

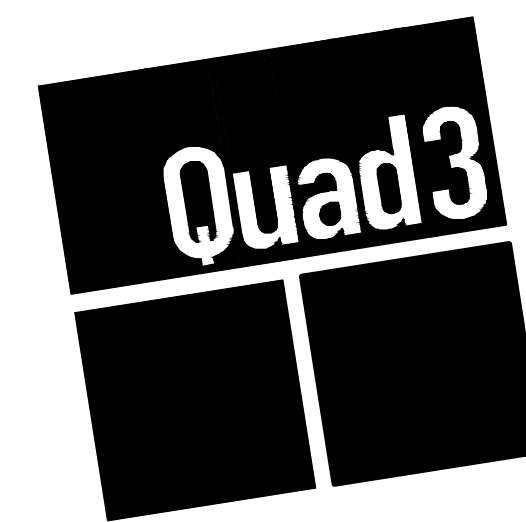
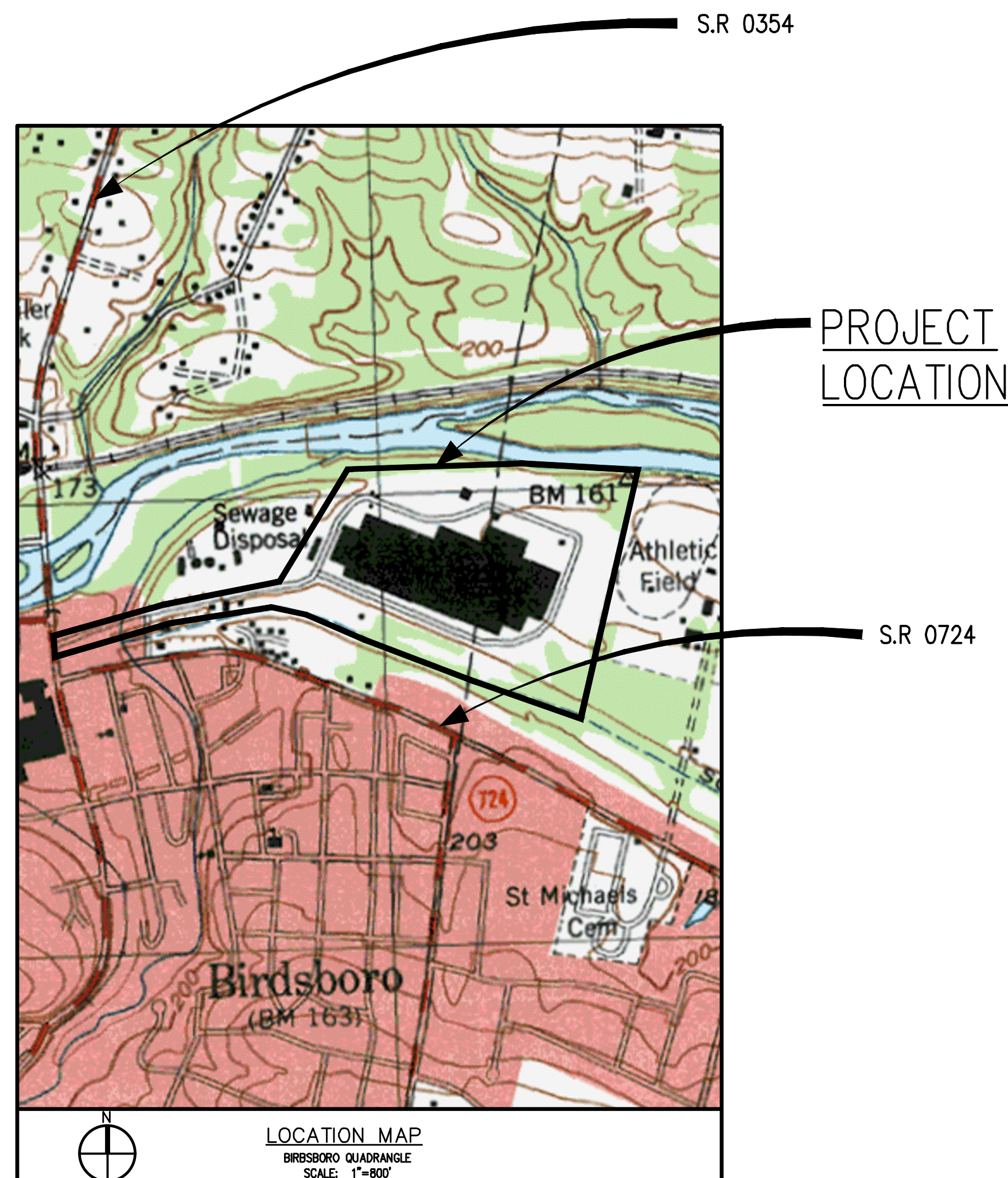
FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR NATURAL GAS COMBINE CYCLE BIRDSBORO BOROUGH, BERKS COUNTY, PA

OWNER:

BIRDSBORO POWER PA LLC
72 GLENMAURA NATIONAL BOULEVARD
MOOSIC, PA 18507

SITE ADDRESS:

1 ARMORCAST DRIVE
BIRDSBORO, PA 19508

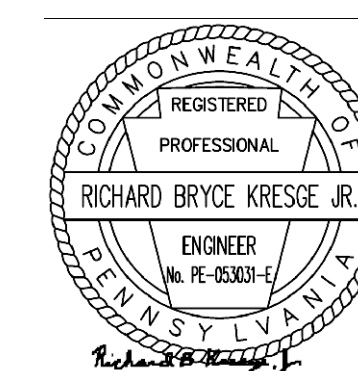


Architecture
Engineering
Environmental Science

Quad Three Group, Inc.
37 North Washington Street
Wilkes-Barre, PA 18701
phone 570 829.4200
fax 570 829.3732
web www.quad3.com

PROJECT NO. 10708.01
DATED: October 28, 2015

Sheet List Table	
Sheet Number	Sheet Title
CS	COVER SHEET
CLS-1	CIVIL ENGINEERING NOTES
C-100	SENSITIVE NATURAL RESOURCE PLAN
C-101	SITE PLAN
C-102	GRADING AND PCSM PLAN
C-200	PCSM NOTES
C-201	PCSM DETAILS
C-202	PCSM DETAILS



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
POCS SERIAL NUMBERS
1-800-242-1776 20150470504
20150470505

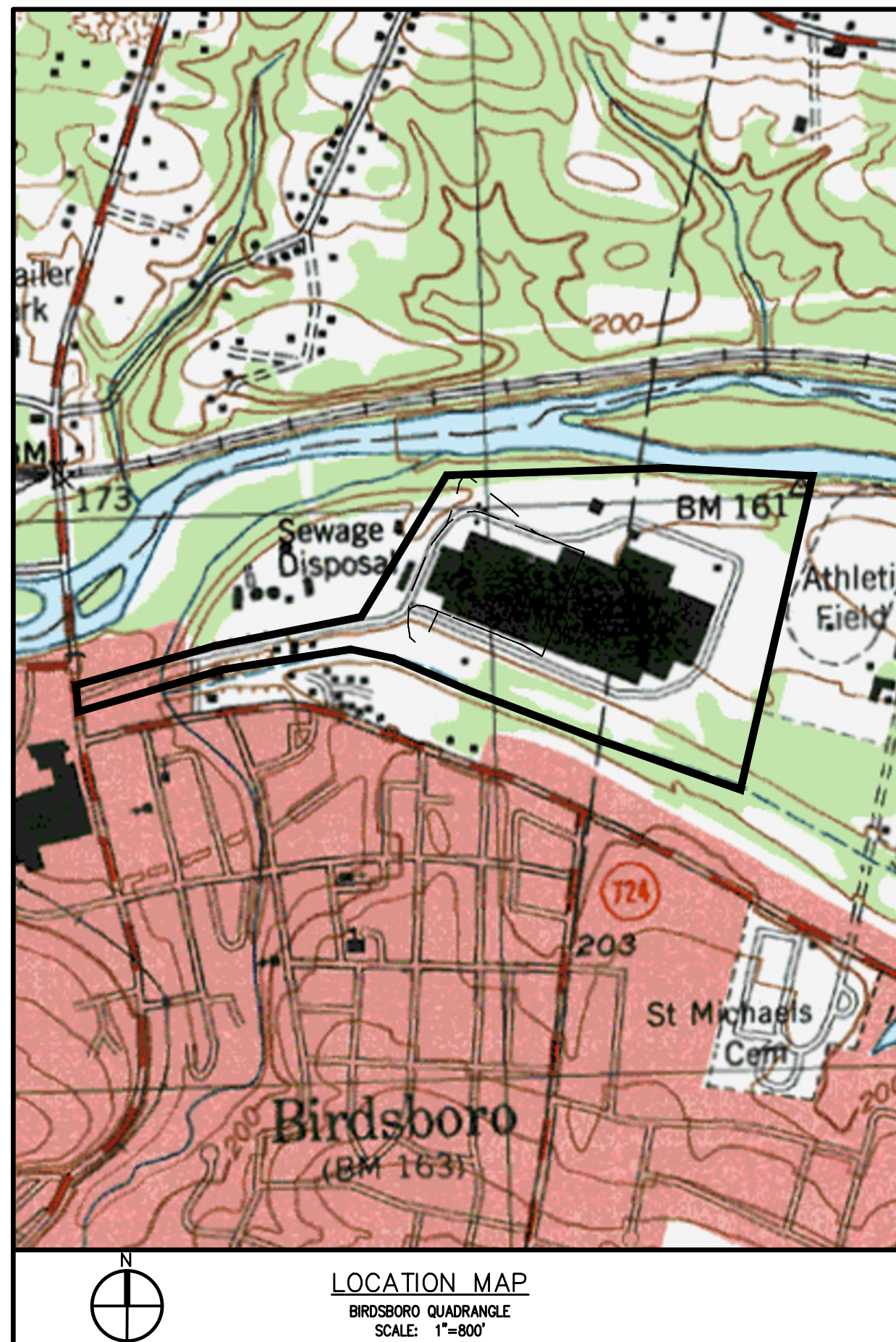
CS

ORDINANCE

SECTION 1303 AREA AND HEIGHT REGULATIONS.

THE FOLLOWING REGULATIONS SHALL BE MET UNLESS OTHERWISE REQUIRED BY THIS ORDINANCE:

	<u>MINIMUM PERMITTED</u>	
BUILDING HEIGHT	50 FEET	
BUILDING COVERAGE	60 PERCENT	
	<u>MINIMUM REQUIREMENTS</u>	<u>PROVIDED</u>
LOT SIZE	5 ACRES	101.5 ACRES
LOT WIDTH	250 FEET	1650 FEET
FRONT YARD SETBACK	50 FEET	50 FEET
IMPROVEMENT SETBACK	25 FEET	50 FEET
REAR YARD SETBACK	25 FEET	25 FEET
SIDE YARD SETBACK	25 FEET	25 FEET



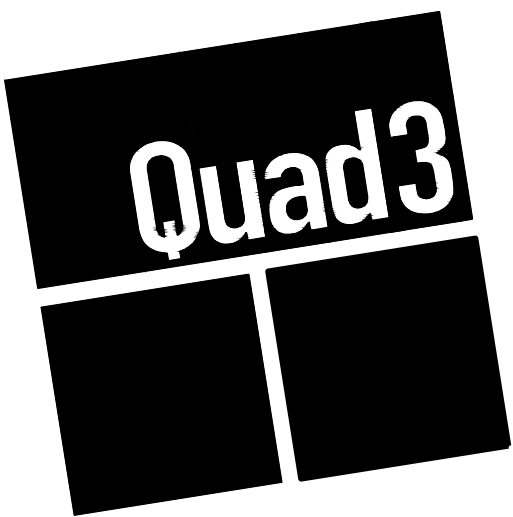
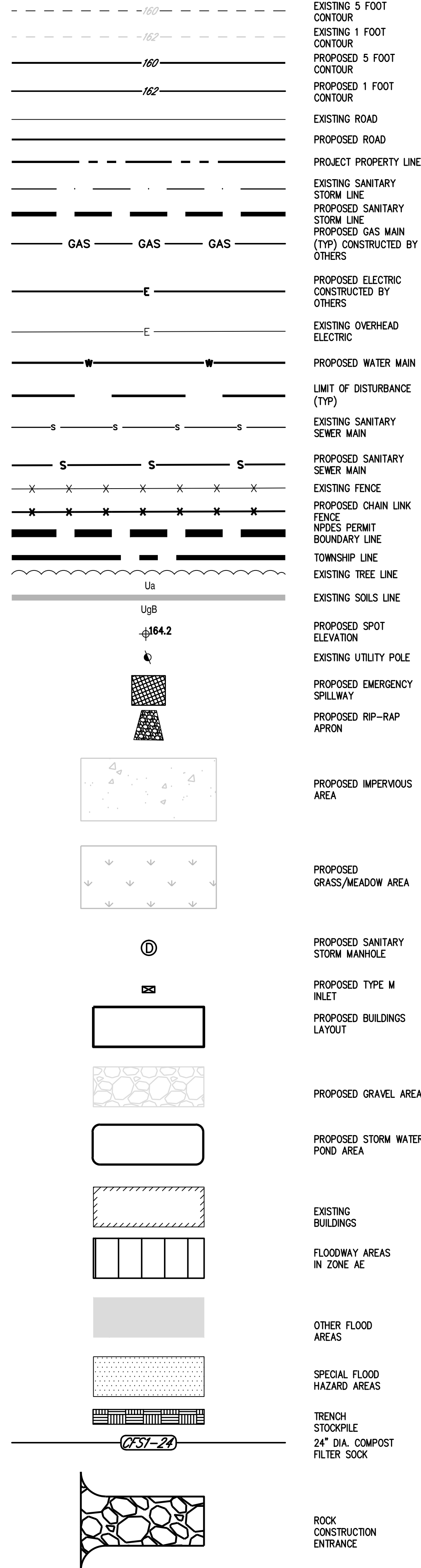
SURVEY NOTES

1. PROJECT SITE IS LOCATED IN ZONING DISTRICT TYPE M-MIXED USE/EMPLOYMENT CENTER.
2. EXISTING PARCEL LOTS WERE GENERATED FROM BERKS COUNTY GIS MAPPING AND WERE NOT SURVEYED BY QUAD THREE GROUP.
3. PROPERTY BOUNDARY WAS GENERATED FROM A DEED BOOK 2967 PAGES 773-781.
4. PLANIMETRIC FEATURES SHOWN HEREIN ARE BASED ON PENNSYLVANIA SPATIAL DATA ACCESS IMAGERY.
5. CONTOURS SHOWN HEREIN HAVE BEEN EXTRAPOLATED FROM LIDAR MAPPING PROVIDED BY PENNSYLVANIA SPATIAL DATA ACCESS. DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GENERAL NOTES

1. ALL UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH PENNSYLVANIA ACT 38.
2. CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL NUMBER AT 1-800-242-1776 THREE WORKING DAYS PRIOR TO THE START OF WORK TO HAVE ALL UTILITIES MARKED IN THE WORK AREA.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES OF HIS WORK SCHEDULE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL HAVE EACH UTILITY OWNER VERIFY AND MARK THE LOCATIONS OF THEIR RESPECTIVE MAIN AND SERVICE LINES IN THE FIELD BEFORE THE START OF WORK.
4. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN EXISTING UTILITY SERVICE. IN THE EVENT THAT THE CONTRACTOR DAMAGES AN EXISTING UTILITY LINE OR LATERAL, HE SHALL NOTIFY THE UTILITY OWNER IMMEDIATELY, AND REPAIRS SHALL BE DIRECTED BY THE UTILITY OWNER AND SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
5. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION. NEITHER THE OWNER NOR QUAD THREE GROUP, INC. GUARANTEES THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY LINES AND STRUCTURES SHOWN ON THE PLAN, NOR DOES THE OWNER OR QUAD THREE GROUP, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES AND STRUCTURES ARE SHOWN.
6. DRAWING REFERENCES ARE FOR CONVENIENCE ONLY AND DO NOT LIMIT THE APPLICATION OF THE DRAWING OR DETAIL.
7. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PORTION OF THE OWNER'S PROPERTY AND ADJACENT PROPERTIES TO THE ORIGINAL CONDITION.
8. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE CAUSED BY HIS CONSTRUCTION.
9. IN THE EVENT OF DAMAGE TO ANY OPERATING FACILITIES THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER AND BE PREPARED TO WORK OVERTIME, IF DEEMED NECESSARY, TO COMPLETE RESTORATION TO THE SATISFACTION OF THE OWNER WITH NO ADDITIONAL COSTS TO THE OWNER.
10. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODE REGULATIONS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL SAFETY REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
11. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, TRENCHING AND SHORING IN ACCORDANCE WITH O.S.H.A. SAFETY & HEALTH REGULATIONS, PART 1926, SUBPART P.
12. THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ALL TRENCH EXCAVATIONS AT ALL TIMES.
13. WHEN THE DEPTH OF TRENCH EXCEEDS 5 FT., A TRENCH BOX OR SHORING SHALL BE REQUIRED. IF MAXIMUM TRENCH DEPTH EXCEEDS 20 FT., A SHORING DESIGN AS PER O.S.H.A. REGULATIONS SHALL BE USED.
14. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADEQUATELY SUPPORT ALL UTILITY POLES IN THE AREA OF THE TRENCH EXCAVATION PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE BARRICADING AND/OR CLOSING AND RE-OPENING OF ANY AND ALL EXCAVATIONS DURING "DOWN-TIME" AS REQUIRED BY THE ON-SITE INSPECTORS (PADEP, ENGINEER, OWNER, ETC.).
16. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE EXISTING GUIDE RAIL, LAWNS, SIGNS, SIDEWALKS, CURBS, BOLLARDS, PAVEMENT, PAVEMENT MARKINGS, ETC. AS NEEDED FOR THE COMPLETION OF HIS WORK.
17. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR EXPLORATORY WORK AND/OR TEST BORES.
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS (ELEVATIONS, LOCATIONS, ETC.) BEFORE COMMENCING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF A CONFLICT EXISTS.
19. CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY REMOVE AND DISPOSE OFF-SITE ALL PIPE, CONDUIT, CONCRETE, STEEL, STRUCTURE(S), EXCESS EARTHEN MATERIAL AND ANY OTHER DEMOLISHED MATERIALS COVERED UNDER THE CONTRACT.
20. WATER, SANITARY, AND OTHER UTILITIES WILL BE DETERMINED IN FUTURE DURING CONSTRUCTION.
21. THE BOROUGH SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO REPAIR OR MAINTAIN ANY DRAINAGE FACILITIES SHOWN WITHIN THE EASEMENTS PROVIDED ON THE PROPERTY.
22. THE CONTRACTOR SHALL COMPLY WITH ALL BOROUGH AND PENNDOT 408 MANUAL STANDARDS DURING CONSTRUCTION.
23. THE CONTRACTOR SHALL COMPLY WITH OUTDOOR LIGHTING (§509) GLARE CONTROL REQUIREMENTS AND FIXTURES SHALL BE AIMED STRAIGHT DOWN AND MEET IESNA FULL-CUTOFF CRITERIA.

LEGEND

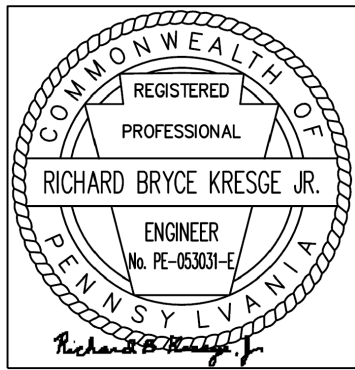


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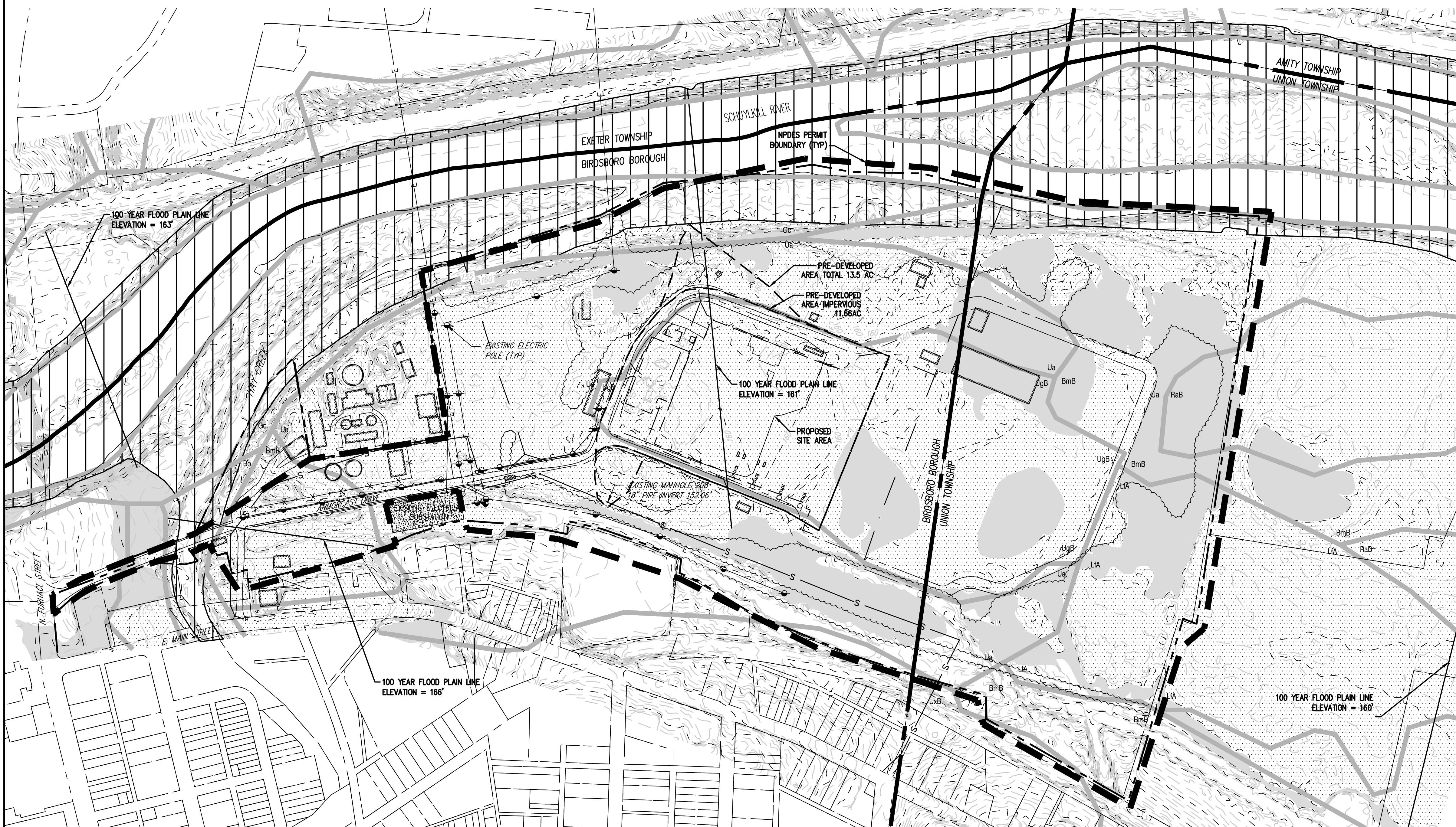
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PROJECT MGR:	RBK	SCALE:	NONE
ARCH/ENG:	RBK	DATE:	5/29/2015
DRAWN BY:	MM	JOB NO:	10708.04

CIVIL ENGINEERING
NOTES

DRAWING NO.

CLS-1

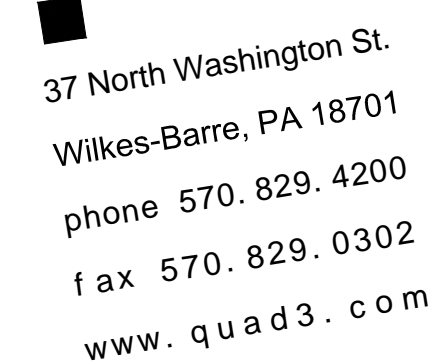


PCSN NOTES:

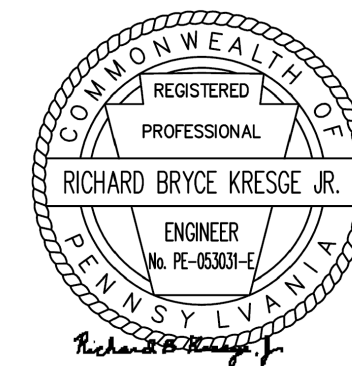
1. THE PROJECT IS LOCATED IN LOCATED WITHIN UGB SOIL (URBAN LAND) WITH SLOPES 0 TO 8 PERCENT.
2. CHAPTER 93 RECEIVING WATER CLASSIFICATIONS – STORMWATER FROM THE PROJECT DRAINS INTO THE SCHUYLKILL RIVER. THE SCHUYLKILL RIVER HAS A CHAPTER 93 CLASSIFICATION OF WMF, WARM WATER FISHES AND IS NOT INCLUDED IN THE LIST OF STATEWIDE EXISTING USES.
3. EXISTING SITE USE – THE SITE IS A CONCRETE PAD FROM ABANDONED STEEL MILL FACILITY.
4. NO GEOLOGIC CONDITION EXIST ON SITE THAT MAY CAUSE POLLUTION.

1. PROJECT SITE IS LOCATED IN ZONING DISTRICT TYPE M-MIXED USE/EMPLOYMENT CENTER
2. EXISTING BUILDING SHOULD BE SECURED AND SHALL COMPLY WITH THE CURRENT BIRDSONG BOROUGH BUILDING CODE.
3. CONTOURS LINES SHOWN WERE GENERATED FROM SMALLA (PENNSYLVANIA SPATIAL DATA ACCESS) AND DO NOT REPRESENT DATA FIELD VERIFIED BY QUAD THREE GROUP, INC.
4. FLOOD AREAS SHOWN WERE GENERATED FROM FLOOD INSURANCE RATE MAP REVISED JULY 3, 2012 BY NATIONAL FLOOD INSURANCE PROGRAM (MAP NUMBER 4201100543G).
5. PROPERTY BOUNDARY WAS GENERATED FROM A DEED BOOK 2967 PAGES 773-781

A number line is shown with tick marks at -200, 0, 200, and 400. The region between -200 and 200 is shaded.



BIRDSBORO POWER PA LLC
72 GLENMAURA NATIONAL BLVD
MOOSIC, PA 18507

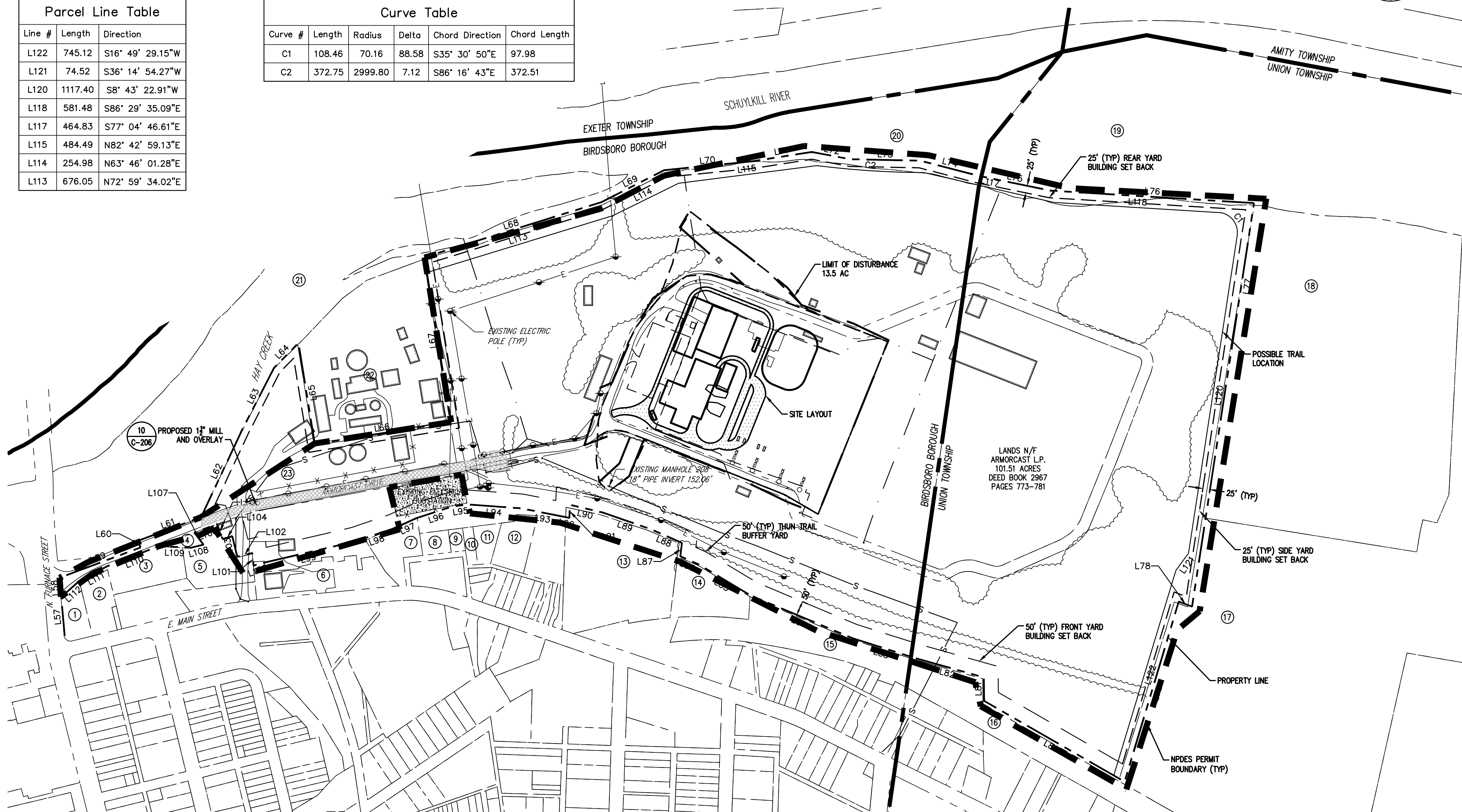


SENSITIVE
NATURAL
RESOURCE PLAN

C-100

Parcel Line Table		
Line #	Length	Direction
L122	745.12	S16° 49' 29.15"W
L121	74.52	S36° 14' 54.27"W
L120	1117.40	S8° 43' 22.91"W
L118	581.48	S86° 29' 35.09"E
L117	464.83	S77° 04' 46.61"E
L115	484.89	S88° 42' 59.13"E
L114	254.98	N63° 46' 01.28"E
L113	676.05	N72° 59' 34.02"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	108.46	70.16	88.58	S35° 30' 50"E	97.98
C2	372.75	2999.80	7.12	S86° 16' 43"E	372.51



EXISTING 5 FOOT
CONTOUR
EXISTING 1 FOOT
CONTOUR
PROJECT PROPERTY LINE
EXISTING SANITARY
STORM LINE
EXISTING OVERHEAD
ELECTRIC
LIMIT OF DISTURBANCE
(TYP)
EXISTING FENCE
EXISTING ROAD
NPDES PERMIT
BOUNDARY LINE
TOWNSHIP LINE
EXISTING SOILS LINE
EXISTING SANITARY
SEWER MAIN
EXISTING UTILITY POLE
EXISTING TREE LINE
EXISTING
BUILDINGS

NOTE:

1. ALL EXISTING BUILDINGS SHOULD BE SECURED AND SHALL COMPLY WITH THE CURRENT BIRDSBORO BOROUGH BUILDING CODE.
2. PROJECT SITE IS LOCATED IN ZONING DISTRICT TYPE M-MIXED USE/EMPLOYMENT CENTER.
3. EXISTING PARCEL LOTS WERE GENERATED FROM BERKS COUNTY GIS MAPPING
4. PROPERTY PORTAL WAS GENERATED FROM A DEED BOOK 2967 PAGES 773-781

1 SITE PLAN
C-101 SCALE: 1"=200'

Parcel Line Table		
Line #	Length	Direction
L57	134.53	N4° 54' 57.09"W
L58	67.28	N4° 54' 57.09"W
L59	300.43	N69° 26' 02.91"E
L60	24.92	N20° 33' 57.09"W
L61	234.01	N69° 30' 32.91"E
L62	336.90	N25° 11' 32.91"E
L63	241.31	N27° 14' 32.91"E
L64	121.08	N44° 32' 32.91"E
L65	356.07	S9° 11' 27.09"E
L66	480.00	N80° 48' 32.91"E
L67	580.88	N9° 11' 27.09"W
L68	643.63	N72° 44' 32.91"E
L69	246.27	N83° 01' 32.91"E
L70	305.88	N84° 16' 32.91"E

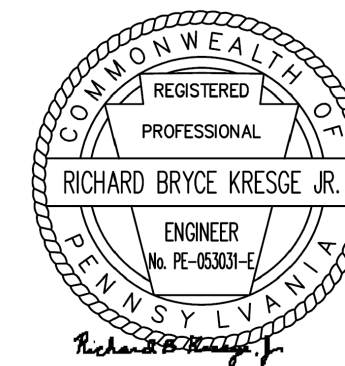
Parcel Line Table		
Line #	Length	Direction
L71	211.21	N81° 04' 32.91"E
L72	135.54	S79° 16' 27.09"E
L73	243.83	S88° 48' 27.09"E
L74	205.52	S75° 23' 27.09"E
L75	258.92	S78° 21' 27.09"E
L76	709.45	S86° 29' 35.09"E
L77	1420.08	S8° 43' 22.91"W
L78	49.50	N68° 46' 37.09"W
L79	654.44	S16° 43' 22.91"W
L80	563.67	N60° 04' 37.09"W
L81	81.72	N0° 46' 37.09"W
L82	252.62	N74° 15' 47.09"W
L83	224.46	N72° 24' 47.09"W
L84	382.36	N67° 14' 17.09"W

Parcel Line Table		
Line #	Length	Direction
L85	210.27	N59° 03' 32.09"W
L86	71.45	N66° 14' 47.09"W
L87	46.88	N7° 09' 22.91"E
L88	118.71	N66° 14' 47.09"W
L89	175.53	N70° 49' 47.09"W
L90	118.12	N76° 43' 02.09"W
L91	45.84	S2° 41' 22.91"W
L92	10.87	N76° 43' 02.09"W
L93	159.73	N78° 50' 22.09"W
L94	186.54	N85° 49' 22.09"W
L95	55.03	S82° 13' 52.91"W
L96	129.69	S72° 01' 37.91"W
L97	86.39	S65° 39' 17.91"W
L98	140.43	S71° 15' 32.91"W

Parcel Line Table		
Line #	Length	Direction
L99	347.53	S76° 51' 47.91"W
L100	17.76	S70° 11' 37.91"W
L101	44.58	N5° 46' 27.09"W
L102	53.77	S76° 12' 32.91"W
L103	73.76	N13° 47' 27.09"W
L104	34.88	S73° 26' 32.91"W
L105	55.22	N20° 23' 57.09"W
L106	84.54	S69° 17' 02.91"W
L107	52.30	S37° 15' 57.09"E
L108	44.40	S76° 04' 02.91"W
L109	113.52	N87° 25' 57.09"W
L110	193.30	S68° 36' 32.91"W
L111	107.65	S62° 12' 02.91"W
L112	84.23	S48° 17' 12.91"W

1. I AND G INVESTMENTS LLC
MICHELE DRIVE, MEDIA, PA 19063
LOCATION: 317 N. FURNACE ST.
PIN: 534409157885
DEED: 3868 0051
2. SATIRO EDOARDO
258 COLORADO DR BIRDSBORO PA 19058
PARCEL LOCATION: 113 E MAIN ST
PIN: 534409158878
DEED: 2014 013982
3. GERNERT WILLIM J
100 DEWALD RD READING PA 19066
PARCEL LOCATION: 300 ARMORCAST RD
PIN: 534409260031
DEED: 3328 0099
4. ARMORCAST LP
PO BOX 629 HORSHAM PA 19044
PARCEL LOCATION: 1 ARMORCAST RD
PIN: 534410327169
DEED: 2967 0773
5. M B INVESTMENTS
2650 AUDUBON RD AUDUBON PA 19403
PARCEL LOCATION: 321 N FURNACE ST
PIN: 534409261446
DEED: 2014 042839
6. BIRDSBORO MEM POST #411 VFW ATTN:COMMANDER
PO BOX 181 321 E MAIN STREET BIRDSBORO PA 19058
PARCEL LOCATION: 321 E MAIN ST
PIN: 534410256967
DEED: 2226 0276
7. GIANGIACOMO ANTHONY P
959 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: 401 FARMER ST
PIN: 534410269018
DEED: 4549 1326
8. AMERICAN LEGION POST 626
445 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: 445 E MAIN ST
PIN: 534410350959
DEED: 0970 0032
9. BIRDSBORO AMERICAN LEGION
COMM AMBULANCE SERVICE INC BIRDSBORO PA 19058
PARCEL LOCATION: FARMER ST
PIN: 534410361121
DEED: 1351 0096
10. CUSHMAN ANDREW J JR & STACIE R
501 FARMER ST BIRDSBORO PA 19058
PARCEL LOCATION: 501 FARMER ST
PIN: 534410361068
DEED: 4975 1247
11. WEYANDT DALE
21 SPORTSMAN RD WERNERSVILLE PA 15665
PARCEL LOCATION: 503 FARMER ST
PIN: 534410362019
DEED: 4938 1472
12. DAVIDHEISER RAYMOND/WINFRED E
507 FARMER ST BIRDSBORO PA 19058
PARCEL LOCATION: 507 FARMER ST
PIN: 534410363019
DEED: 1419 0433
13. BIRDSBORO BORO
113 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: 601 E MAIN ST
PIN: 534410366070
DEED: 1527 0252
14. BARTHOLOMEW BRENDA C
617 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: 617 E MAIN ST
PIN: 534410358781
DEED: 3840 1179
15. SCHUYLKILL RIVER GREENWAY ASSO
960 OLD MILL RD WYOMISSING PA 19610
PARCEL LOCATION: RIVER RD
PIN: 534410453755
DEED: 2193 1900
16. SCHUYLKILL RIVER GRTNWAY ASSOC
140 COLLEGE DR POTTSTOWN PA 19464
PARCEL LOCATION: RIVER RD
PIN: 535415539102
DEED: 2193 1900
17. GIANGIACOMO A P & ROSEMARY
959 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: 959 E MAIN ST
PIN: 534417600898
DEED: 1705 0810
18. HAMPTON EUGENE A & BETTY J
957 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: 957 E MAIN ST
PIN: 534411661649
DEED: 2814 1948
19. STREAM SCHUYLKILL RIVER
20. STREAM SCHUYLKILL RIVER
21. M B INVESTMENTS
2650 AUDUBON RD AUDUBON PA 19403
PARCEL LOCATION: 321 N FURNACE ST
PIN: 534409261446
DEED: 2014 042839
22. BIRDSBORO MUN SEWER AUTH
113 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: ARMORCAST RD
PIN: 534410268722
DEED: 1396 0073
23. BIRDSBORO MUN AUTH
113 E MAIN ST BIRDSBORO PA 19058
PARCEL LOCATION: ARMORCAST RD
PIN: 534410267349
DEED: 4607 0804

BIRDSBORO POWER PA LLC
72 GLENMAURA NATIONAL BLVD
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ARCH/ENG:	RBK	DATE:	5/29/2015
DRAWN BY:	MM	JOB NO:	10708.04

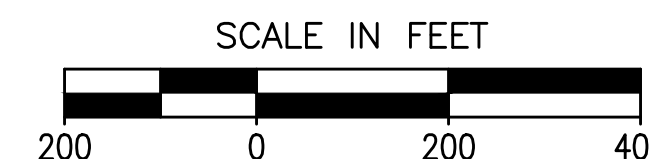
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SITE PLAN

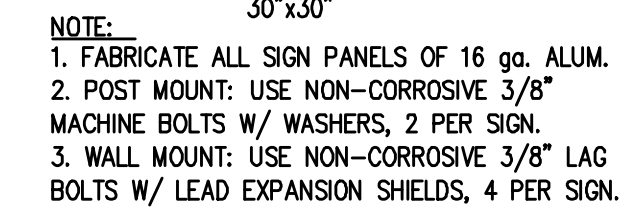
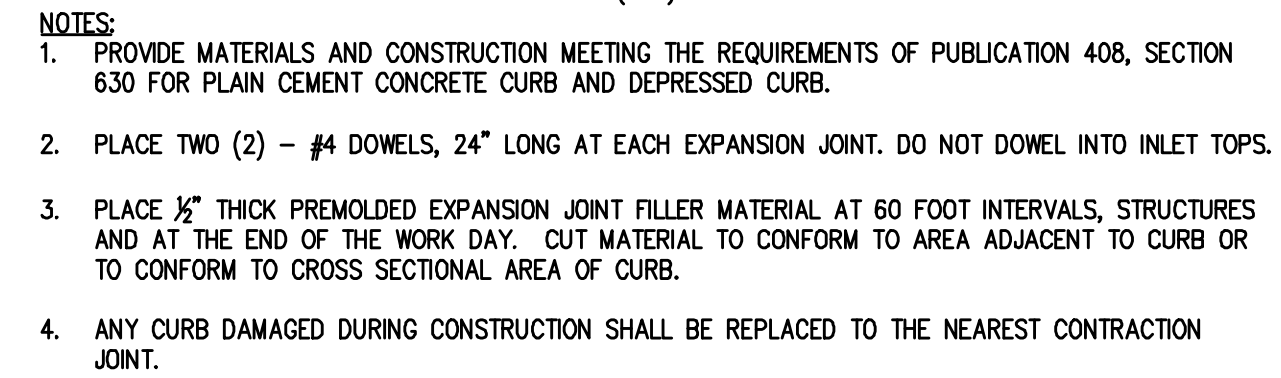
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C-101

CHECK GRAPHIC SCALE BEFORE USING



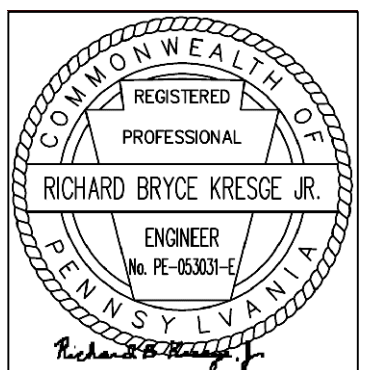




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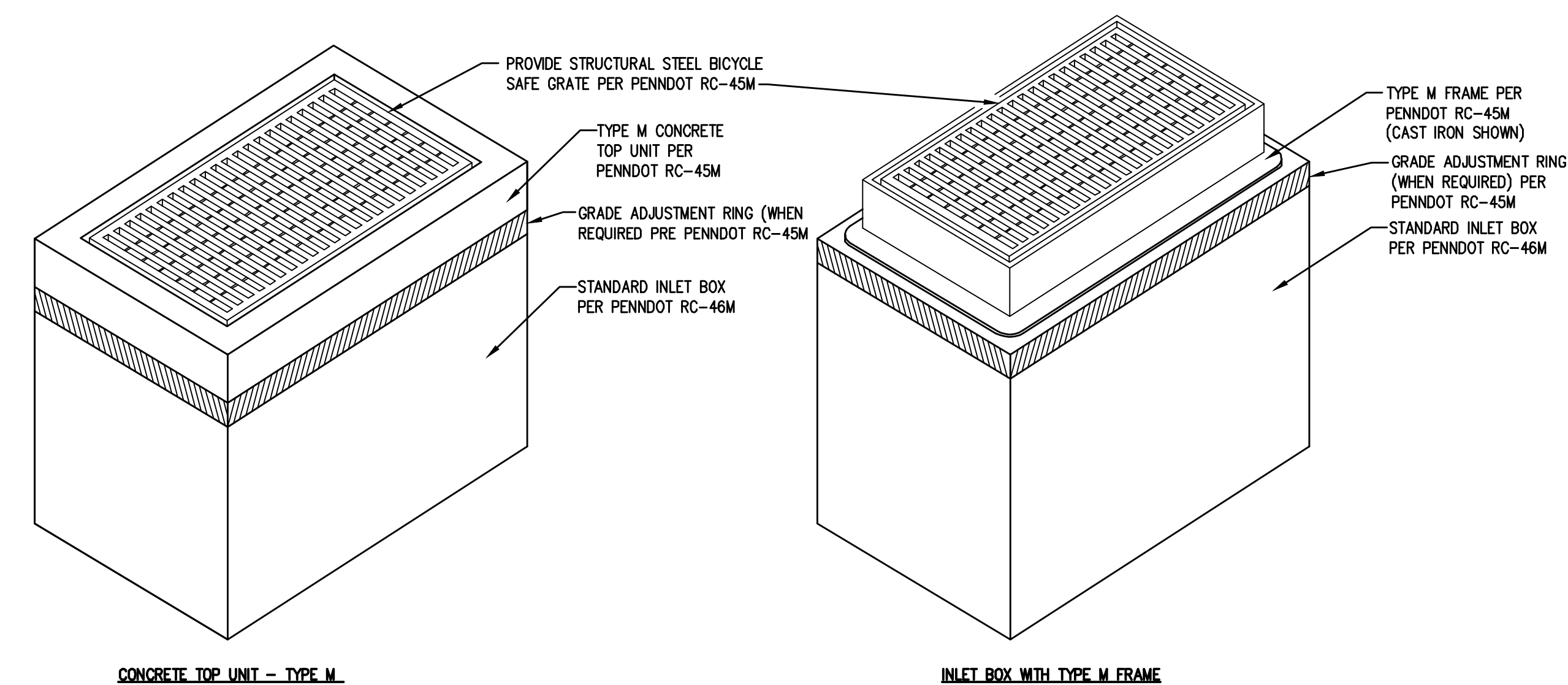


PROJECT MGR:	RBK	SCALE:	NONE
ARCH/ENG:	RBK	DATE:	5/29/2015
DRAWN BY:	MM	JOB NO:	10708.04
DRAWING TITLE:			

PCSM DETAILS

DRAWING NO.


C-201



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R-	THICK. Rt (IN)	LENGTH At (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
1	18	3	9	12	5.5	10.5
2	15	3	9	9	4.5	8
3	15	3	9	9	4.5	8

-

POND NO.	WEIR					LINING
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	
1	3	3	164.0	163.0	20	R-3

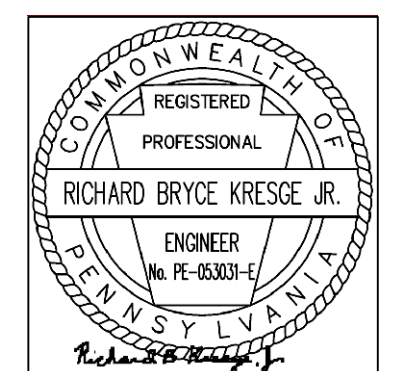
The Quad3 logo, featuring the text "Quad3" in a bold, sans-serif font, with a stylized "3" that has a horizontal bar extending to the right. The logo is set against a black background with a white border.

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Engineering
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DRAWING TITLE:			

PCSM DETAILS

DRAWING NO.

C-202