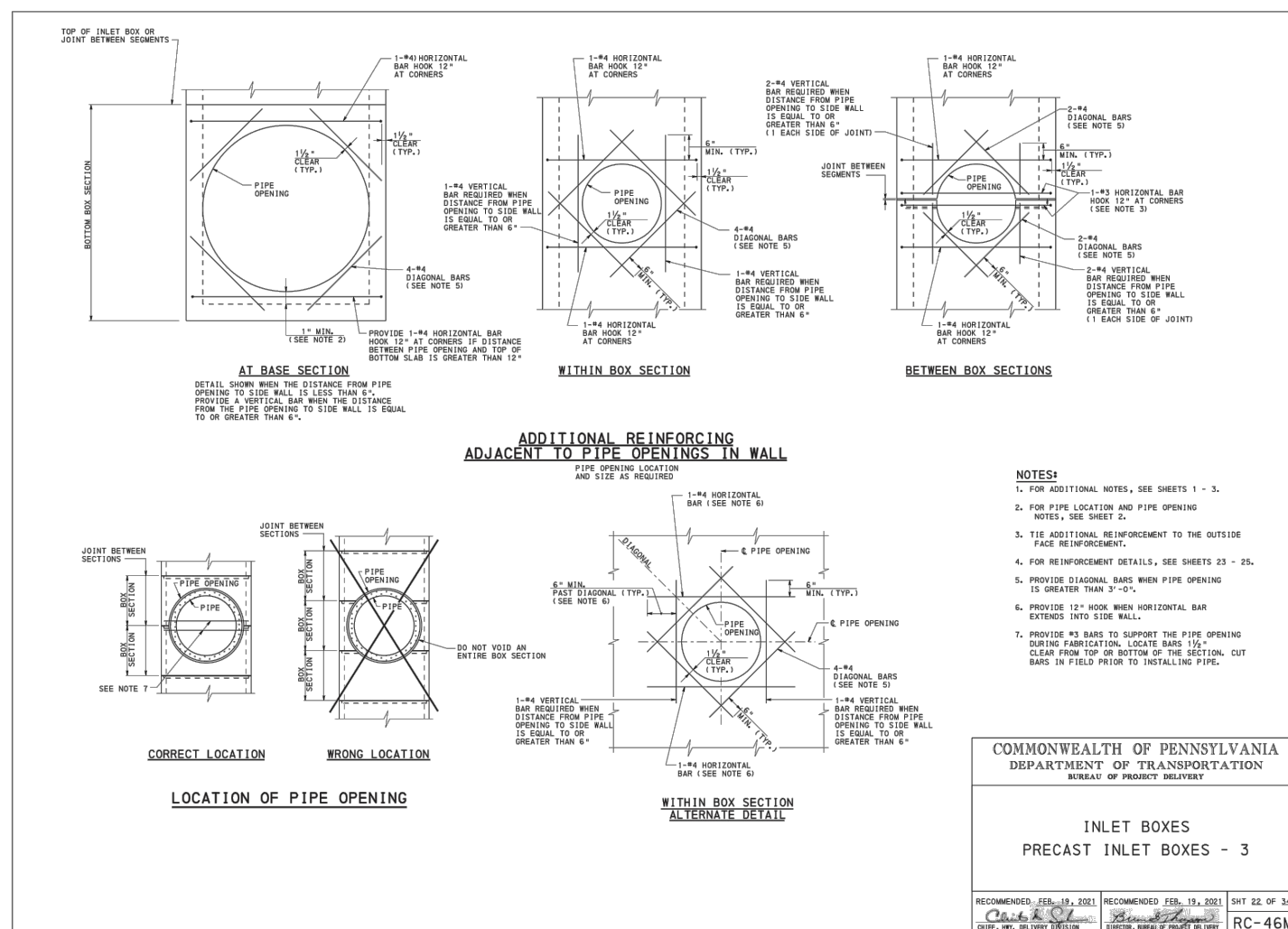
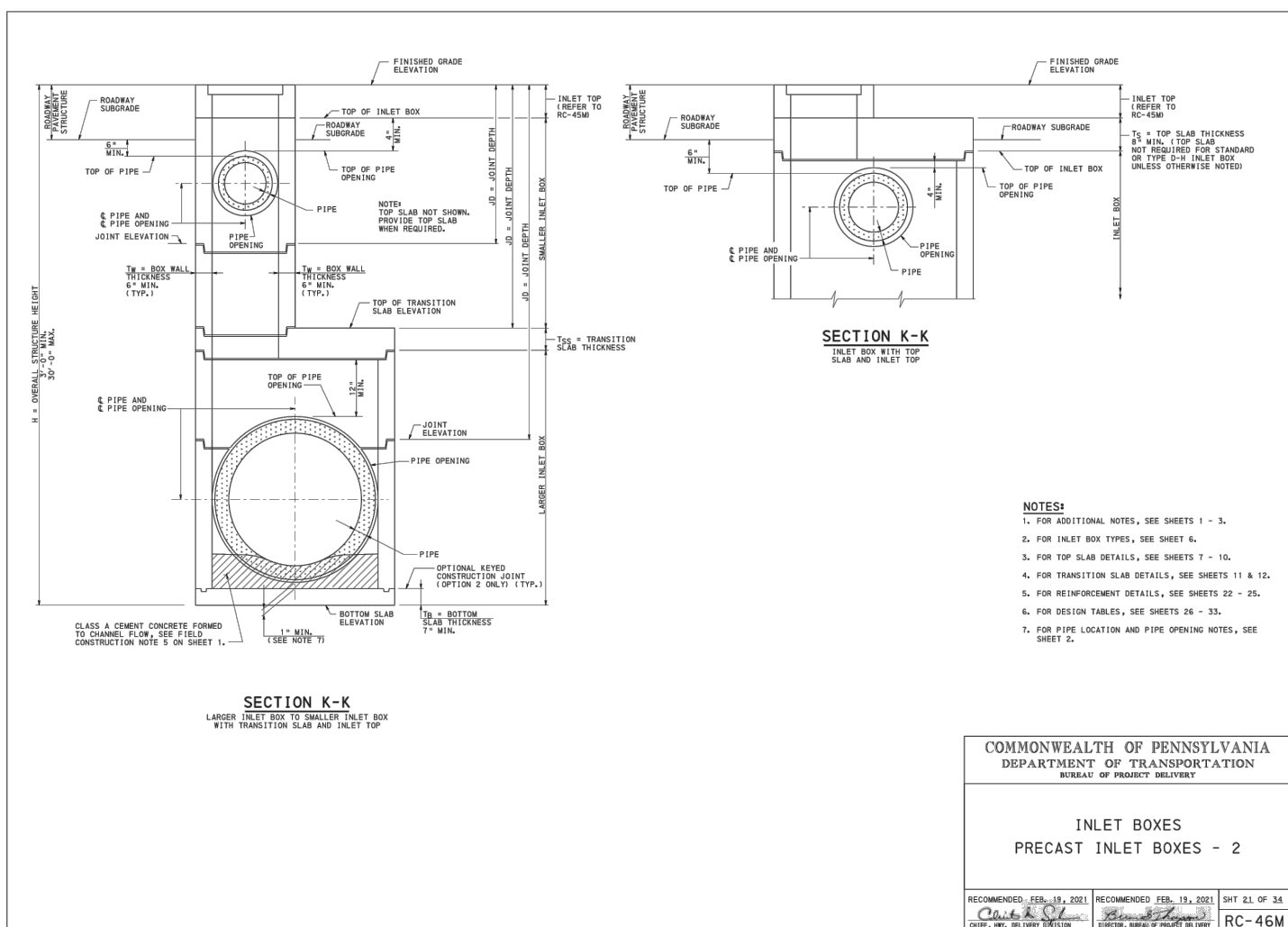
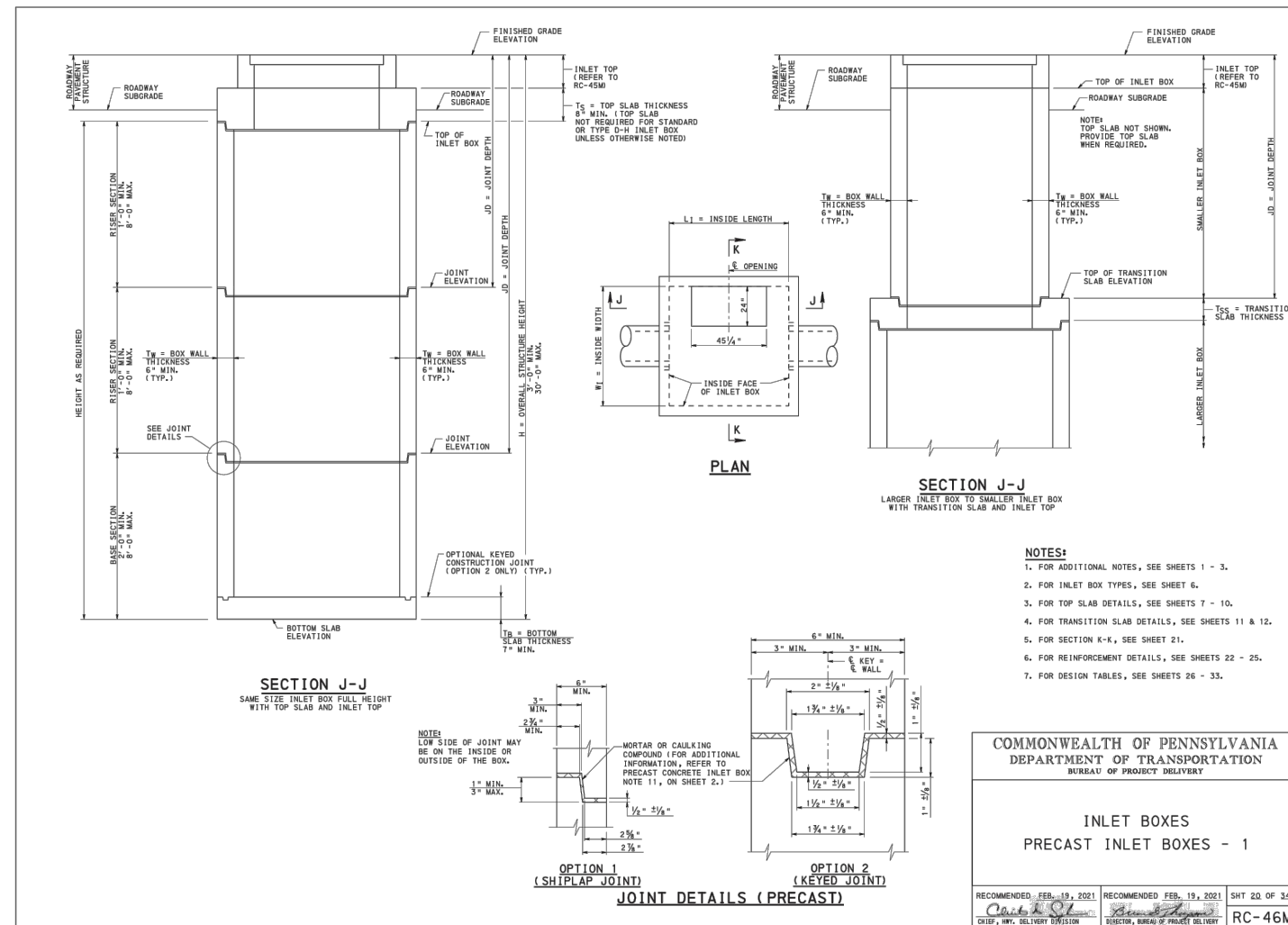
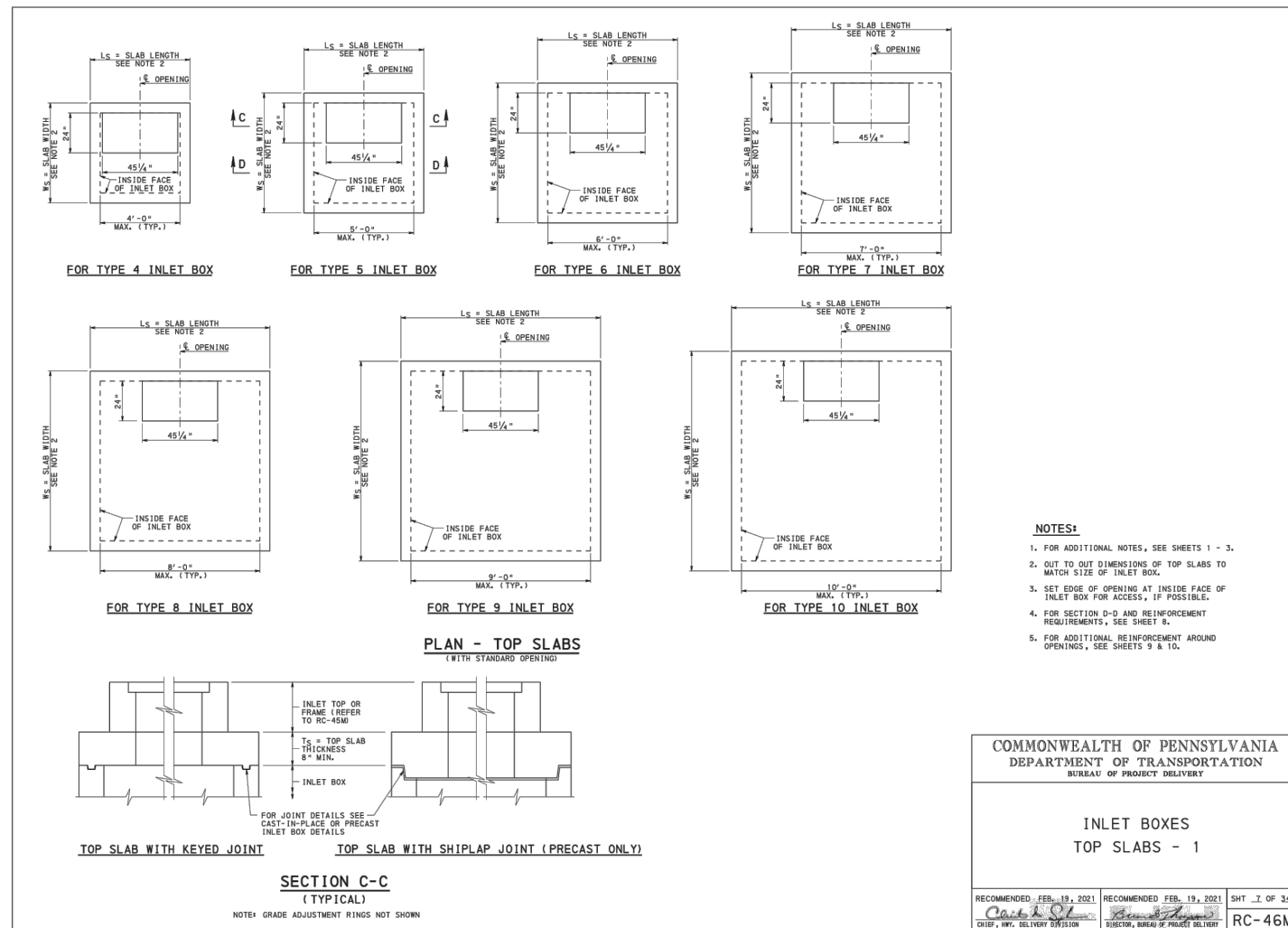
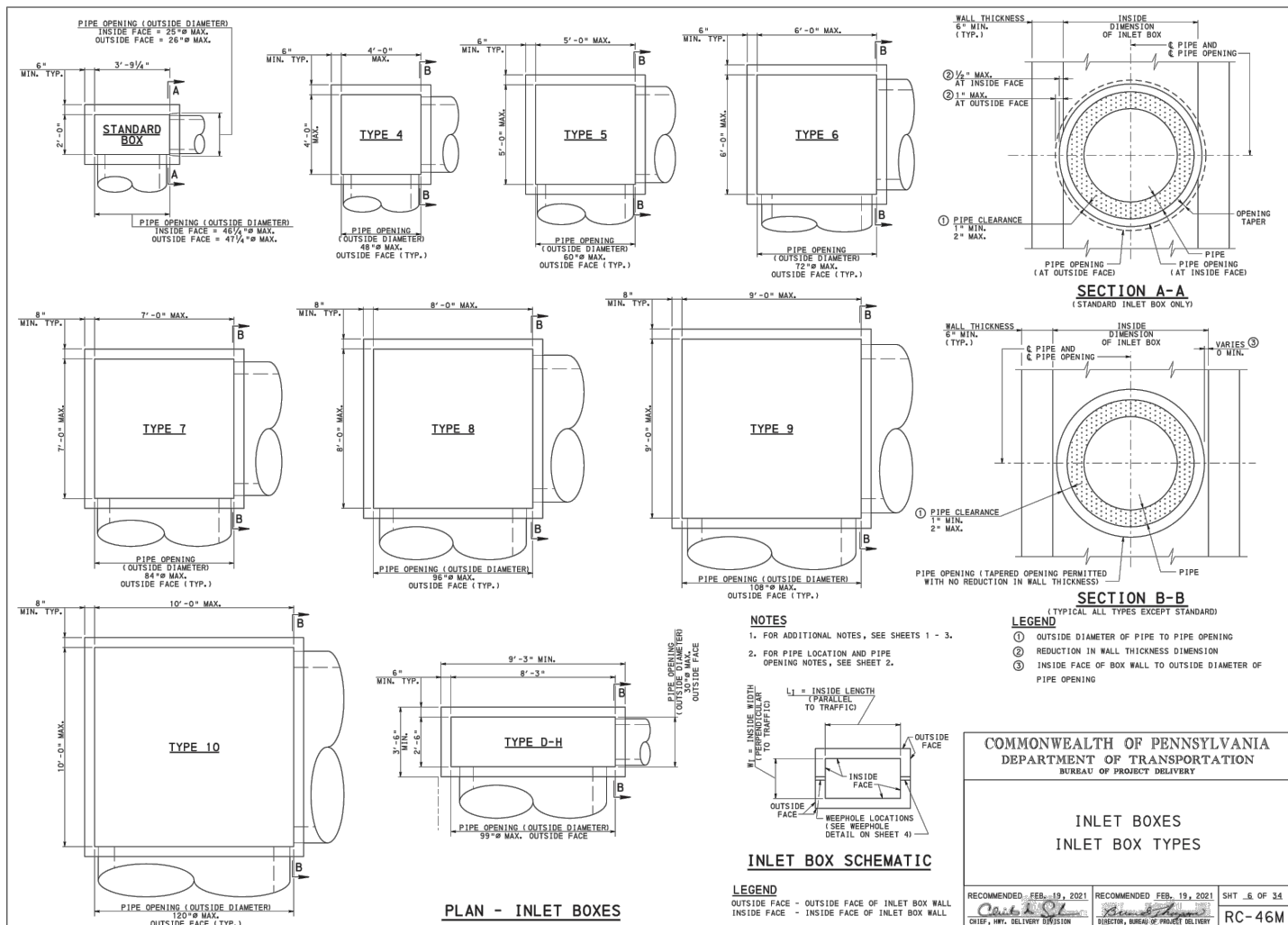
REVISION 5 - 09/29/2023



SIGNAGE: P.A.D.O.T. PUBLICATION 236
 "STOP" SIGN - R-1 (24" x 24")
 "NO LEFT TURN" SIGN - R-32 (24" x 24")
 "CENTER LANE LEFT TURN - ONLY" SIGN - R-9B (24" x 36")
 "BEGIN" SIGN - R-30CP (24" x 12")
 "KEEP RIGHT" SIGN - R-47 (12" x 18")
 "DO NOT ENTER" SIGN - R-51 (30" x 30")
 VERTICAL "ONE WAY" LEFT SIGN - R-62L (18" x 24")
 VERTICAL "ONE WAY" RIGHT SIGN - R-62R (18" x 24")
 NO PARKING SYMBOL SIGN - R-8 (32" x 24")
 PEDESTRIAN SIGN - W11-2 (30" x 30" w/ FLUORESCENT YELLOW-GREEN BACKGROUND)
 WALKING AND RUNNING ARROW SIGN - W16-7P (24" x 12" w/ FLUORESCENT YELLOW-GREEN BACKGROUND)
 OBJECT MARKER - OM-1 (36" x 18")

LIST OF APPLICABLE PADOT DETAILS & STANDARDS

STANDARD DRAWING NUMBER	DRAWING NAME
RC - 26M	CONCRETE PAVEMENT REHABILITATION
RC - 28M	OVERLAY TRANSITIONS AND PAVING NOTCHES
RC - 30M	SUBSURFACE DRAINS
RC - 33M	END SECTIONS FOR PIPE CULVERTS
RC - 38M	SANITARY SEWER MANHOLES
RC - 39M	STORMWATER MANHOLES
RC - 45M	INLET TOPS, GRATES AND FRAMES
RC - 46M	INLET BOXES
RC - 64M	CURBS AND GUTTERS
RC - 67M	CURB RAMPS AND SIDEWALKS



PRECAST CONCRETE INLET BOX SUMMARY TABLE
BOX TYPE - STANDARD

RISER SECTIONS											
DEPTH INCHES	1/4"	3/8"	1/2"	3/4"	1"	SMALLER THAN REINFORCING BAR SPACING		EQUALLY SPACED		LARGER THAN REINFORCING BAR SPACING	
						MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
12	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1	1	1

PRECAST CONCRETE INLET BOX SUMMARY TABLE
BOX TYPE - STANDARD

BASE SECTIONS											
DEPTH INCHES	1/4"	3/8"	1/2"	3/4"	1"	SMALLER THAN REINFORCING BAR SPACING		EQUALLY SPACED		LARGER THAN REINFORCING BAR SPACING	
						MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
12	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1	1	1

PRECAST CONCRETE INLET BOX SUMMARY TABLE
BOX TYPE - 4

RISER SECTIONS											
DEPTH INCHES	1/4"	3/8"	1/2"	3/4"	1"	SMALLER THAN REINFORCING BAR SPACING		EQUALLY SPACED		LARGER THAN REINFORCING BAR SPACING	
						MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
12	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1	1	1

PRECAST CONCRETE INLET BOX SUMMARY TABLE
BOX TYPE - 4

BASE SECTIONS											
DEPTH INCHES	1/4"	3/8"	1/2"	3/4"	1"	SMALLER THAN REINFORCING BAR SPACING		EQUALLY SPACED		LARGER THAN REINFORCING BAR SPACING	
						MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
12	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1	1	1

PRECAST CONCRETE INLET BOX SUMMARY TABLE
BOX TYPE - 6

RISER SECTIONS											
DEPTH INCHES	1/4"	3/8"	1/2"	3/4"	1"	SMALLER THAN REINFORCING BAR SPACING		EQUALLY SPACED		LARGER THAN REINFORCING BAR SPACING	
						MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
12	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1	1	1

PRECAST CONCRETE INLET BOX SUMMARY TABLE
BOX TYPE - 6

BASE SECTIONS											
DEPTH INCHES	1/4"	3/8"	1/2"	3/4"	1"	SMALLER THAN REINFORCING BAR SPACING		EQUALLY SPACED		LARGER THAN REINFORCING BAR SPACING	
						MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
12	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1	1	1

NOTES

- 1. FOR DESIGNATION, SEE SHEET 1 - A.
- 2. FOR DETAIL AND TYPICAL, SEE SHEET 6.
- 3. FOR SMALLER, SEE SHEET 10 - 1A.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY

INLET BOXES

PRECAST INLET BOXES
DESIGN TABLES
(REINFORCEMENT BARS)

Reinforcement Bars

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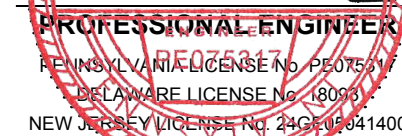
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— FOR

PROPOSED DEVELOPMENT




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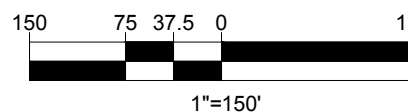
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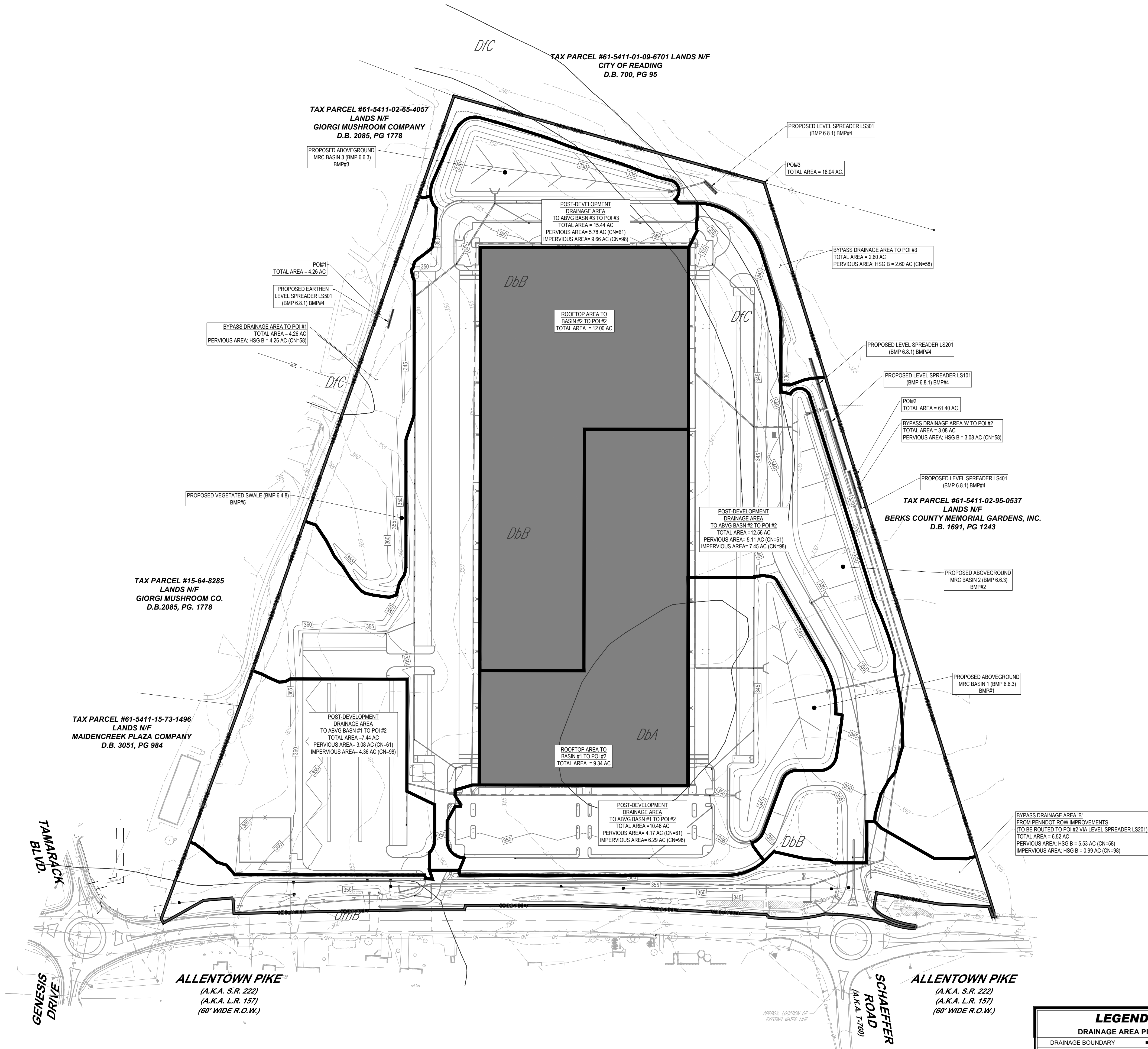
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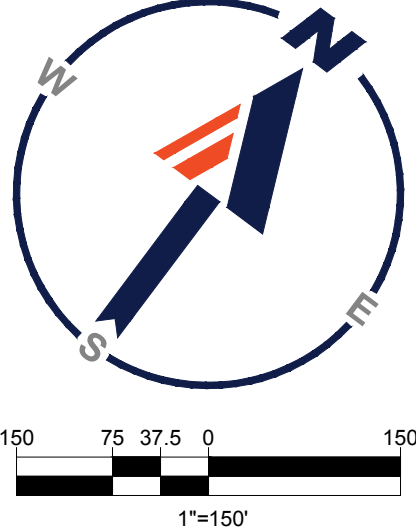


<h1>LEGEND</h1>	
<h2>DRAINAGE AREA PLANS</h2>	
DRAINAGE BOUNDARY	
TIME OF CONCENTRATION	
SOIL BOUNDARY / CLASSIFICATION	





LEGEND	
DRAINAGE BOUNDARY	—
TIME OF CONCENTRATION	—
SOIL BOUNDARY / CLASSIFICATION	DfB



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1	08/26/2022	REVISED PER CONDITIONAL USE, PRELIMINARY PLAN, AND COUNTY PLANNING COMMENTS	SJA	CD
2	11/09/2022	REVISED PER BCCD	DCM	LB
3	03/15/2023	PER TOWNSHIP COMMENTS	DCM	LB
4	06/30/2023	PER TWP., AUTH., & BCCD COMMENTS	SJA	LB
5	09/29/2023	PER REMAINING BCCD TECH COMMENTS	SJA	LB

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CHECKED BY:	DM/CD/LB
DATE:	03/01/2022
CAD ID:	PP213222-SESC-SA

PROJECT:

PRELIMINARY LAND
DEVELOPMENT
PLANS

FOR

MAIDEN CREEK
ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

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PHILADELPHIA, PA 19102
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Fax: (267) 402-3401
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JAMES H. BROWN
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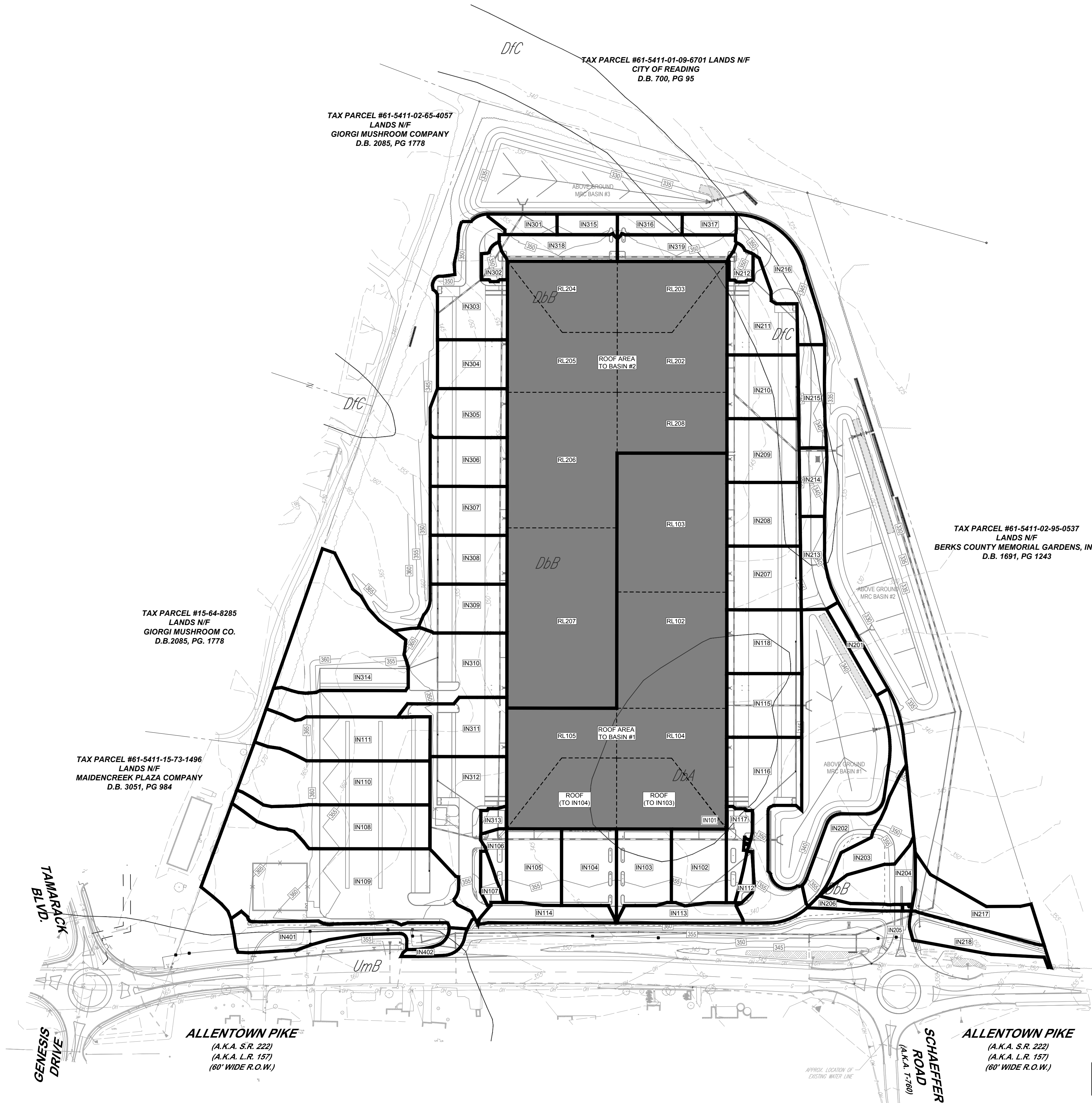
OVERALL
POST-DEV
DRAINAGE
AREA PLAN

SHEET NUMBER:

C-692

REVISION 5 - 09/29/2023

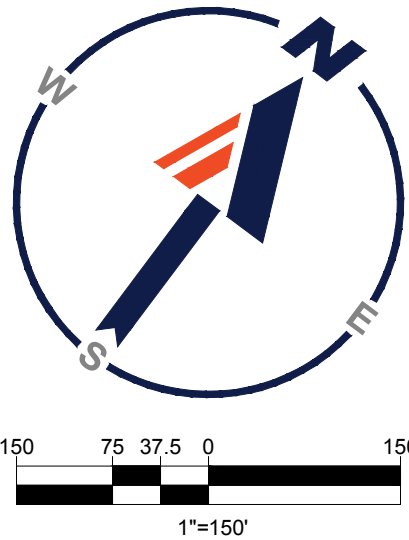
R:\11\PP21322\CADD\DRAWINGS\PLAN SET\BOH\PP21322-SESC-5A.dwg LAYOUT: C-693 INLET



INLET CATCHMENT AREA SUMMARY			
INLET NAME	DRAINAGE AREA [AC]	RUNOFF COEFFICIENT [-]	Tc [MIN]
IN101**	0.01	0.95	5
IN102	0.7	0.94	5
IN103	1.73	0.93	5
IN104	1.73	0.93	5
IN106	0.18	0.82	5
IN107	0.13	0.86	5
IN108	1.21	0.76	5
IN109	3.42	0.6	5
IN110	1.5	0.68	5
IN111	1.22	0.76	5
IN112	0.09	0.85	5
IN113	0.39	0.78	5
IN114	0.41	0.79	5
IN115***	0.82	0.91	5
IN116*	1.5	0.88	5
IN117	0.31	0.86	5
IN118*	0.82	0.91	5
IN201**	0.23	0.95	5
IN202	0.75	0.83	5
IN203	0.61	0.65	5
IN204	0.54	0.55	5
IN205	0.01	0.95	5
IN206	0.12	0.4	5
IN207*	0.81	0.92	5
IN208*	0.8	0.92	5
IN209*	0.79	0.93	5
IN210*	0.78	0.94	5
IN211*	0.84	0.91	5
IN212	0.13	0.9	5
IN213	0.43	0.66	5
IN214	0.29	0.68	5
IN215	0.46	0.67	5
IN216	0.78	0.64	5
IN217	1.02	0.35	5
IN218	0.81	0.39	5
IN301**	0.18	0.82	5
IN302	0.13	0.91	5
IN303*	1.09	0.82	5
IN304*	0.58	0.92	5
IN305*	0.63	0.9	5
IN306*	0.64	0.89	5
IN307*	0.64	0.89	5
IN308*	0.64	0.89	5
IN309*	0.67	0.87	5
IN310*	1.79	0.76	5
IN311*	0.81	0.85	5
IN312*	1.38	0.5	5
IN313	0.1	0.92	5
IN314	1.94	0.45	5
IN315	0.19	0.82	5
IN316	0.2	0.82	5
IN317	0.17	0.82	5
IN318	0.53	0.93	5
IN319	0.53	0.93	5
IN401	0.8	0.4	5
IN402	0.13	0.95	5
RL102	2.19	0.95	5
RL103	2.61	0.95	5
RL104	1.27	0.95	5
RL105	1.27	0.95	5
RL202	1.46	0.95	5
RL203	1	0.95	5
RL204	1	0.95	5
RL205	1.46	0.95	5
RL206	2.55	0.95	5
RL207	3.39	0.95	5
RL208	1.14	0.95	5

* INDICATES AN INLET WITH A WATER QUALITY INSERT (STORMSACK). DETAIL IS LOCATED ON SHEET C-630.
** INDICATES AN INLET WITH A SUMP AND SNOOT. DETAIL IS LOCATED ON SHEET C-651.
*** INDICATES AN INLET WITH A SUMP AND SNOOT AND WATER QUALITY INSERT. DETAILS ARE LOCATED ON SHEET C-30 & C-651.

LEGEND	
DRAINAGE BOUNDARY	
TIME OF CONCENTRATION	
SOIL BOUNDARY / CLASSIFICATION	<i>DfB</i>



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DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 03/01/2022
CAD ID: PP213222-SESC-5A

PROJECT:
PRELIMINARY LAND DEVELOPMENT PLANS

FOR
MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT
**ALLENTOWN PIKE
MAIDEN CREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787**

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
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C. BROWN

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE # 26031001400

SHEET TITLE:
OVERALL INLET DRAINAGE AREA PLAN

SHEET NUMBER:
C-693

REVISION 5 - 09/29/2023

PLUG SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	67,958 SF	BMP #1 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
1,148	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.	
1,148	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,148	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,236	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.	
1,236	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.	
1,148	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.	
1,148	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.	
1,148	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.	
1,148	EUPATORIUM PERFOOLIATUM	COMMON BONESET	4"	PLUG	6.5" @ 24" o.c.	
1,148	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.	
1,148	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.	
1,413	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.	
1,148	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.	
1,148	SCORPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.	
1,148	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.	

	64,401 SF	BMP #2 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
1,088	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.	
1,088	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,088	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,172	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.	
1,172	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.	
1,088	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.	
1,088	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.	
1,088	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.	
1,088	EUPATORIUM PERFOOLIATUM	COMMON BONESET	4"	PLUG	6.5" @ 24" o.c.	
1,088	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.	
1,088	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.	
1,330	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.	
1,088	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.	
1,088	SCORPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.	
1,088	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.	

LEGEND

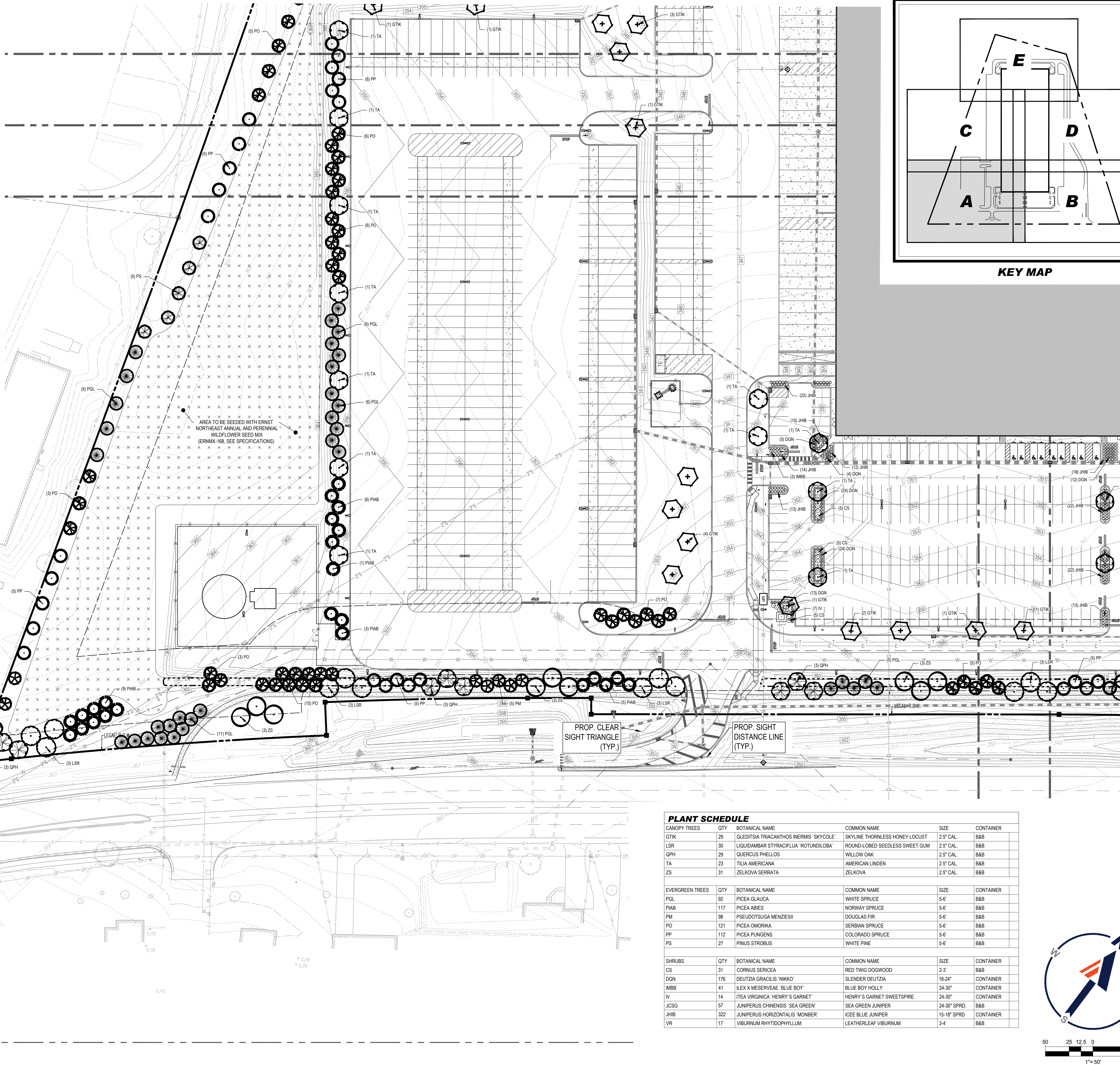
- AREA TO BE SEEDED WITH ERNST NORTHEAST ANNUAL AND PERENNIAL WILDFLOWER SEED MIX (ERNMX-168, SEE SPECIFICATIONS)
- AREA TO BE SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE SPECIFICATIONS)

SITE TRIANGLE NOTES

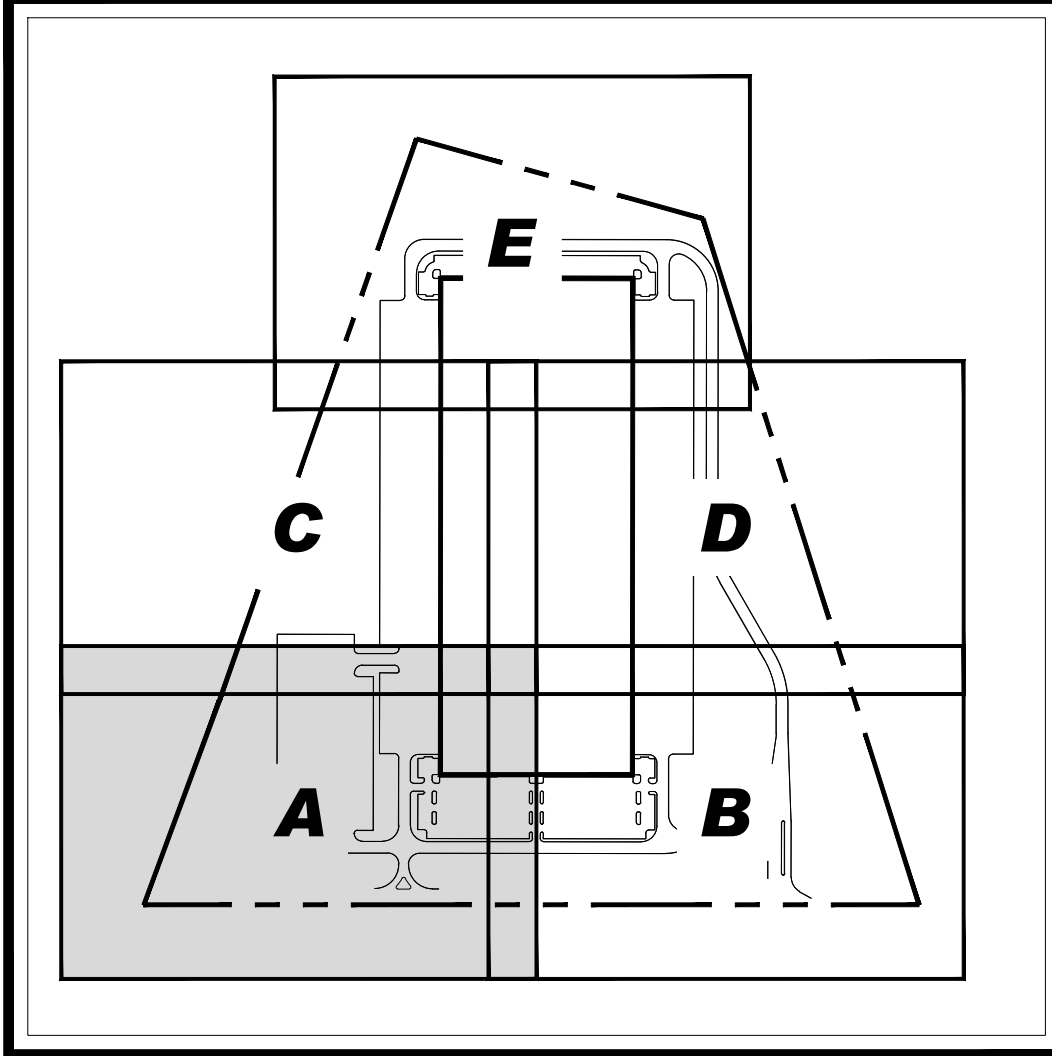
- NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF THE EASEMENTS THAT WOULD OBSTRUCT THE AVAILABLE SIGHT DISTANCES PER SECTION 190.34.H.(1)(b).

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RANGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- THE OWNER OF THE FACILITY SERVED BY THE PARKING AREA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING AREA LANDSCAPING IN A HEALTHY AND ATTRACTIVE CONDITION. DEAD PLANT MATERIAL AND DEBRIS SHALL BE REMOVED WITHIN 30 DAYS.
- THE SIZES OF ALL TREES AS SPECIFIED WITHIN THE PLANT SCHEDULE SHALL BE AT THE TIME OF INSTALLATION. IF THE PLANTED TREES ARE SMALLER THAN WHAT IS INDICATED, THE TOWNSHIP WILL RETAIN THE FINANCIAL SECURITY FOR SUCH UNTIL SUCH TIME AS THE TREES GROW TO THE SPECIFIED SIZES.
- CANOPY TREES USED FOR STREET TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 2 INCHES MEASURED AT 48 INCHES ABOVE THE ROOT BALL. PER THE TOWNSHIP ORDINANCE (SECTION 190-44.D), WHICHEVER IS GREATER, AT TIME OF PLANTING. FOR TREES USED WITHIN PARKING AREAS, THE CANOPY TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 1-1/2" MEASURED THREE FEET FROM THE GROUND PER THE TOWNSHIP ORDINANCE (SALDO 190-44.C.(6) AND Z0 220-46.1.(7)), WHICHEVER IS GREATER.



PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GTK	29	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	30	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL.	B&B
OPH	29	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B
TA	23	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	B&B
ZS	31	ZELKOVA SERRATA	ZELKOVA	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PGL	92	PICEA GLAUCA	WHITE SPRUCE	5-6"	B&B
PIAB	117	PICEA ABIES	NORWAY SPRUCE	5-6"	B&B
PM	98	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5-6"	B&B
PO	121	PICEA OMORICA	SERBIAN SPRUCE	5-6"	B&B
PP	112	PICEA PUNGENS	COLORADO SPRUCE	5-6"	B&B
PS	27	PINUS STROBUS	WHITE PINE	5-6"	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	31	CORNUS SERICEA	RED TWIG DOGWOOD	2-3"	B&B
DGN	176	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
IMBB	41	ILEX X MESERVEAE 'BLUE BOY'	BLUE BOY HOLLY	24-30"	CONTAINER
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"	CONTAINER
JCSG	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B&B
JHB	322	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD.	CONTAINER
VR	17	VIBURNUM RHYTHIDYLLUM	LEATHERLEAF VIBURNUM	3-4"	B&B



KEY MAP

BOHLER TM

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	08/26/2022	REVISED PER CONDITIONAL USE PRELIMINARY PLAN AND COUNTY PLANNING COMMENTS	SJA CD
2	11/09/2022	REVISED PER BCCD COMMENTS	DCM LB
3	03/15/2023	PER TOWNSHIP COMMENTS	DCM LB
4	06/30/2023	PER TWP., AUTH., & BCCD COMMENTS	SJA LB
5	09/29/2023	PER REMAINING BCCD TECH COMMENTS	SJA LB



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PROJECT No.: PP213222
DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 03/01/2023
CAD LID: PP213222-LLGT-SA

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDEN CREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

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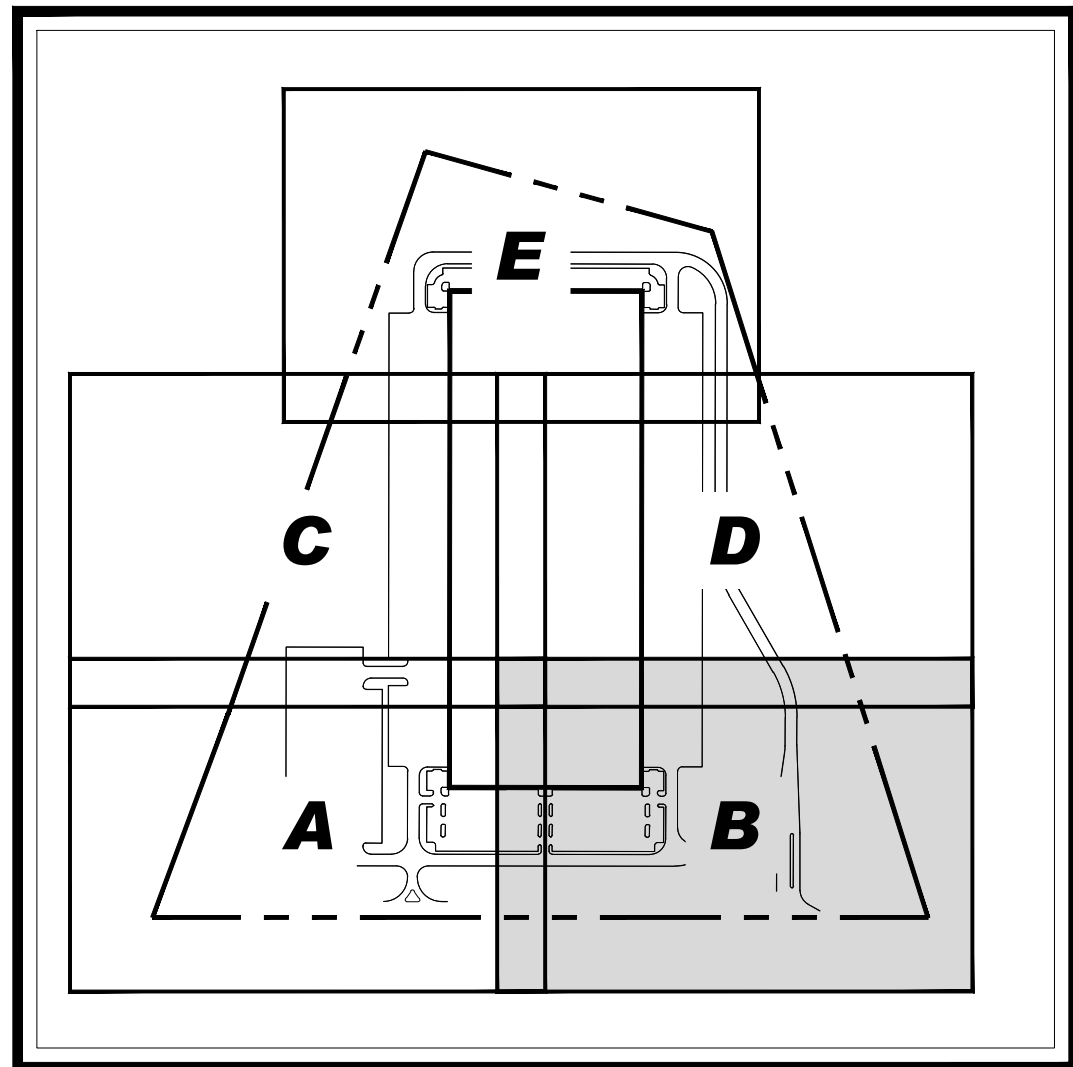
SHEET TITLE:

LANDSCAPE PLAN 'A'

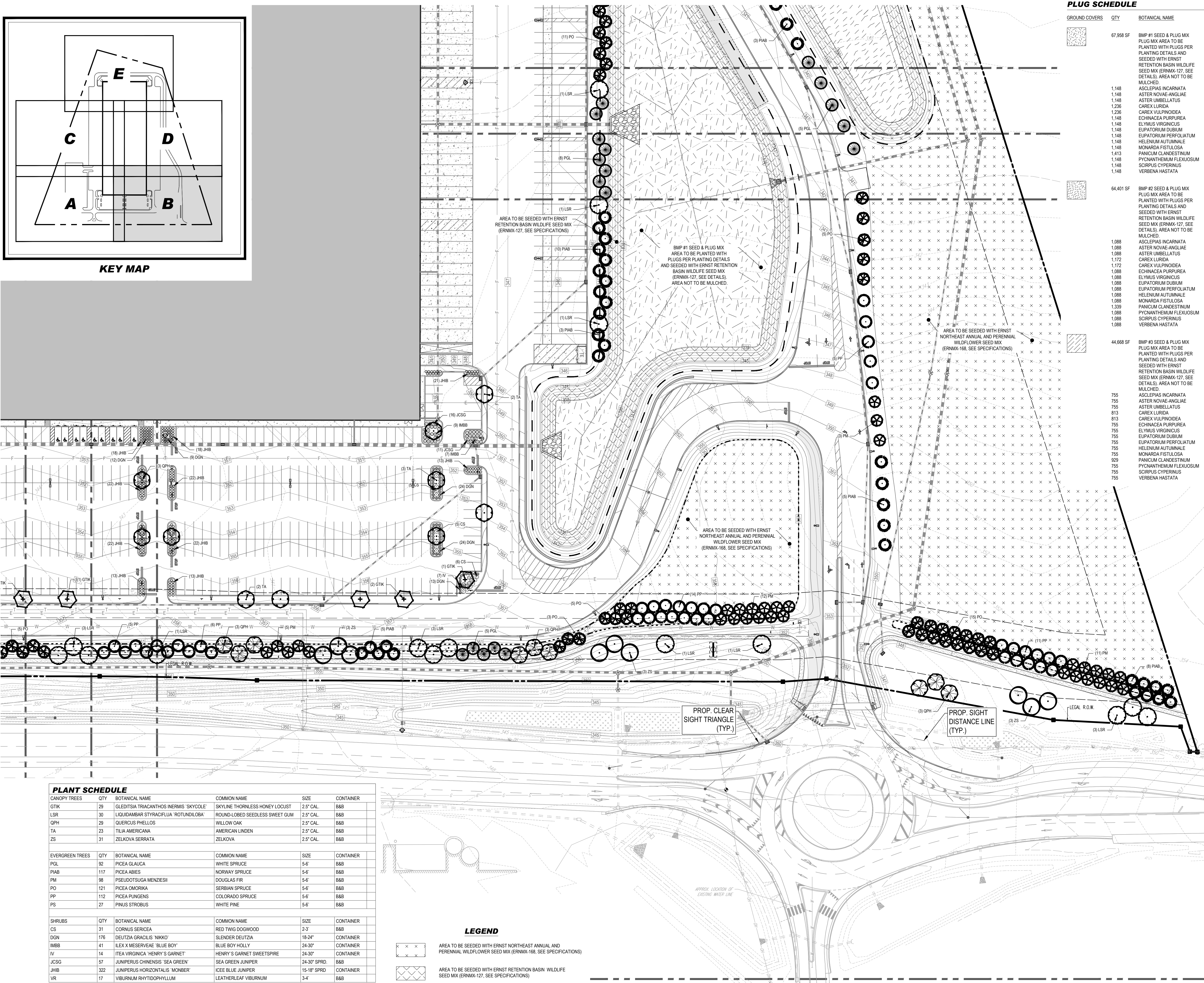
SHEET NUMBER:

C-701

REVISION 5 - 09/29/2023



KEY MAP



PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GTK	29	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	30	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL.	B&B
OPH	29	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B
TA	23	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	B&B
ZS	31	ZELKOVA SERRATA	ZELKOVA	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
POL	92	PICEA GLAUCA	WHITE SPRUCE	5-6"	B&B
PIAB	117	PICEA ABIES	NORWAY SPRUCE	5-6"	B&B
PM	98	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	5-6"	B&B
PO	121	PICEA OMORICA	SERBIAN SPRUCE	5-6"	B&B
PP	112	PICEA PLUNGENS	COLORADO SPRUCE	5-6"	B&B
PS	27	PINUS STROBUS	WHITE PINE	5-6"	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	31	CORNUS SERICEA	RED TWIG DOGWOOD	2-3"	B&B
DGN	176	GLEDTISIA GRACILIS 'NIKKO'	SLENDER GLEDITSIA	18-24"	CONTAINER
IMBB	41	ILEX X MESEREA 'BLUE BOY'	BLUE BOY HOLLY	24-30"	CONTAINER
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"	CONTAINER
JCSG	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B&B
JHB	322	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD.	CONTAINER
VR	17	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"	B&B

LEGEND

	AREA TO BE SEED WITH ERNST NORTHEAST ANNUAL AND PERENNIAL WILDFLOWER SEED MIX (ERNMX-168, SEE SPECIFICATIONS)
	AREA TO BE SEED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE SPECIFICATIONS)

PLUG SCHEDULE

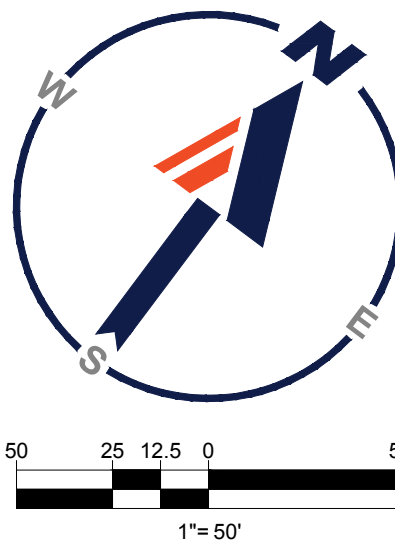
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	67,958 SF	BMP #1 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDING WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
1,148	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.	
1,148	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,148	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,236	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.	
1,236	CAREX VULPINODEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.	
1,148	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.	
1,148	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.	
1,148	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.	
1,148	EUPATORIUM PERFOOLIATUM	COMMON BONESSET	4"	PLUG	6.5" @ 24" o.c.	
1,148	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.	
1,148	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.	
1,413	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.	
1,148	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.	
1,148	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.	
1,148	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.	
	64,401 SF	BMP #2 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDING WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
1,088	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.	
1,088	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,088	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.	
1,172	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.	
1,172	CAREX VULPINODEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.	
1,088	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.	
1,088	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.	
1,088	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.	
1,088	EUPATORIUM PERFOOLIATUM	COMMON BONESSET	4"	PLUG	6.5" @ 24" o.c.	
1,088	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.	
1,088	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.	
1,339	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.	
1,088	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.	
1,088	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.	
1,088	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.	
	44,668 SF	BMP #3 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDING WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
755	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.	
755	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.	
755	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.	
813	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.	
813	CAREX VULPINODEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.	
755	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.	
755	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.	
755	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.	
755	EUPATORIUM PERFOOLIATUM	COMMON BONESSET	4"	PLUG	6.5" @ 24" o.c.	
755	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.	
755	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.	
929	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.	
755	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.	
755	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.	
755	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.	

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C, UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- THE OWNER OF THE FACILITY SERVED BY THE PARKING AREA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING AREA LANDSCAPING IN A HEALTHY AND ATTRACTIVE CONDITION. DEAD PLANT MATERIAL AND DEBRIS SHALL BE REMOVED WITHIN 30 DAYS.
- THE SIZES OF ALL TREES AS SPECIFIED WITHIN THE PLANT SCHEDULE SHALL BE AT THE TIME OF INSTALLATION. IF THE PLANTED TREES ARE SMALLER THAN WHAT IS INDICATED, THE TOWNSHIP WILL RETAIN THE FINANCIAL SECURITY FOR SUCH UNTIL SUCH TIME AS THE TREES GROW TO THE SPECIFIED SIZES.
- CANOPY TREES USED FOR STREET TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 2 INCHES MEASURED AT 48 INCHES ABOVE THE ROOT BALL PER THE TOWNSHIP ORDINANCE (SECTION 190-44.D), WHICHEVER IS GREATER. AT TIME OF PLANTING, FOR TREES USED WITHIN PARKING AREAS, THE CANOPY TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 1-1/2" MEASURED THREE FEET FROM THE GROUND PER THE TOWNSHIP ORDINANCE (SALDO 190-44.G (6) AND ZO 229-46.1 (7)), WHICHEVER IS GREATER.

SITE TRIANGLE NOTES

- NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF THE EASEMENTS THAT WOULD OBSTRUCT THE AVAILABLE SIGHT DISTANCES PER SECTION 190-34.H(1)(b).



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	08/26/2022	REVISED PER CONDITIONAL USE PRELIMINARY PLAN AND COUNTY PLANNING COMMENTS	SJA CD
2	11/09/2022	REVISED PER BCDD	DCM LB
3	03/15/2023	PER TOWNSHIP COMMENTS	DCM LB
4	06/30/2023	PER TWP., AUTH., & BCDD COMMENTS	SJA LB
5	09/29/2023	PER REMAINING BCDD TECH COMMENTS	SJA LB



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PROJECT No.: PP213222
DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 08/26/2022
CAD ID: PP213222-LT-GT-SA

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR
MAIDEN CREEK
ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDEN CREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

D.T. NORTH

REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

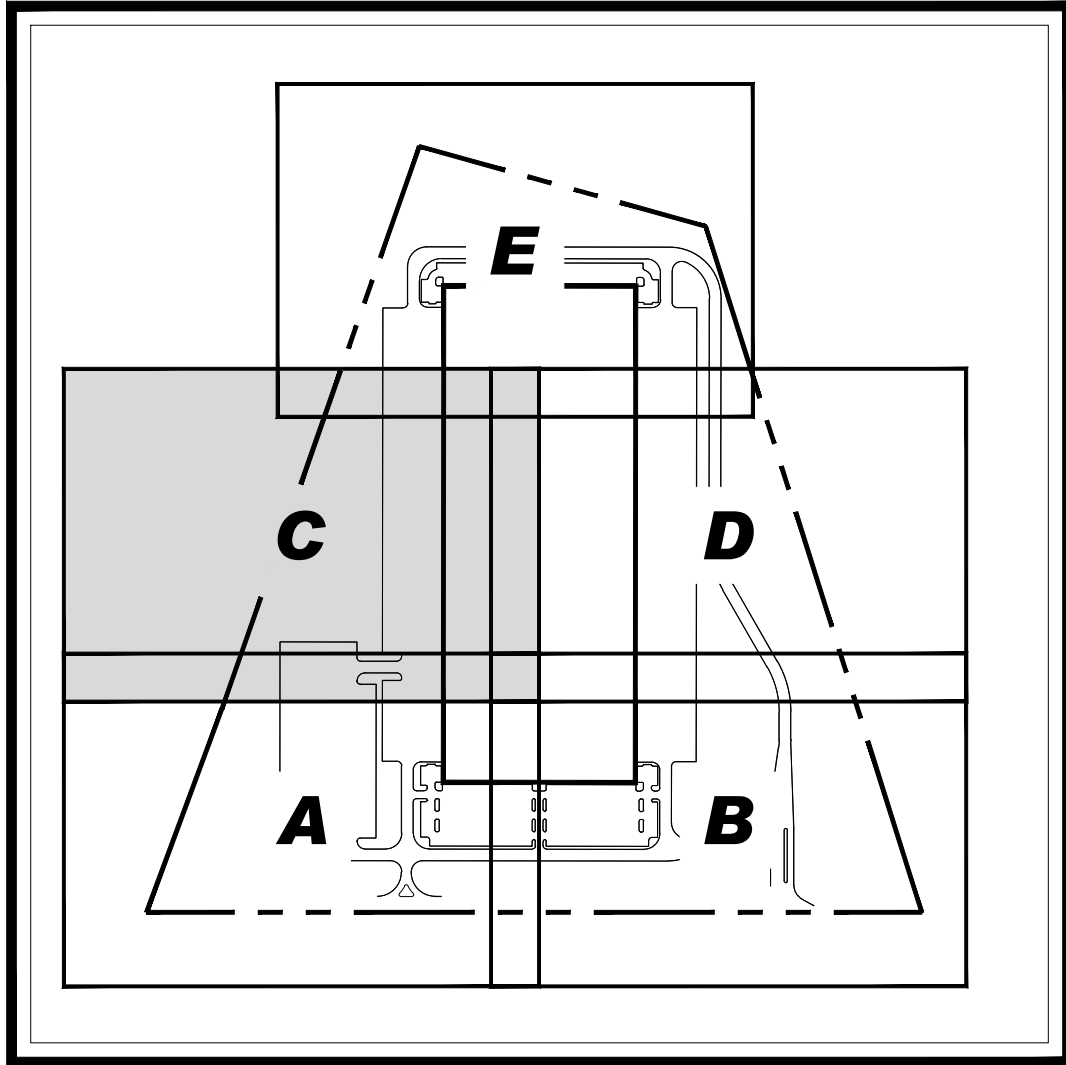
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LANDSCAPE PLAN 'B'

SHEET NUMBER:




C-702

REVISION 5 - 09/29/2023



KEY MAP

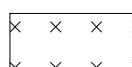

PLUG SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	67,968 SF	BMP #1 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDING WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	1,148	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.
	1,148	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,148	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,236	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.
	1,236	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.
	1,148	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.
	1,148	ELLYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.
	1,148	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.
	1,148	EUPATORIUM PERFOOLIATUM	COMMON BONESSET	4"	PLUG	6.5" @ 24" o.c.
	1,148	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.
	1,148	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.
	1,413	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.
	1,148	PHYCANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.
	1,148	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.
	1,148	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.
	64,401 SF	BMP #2 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDING WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	1,088	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.
	1,088	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,088	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,172	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.
	1,172	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.
	1,088	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.
	1,088	ELLYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.
	1,088	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.
	1,088	EUPATORIUM PERFOOLIATUM	COMMON BONESSET	4"	PLUG	6.5" @ 24" o.c.
	1,088	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.
	1,088	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.
	1,339	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.
	1,088	PHYCANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.
	1,088	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.
	1,088	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.
	44,668 SF	BMP #3 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDING WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	755	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.
	755	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.
	755	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.
	813	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.
	813	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.
	755	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.
	755	ELLYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.
	755	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.
	755	EUPATORIUM PERFOOLIATUM	COMMON BONESSET	4"	PLUG	6.5" @ 24" o.c.
	755	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.
	755	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.
	929	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.
	755	PHYCANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.
	755	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.
	755	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.

SITE TRIANGLE NOTES

- NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF THE EASEMENTS THAT WOULD OBSTRUCT THE AVAILABLE SIGHT DISTANCES PER SECTION 190-34.1(1)(b).

LEGEND

	AREA TO BE SEEDDED WITH ERNST NORTHEAST ANNUAL AND PERENNIAL WILDFLOWER SEED MIX (ERNMX-168, SEE SPECIFICATIONS)
	AREA TO BE SEEDDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE SPECIFICATIONS)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GTK	29	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	30	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILORA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL.	B&B
QPH	29	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B
TA	23	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	B&B
ZS	31	ZELKOVA SERRATA	ZELKOVA	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PGL	92	PICEA GLAUCA	WHITE SPRUCE	5-6"	B&B
PIAB	117	PICEA ABIES	NORWAY SPRUCE	5-6"	B&B
PM	98	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5-6"	B&B
PO	121	PICEA OMORICA	SERBIAN SPRUCE	5-6"	B&B
PP	112	PICEA PUNGENS	COLORADO SPRUCE	5-6"	B&B
PS	27	PINUS STROBUS	WHITE PINE	5-6"	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	31	CORNUS SERICEA	RED TWIG DOGWOOD	2-3"	B&B
DGN	176	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
IMBB	41	ILEX X MESERVEAE 'BLUE BOY'	BLUE BOY HOLLY	24-30"	CONTAINER
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"	CONTAINER
JCSG	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B&B
JHIB	322	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD.	CONTAINER
VR	17	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"	B&B

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.

- SHRUBS PLANTED ALONG HEAD IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.

- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.

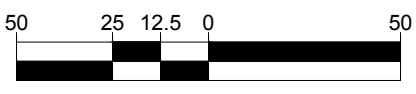
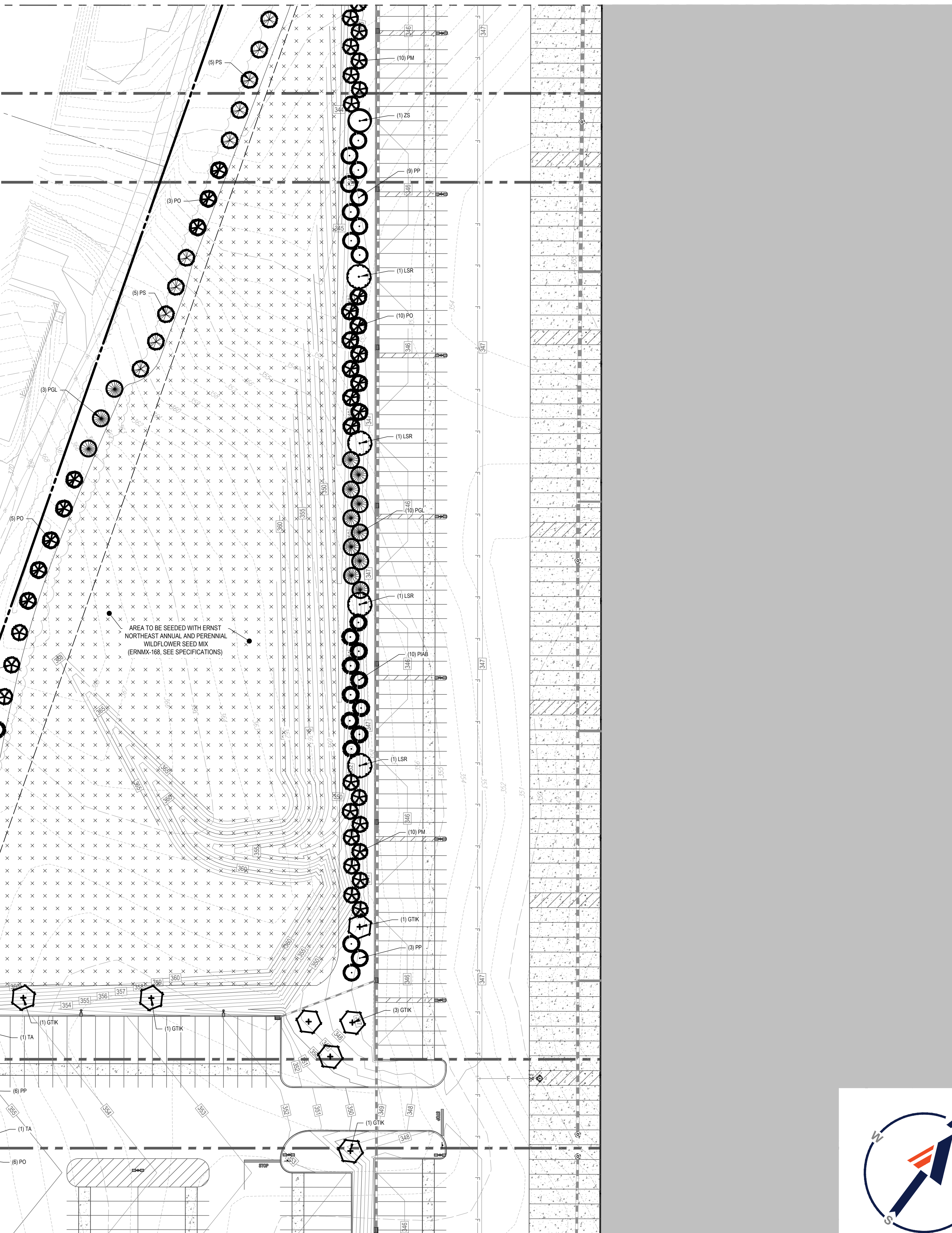
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.

- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

- THE OWNER OF THE FACILITY SERVED BY THE PARKING AREA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING AREA LANDSCAPING IN A HEALTHY AND ATTRACTIVE CONDITION. DEAD PLANT MATERIAL AND DEBRIS SHALL BE REMOVED WITHIN 30 DAYS.

- THE SIZES OF ALL TREES AS SPECIFIED WITHIN THE PLANT SCHEDULE SHALL BE AT THE TIME OF INSTALLATION. IF THE PLANTED TREES ARE SMALLER THAN WHAT IS INDICATED, THE TOWNSHIP WILL RETAIN THE FINANCIAL SECURITY FOR SUCH UNTIL SUCH TIME AS THE TREES GROW TO THE SPECIFIED SIZES.

- CANOPY TREES USED FOR STREET TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 2 INCHES MEASURED AT 48 INCHES ABOVE THE ROOT BALL PER THE TOWNSHIP ORDINANCE (SECTION 190-44.D), WHICHEVER IS GREATER. AT TIME OF PLANTING, FOR TREES USED WITHIN PARKING AREAS, THE CANOPY TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 1-1/2" MEASURED THREE FEET FROM THE GROUND PER THE TOWNSHIP ORDINANCE (SALDO 190-44.G) AND TO 220-46.1(7), WHICHEVER IS GREATER.



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REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	08/26/2022	REVISED PER CONDITIONAL USE, PRELIMINARY PLAN, AND COUNTY PLANNING COMMENTS	SJA
2	11/09/2022	REVISED PER BCCD	DCM
3	03/15/2023	PER TOWNSHIP COMMENTS	LB
4	06/30/2023	PER TWP., AUTH., & BCCD COMMENTS	SJA
5	09/29/2023	PER REMAINING BCCD TECH COMMENTS	SJA



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DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 03/15/2023
CAD ID: PP213222-LLGT-48

PROJECT:

PRELIMINARY LAND
DEVELOPMENT
PLANS

FOR

MAIDEN CREEK
ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDENCREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787



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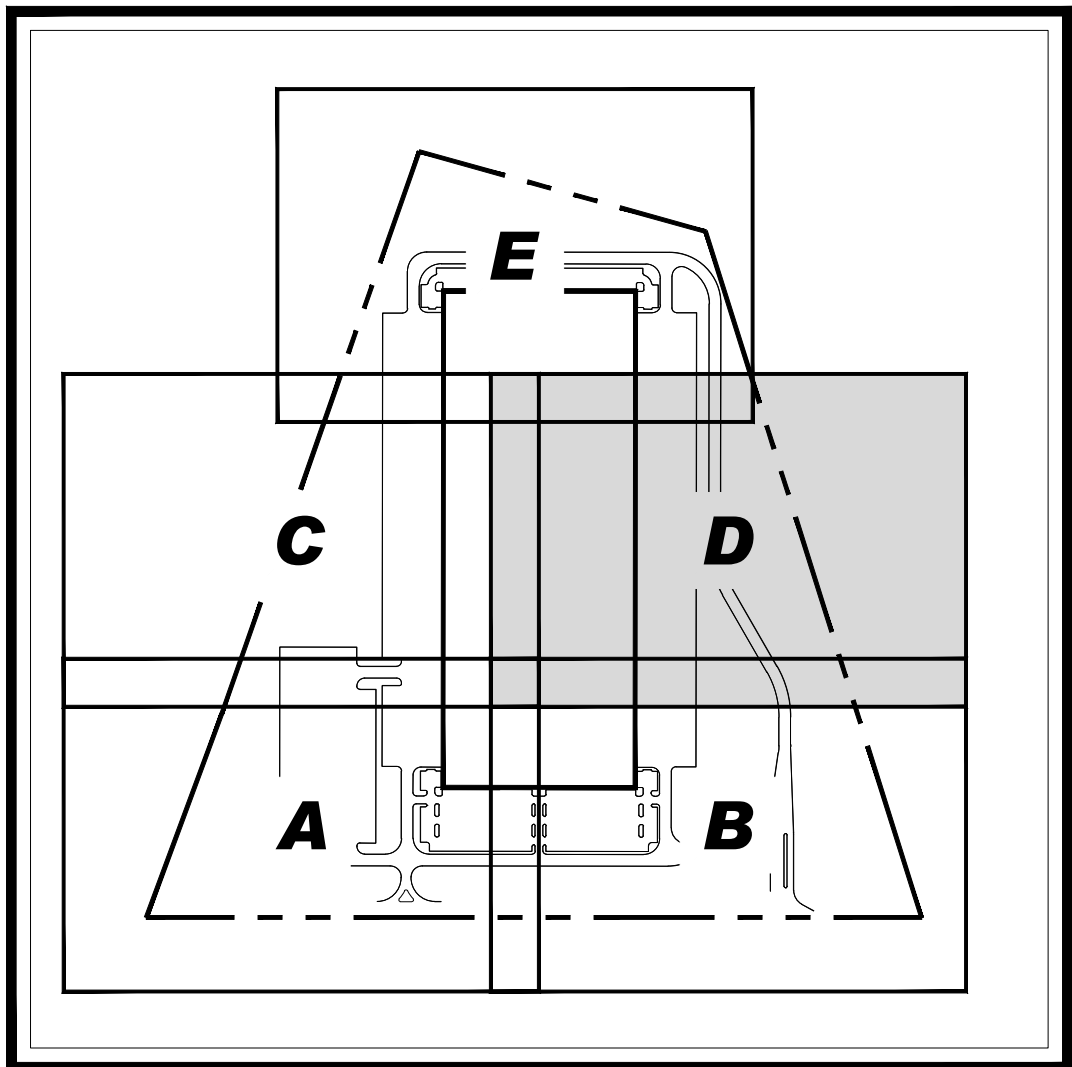
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LANDSCAPE
PLAN 'C'

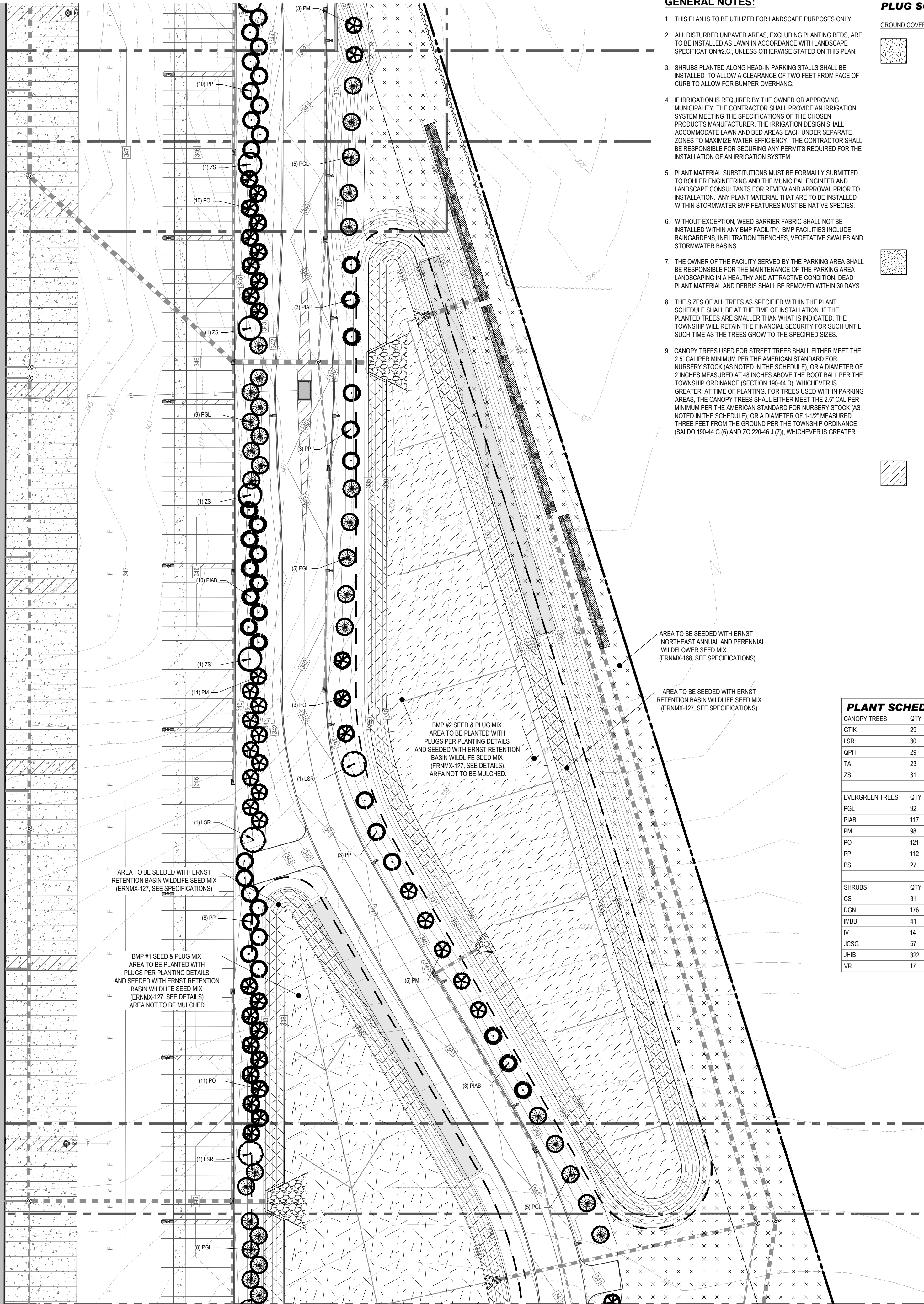
SHEET NUMBER:

C-703

REVISION 5 - 09/29/2023



KEY MAP



GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
7. THE OWNER OF THE FACILITY SERVED BY THE PARKING AREA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING AREA LANDSCAPING IN A HEALTHY AND ATTRACTIVE CONDITION. DEAD PLANT MATERIAL AND DEBRIS SHALL BE REMOVED WITHIN 30 DAYS.
8. THE SIZES OF ALL TREES AS SPECIFIED WITHIN THE PLANT SCHEDULE SHALL BE AT THE TIME OF INSTALLATION. IF THE PLANTED TREES ARE SMALLER THAN WHAT IS INDICATED, THE TOWNSHIP WILL RETAIN THE FINANCIAL SECURITY FOR SUCH UNTIL SUCH TIME AS THE TREES GROW TO THE SPECIFIED SIZES.
9. CANOPY TREES USED FOR STREET TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 2 INCHES MEASURED AT 48 INCHES ABOVE THE ROOT BALL PER THE TOWNSHIP ORDINANCE (SECTION 190-41.D), WHICHEVER IS GREATER, AT TIME OF PLANTING. FOR TREES USED WITHIN PARKING AREAS, THE CANOPY TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 1-1/2" MEASURED THREE FEET FROM THE GROUND PER THE TOWNSHIP ORDINANCE (SALDO 190-44.G (6) AND ZO 220-46.J (7)), WHICHEVER IS GREATER.

PLUG SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	67,958 SF	BMP #1 SEED & PLUG MIX				
		PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	1,148	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5% @ 24" o.c.
	1,148	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5% @ 24" o.c.
	1,148	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5% @ 24" o.c.
	1,236	CAREX LURIDA	LURID SEDGE	4"	PLUG	7% @ 24" o.c.
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	1,148	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5% @ 24" o.c.
	1,148	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5% @ 24" o.c.
	1,148	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5% @ 24" o.c.
	1,148	HELENIUM AUTUMNALE	COMMON BONESET	4"	PLUG	6.5% @ 24" o.c.
	1,148	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5% @ 24" o.c.
	1,413	PANICUM CLAUDESTINIUM	DEER TONGUE	4"	PLUG	8% @ 24" o.c.
	1,148	POYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5% @ 24" o.c.
	64,401 SF	BMP #2 SEED & PLUG MIX				
		PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	1,088	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5% @ 24" o.c.
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	1,088	POYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5% @ 24" o.c.
	1,088	SCORPUS CYPERRINUS	WOOL GRASS	4"	PLUG	6.5% @ 24" o.c.
	44,668 SF	BMP #3 SEED & PLUG MIX				
		PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
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	755	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5% @ 24" o.c.
	755	ASTER UMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5% @ 24" o.c.
	813	CAREX LURIDA	LURID SEDGE	4"	PLUG	7% @ 24" o.c.
	755	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7% @ 24" o.c.
	755	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5% @ 24" o.c.
	755	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5% @ 24" o.c.
	755	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5% @ 24" o.c.
	755	HELENIUM AUTUMNALE	COMMON BONESET	4"	PLUG	6.5% @ 24" o.c.
	755	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5% @ 24" o.c.
	929	PANICUM CLAUDESTINIUM	DEER TONGUE	4"	PLUG	8% @ 24" o.c.
	755	POYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5% @ 24" o.c.
	755	SCORPUS CYPERRINUS	WOOL GRASS	4"	PLUG	6.5% @ 24" o.c.
	755	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5% @ 24" o.c.

PLANT SCHEDULE

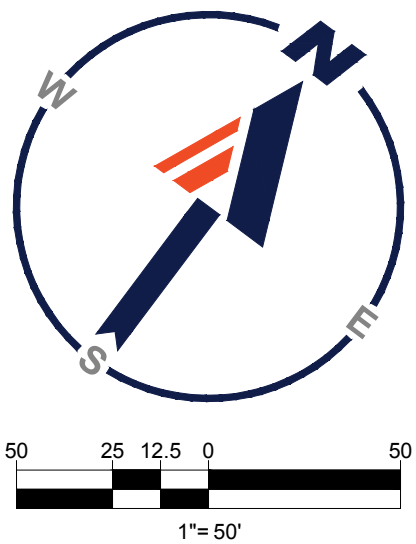
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GTK	29	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL	B&B
LSR	30	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL	B&B
QPH	29	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL	B&B
TA	23	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL	B&B
ZS	31	ZELKOVA SERRATA	ZELKOVA	2.5" CAL	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PGL	92	PICEA GLAUCA	WHITE SPRUCE	5-6'	B&B
PIAB	117	PICEA ABIES	NORWAY SPRUCE	5-6'	B&B
PM	98	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5-6'	B&B
PO	121	PICEA OMORICA	SERBIAN SPRUCE	5-6'	B&B
PP	112	PICEA PUNGENS	COLORADO SPRUCE	5-6'	B&B
PS	27	PINUS STROBUS	WHITE PINE	5-6'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	31	CORNUS SERICEA	RED TWIG DOGWOOD	2-3'	B&B
DGN	176	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
IMBB	41	ILEX X MESERVEAE 'BLUE BOY'	BLUE BOY HOLLY	24-30"	CONTAINER
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"	CONTAINER
JCSG	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B&B
JHB	322	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD.	CONTAINER
VR	17	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B&B

LEGEND

- AREA TO BE SEED WITH ERNST NORTHEAST ANNUAL AND PERENNIAL WILDFLOWER SEED MIX (ERNMX-168, SEE SPECIFICATIONS)
- AREA TO BE SEED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE SPECIFICATIONS)

SITE TRIANGLE NOTES

1. NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF THE EASEMENTS THAT WOULD OBSTRUCT THE AVAILABLE SIGHT DISTANCES PER SECTION 190-34 (1)(1)(b).



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	08/26/2022	REVISED PER CONDITIONAL USE PRELIMINARY PLAN AND COUNTY PLANNING COMMENTS	SJA
2	11/09/2022	REVISED PER BCCD COMMENTS	DCM
3	03/15/2023	PER TOWNSHIP COMMENTS	LB
4	06/30/2023	PER TWP., AUTH., & BCCD COMMENTS	SJA
5	09/29/2023	PER REMAINING BCCD TECH COMMENTS	LB



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PROJECT No.: PP213222
DRAWN BY: SJA
CHECKED BY: DM/CDLB
DATE: 03/01/2023
CAD ID: PP213222-LLGT-4B

PRELIMINARY LAND DEVELOPMENT PLANS

FOR
MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDEN CREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL #61-5411-16-74-8787

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
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SHEET TITLE:

















LANDSCAPE PLAN 'D'

















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





C-704

REVISION 5 - 09/29/2023

PLUG SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	67,968 SF	BMP #1 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	1,148	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.
	1,148	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,148	ASTER LIMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,236	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.
	1,236	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.
	1,148	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.
	1,148	ELYNUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.
	1,148	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.
	1,148	EUPATORIUM PERFOOLIATUM	COMMON BONESET	4"	PLUG	6.5" @ 24" o.c.
	1,148	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.
	1,148	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.
	1,413	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.
	1,148	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.
	1,148	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.
	1,148	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.

	64,401 SF	BMP #2 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	1,088	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.
	1,088	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,088	ASTER LIMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.
	1,172	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.
	1,172	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.
	1,088	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.
	1,088	ELYNUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.
	1,088	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.
	1,088	EUPATORIUM PERFOOLIATUM	COMMON BONESET	4"	PLUG	6.5" @ 24" o.c.
	1,088	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.
	1,088	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.
	1,339	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.
	1,088	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.
	1,088	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.
	1,088	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.

	44,668 SF	BMP #3 SEED & PLUG MIX PLUG MIX AREA TO BE PLANTED WITH PLUGS PER PLANTING DETAILS AND SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS). AREA NOT TO BE MULCHED.				
	755	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	6.5" @ 24" o.c.
	755	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	PLUG	6.5" @ 24" o.c.
	755	ASTER LIMBELLATUS	FLAT-TOPPED ASTER	4"	PLUG	6.5" @ 24" o.c.
	813	CAREX LURIDA	LURID SEDGE	4"	PLUG	7" @ 24" o.c.
	813	CAREX VULPINOIDEA	FOX SEDGE	4"	PLUG	7" @ 24" o.c.
	755	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4"	PLUG	6.5" @ 24" o.c.
	755	ELYNUS VIRGINICUS	VIRGINIA WILD RYE	4"	PLUG	6.5" @ 24" o.c.
	755	EUPATORIUM DUBIUM	JOE PYE WEED	4"	PLUG	6.5" @ 24" o.c.
	755	EUPATORIUM PERFOOLIATUM	COMMON BONESET	4"	PLUG	6.5" @ 24" o.c.
	755	HELENIUM AUTUMNALE	SNEEZEWEED	4"	PLUG	6.5" @ 24" o.c.
	755	MONARDA FISTULOSA	BERGAMOT	4"	PLUG	6.5" @ 24" o.c.
	929	PANICUM CLANDESTINUM	DEER TONGUE	4"	PLUG	8" @ 24" o.c.
	755	PYCNANTHEMUM FLEXUOSUM	MOUNTAIN MINT	4"	PLUG	6.5" @ 24" o.c.
	755	SCIRPUS CYPERINUS	WOOL GRASS	4"	PLUG	6.5" @ 24" o.c.
	755	VERBENA HASTATA	BLUE VERVAIN	4"	PLUG	6.5" @ 24" o.c.

GENERAL NOTES:

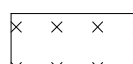
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- THE OWNER OF THE FACILITY SERVED BY THE PARKING AREA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING AREA LANDSCAPING IN A HEALTHY AND ATTRACTIVE CONDITION. DEAD PLANT MATERIAL AND DEBRIS SHALL BE REMOVED WITHIN 30 DAYS.
- THE SIZES OF ALL TREES AS SPECIFIED WITHIN THE PLANT SCHEDULE SHALL BE AT THE TIME OF INSTALLATION. IF THE PLANTED TREES ARE SMALLER THAN WHAT IS INDICATED, THE TOWNSHIP WILL RETAIN THE FINANCIAL SECURITY FOR SUCH UNTIL SUCH TIME AS THE TREES GROW TO THE SPECIFIED SIZES.
- CANOPY TREES USED FOR STREET TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 2 INCHES MEASURED AT 48 INCHES ABOVE THE ROOT BALL PER THE TOWNSHIP ORDINANCE (SECTION 190-44.D), WHICHEVER IS GREATER, AT TIME OF PLANTING. FOR TREES USED WITHIN PARKING AREAS, THE CANOPY TREES SHALL EITHER MEET THE 2.5" CALIPER MINIMUM PER THE AMERICAN STANDARD FOR NURSERY STOCK (AS NOTED IN THE SCHEDULE), OR A DIAMETER OF 1-1/2" MEASURED THREE FEET FROM THE GROUND PER THE TOWNSHIP ORDINANCE (BALDO 190-44.G.(6) AND ZO 220-46.J.(7)), WHICHEVER IS GREATER.

SITE TRIANGLE NOTES

- NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF THE EASEMENTS THAT WOULD OBSTRUCT THE AVAILABLE SIGHT DISTANCES PER SECTION 190-34.H(1)(b).



LEGEND



AREA TO BE SEEDED WITH ERNST NORTHEAST ANNUAL AND PERENNIAL WILDFLOWER SEED MIX (ERNMX-168, SEE SPECIFICATIONS)



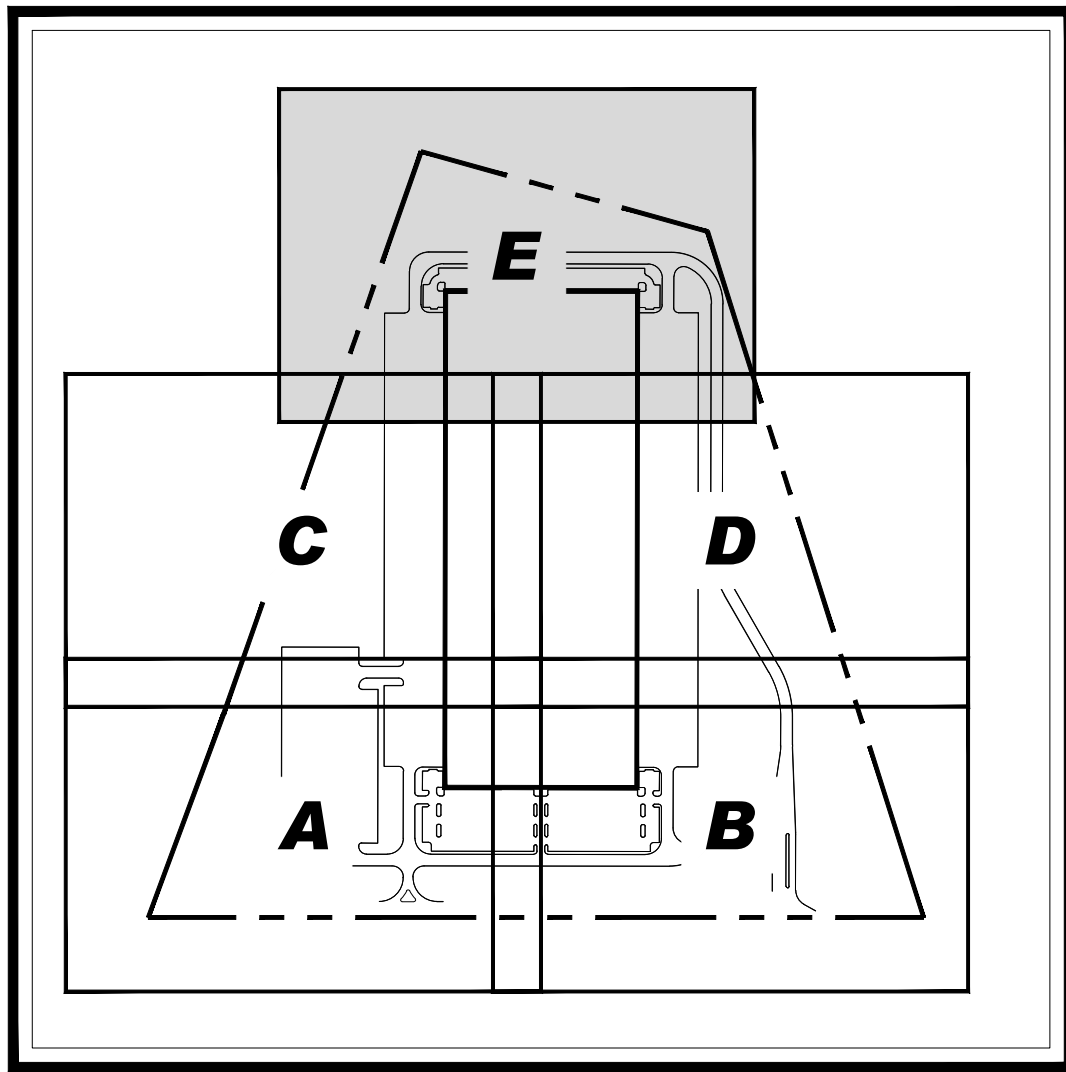
AREA TO BE SEEDED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE SPECIFICATIONS)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GTK	29	QLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL	B&B
LSR	30	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL	B&B
QPH	29	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL	B&B
TA	23	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL	B&B
ZS	31	ZELKOVA SERRATA	ZELKOVA	2.5" CAL	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PGL	92	PICEA GLAUCA	WHITE SPRUCE	5-6'	B&B
PIAB	117	PICEA ABIES	NORWAY SPRUCE	5-6'	B&B
PM	98	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5-6'	B&B
PO	121	PICEA OMORICA	SERBIAN SPRUCE	5-6'	B&B
PP	112	PICEA PUNGENS	COLORADO SPRUCE	5-6'	B&B
PS	27	PINUS STROBUS	WHITE PINE	5-6'	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	31	CORNUS SERICEA	RED TWIG DOGWOOD	2-3'	B&B
DGN	176	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
IMBB	41	ILEX X MESSERVAE 'BLUE BOY'	BLUE BOY HOLLY	24-30"	CONTAINER
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"	CONTAINER
JCSG	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B&B
JHIB	322	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD.	CONTAINER
VR	17	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B&B



KEY MAP



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	08/26/2022	REVISED PER CONDITIONAL USE PRELIMINARY PLAN AND COUNTY PLANNING COMMENTS	SJA
2	11/09/2022	REVISED PER BCDD COMMENTS	CD
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PROJECT No.: PP213222
DRAWN BY: SJA
CHECKED BY: DM/CD/LB
DATE: 03/15/2023
CAD ID: PP213222-LLGT-5A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR
MAIDEN CREEK ASSOCIATES, L.P.

PROPOSED DEVELOPMENT

ALLENTOWN PIKE
MAIDEN CREEK TOWNSHIP
BERKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
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SHEET TITLE:

LANDSCAPE PLAN 'E'

SHEET NUMBER:

C-705

REVISION 5 - 09/29/2023

