

VARIETY WELCOME AND VOCATIONAL TRAINING CENTER

PRELIMINARY LAND DEVELOPMENT

MONTGOMERY COUNTY, PA
MAY 26, 2026

PREPARED FOR:
OWNER/DEVELOPER

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

SHEET LIST TABLE

SHEET NUMBER	PLAN NUMBER	SHEET TITLE
1	CS0001	COVER SHEET
2	CS0002	GENERAL NOTES
3	CS0200	EXISTING RESOURCE & SITE ANALYSIS PLAN
4	CS0201	EXISTING RESOURCE & SITE ANALYSIS PLAN
5	CS0202	EXISTING CONDITIONS PLAN
6	CS0203	DEMOLITION PLAN
7	CS1001	SITE PLAN PHASE 1
8	CS1002	SITE PLAN PHASE 2
9	CS1501	GRADING PLAN PHASE 1
10	CS1502	GRADING PLAN PHASE 2
11	CS1701	UTILITY PLAN PHASE 1
12	CS1702	UTILITY PLAN PHASE 2
13	CS2001	LANDSCAPE PLAN PHASE 1
14	CS2002	LANDSCAPE PLAN PHASE 2
15	CS2201	LIGHTING PLAN PHASE 1
16	CS2202	LIGHTING PLAN PHASE 2
17	CS4001	STORM SEWER PROFILES
18	CS4002	STORM SEWER PROFILES
19	CS6001	SITE DETAILS
20	CS6002	SITE DETAILS
21	CS6061	LANDSCAPING NOTES & DETAILS
22	CS8001	EROSION & SEDIMENT CONTROL PLAN PHASE 1
23	CS8002	EROSION & SEDIMENT CONTROL PLAN PHASE 2
24	CS8501	EROSION & SEDIMENT CONTROL NOTES
25	CS8502	EROSION & SEDIMENT CONTROL DETAILS
26	CS9001	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
27	CS9501	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
28	CS9502	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
29	CS9503	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
30	CS9801	TRUCK TURNING PLAN PHASE 1
31	CS9801	TRUCK TURNING PLAN PHASE 2

ZONING REQUIREMENTS

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ZONING DISTRICT: AGRICULTURAL DISTRICT - AGR

PROPOSED USE: SPECIAL NEED CAMP, SCHOOL/DEVELOPMENTAL CENTER

SECTION	REQUIRED	EXISTING	PROPOSED
§150-12.A MIN. LOT AREA (SF)	80,000	3,321,491	
§150-12.B.1 MIN. LOT WIDTH (FT)	250	353.58	353.58
§150-14.A MAX. BUILDING COVERAGE (%)	10	2.5	2.8
§150-14.B MAX IMPERVIOUS COVERAGE (%)	40	11.1	13.1
§150-13.B.2 MIN. FRONT YARD (FT)	250	659.7	502
MIN. SIDE YARD (FT)	125	27.8*	27.8*
MIN. REAR YARD (FT)	125	664.7	664.7
§150-15 MAX. BUILDING HEIGHT (FT)	35	18	

EXISTING NONCONFORMITY = *

NET LOT AREA CALCULATION

	EXISTING (SF)	EXISTING (AC)
GROSS LOT AREA	3,399,197	78.03
STEEP SLOPES (15%-25%)	16,795	0.39
VERY STEEP SLOPES (25%+)	9,131	0.21
UTILITY EASEMENTS	7,306	0.17
ULTIMATE RIGHT OF WAY	154,474	3.55
NET LOT AREA	3,211,491	73.73

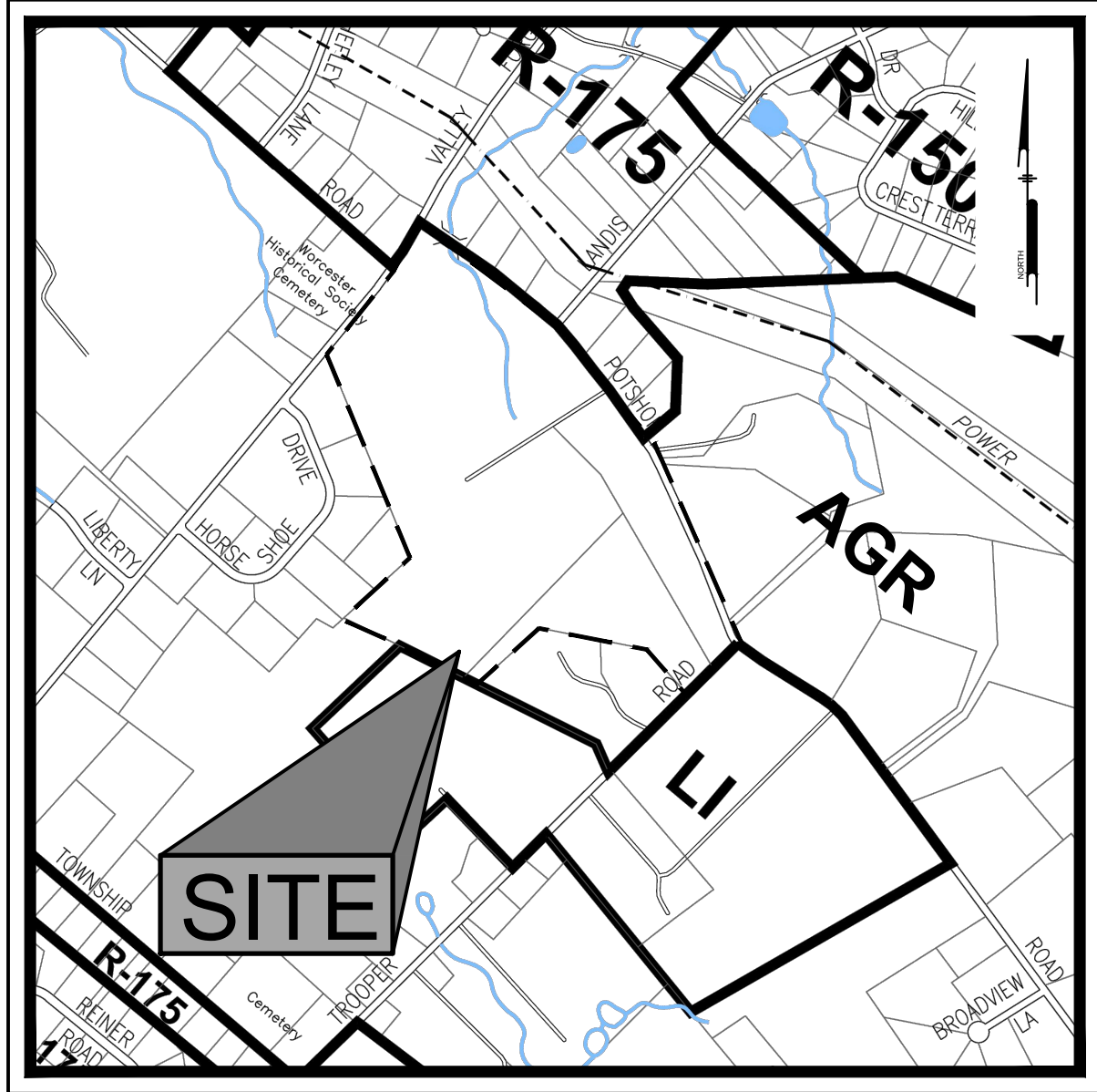
IMPERVIOUS COVERAGE

	EXISTING	PROPOSED
BUILDINGS	78,953	1.81
COMPACTED GRAVEL	4,536	0.10
PAVING	209,455	4.81
WALKWAYS/PATIOS	54,250	1.25
WALLS/MISC	4,217	0.10
POOL	3,586	0.08
TOTAL IMPERVIOUS COVERAGE	354,997	8.15
	SF	AC
	SF	AC

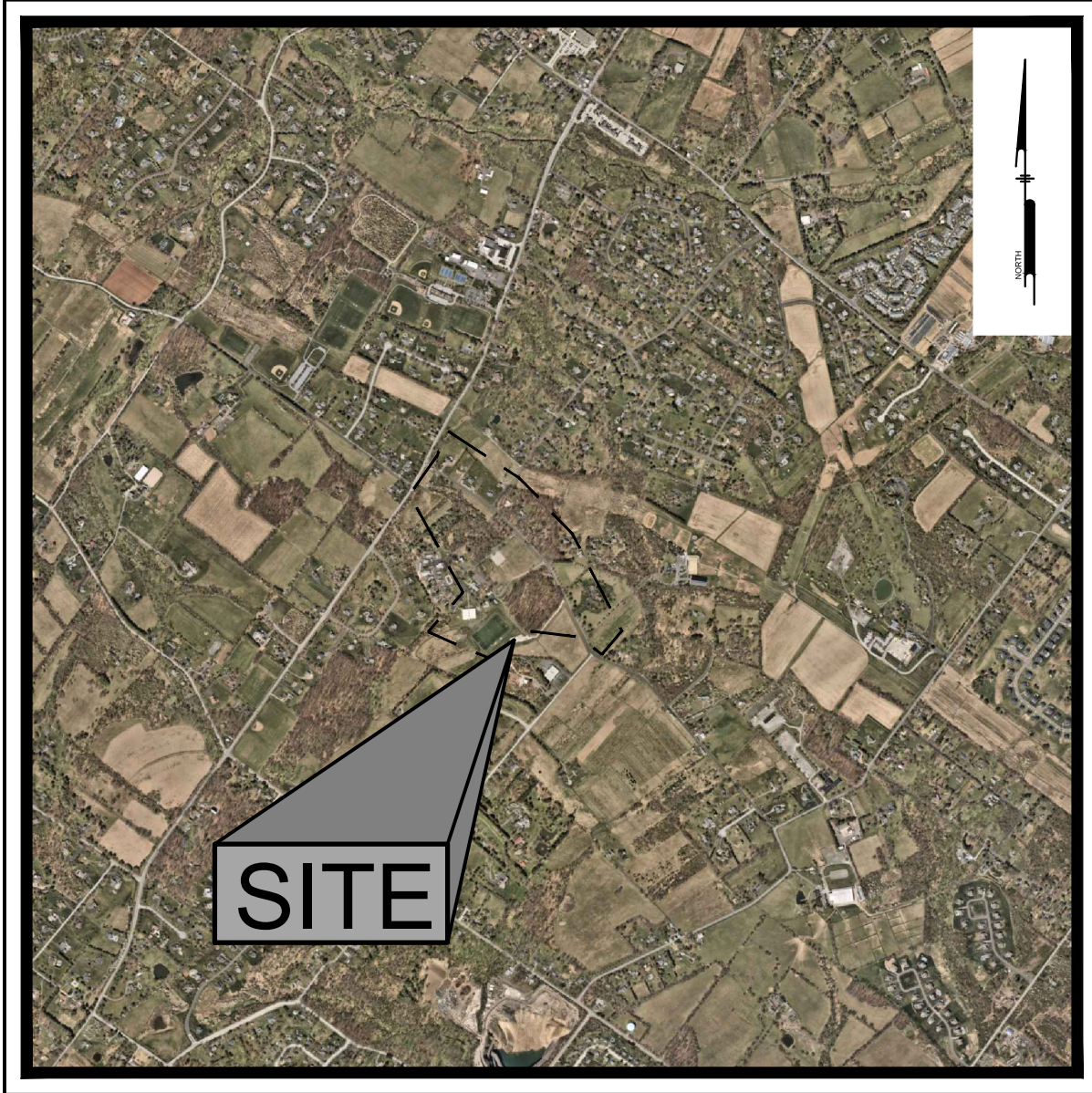
*EXISTING IMPERVIOUS COVERAGE AREAS ARE PER THE PLAN SET TITLED "GRADING PERMIT PLAN - VARIETY - THE CHILDRENS CHARITY OF THE DELAWARE VALLEY" PREPARED BY APEX DESIGN & ENGINEERING GROUP DATED 11/10/2023. LAST REVISED 6/18/2024. AREAS SHOWN ON THIS PLAN SET AS EXISTING IMPERVIOUS ARE THE "TOTAL IMPERVIOUS COVERAGE" AS PROVIDED ON THE APEX PLAN SET.

WAIVER REQUESTS:

- §130-16.C.(1)(a)(i)(b) - TO NOT PROVIDE THE REQUIRED MINIMUM CARTWAY WIDTH OF 38-FEET AND 40-FEET ALONG POTSHOP ROAD (T-345) AND NORTH TROOPER ROAD (T-381) RESPECTIVELY.
- §130-18.A. - TO NOT PROVIDE SIDEWALK ALONG THE SITE FRONTAGES OF POTSHOP ROAD (T-345), NORTH TROOPER ROAD (T-381) AND VALLEY FORGE ROAD (S.R. 0363).
- §130-18.B. - TO NOT PROVIDE CURBING ALONG THE SITE FRONTAGES OF POTSHOP ROAD (T-345), NORTH TROOPER ROAD (T-381) AND VALLEY FORGE ROAD (S.R. 0363).
- §130-28.G.(5) - TO NOT PROVIDE SOFTENING BUFFER ALONG POTSHOP ROAD AND NORTH TROOPER ROAD.
- §130-28.G.(5) - TO NOT PROVIDE ADDITIONAL BUFFER PLANTINGS ALONG A PORTION OF THE WESTERN BOUNDARY WHERE THERE IS AN EXISTING VEGETATIVE BUFFER.
- SMO §129-18.C.(2) AND (3) - A PARTIAL WAIVER TO PERMIT HOPE STORM SEWER WITH DIAMETERS LESS THAN 15 INCHES.
- 130-28.G.(6)(e) - TO NOT PROVIDE CONTINUOUS CENTER PLANTING ISLANDS PERPENDICULAR TO THE SPACES FOR A PARKING LOT OVER 100 STALLS.



ZONING MAP
Scale: 1" = 1000'



LOCATION MAP
Scale: 1" = 2000'



CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20261183224

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS:

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED (NAME OF OWNER) _____, WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE OR SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE OR SHE ACKNOWLEDGES THE SAME TO BE HIS OR HER ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES:

_____, (NOTARY PUBLIC OR OTHER OFFICER)

WORCESTER TOWNSHIP PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF WORCESTER TOWNSHIP HAS APPROVED THIS PLAN FOR _____ ON THE _____ DAY OF _____, 20____, FOR RECORDING AT THE OFFICE OF THE RECORDED OF DEEDS OF MONTGOMERY COUNTY, NORRISTOWN, PENNSYLVANIA. OFFERS OF DEDICATION HAVE BEEN ACCEPTED/REJECTED, BONDS, FUNDS OR SECURITIES IN ESCROW HAVE BEEN FILED WITH THE TOWNSHIP AND ACCEPTED TO COVER ALL IMPROVEMENTS SHOWN ON THE PLAN AND REQUIRED UNDER THE SUBDIVISION / LAND DEVELOPMENT AGREEMENT APPROVED THE _____ DAY OF _____, 20____.

PLANNING COMMISSION SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

MEMBER _____

TOWNSHIP ENGINEER _____

ATTEST: _____

SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SU # _____

STORMWATER MANAGEMENT PLAN CERTIFICATION

I, _____, ON THIS DATE, _____, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WORCESTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

CERTIFICATE OF DESIGN

PER ACT 387 OF PENNSYLVANIA CODE, I, CHRIS POTERJOY, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE CITY ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

_____, PE
DATE: _____

MONTGOMERY COUNTY PLANNING COMMISSION

REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THE DAY _____ DAY OF _____, 20____.

SECRETARY _____

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

RECORDER OF DEEDS _____



PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

VARIETY WELCOME AND VOCATIONAL TRAINING CENTER

2950 POTSHOP RD
WORCESTER, PA 19490

COVER SHEET

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

NO.	DATE	REVISIONS	BY

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PROJECT VRITY26001

DATE 2026-05-26

DRAWING SCALE AS SHOWN

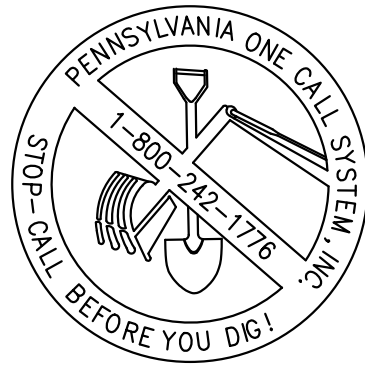
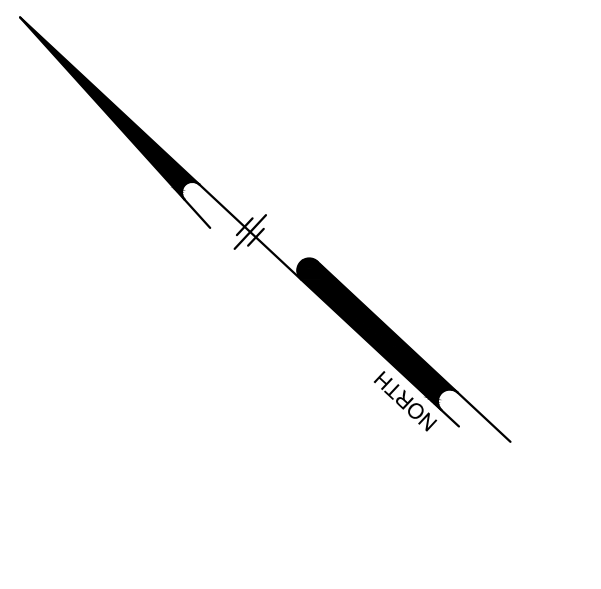
DRAWN BY JR

APPROVED BY KH

CS0001

SHEET 1 OF 31

U:\Accounts\VRITY\26001 - variety welcome and vocational training\CS0200 - SHEETS\CS0200.dwg PLOTTED: 4/26/2026 10:24 AM BY: John Holman PLOTTITLE: Pennoni MCS.dwg



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PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
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SERIAL NUMBER(S): 20261183224

SLOPE LEGEND

- STEEL SLOPES (15%-25%)
- VERY STEEP SLOPES (25%+)

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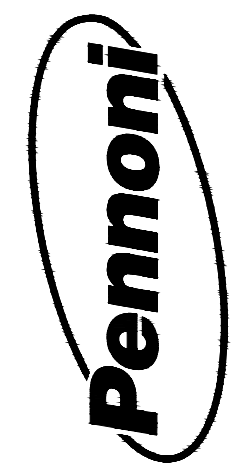
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2930 POTSHOP RD
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PROJECT: VRITY26001
DATE: 2026-05-26
DRAWING SCALE: 1" = 150'
DRAWN BY: JR
APPROVED BY: KH

CS0200
SHEET 3 OF 31



PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
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T 610.429.8907 F 610.429.8918

u:\Accounts\RT\Twp26001 - variety welcome and vocational training\CS0201 - SHEETS\CS0201.dwg PLOTTED: 1/26/2026 10:24 AM BY: John Holman PLOTSTYLE: Pencon MCS.ctb



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SERIAL NUMBER(S): 20261183224

BLOCK 17, UNIT 61
APN #67-00-00901-01-3
NIF LANDS OF
CHRISTOPHER M. &
CHRISTIE L. MANCINELLI
D.B. 5848, PG. 1695

BLOCK 17, UNIT 62
APN #67-00-00901-02-2
NIF LANDS OF
DAVID P. & ERIN L. MCCANN
D.B. 5479, PG. 2231

BLOCK 17, UNIT 63
APN #67-00-00901-03-1
NIF LANDS OF
JEREMY & TAVIA GREENE
D.B. 5602, PG. 2493

BLOCK 17, UNIT 64
APN #67-00-00901-04-5
NIF LANDS OF
MICHAEL P. & EDITH T. SENDERAK
D.B. 5473, PG. 1802

BLOCK 17, UNIT 65
APN #67-00-00901-05-8
NIF LANDS OF
ROGER & HANG M. YOUNG
D.B. 5460, PG. 2118

BLOCK 17, UNIT 66
APN #67-00-00901-06-7
NIF LANDS OF
ROBERT C. &
DEBRA E. MCMASTER
D.B. 6200, PG. 2389

BLOCK 17, UNIT 22
APN #67-00-02845-00-4
NIF LANDS OF
VARIETY THE CHILDREN'S
CHARITY OF THE
DELAWARE VALLEY
D.B. 6354, PG. 02203

BLOCK 17, UNIT 6
APN #67-00-00661-00-1
NIF LANDS OF
WHITE TAIL FARM LLC
D.B. 6272, PG. 1762

BLOCK 17, UNIT 25

BLOCK 17, UNIT 24
APN #67-00-00910-00-1
NIF LANDS OF
VARIETY THE CHILDREN'S
CHARITY OF THE
DELAWARE VALLEY
D.B. 6354, PG. 02203

BLOCK 17, UNIT 50
APN #67-00-00665-00-6
NIF LANDS OF
WORCESTER TOWNSHIP
D.B. 4082, PG. 367

BLOCK 17, UNIT 49
APN #67-00-00667-00-4
NIF LANDS OF
GENERAL STATE
AUTHORITY REAL ESTATE

AREA OF WORK

BLOCK 17, UNIT 1
APN #67-00-02842-00-7
NIF LANDS OF
VARIETY THE CHILDREN'S
CHARITY OF THE
DELAWARE VALLEY
D.B. 6354, PG. 02208

0 200' 400'

VARIETY WELCOME AND VOCATIONAL TRAINING

EXISTING RESOURCE & SITE
ANALYSIS PLAN

VARIETY THE CHILDREN'S CHARITY OF THE DELAWARE VALLEY

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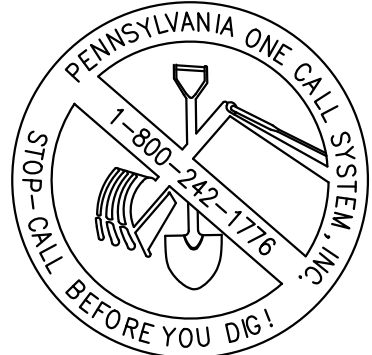
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PROJECT VRITY26001
DATE 2026-05-26
DRAWING SCALE 1" = 80'
DRAWN BY JR
APPROVED BY KH

CS0201
SHEET 4 OF 31

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SERIAL NUMBER(S): 20261183224



DEMOLITION LEGEND

- PAVEMENT REMOVAL AND FULL DEPTH ASPHALT REPLACEMENT
- FULL DEPTH PAVEMENT REMOVAL
- TREE REMOVAL

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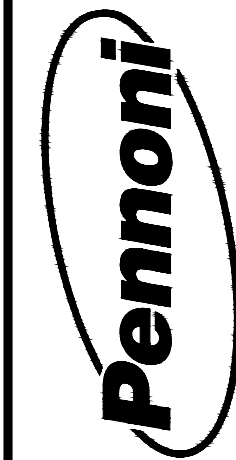
VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490
DEMOLITION PLAN

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
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WORCESTER, PA 19490

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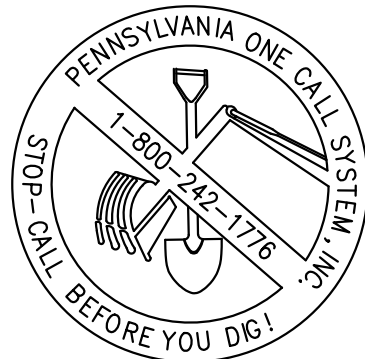
PROJECT VRITY26001
DATE 2026-05-26
DRAWING SCALE 1" = 30'
DRAWN BY JR
APPROVED BY KH

CS0203
SHEET 6 OF 31

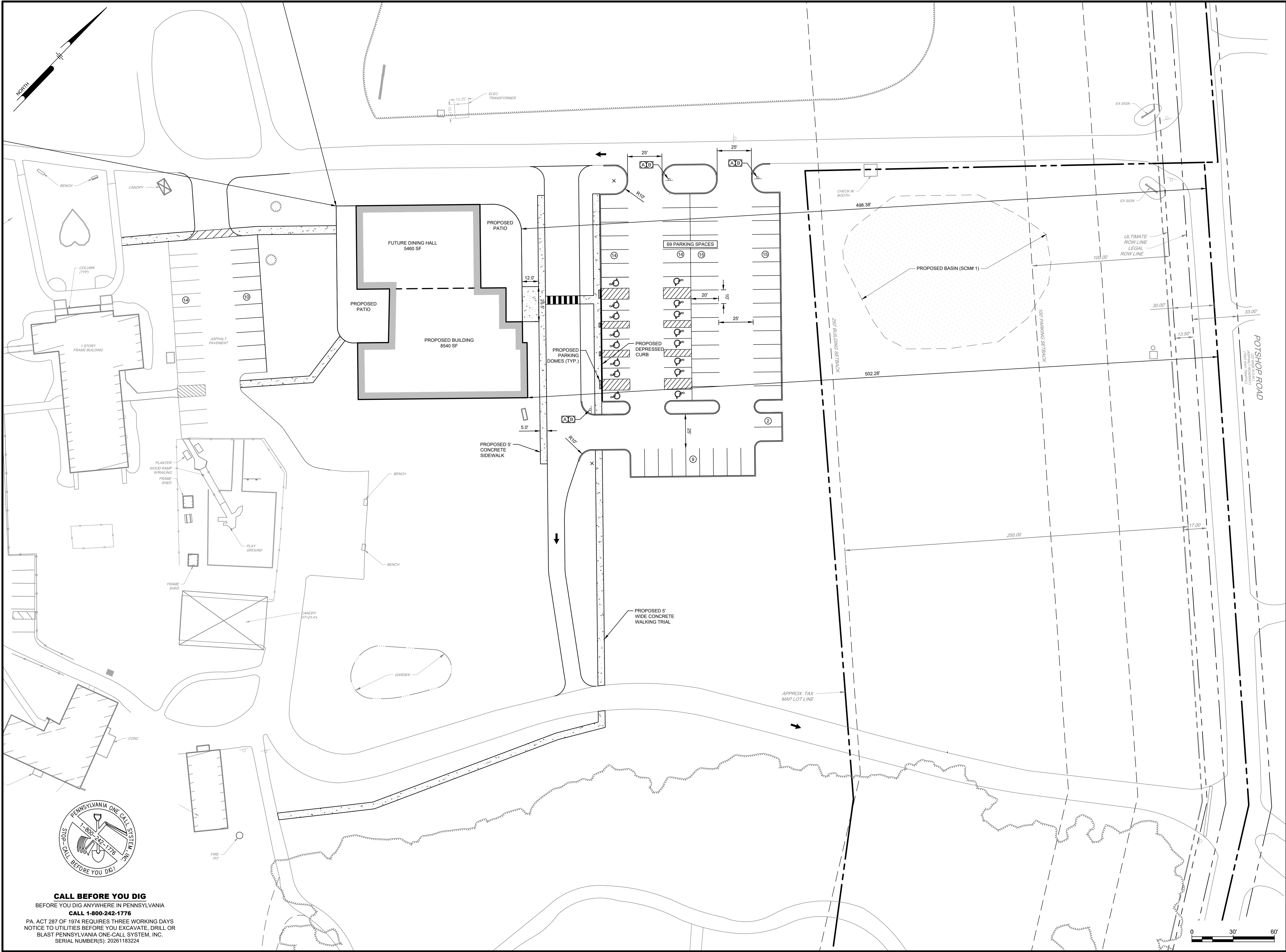


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VARIETY WELCOME AND VOCATIONAL TRAINING

2950 POTSHOP RD
WORCESTER, PA 19490

SITE PLAN PHASE 1

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

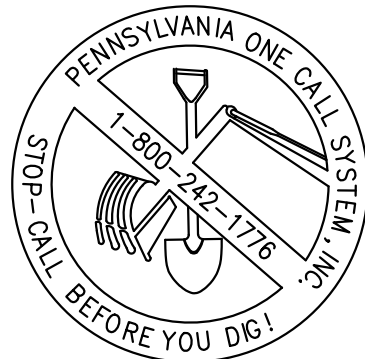
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NO.	DATE	REVISIONS	BY

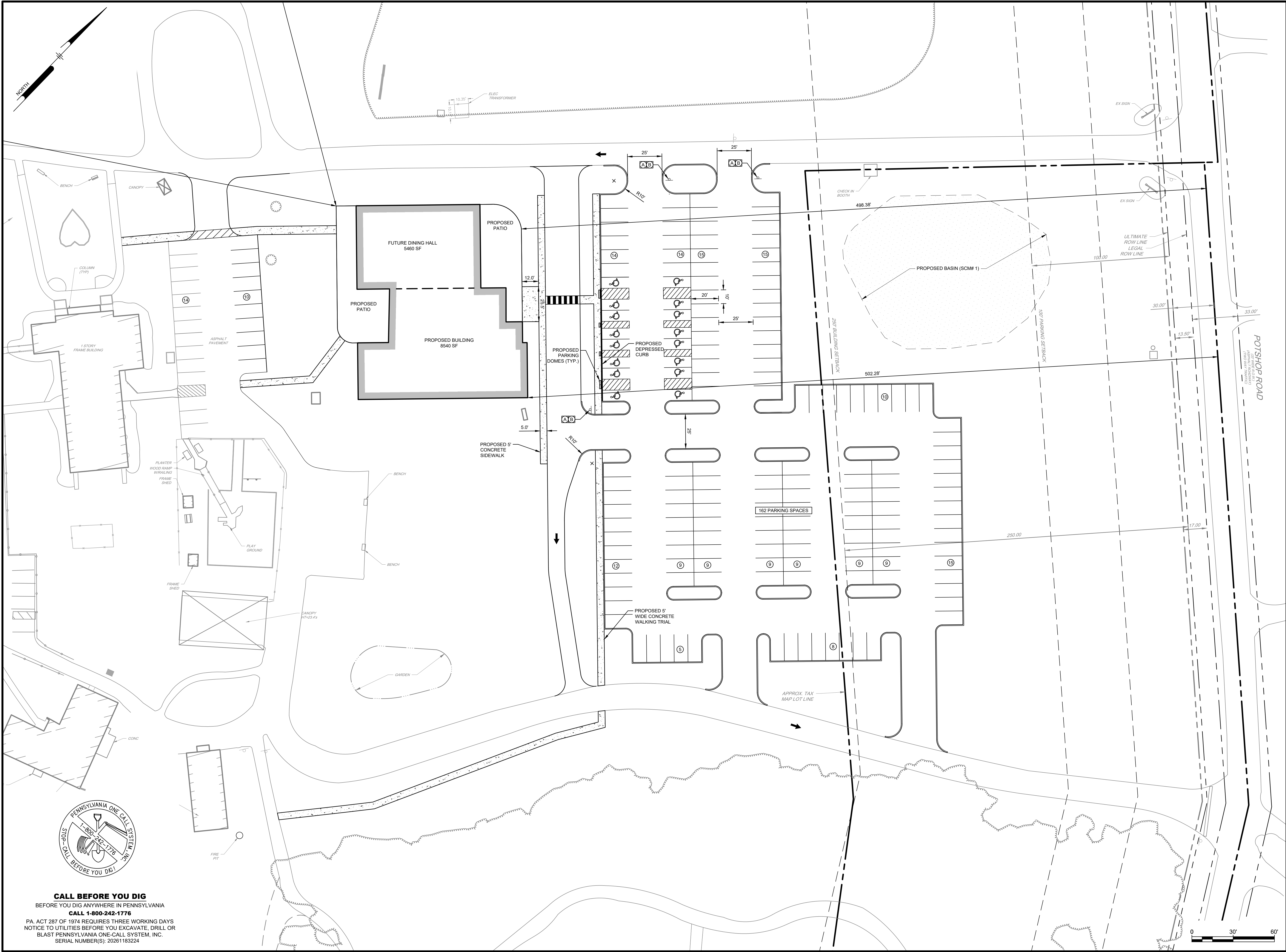
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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	1" = 30'
DRAWN BY	JR
APPROVED BY	KH

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SERIAL NUMBER(S): 20261183224



PENNONI ASSOCIATES INC.
155 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490
SITE PLAN PHASE 2

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
2950 POTSHOP RD
WORCESTER, PA 19490

REVISIONS		DATE	NO.	BY

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PROJECTVRITY26001

DATE2026-05-26

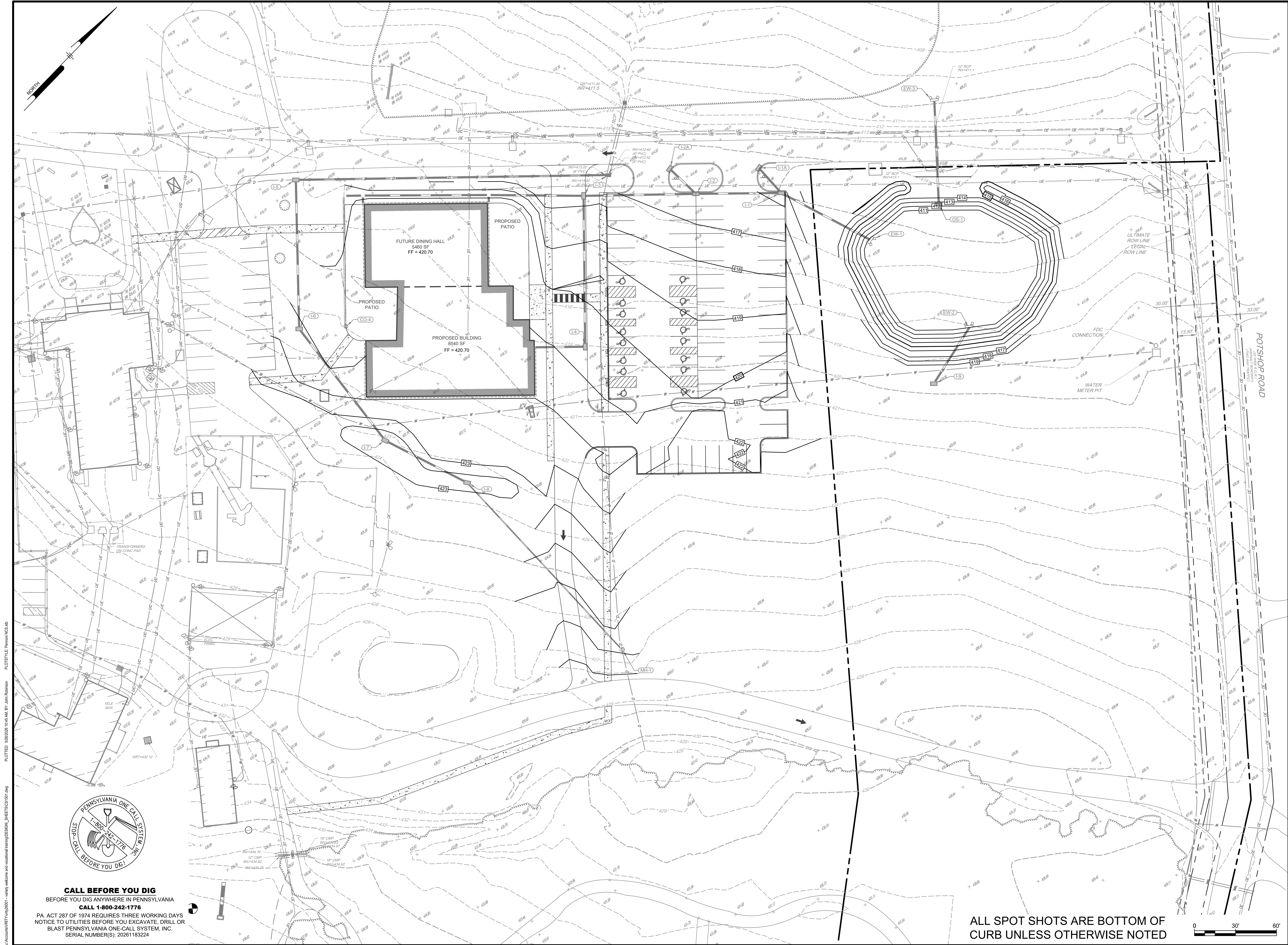
DRAWING SCALE1" = 30'

DRAWN BYJR

APPROVED BYKH

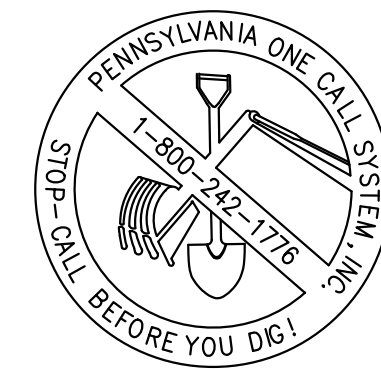
CS1002

SHEET8 OF 31

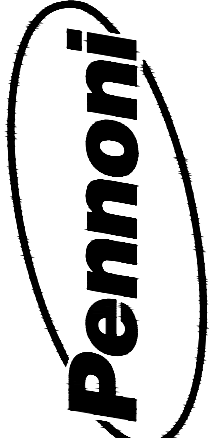


Account:VRTY26001 - variety welcome and vocational training/CS1501.dwg PLOTTED: 4/26/2026 9:45 AM BY: John Holman PLOTSTYLE: Pencon MCS.ctb

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CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20261183224



ALL SPOT SHOTS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED



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155 W Gay Street, Suite 300
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T 610.429.8907 F 610.429.8918

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VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490

GRADING PLAN PHASE 1

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
2950 POTSHOP RD
WORCESTER, PA 19490

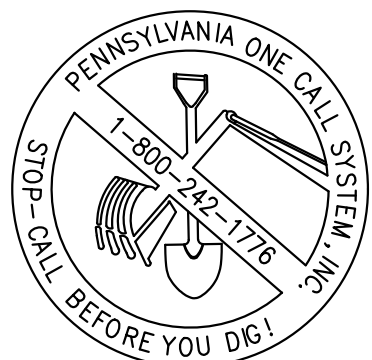
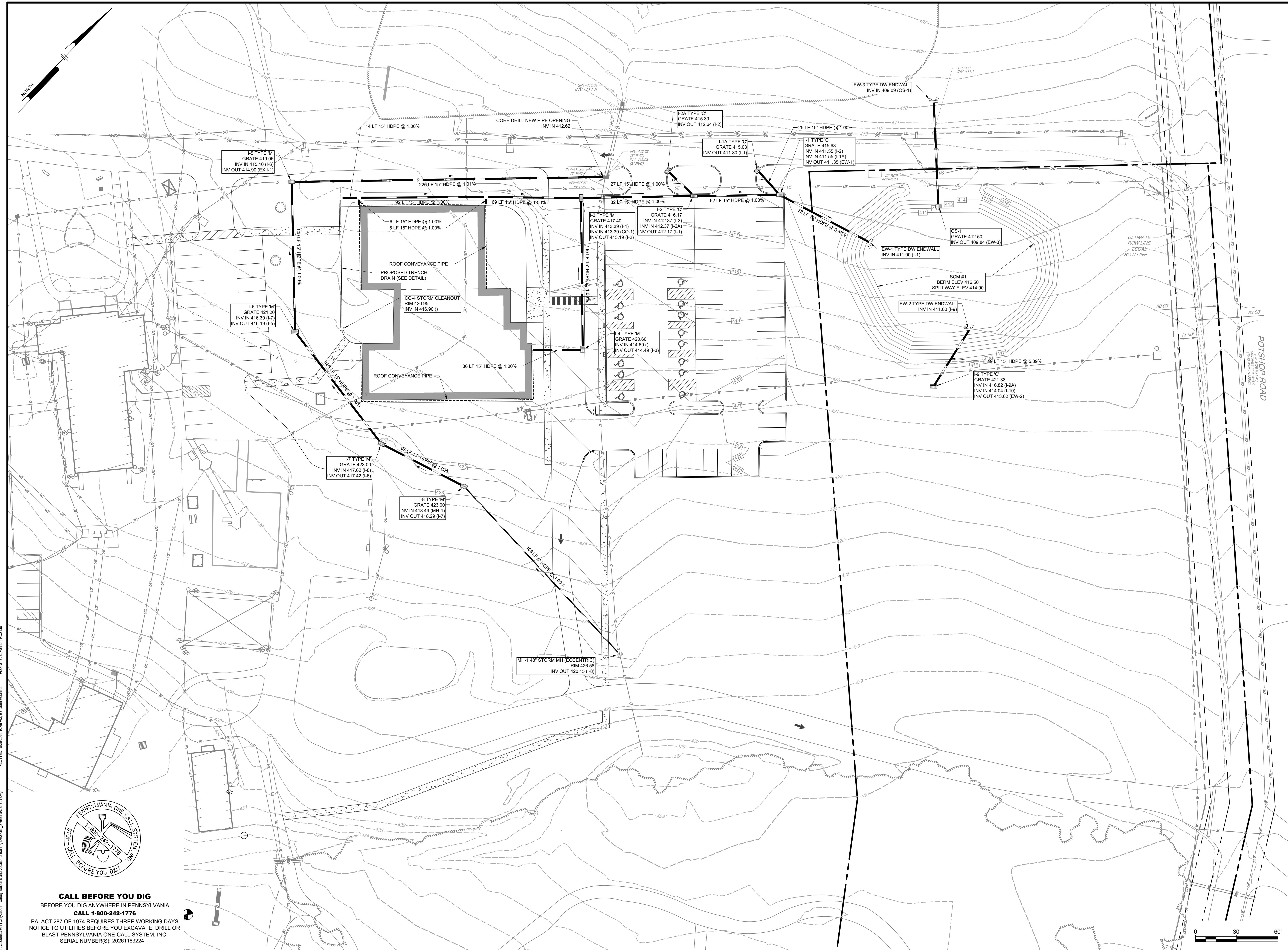
NO.	DATE	REVISIONS	BY

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PROJECT	VRTY26001
DATE	2026-05-26
DRAWING SCALE	1" = 30'
DRAWN BY	JR
APPROVED BY	KH

CS1501

SHEET 9 OF 31



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SERIAL NUMBER(S): 20261183224



VARIETY WELCOMES AND VOCATIONAL TRAINING

UTILITY PLAN PHASE 1

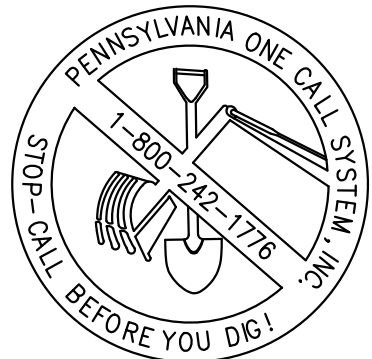
2950 POTSHOP RD

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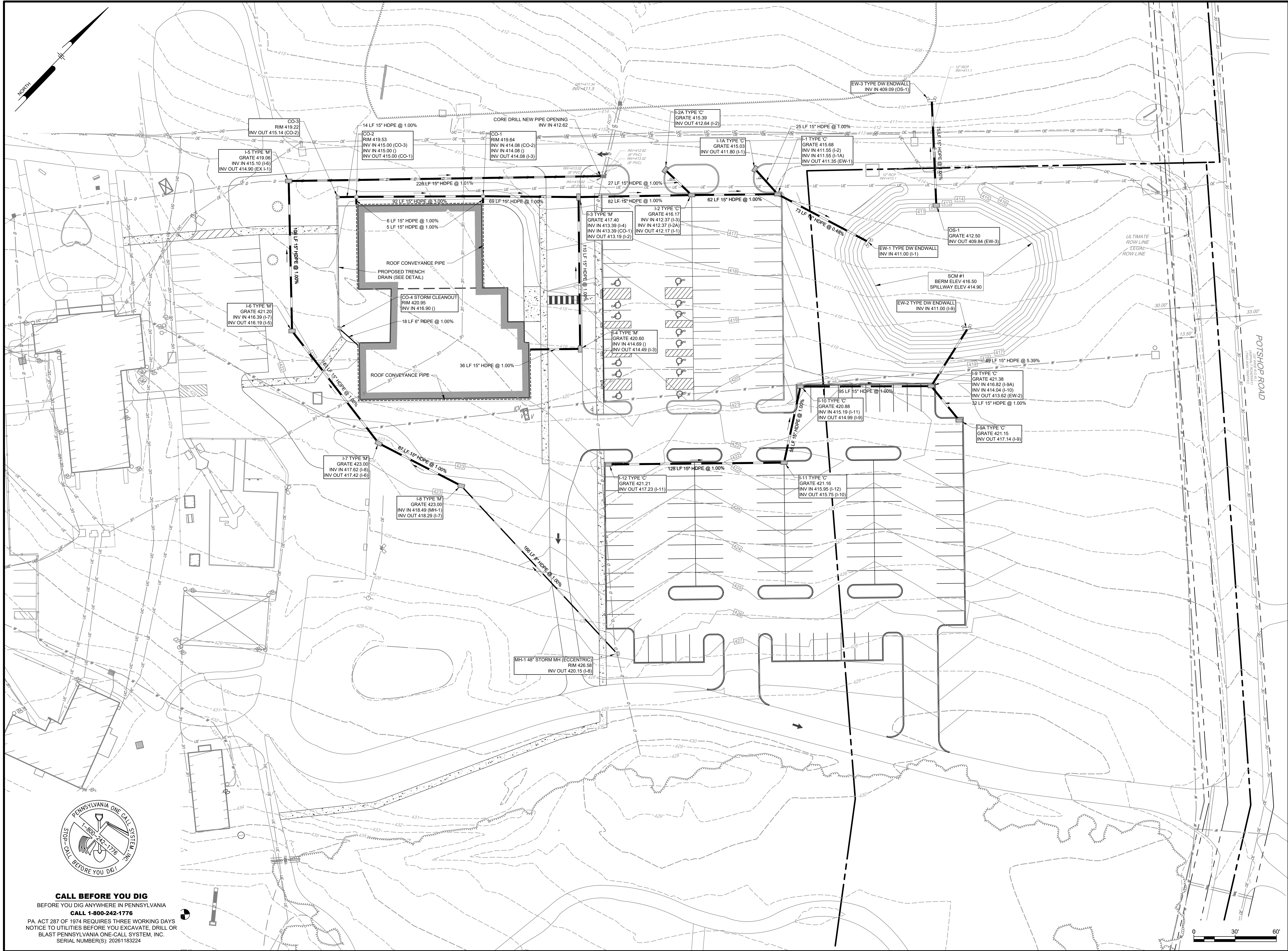
PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	1" = 30'
DRAWN BY	JR
APPROVED BY	KH

SHEET 11 OF 31

U:\Accounts\RT\proj\26001 - variety welcome and vocational training\CS1702.dwg PLOTTED: 4/26/2026 9:46 AM BY: John Bohmer PLOTTED: Penloni MCS.dwg



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SERIAL NUMBER(S): 20261183224



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VARIETY WELCOME AND VOCATIONAL TRAINING
2930 POTSHOP RD
WORCESTER, PA 19400

NO.	DATE	REVISIONS	BY

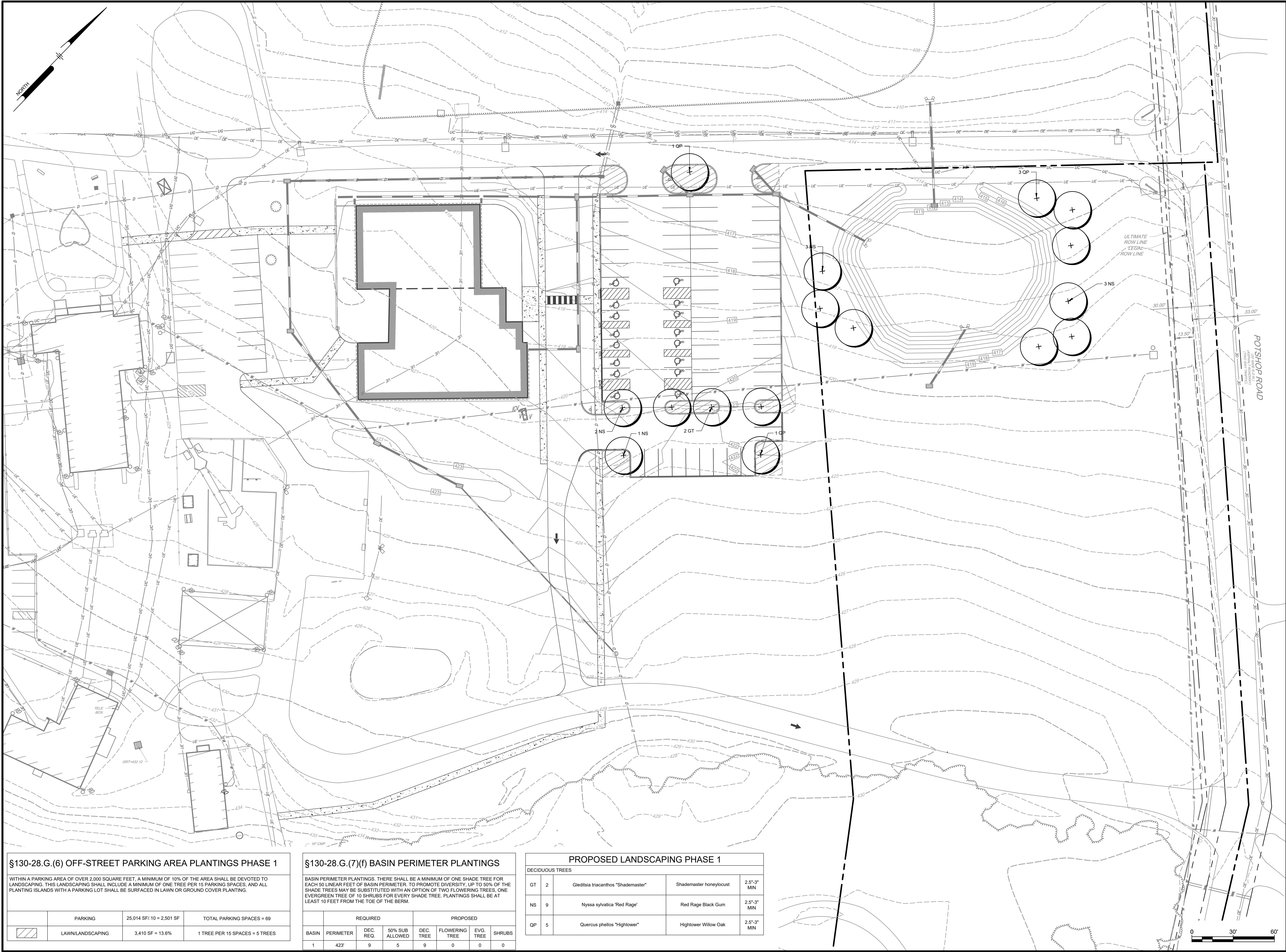
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PROJECT VRTY26001
DATE 2026-05-26
DRAWING SCALE 1" = 30'
DRAWN BY JR
APPROVED BY KH

CS1702
SHEET 12 OF 31

Pennoni
PENNONI ASSOCIATES INC.
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U:\Accounts\RT\Projects\26001 - variety welcome and vocational training\CS2001.dwg PLOTTED: 4/26/2026 10:12 AM BY: John Bohmer PLOTTED: 4/26/2026 10:12 AM BY: John Bohmer



§130-28.G.(6) OFF-STREET PARKING AREA PLANTINGS PHASE 1

WITHIN A PARKING AREA OF OVER 2,000 SQUARE FEET, A MINIMUM OF 10% OF THE AREA SHALL BE DEVOTED TO LANDSCAPING. THIS LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE TREE PER 15 PARKING SPACES, AND ALL PLANTING ISLANDS WITH A PARKING LOT SHALL BE SURFACED IN LAWN OR GROUND COVER PLANTING.

	PARKING	25,014 SF/ 10 = 2,501 SF	TOTAL PARKING SPACES = 69
	LAWN/LANDSCAPING	3,410 SF = 13.6%	1 TREE PER 15 SPACES = 5 TREES

§130-28.G.(7)(f) BASIN PERIMETER PLANTINGS

BASIN PERIMETER PLANTINGS. THERE SHALL BE A MINIMUM OF ONE SHADE TREE FOR EACH 50 LINEAR FEET OF BASIN PERIMETER. TO PROMOTE DIVERSITY, UP TO 50% OF THE SHADE TREES MAY BE SUBSTITUTED WITH AN OPTION OF TWO FLOWERING TREES, ONE EVERGREEN TREE OF 10 SHRUBS FOR EVERY SHADE TREE. PLANTINGS SHALL BE AT LEAST 10 FEET FROM THE TOE OF THE BERM.

REQUIRED				PROPOSED			
BASIN	PERIMETER	DEC. REQ.	50% SUB ALLOWED	DEC. TREE	FLOWERING TREE	EVG. TREE	SHRUBS
1	423'	9	5	9	0	0	0

PROPOSED LANDSCAPING PHASE 1

DECIDUOUS TREES					
GT	2	Gleditsia triacanthos "Shademaster"	Shademaster honeylocust	2.5'-3" MIN	
NS	9	Nyssa sylvatica "Red Rage"	Red Rage Black Gum	2.5'-3" MIN	
QP	5	Quercus phellos "Hightower"	Hightower Willow Oak	2.5'-3" MIN	

VARIETY WELCOME AND VOCATIONAL TRAINING

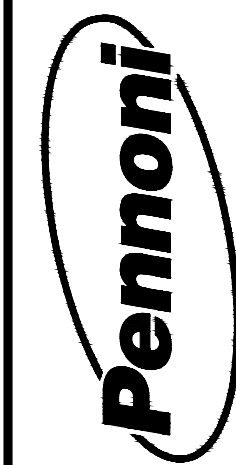
2950 POTSHOP RD
WORCESTER, PA 19490

LANDSCAPE PLAN PHASE 1

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

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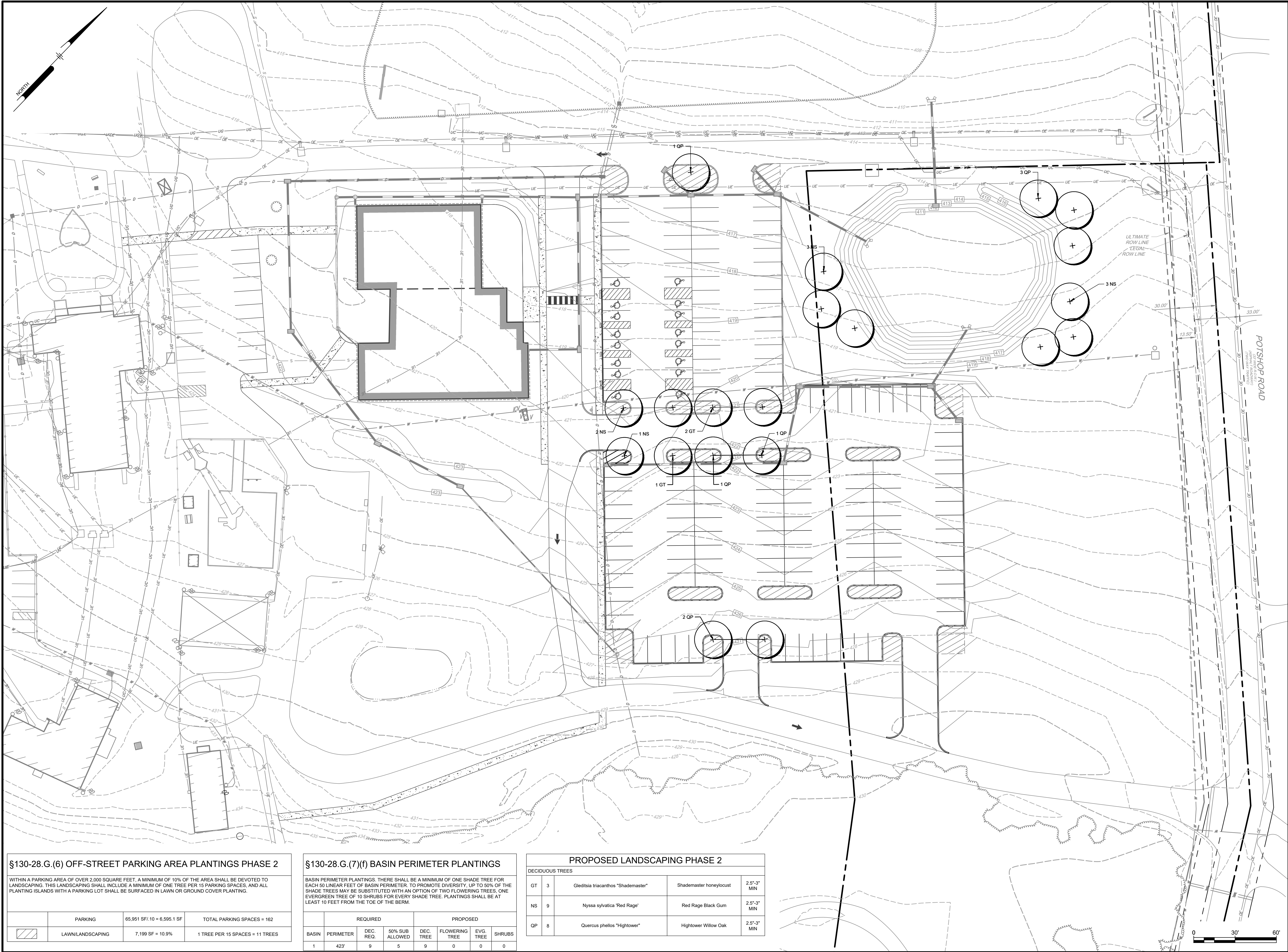


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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	1" = 30'
DRAWN BY	JR
APPROVED BY	KH

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§130-28.G.(6) OFF-STREET PARKING AREA PLANTINGS PHASE 2

WITHIN A PARKING AREA OF OVER 2,000 SQUARE FEET, A MINIMUM OF 10% OF THE AREA SHALL BE DEVOTED TO LANDSCAPING. THIS LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE TREE PER 15 PARKING SPACES, AND ALL PLANTING ISLANDS WITH A PARKING LOT SHALL BE SURFACED IN LAWN OR GROUND COVER PLANTING.

	PARKING	65,951 SF/10 = 6,595.1 SF	TOTAL PARKING SPACES = 162
	LAWN/LANDSCAPING	7,199 SF = 10.9%	1 TREE PER 15 SPACES = 11 TREES

§130-28.G.(7)(f) BASIN PERIMETER PLANTINGS

BASIN PERIMETER PLANTINGS. THERE SHALL BE A MINIMUM OF ONE SHADE TREE FOR EACH 50 LINEAR FEET OF BASIN PERIMETER. TO PROMOTE DIVERSITY, UP TO 50% OF THE SHADE TREES MAY BE SUBSTITUTED WITH AN OPTION OF TWO FLOWERING TREES, ONE EVERGREEN TREE OF 10 SHRUBS FOR EVERY SHADE TREE. PLANTINGS SHALL BE AT LEAST 10 FEET FROM THE TOE OF THE BERM.

REQUIRED				PROPOSED			
BASIN	PERIMETER	DEC. REQ.	50% SUB ALLOWED	DEC. TREE	FLOWERING TREE	EVG. TREE	SHRUBS
1	423'	9	5	9	0	0	0

PROPOSED LANDSCAPING PHASE 2

DECIDUOUS TREES				
GT	3	Gleditsia triacanthos "Shademaster"	Shademaster honeylocust	2.5'-3" MIN
NS	9	Nyssa sylvatica "Red Rage"	Red Rage Black Gum	2.5'-3" MIN
QP	8	Quercus phellos "Hightower"	Hightower Willow Oak	2.5'-3" MIN



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VARIETY WELCOME AND VOCATIONAL TRAINING

2950 POTSHOP RD
WORCESTER, PA 19490

LANDSCAPE PLAN PHASE 2

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

NO.	DATE	REVISIONS	BY

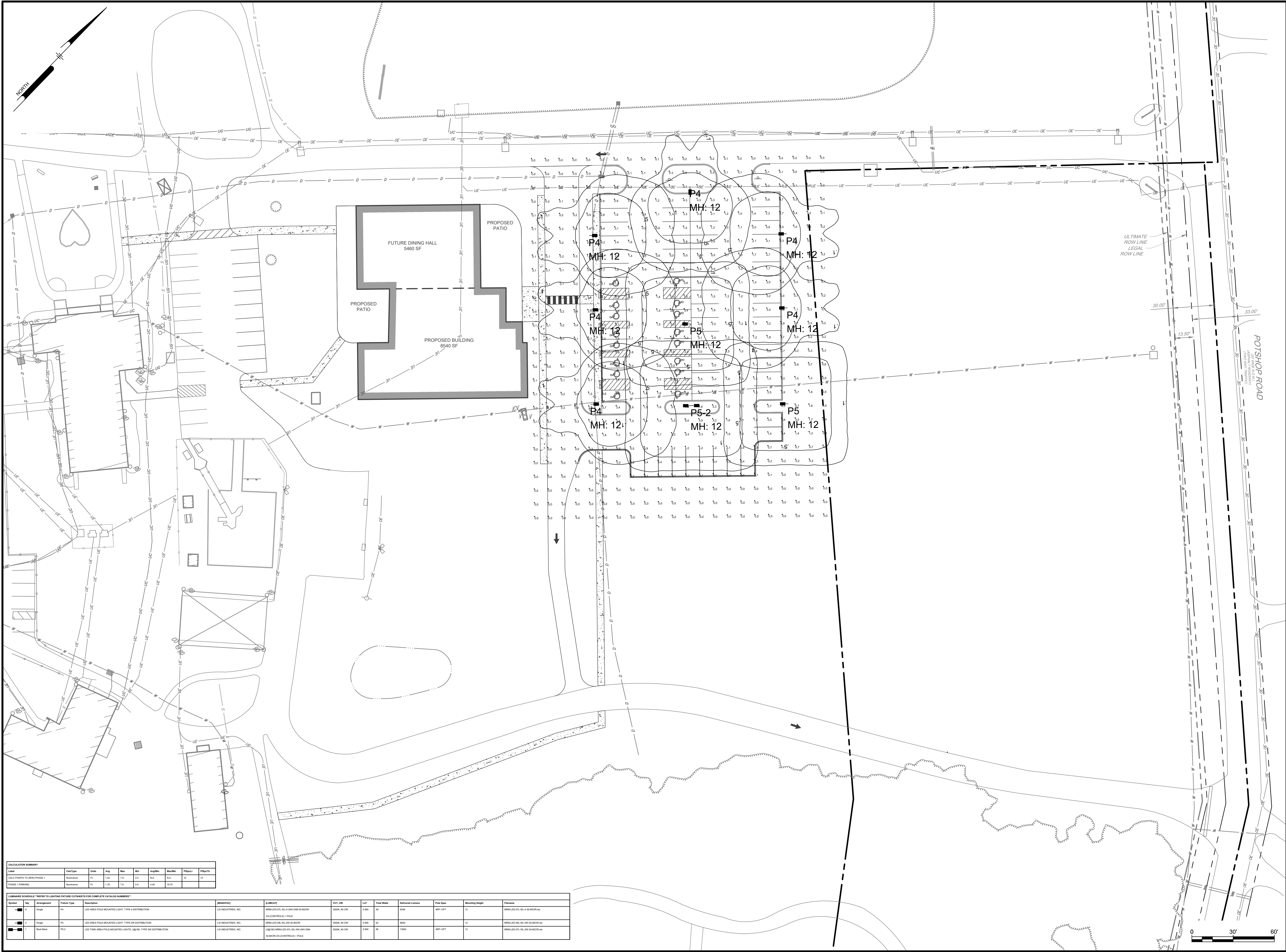
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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	1" = 30'
DRAWN BY	VT
APPROVED BY	KH

CS2002

SHEET 14 OF 31

u:\Accounts\ART\2020\26001 - variety welcome and vocational training\CS2201.dwg PLOTTED: 4/26/2020 10:45 AM BY: John Robinson PLOTTED: 4/26/2020 10:45 AM BY: John Robinson



CALCULATION SUMMARY									
Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	Model	Wattage	Beam Angle	Mounting Height
1	1	Single	P4	LED AREA POLE MOUNTED LIGHT, TYPE 4 DISTRIBUTION	LED INDUSTRIES, INC.	3000K, 80 CRI, 150W, 150-200CM	150W	150°	15'
2	1	Single	P5	LED AREA POLE MOUNTED LIGHT, TYPE 5W DISTRIBUTION	LED INDUSTRIES, INC.	3000K, 80 CRI, 150W, 150-200CM	150W	150°	15'
3	1	Single	P5-2	LED AREA POLE MOUNTED LIGHT, TYPE 5W DISTRIBUTION	LED INDUSTRIES, INC.	3000K, 80 CRI, 150W, 150-200CM	150W	150°	15'

Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	Model	Wattage	Beam Angle	Mounting Height
1	1	Single	P4	LED AREA POLE MOUNTED LIGHT, TYPE 4 DISTRIBUTION	LED INDUSTRIES, INC.	3000K, 80 CRI, 150W, 150-200CM	150W	150°	15'
2	1	Single	P5	LED AREA POLE MOUNTED LIGHT, TYPE 5W DISTRIBUTION	LED INDUSTRIES, INC.	3000K, 80 CRI, 150W, 150-200CM	150W	150°	15'
3	1	Single	P5-2	LED AREA POLE MOUNTED LIGHT, TYPE 5W DISTRIBUTION	LED INDUSTRIES, INC.	3000K, 80 CRI, 150W, 150-200CM	150W	150°	15'

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VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19400
LIGHTING PLAN PHASE 1

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
2950 POTSHOP RD
WORCESTER, PA 19400

NO.	DATE	REVISIONS	BY

PROJECT

VRITY26001

DATE

2026-05-26

DRAWING SCALE

1" = 30'

DRAWN BY

JR

APPROVED BY

KH

CS2201

SHEET 15 OF 31

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U:\Accounts\RT\Twp26001 - variety welcome and vocational training\CS2202.dwg PLOTTED: 4/26/2020 10:48 AM BY: John Robinson PLOTTED: Percent WCS.dwg



CALCULATION SUMMARY									
Label	Qty	Arrangement	Pole Type	Description	Units	Avg	Max	Min	Notes
ONLY POINTS TO 20000 PHASE 2	1	Single	P3	LED AREA POLE MOUNTED LIGHT, TYPE 3 DISTRIBUTION	3000K, 80 CRI	0.000	40	1785	
PHASE 1 & 2 (PARKING)	1	Single	P4	LED AREA POLE MOUNTED LIGHT, TYPE 4 DISTRIBUTION	3000K, 80 CRI	0.000	40	2040	
	1	Single	P5	LED AREA POLE MOUNTED LIGHT, TYPE 5B DISTRIBUTION	3000K, 80 CRI	0.000	40	2800	
	1	Single	P5-2	LED AREA POLE MOUNTED LIGHT, TYPE 5B DISTRIBUTION	3000K, 80 CRI	0.000	40	1264	

LUMINAIRE SCHEDULE - REFER TO LIGHTING FIXTURE OUTLETS FOR COMPLETE CATALOG NUMBER									
Symbol	Qty	Arrangement	Pole Type	Description	MANUFACT	3 (LUMENS)	3 (LUMENS)	3 (LUMENS)	3 (LUMENS)
1	1	Single	P3	LED AREA POLE MOUNTED LIGHT, TYPE 3 DISTRIBUTION	LS INDUSTRIES, INC.	3000K, 80 CRI	0.000	40	1785
2	1	Single	P4	LED AREA POLE MOUNTED LIGHT, TYPE 4 DISTRIBUTION	LS INDUSTRIES, INC.	3000K, 80 CRI	0.000	40	2040
3	1	Single	P5	LED AREA POLE MOUNTED LIGHT, TYPE 5B DISTRIBUTION	LS INDUSTRIES, INC.	3000K, 80 CRI	0.000	40	2800
4	1	Single	P5-2	LED AREA POLE MOUNTED LIGHT, TYPE 5B DISTRIBUTION	LS INDUSTRIES, INC.	3000K, 80 CRI	0.000	40	1264

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2950 POTSHOT RD
WORCESTER, PA 19400

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
2950 POTSHOT RD
WORCESTER, PA 19400

DATE

NO.

REVISIONS

BY

PROJECT

DATE

DRAWING SCALE

DRAWN BY

APPROVED BY

VRITY26001

2026-05-26

1" = 30'

JR

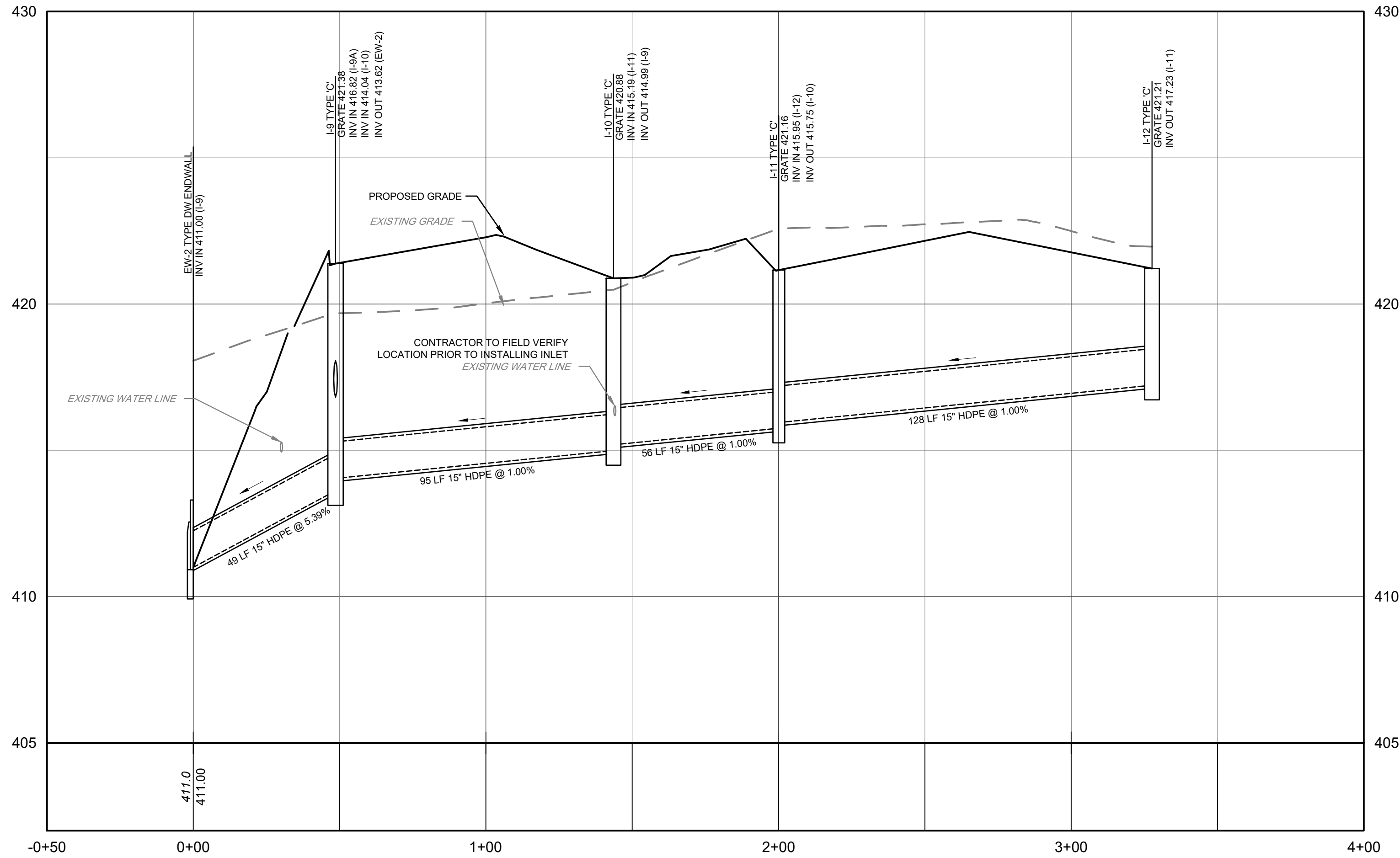
KH

CS2202

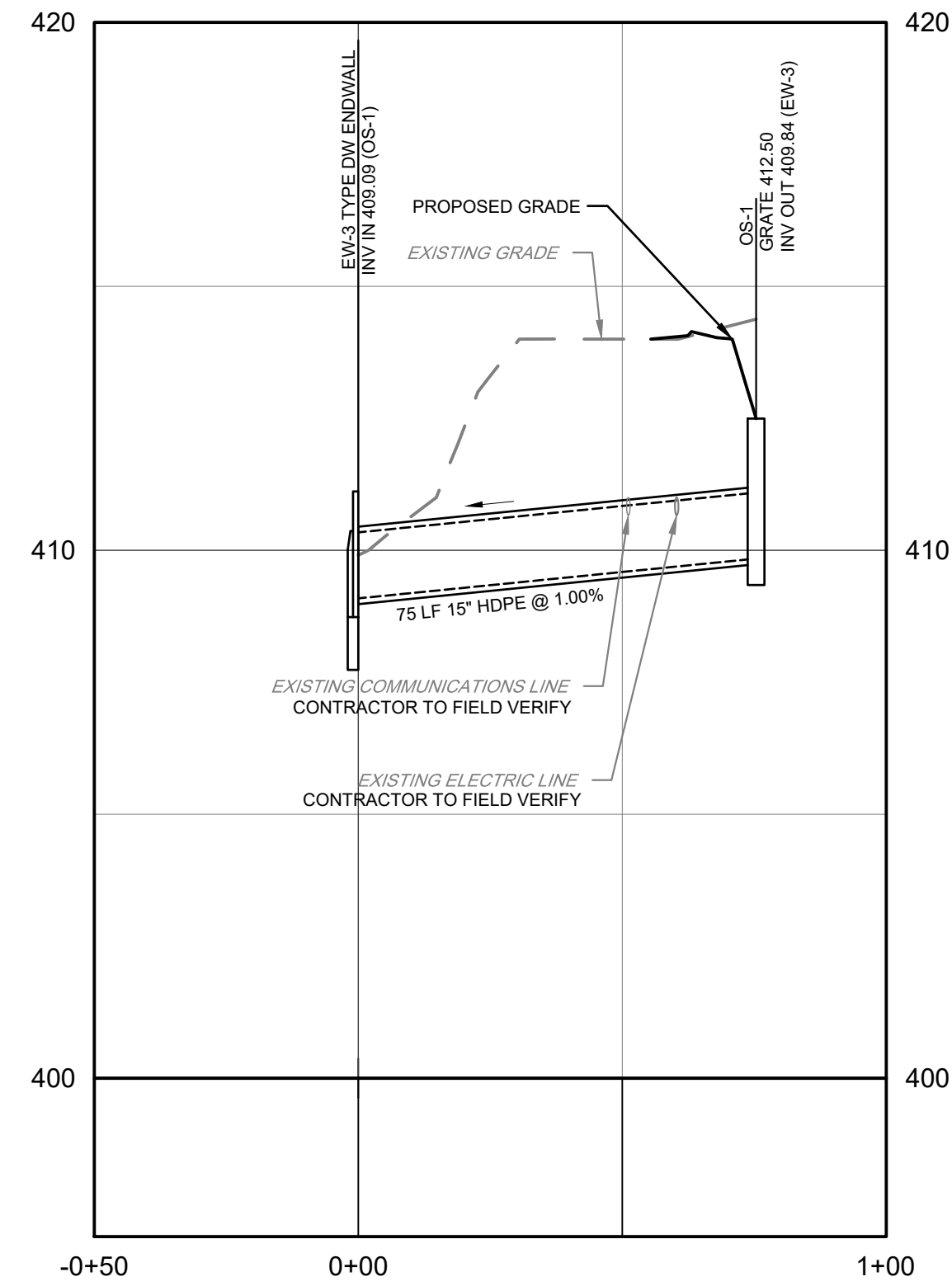
SHEET 16 OF 31

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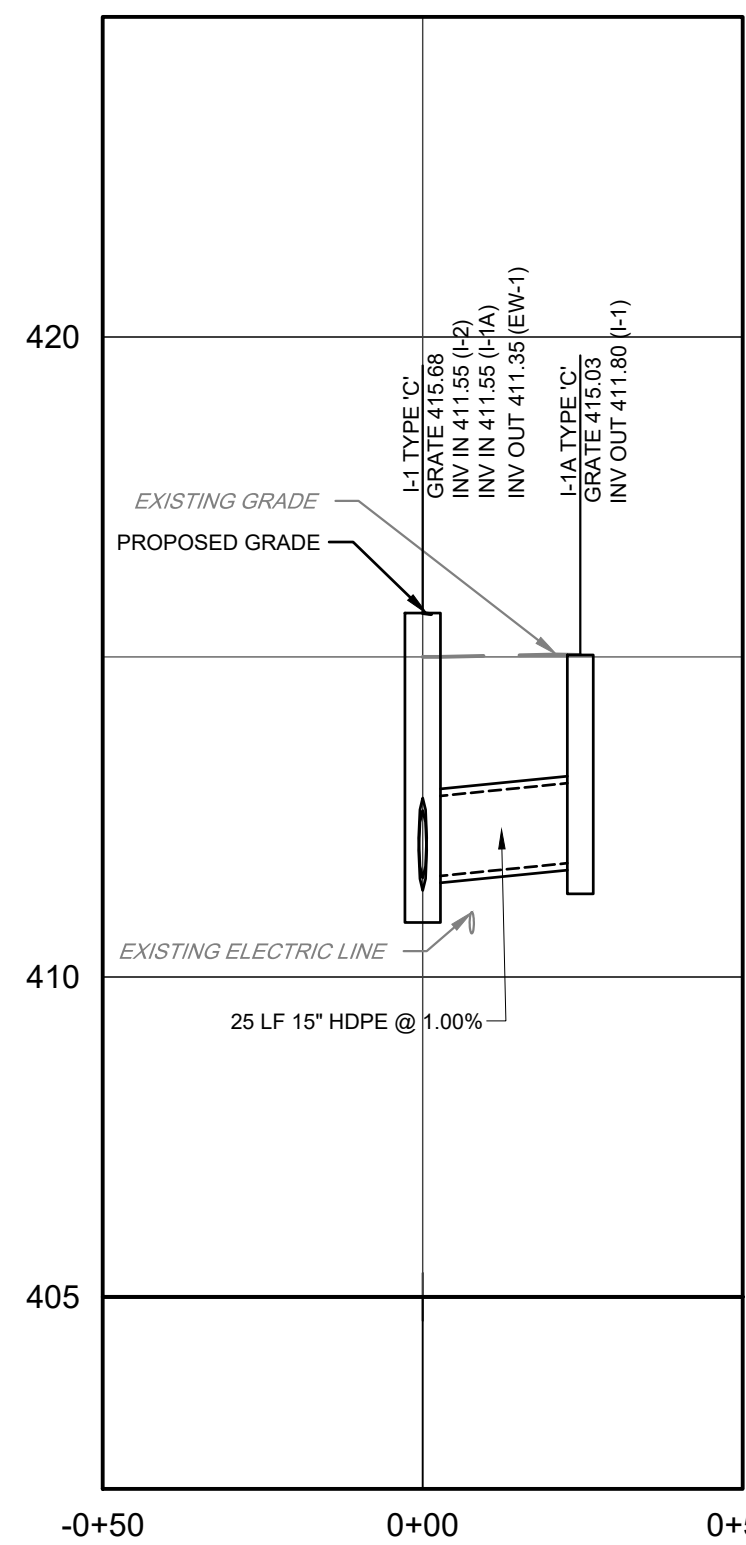
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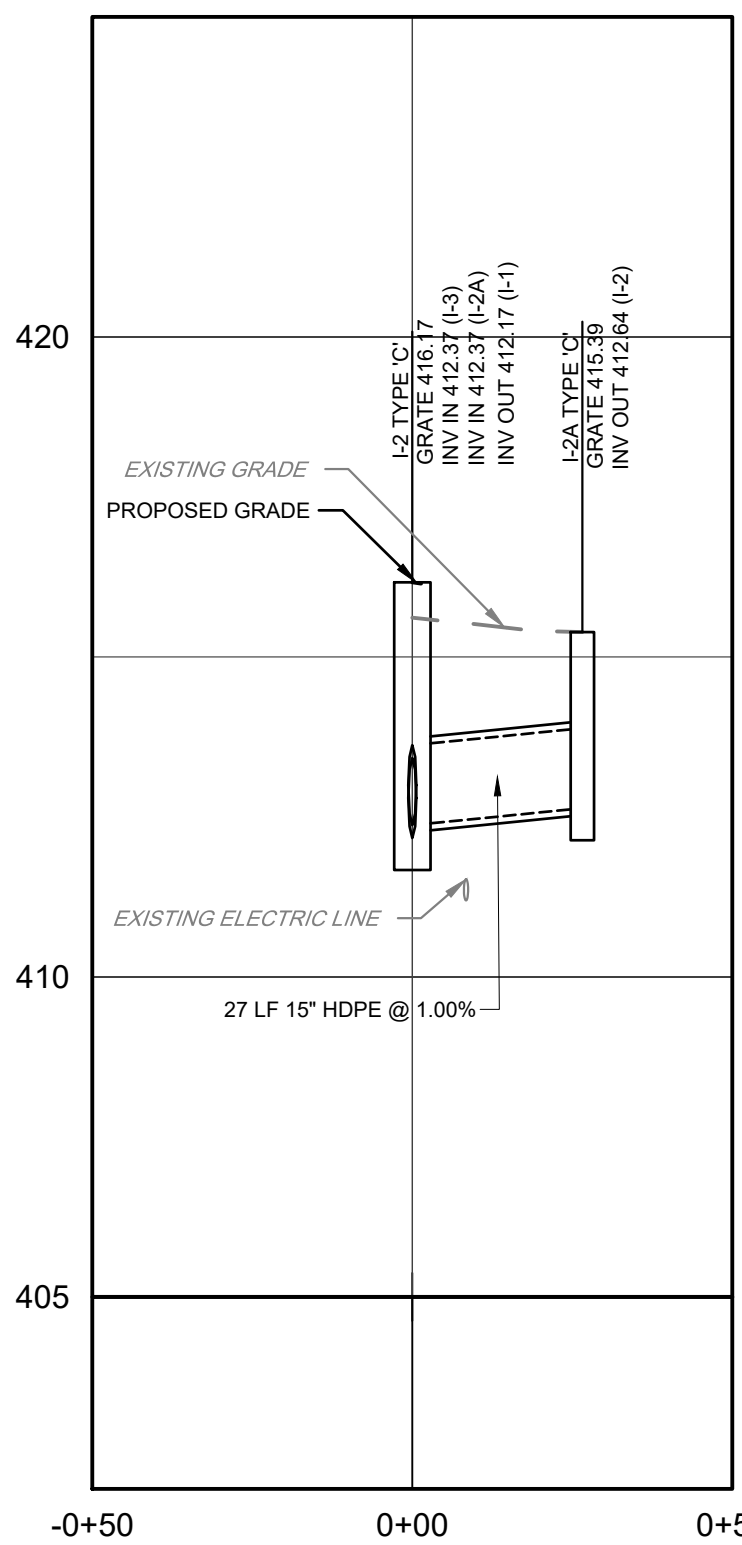
EW-2 TO I-12
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



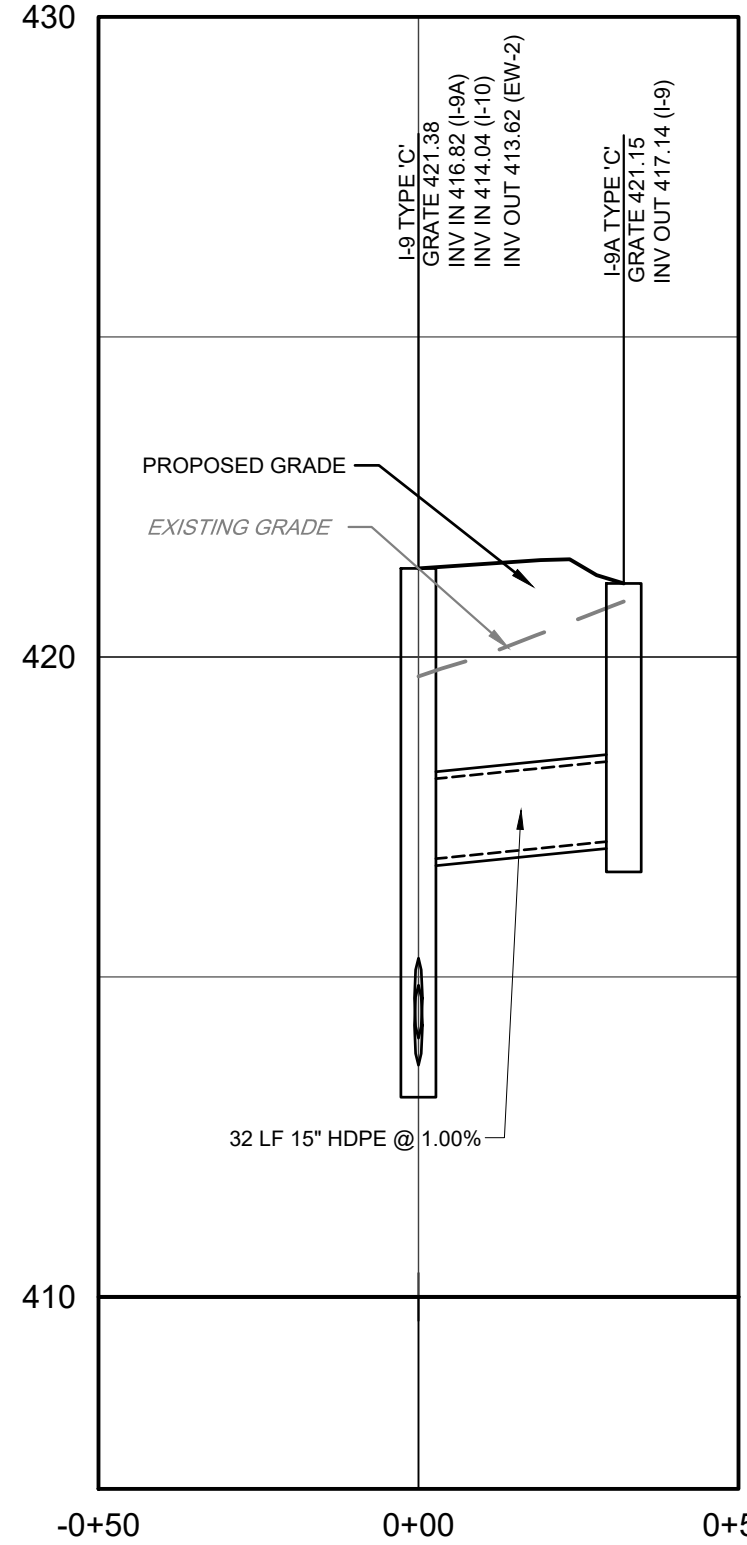
EW-3 TO OS-1
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



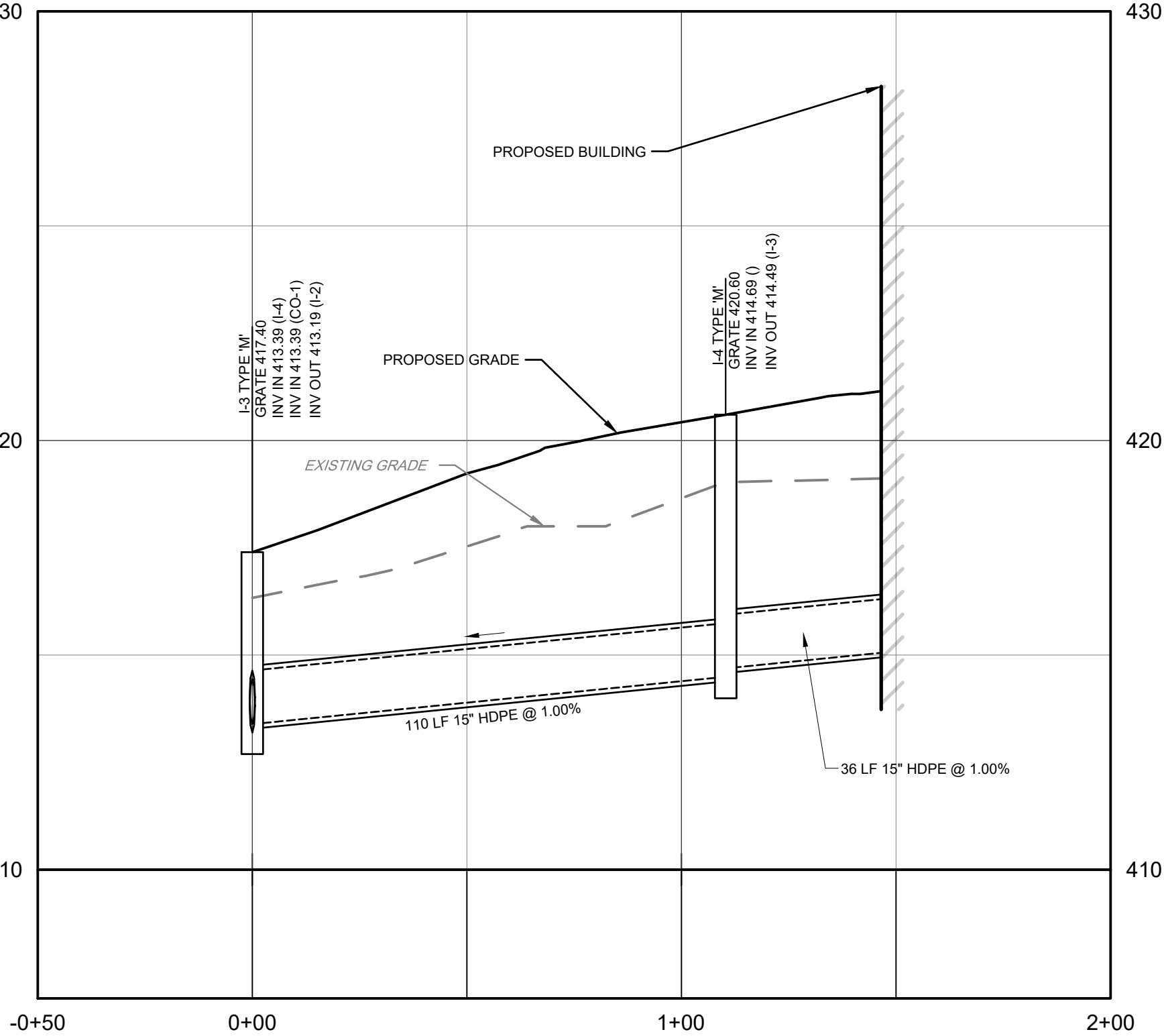
I-1 TO I-1-A
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



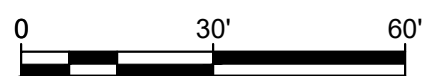
I-2 TO I-2A
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



I-9 TO I-9A
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



I-3 TO PROPOSED BUILDING
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490
STORM SEWER PROFILES

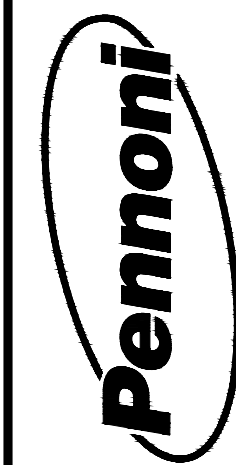
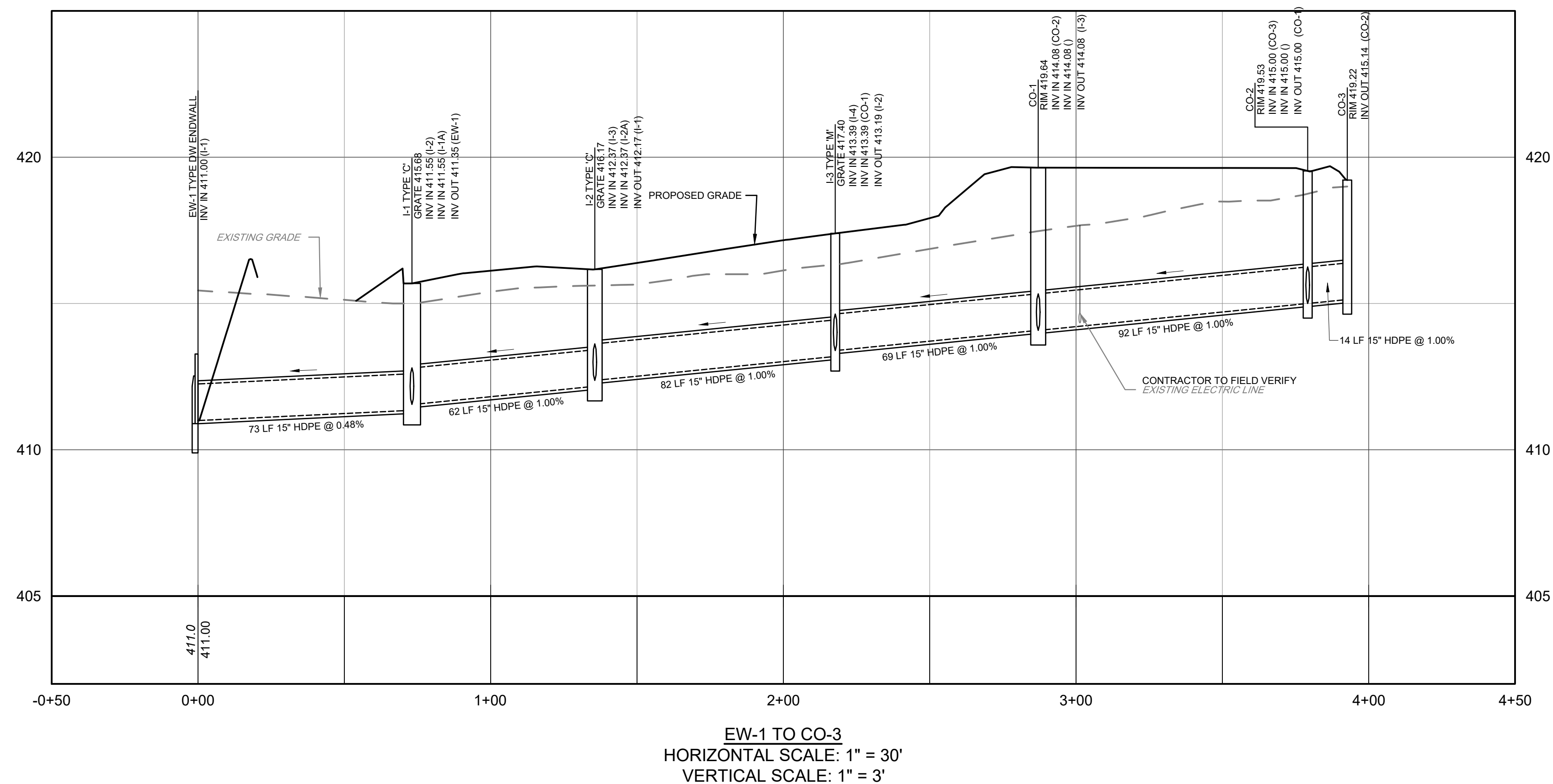
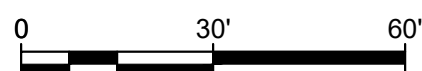
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WORCESTER, PA 19490

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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	AS SHOWN
DRAWN BY	JR
APPROVED BY	KH

CS4001
SHEET 17 OF 31



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West Chester, PA 19382
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VARIETY WELCOME AND VOCATIONAL TRAINING

2950 POTSHOP RD
WORCESTER, PA 19490

STORM SEWER PROFILES

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

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PROJECT VRITY26001

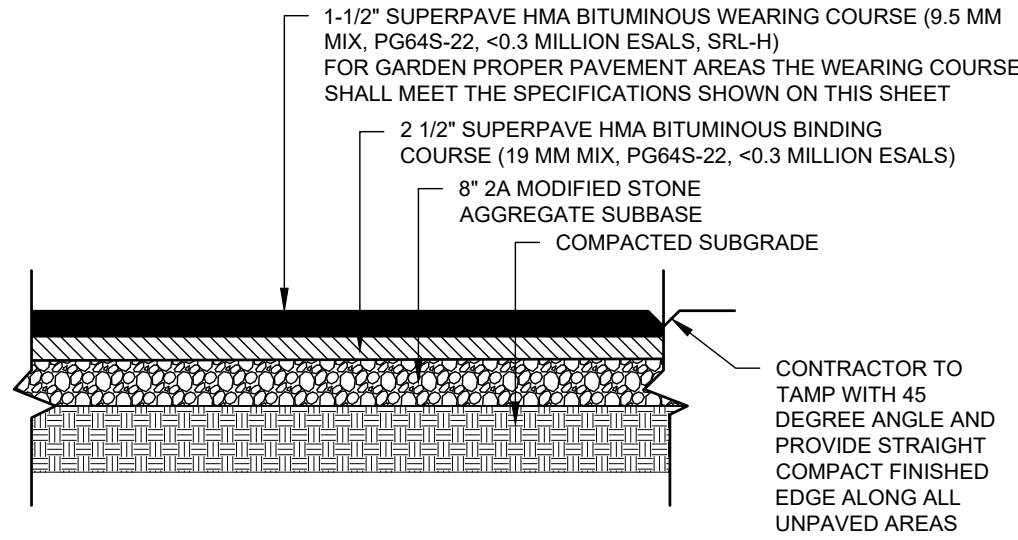
DATE	2026-05-26
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DRAWING SCALE AS SHOWN

DRAWN BY JR

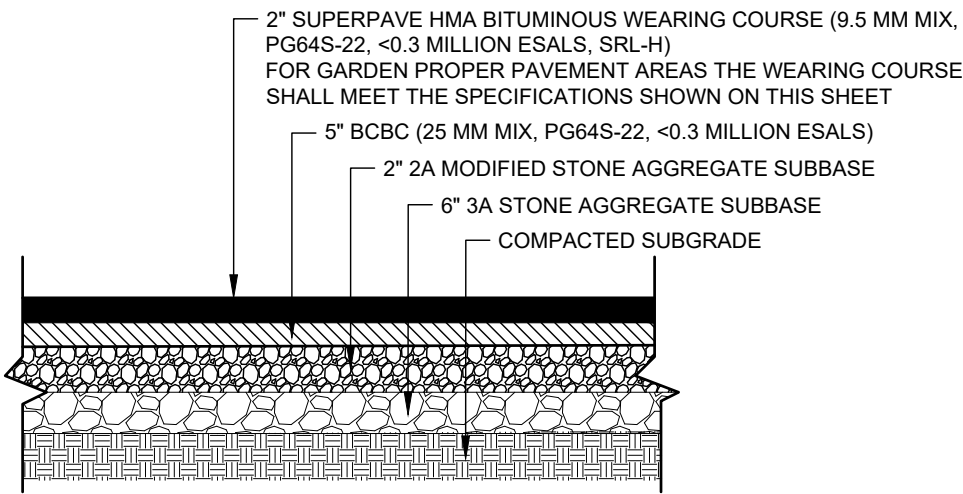
CS4002

SHEET 18 OF 31



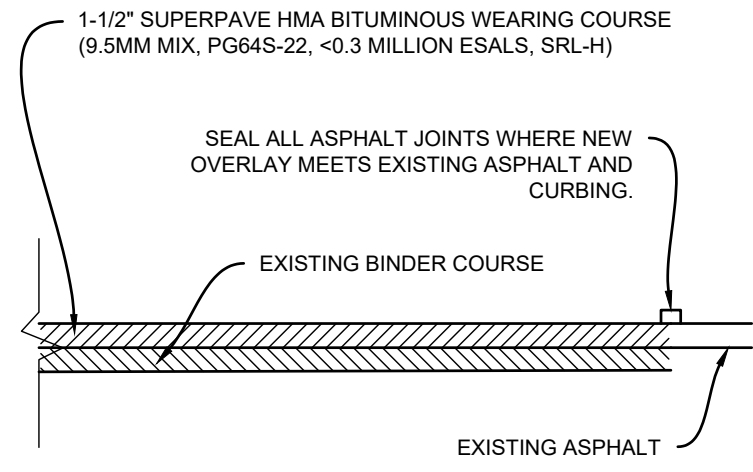
- PAVING NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PA DOT PUBLICATION 408, SECTIONS 210, 305, 320 AND 401, RESPECTIVELY, FOR SUBGRADE, AGGREGATE, AND FLEXIBLE PAVEMENT.
 2. MODIFICATIONS TO THE PAVING THICKNESS AND MATERIALS MUST BE APPROVED BY THE MUNICIPAL ENGINEER BASED UPON FIELD CONDITIONS.
 3. CONTRACTOR TO COORDINATE EDGING FINISH WITH LANDSCAPE ARCHITECT DRAWINGS FOR ALL ASPHALT AREAS.

LIGHT-DUTY BITUMINOUS PAVEMENT SECTION (PARKING LOT AREAS)
NOT TO SCALE



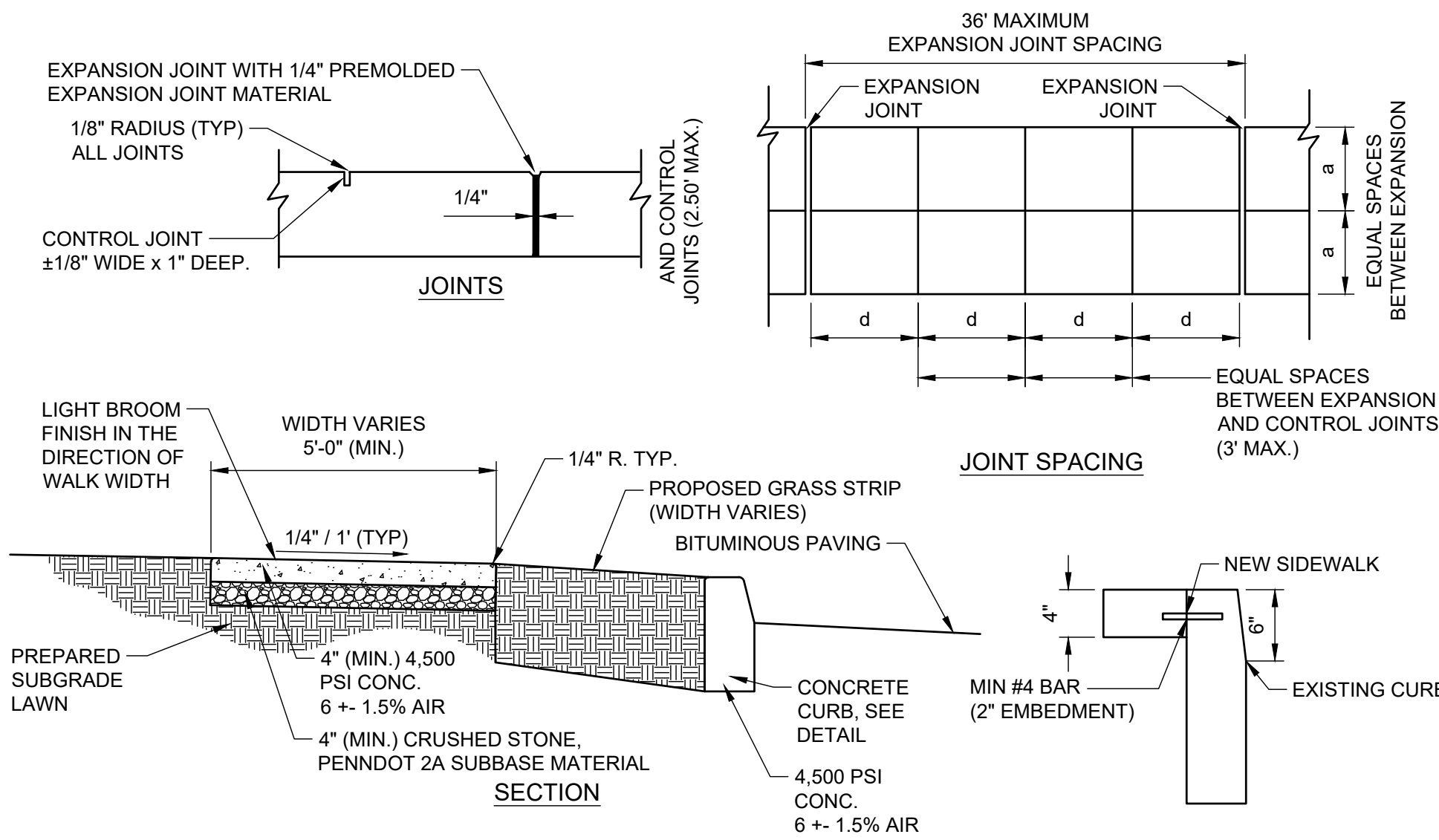
- PAVING NOTES
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 3. CONTRACTOR TO COORDINATE EDGING FINISH WITH LANDSCAPE ARCHITECT DRAWINGS FOR ALL ASPHALT AREAS.

HEAVY-DUTY BITUMINOUS PAVEMENT SECTION (VEHICULAR DRIVEWAY AREAS)
NOT TO SCALE



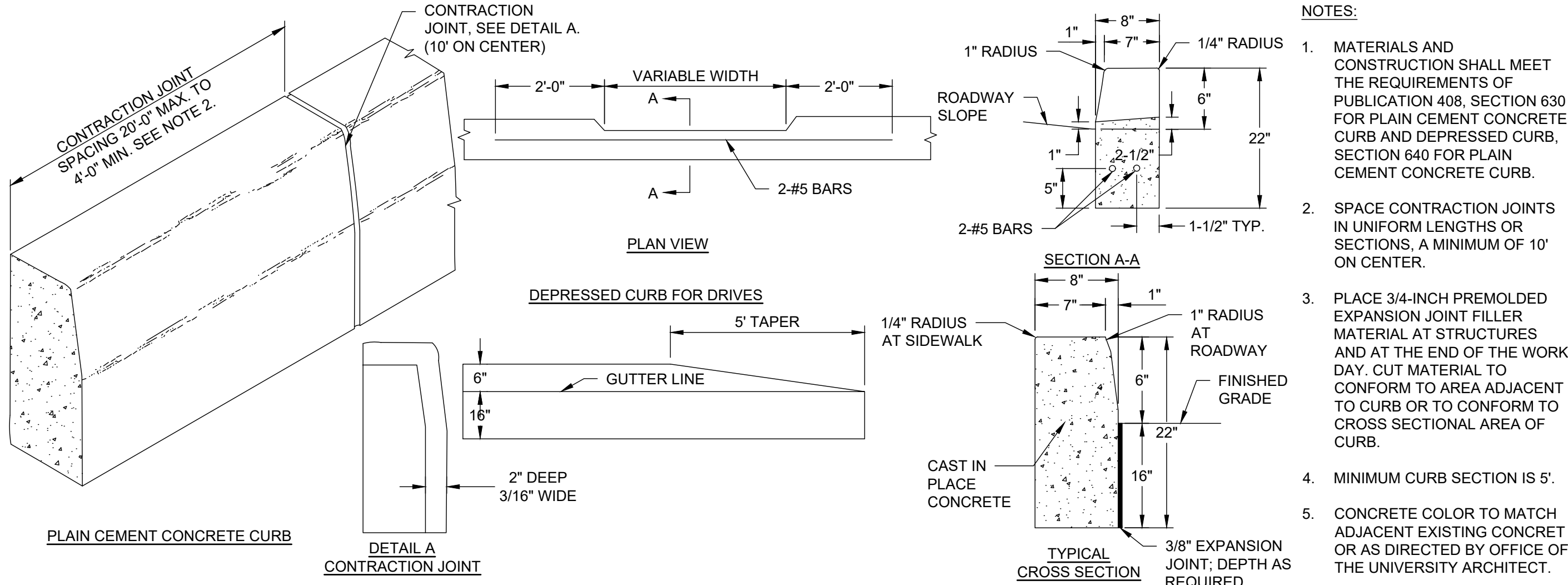
- PAVING NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS FOR PADOT PUBLICATION 408, SECTION 210, 305, 320 AND 401, RESPECTIVELY, FOR SUBGRADE, AGGREGATE, AND FLEXIBLE PAVEMENT
 2. MODIFICATIONS TO THE PAVING THICKNESS AND MATERIALS MUST BE APPROVED BY THE MUNICIPAL ENGINEER BASED UPON FIELD CONDITIONS.

MILL & OVERLAY SECTION
NOT TO SCALE



- SIDEWALK CONSTRUCTION NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION METHODS MEETING THE REQUIREMENTS OF PADOT PUB. 408.
 2. COORDINATE JOINT LOCATIONS TO MATCH EXISTING BLOCKS.
 3. THE PRIMARY SURFACE OF THE CONCRETE SIDEWALK SHALL HAVE A BROOM FINISH AND AN AREA TWO (2) INCHES IN WIDTH, PARALLEL TO THE CONTROL JOINTS, SHALL HAVE A SMOOTH-TROWLED FINISH.
 4. WHERE SIDEWALK IS BEING REPLACED ALONG A CURB, CONTRACTOR TO DOWEL INTO ADJACENT CURB TO STABILIZE THE NEW SIDEWALK.
 5. AREAS OF SPALLING CONCRETE THAT ARE LESS THAN 1" DEEP SHALL BE SCARIFIED, FILLED AND SEALED. CONTRACTOR TO PROVIDE SUBMITTAL FOR PRODUCT AND COLOR TO BE USED. COLOR SHALL MATCH EXISTING SIDEWALK
 6. DEEPER SPALLING CONCRETE SHALL BE EVALUATED BY PENNONI ON A CASE BY CASE BASIS.
 7. SUBMIT A CURING COMPOUND FOR ENGINEER'S REVIEW.

CONCRETE SIDEWALK
NOT TO SCALE



6-INCH CURB DETAIL
NOT TO SCALE

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490

SITE DETAILS

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
2950 POTSHOP RD
WORCESTER, PA 19490

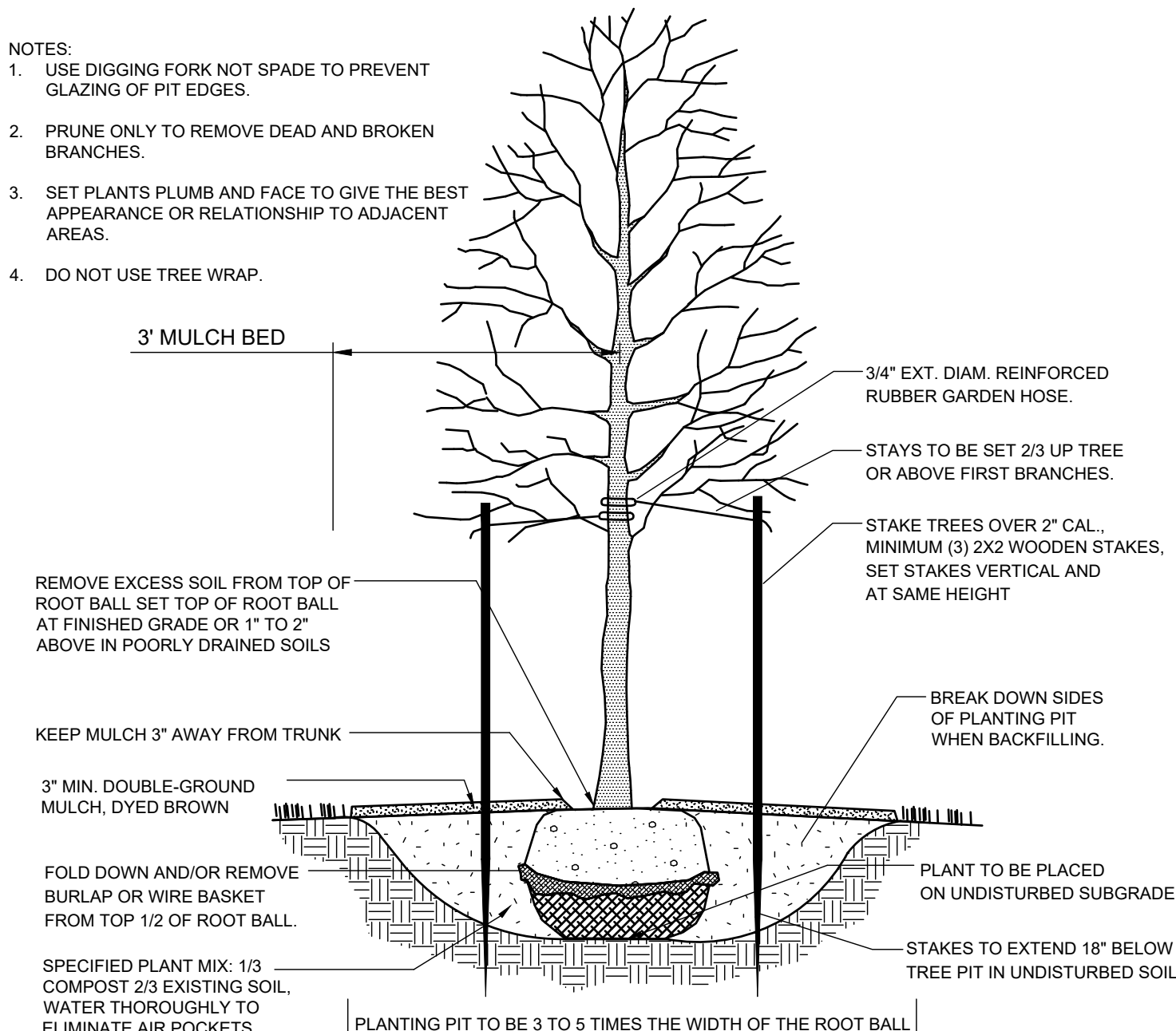
NO.	DATE	REVISIONS	BY

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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	AS SHOWN
DRAWN BY	JR
APPROVED BY	KH

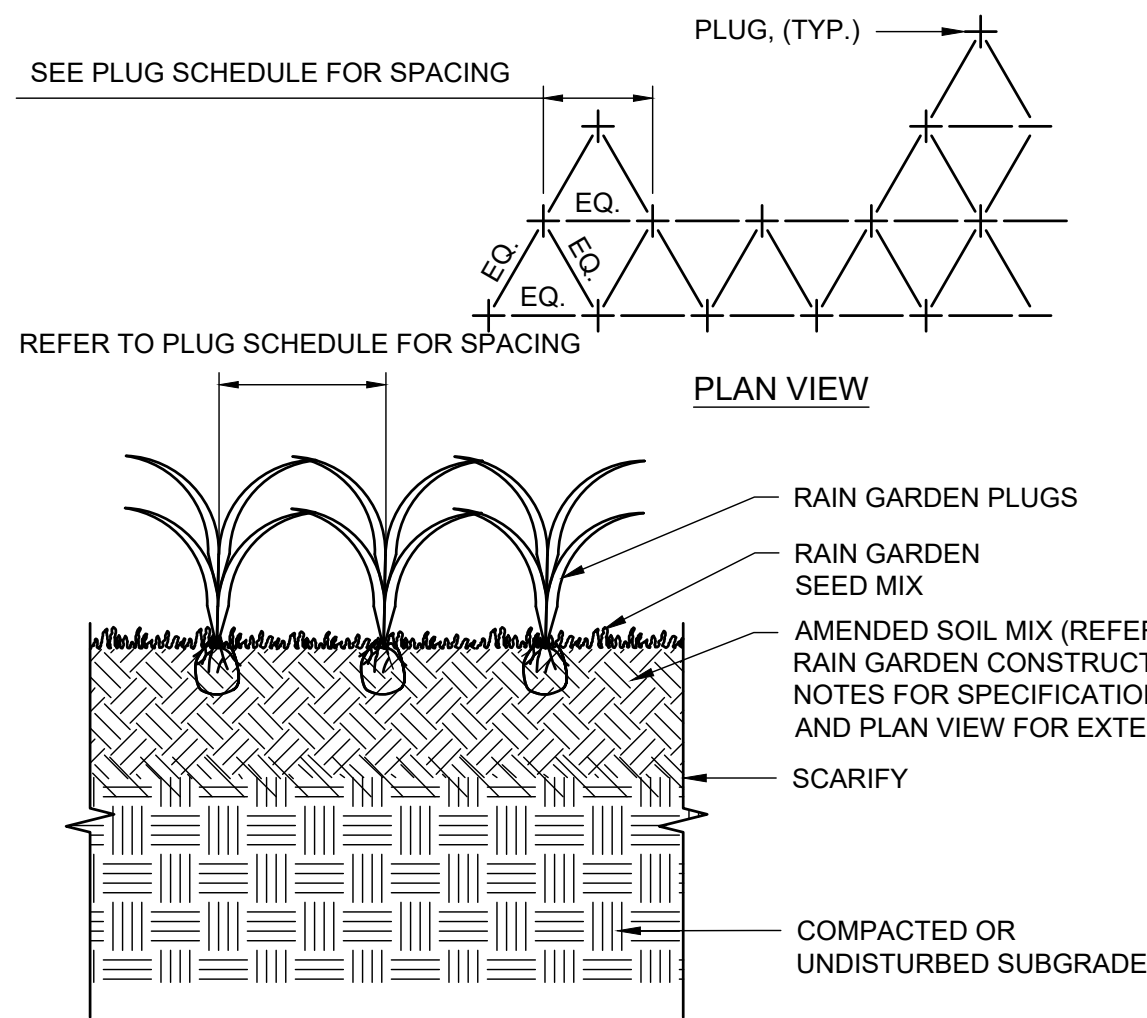
NOTES:

1. USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES.
2. PRUNE ONLY TO REMOVE DEAD AND BROKEN BRANCHES.
3. SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.
4. DO NOT USE TREE WRAP.



DECIDUOUS TREE PLANTING

NOT TO SCALE



PLUG DETAIL

NOT TO SCALE

PLANTING NOTES

2. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. TOPSOIL, WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE UTILIZED ON SITE FOR LAWN AND PLANTING AREAS.
4. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS SHALL BE STAKED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
5. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
6. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE TRADING ASSOCIATION. PLANT MATERIAL MUST BE FREE OF PESTS AND DISEASE RESISTANT. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 18 MONTHS FOLLOWING INSTALLATION.
7. ALL NON-Biodegradable root wrapping to be removed completely before planting.
8. ALL SHAD TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE PRIOR THAN NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
10. LANDSCAPE PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
11. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
12. ALL PLANTS SPACED 7.0' OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
13. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEEKING MIX SCHEDULE & SEEDING NOTES).
14. PLANTING SHALL BE DONE APR. 15TH THRU MAY 31ST OR AUGUST 1TH THRU OCTOBER 15TH.
15. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL AREAS AFFECTED BY THE TREE BRASH CONSTRUCTION.
16. MULCH BEDS WILL BE CREATED AS MULCH ZONES (3' FEET) BETWEEN THE TREE DAP LINE. ALL OTHER AREAS OF DISTURBED SHALL BE SEED.

SEEDING NOTES

2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
3. PERFORM ALL FINISH GRADING, WITHIN AREAS OF DISTURBANCE, NECESSARY TO BRING SITE TO REQUIRED FINISHED ELEVATIONS. FINISHED GRADING SHALL CONSIST OF PREPARING SUBGRADE AND SPREADING TOPSOIL. REPAIR FOR SEEDING OPERATIONS.
4. SUBGRADE SHALL BE LOOSENED AND GRADED BY HARROWING, DIGGING, OR DRAGGING, AS DICTATED BY THE CONDITION OF THE SUBGRADE. THE ENTIRE SUBGRADE SHALL THEN BE RAKED AND ALL STONES OVER 1-1/2" GRADE STAKES, RUBBISH AND GENERAL DEBRIS REMOVED.
5. ALL UNDISTURBED PORTIONS OF THE SITE THAT ARE TO RECEIVE SEEDING SHALL HAVE SURFACE LOOSENED BY HARROWING OR DRAG. ALL MECHANICAL OPERATIONS MUST BE KEPT OUTSIDE OF AREAS DELINEATED BY TREE PROTECTION FENCING.
6. TOPSOIL SHALL BE UNIFORMLY SPREAD WITH BLADE GRADER, OR BY ANY OTHER APPROVED METHOD, TO A MINIMUM DEPTH OF 6 INCHES TO PERMIT A LAYER OF SETTLEMENT. CORRECT ANY SURFACE IRREGULARITIES TO PREVENT EROSION FORMATION. REMOVE ALL STONES AND OBJECTS THAT WOULD RETAIN WATER. PRIOR TO FINE GRADING, REMOVE ALL EXISTING ANNUAL TYPE VEGETATION.
7. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
8. SEEDING SHALL BE COMPLETED USING THE HYDROSEEDING OR LIQUID BROADCASTING OF PREPARED MATERIAL, AT THE FOLLOWING RATES PER ACRE:
- A. WATER: AS SPECIFIED.
 - B. 1,500 POUNDS OF WOOD CELLULOSE FIBER, PLUS 15% FOR SLOPES 5% AND STEEPER.
 - C. LIME: QUANTITY AS REQUIRED TO ACHIEVE PH OF 6.5.
 - D. SOIL STABILIZER OF TYPE AND AT RATE RECOMMENDED BY THE MANUFACTURER.
 - E. SEED MIX, AS SPECIFIED.
9. HYDRAULIC SEEDING SHALL BE APPLIED WHEN WIND IS FIVE MILES PER HOUR OR LESS. PREPARED BED SHALL BE IN A MODERATELY DRY CONDITION DURING SEEDING WITH A MINIMUM THREE INCH DEPTH OF LOOSE FLUFFY SOIL. HYDRAULIC SEEDING SHALL BE APPLIED TO TOPSOIL OR SOIL BY DIRECTING HYDRAULIC-SEEDING NOZZLE AT SOIL SURFACE. BROADCAST SPREADING OF SEED SHALL NOT BE ACCEPTABLE UNLESS SEED IS LATER RAKED INTO TOP ONE INCH OF SURFACE SOIL.
10. ADD GREEN COLORING AGENT TO MULCH IN ORDER TO GUAGE ADEQUATE COVERAGE.
11. SOW SEED AT THE RECOMMENDED SEEDING RATE AS SHOWN IN THE SEEDING MIX SCHEDULE.
12. SEED SHALL BE APPLIED APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
13. USE MECHANICAL SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING IS NOT PRACTICAL DUE TO CLOSENESS OF BUILDINGS, ETC.
14. AFTER SEEDING APPLICATION, WOOD CELLULOSE FIBER SHALL BE APPLIED HYDRAULICALLY AT A NET RATE DRY WEIGHT OF 1,500 LBS PER ACRE OR AT RATES RECOMMENDED BY THE MANUFACTURER. MULCH ALL SEEDED AREAS WITH CLEAN STRAW.
15. ON ALL SLOPES 3% OR GREATER, USE AN ORGANIC SOIL STABILIZER SUCH AS "CONTACT" OR EQUIVALENT AT THE RATE OF 25 LBS PER 1,000 GAL OR AT RATES RECOMMENDED BY THE MANUFACTURER.
16. KEEP NEWLY SEEDD GRASS AREAS MOISTENED DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDBED AREAS TO A HEIGHT OF 2 TO 3 INCHES.
17. ALL AREAS AND SPOTS, WHICH DO NOT SHOW A PROMPT CATCH OF GRASS, SHALL BE RE-SEEDDED, AND THE OPERATION REPEATED UNTIL COMPLETE COVERAGE IS OBTAINED.
18. CONTRACTOR SHALL PROVIDE SEED MIX (ERMXX-114) TO OWNER.
- MOWN LAWN SEED MIX (ERMXX-114) OR APPROVED EQUAL**
- | | |
|------|--|
| 30% | CREEPING RED FESCUE (FESTUCA RUPEA) |
| 15% | KENTUCKY BLUEGRASS, (COARSA) (POA PRATENSIS, COARSA) |
| 25% | KENTUCKY BLUEGRASS, CADET (POA PRATENSIS, CADET) |
| 10% | ANNUAL RYEGRASS (LOLIUM MULTIFLORUM L. PERENNE VAR. ITALICUM) |
| 10% | PERENNIAL RYEGRASS, HOMERUN (LUPINE TURF TYPE) (LOLIUM PERENNE, HOMERUN) |
| 100% | TOTAL: APPLIED 150-200 LBS PER ACRE |

LANDSCAPE MAINTENANCE NOTES

THE OWNERS OF THE PROPERTY AND THEIR AGENTS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THE PLANS. ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED IN ACCORDANCE WITH THE APPROVED PLAN SET. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF SITE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

1. **FERTILIZER:** MOW LAWN - FERTILIZE TWICE PER YEAR.
PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD, DAMAGED AND DISEASED WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCE/SAFETY REASONS. PRUNING MAY ALSO BE DONE FOR STRUCTURAL ISSUES IN ACCORDANCE WITH ANSI 43 SAFETY STANDARDS.
2. **PEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN SPRING. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
3. **MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2" IN PLANT BEDS AND AROUND BASES OF TREES. INORGANIC MULCH SUCH AS WASHED RIVER ROCK OR MAXXAM ROCK IS TO BE USED.
4. **MOVING:** MOWN LAWN SEED SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 3 INCHES. MOWER BLADES SHALL BE SET AT 2-1/2 INCHES. MOWING SHOULD BE DIRECTED. RAIN GRASS SEED MIX AND MEADOW SEED MIX SHALL BE MOWN ONLY ONCE YEARLY IN EARLY SPRING.
5. **PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
6. **WATERS:** UNLESS STATED OTHERWISE, IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.

PERENNIAL AND GROUNDCOVER MAINTENANCE

1. WEED CONTROL CAN BE A PROBLEM UNTIL THE GROUNDCOVERS/PERENNIALS HAVE SPREAD AND FILLED IN THE AREA. CONTROL OF PERSISTENT, PERENNIAL WEEDS, SUCH AS BERBERISGRASS AND NUTGRASS SHOULD BE DONE FIRST. PRE-EMERGENT HERBICIDES CAN BE APPLIED TO A MULTITUDE OF WEEDS BEFORE THEY PLANTING AND REPLENISHED AS NEEDED TO MAINTAIN A DEPTH OF 2 TO 3 INCHES WILL REDUCE THE NEED TO WEED BY HAND. PRE-EMERGENT HERBICIDES CAN BE USED ON MOST TYPES OF GROUNDCOVERS FULLY ESTABLISHED TO WEED. WEEDS THAT ARE A PROBLEM AS THEY ARE APPLYING AS THE GROUNDCOVERS FILL THE WEEDS WILL BECOME LESS OF A PROBLEM BECAUSE OF THE SHADED SOIL. SOME HAND WEEDING WILL MOST LIKELY BE NEEDED.
2. FERTILIZER - MOST GROUNDCOVERS WILL BENEFIT FROM AN APPLICATION OF FERTILIZER IN LATE WINTER TO EARLY SPRING. USE 2 TO 4 POUNDS OF A COMPLETE FERTILIZER PER 1,000 SQUARE FEET. WATER OR BRUSH FERTILIZER OFF THE FOLIAGE AFTER BROADCASTING.



PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK**

VARIETY WELCOME AND VOCATIONAL TRAINING

2950 POTSHOP RD
WORCESTER, PA 19490

LANDSCAPING NOTES & DETAILS

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

[illegible]

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PROJECT VRITY26001

DATE 2026-05-26

DRAWING SCALE AS SHOWN

DRAWN BY JR

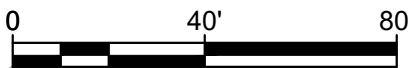
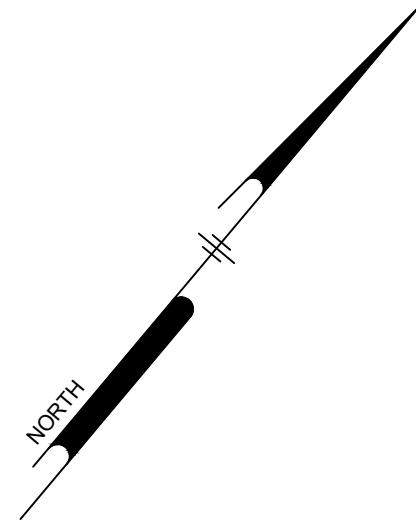
APPROVED BY KH

CS6061

SHEET 21 OF 31



Scale: 1" = 2000



SOIL CHART								
SYMBOL	NAME	HYDROLOGIC GROUP	SLOPES	HYDRIC	DEPTH TO		LIMITATIONS	RESOLUTION NOTES
					WATER TABLE (IN)	BEDROCK (IN)	FROST ACTION	
CIB	CHALFONT SILT LOAM	D	3 TO 8	YES	6 TO 18	42 TO 99	140 TO 200	SEE RESOLUTION NOTES
LaB	LANDSDALE LOAM	B	3 TO 8	NO	> 80	42 TO 60	160 TO 200	SEE RESOLUTION NOTES
LeB	LAWRENCEVILLE SILT LOAM	C	3 TO 8	YES	18 TO 36	48 TO 99	140 TO 200	SEE RESOLUTION NOTES
PeC	PENN SILT LOAM	B	8 TO 15	NO	> 80	20 TO 40	170 TO 240	SEE RESOLUTION NOTES
PIB	PENN-LANDSDALE COMPLEX	B	3 TO 8	NO	> 80	20 TO 40	160 TO 200	SEE RESOLUTION NOTES
ReA	READINGTON SILT LOAM	C	0 TO 3	YES	18 TO 36	40 TO 70	160 TO 200	SEE RESOLUTION NOTES
ReB	READINGTON SILT LOAM	C	3 TO 8	NO	18 TO 36	40 TO 60	170 TO 240	SEE RESOLUTION NOTES
RhC	REAVILLE SILT LOAM	D	8 TO 15	YES	6 TO 36	20 TO 40	130 TO 200	SEE RESOLUTION NOTES
RwA	ROWLAND SILT LOAM	C	0 TO 3	YES	18 TO 36	60 TO 99	150 TO 200	SEE RESOLUTION NOTES
UusB	URBAN LAND UDORTHERTS, SHALE AND SANDSTONE COMPLEX	A	0 TO 8	NO	80 >	20 TO 99	161 TO 215	SEE RESOLUTION NOTES



CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20261183224

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VARIETY WELCOMES AND VOCATIONAL TRAINING

EROSION & SEDIMENT CONTROL PLAN PHASE 1

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

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PROJECT VRITY26001

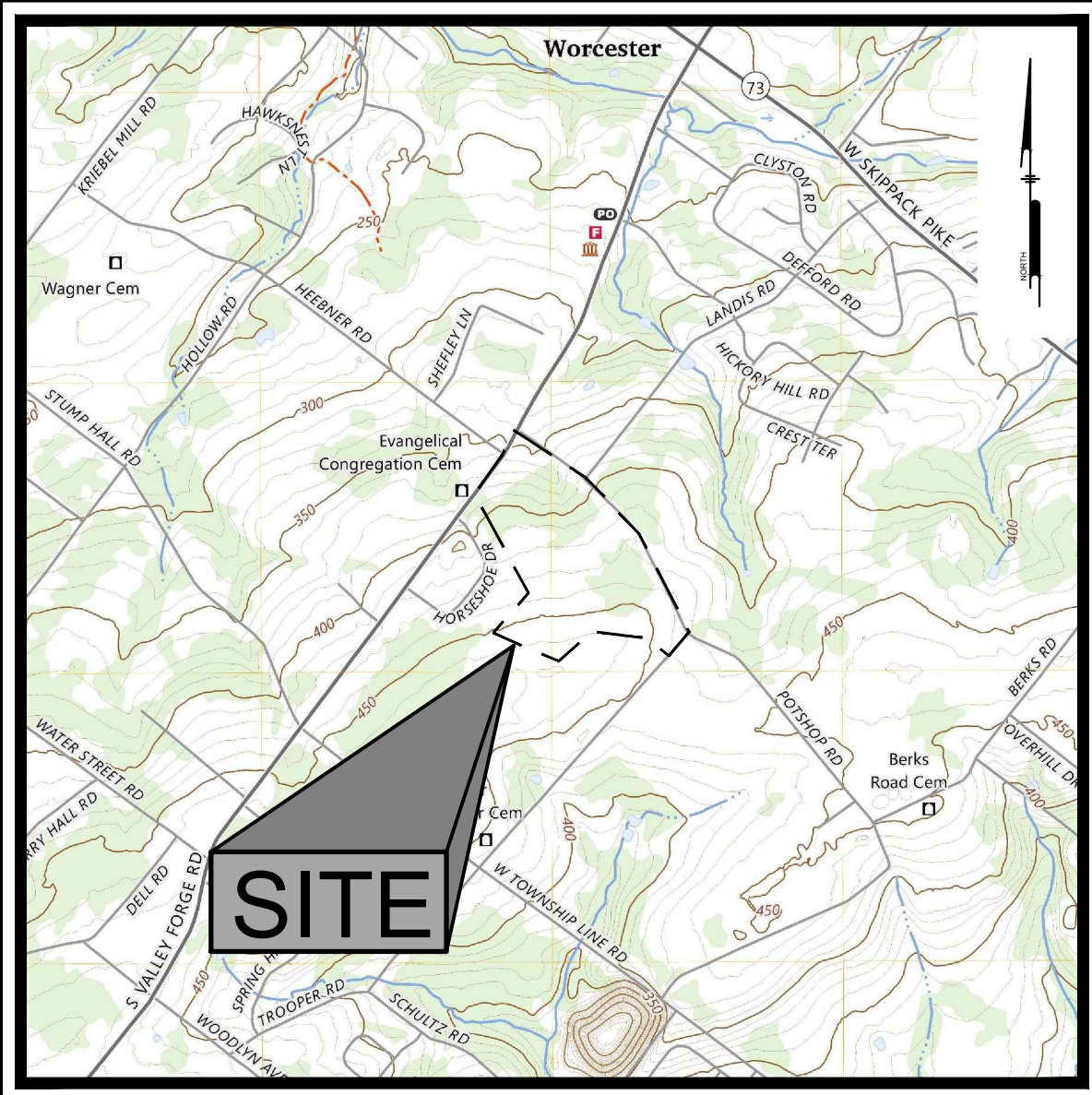
DATE 2020-03-20

DRAWN BY JR

CS8001

SHEET 22 OF 31

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
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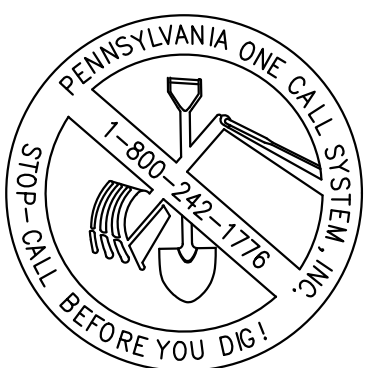
USGS MAP
Scale: 1" = 2000'



E&S LEGEND

- LOD LOD PROPOSED LIMIT OF DISTURBANCE
- OF OF PROPOSED COMPOST FILTER SOCK
- PROPOSED SLOPE MATTING
- PROPOSED CONCRETE WASHOUT
- ROCK CONSTRUCTION ENTRANCE
- DIVERSION SOCK DRAINAGE AREA
- DIVERSION SOCK
- STOCKPILE
- PROPOSED INLET PROTECTION

SOIL CHART									
SYMBOL	NAME	HYDROLOGIC GROUP	SLOPES	HYDRIC	DEPTH TO		LIMITATIONS		RESOLUTION NOTES
					WATER TABLE (IN)	BEDROCK (IN)			
CIB	CHALFONT SILT LOAM	D	3 TO 8	YES	6 TO 18	42 TO 99	140 TO 200		SEE RESOLUTION NOTES
LaB	LANDSDALE LOAM	B	3 TO 8	NO	> 80	42 TO 60	160 TO 200		SEE RESOLUTION NOTES
LeB	LAWRENCEVILLE SILT LOAM	C	3 TO 8	YES	18 TO 36	48 TO 99	140 TO 200		SEE RESOLUTION NOTES
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UusB	URBAN LAND UDORTHENTS, SHALE AND SANDSTONE COMPLEX	A	0 TO 8	NO	80 >	20 TO 99	161 TO 215		SEE RESOLUTION NOTES



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BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
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SERIAL NUMBER(S): 20261183224

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VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490

EROSION & SEDIMENT CONTROL
PLAN PHASE 2

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
2950 POTSHOP RD
WORCESTER, PA 19490

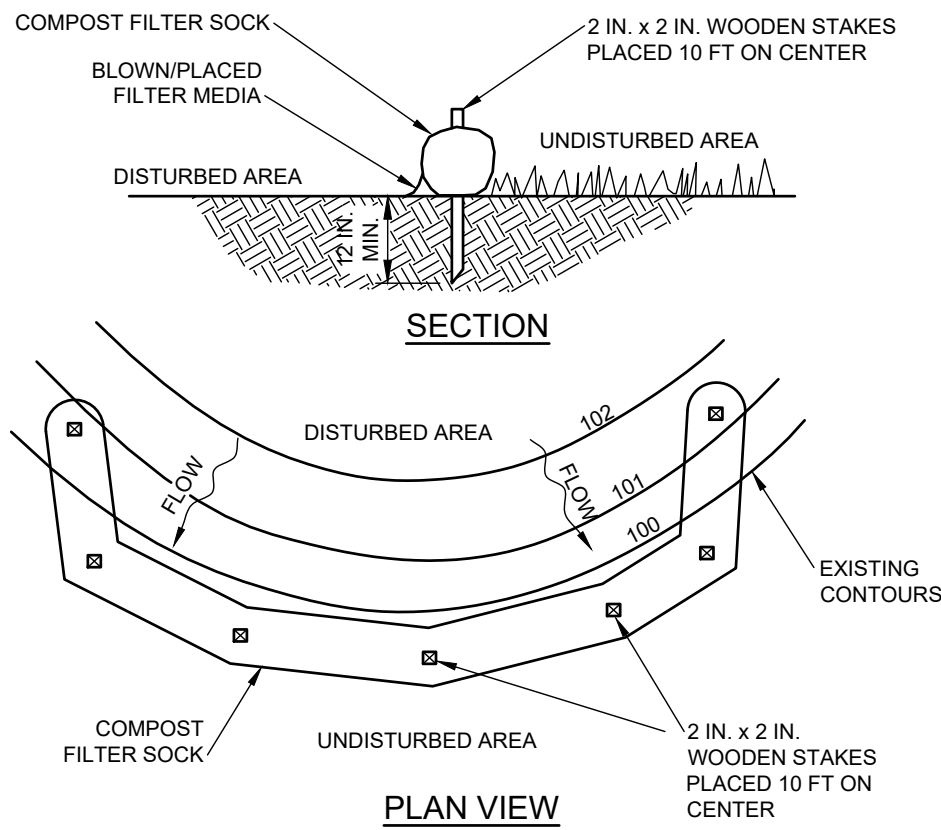
NO.	DATE	REVISIONS	BY

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PROJECT: VRITY26001
DATE: 2026-05-26
DRAWING SCALE: 1" = 40'
DRAWN BY: JR
APPROVED BY: KH

CS8002
SHEET 23 OF 31

c:\Account\VR\Twp\26001 - variety welcome and vocational training\CS8502.dwg PLOTTED: 4/26/2026 10:32 AM BY: John Holman PLOTTFILE: Penroni NC.dwg



COMPOST FILTER SOCKS				
SOCK NO.	DIA. (INCH)	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)
CFS-1	18	NORTH OF PROPOSED BUILDING	4.0	191.0
CFS-2	18	NORTH OF PROPOSED BUILDING	2.0	262.0
CFS-3	18	NORTH OF PROPOSED BUILDING	2.0	256.0
CFS-4	18	NORTHWEST OF PROPOSED BUILDING	2.0	22.0
CFS-5	18	WEST OF PROPOSED BUILDING	3.0	32.0
CFS-6	18	WEST OF PROPOSED BUILDING	2.0	33.0
CFS-7	18	WEST OF PROPOSED BUILDING	2.0	45.0
CFS-8	18	WEST OF PROPOSED BUILDING	1.0	28.0
CFS-9	18	WEST OF PROPOSED BUILDING	2.0	42.0
CFS-10	18	WEST OF PROPOSED BUILDING	3.0	187.0

COMPOST STANDARDS

ORGANIC MATTER CONTENT	25 % - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (MMHOS/CM) MAX

COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE
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				
	3/4" X 3/4" MAX APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE 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					

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

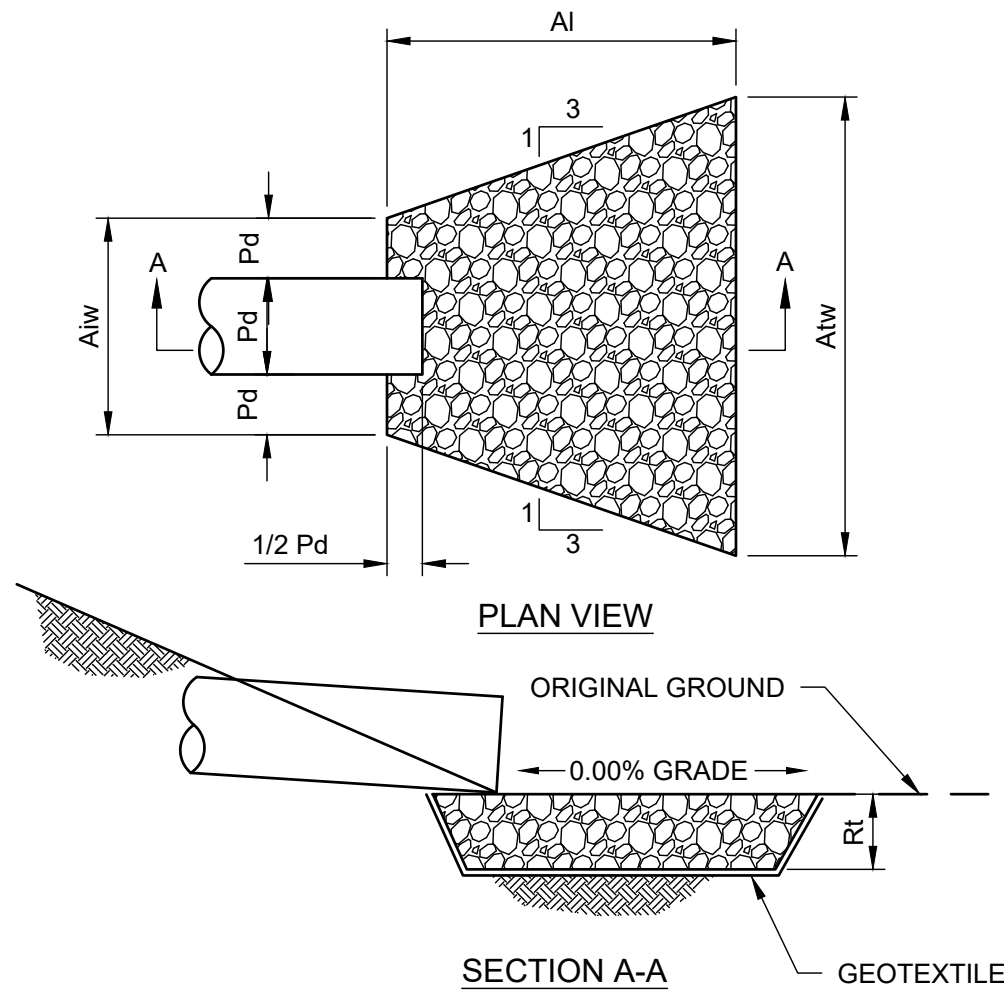
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 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



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE R- (IN)	THICK. Rt (IN)	LENGTH Al (FT)	TERMINAL WIDTH Atw (FT)
88	88	8	88	88	88

NOTES:

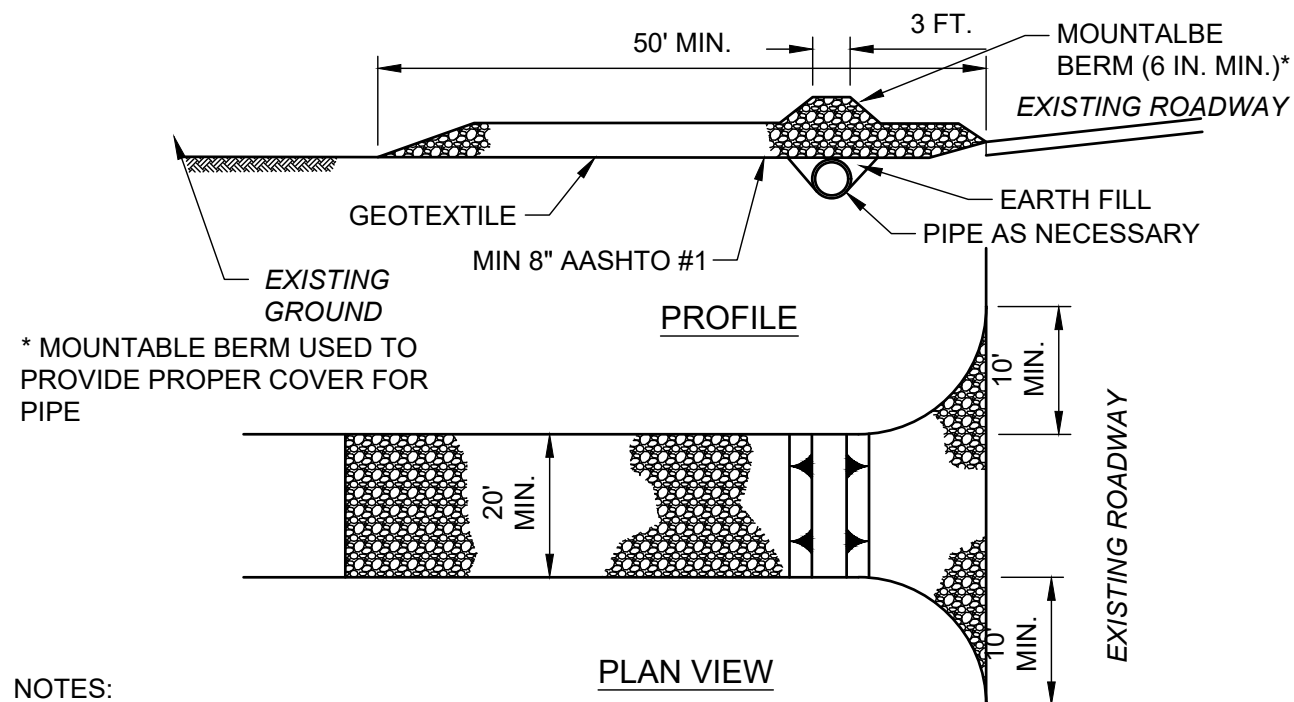
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

RIPRAP APRON AT PIPE OUTLET NO FLARED ENDWALL

NOT TO SCALE



NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

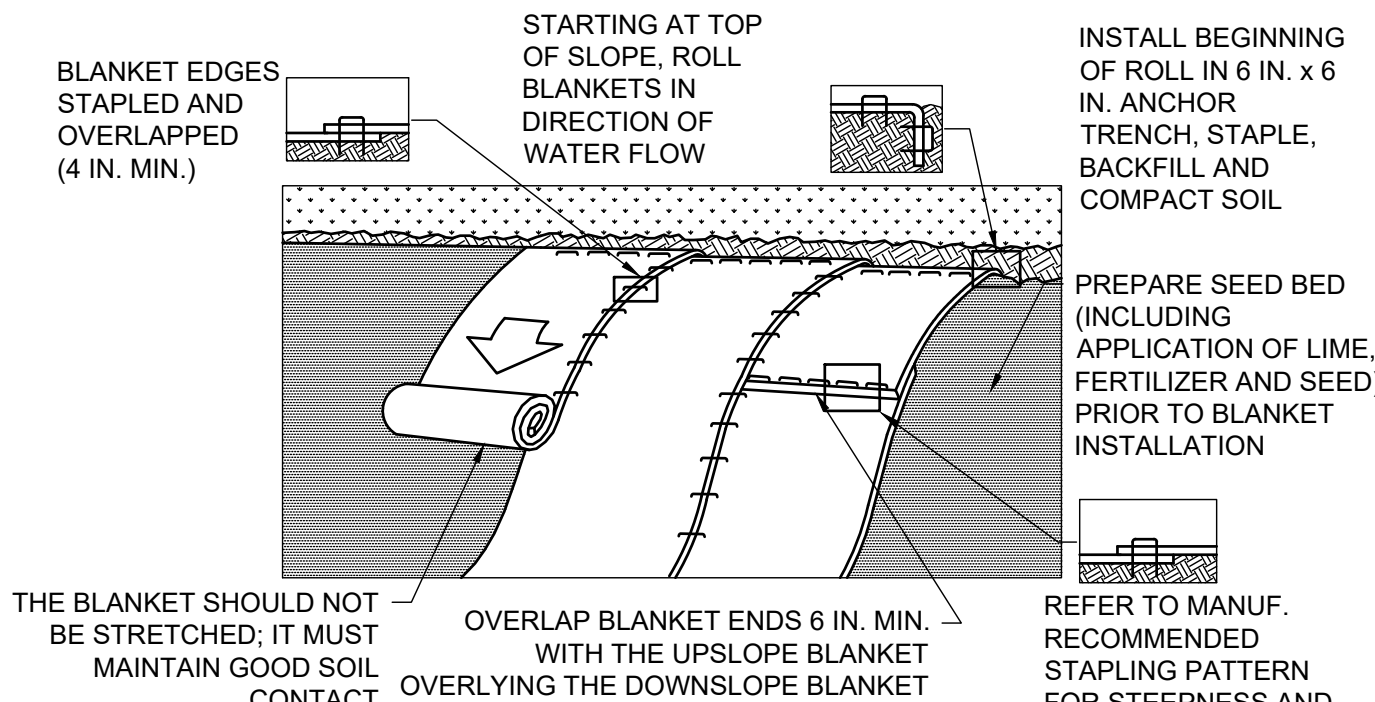
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT

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.

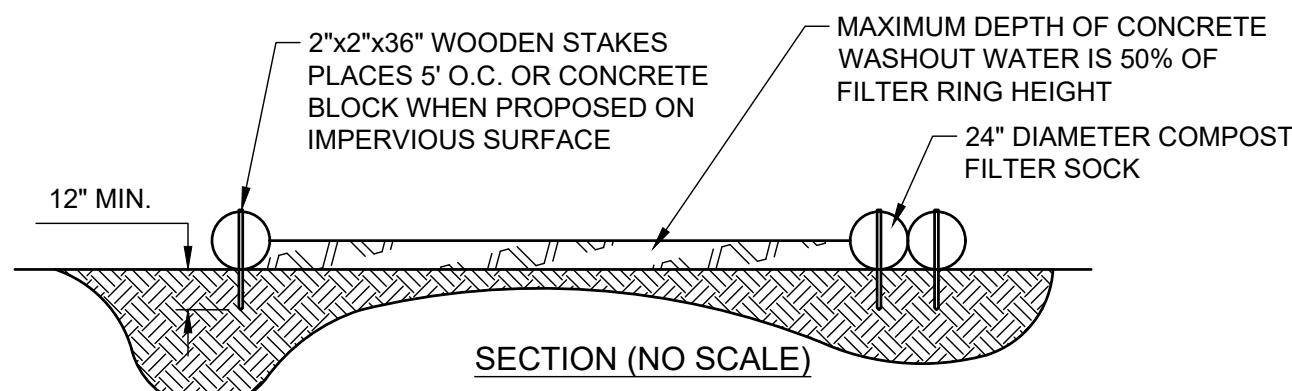
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

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.

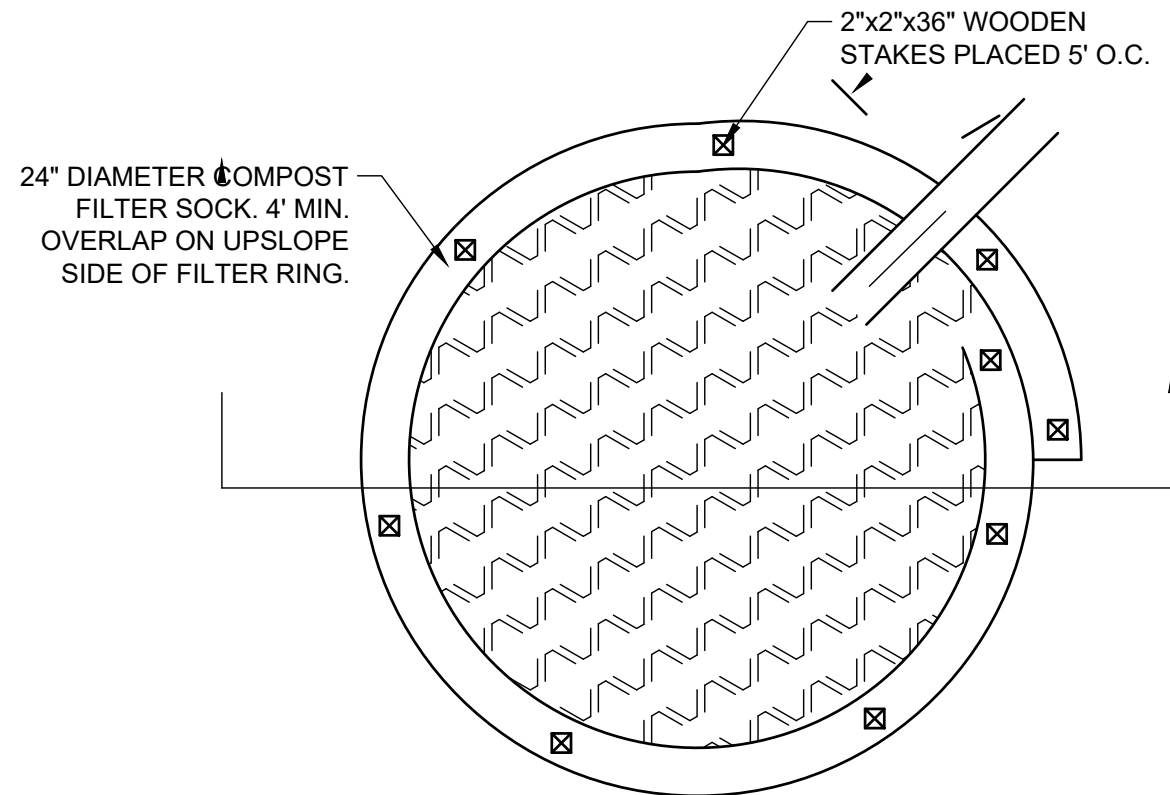
EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



NOTES:

- INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
- 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

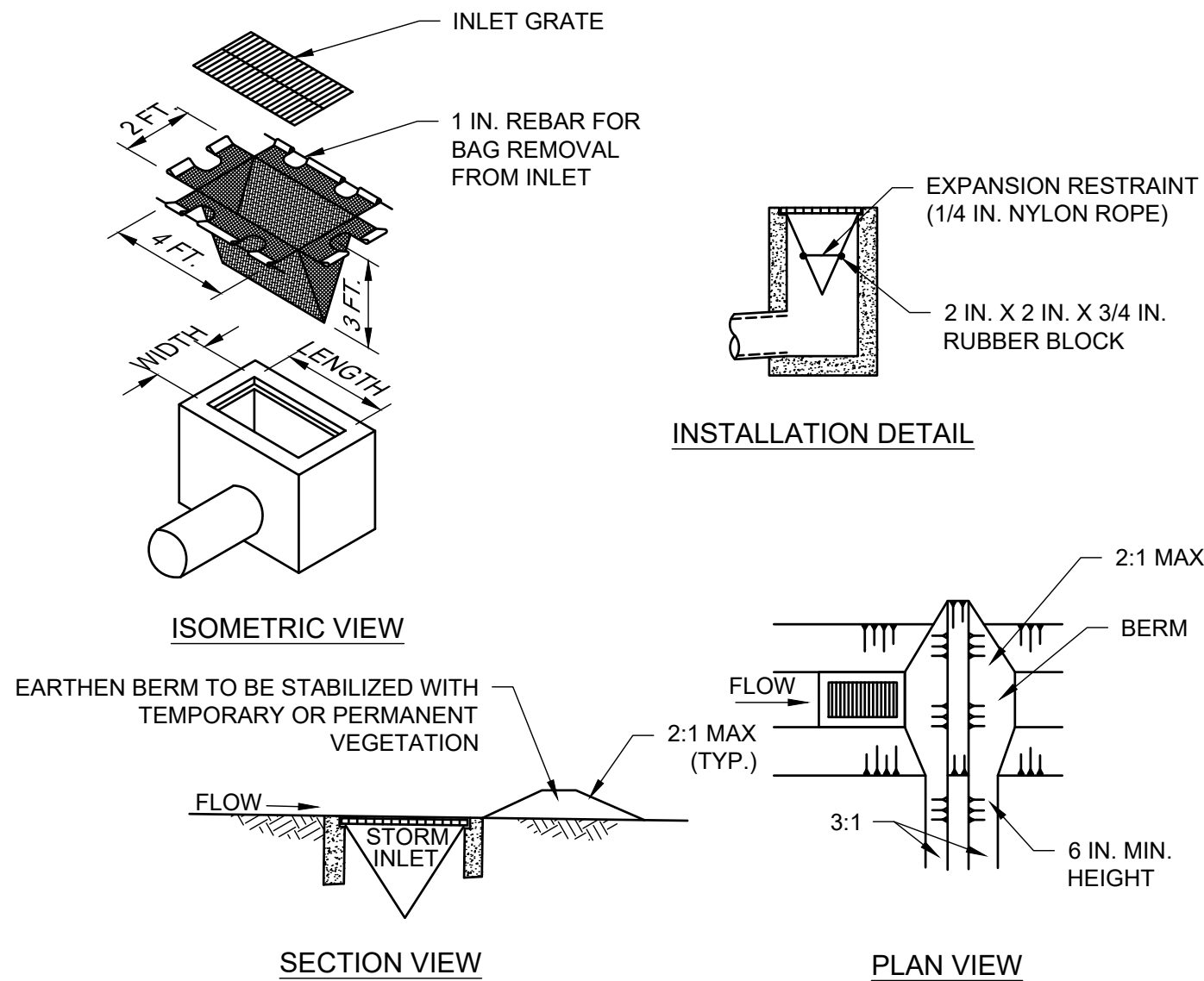


NOTES:

- A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
- WHENEVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND THE PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER (AS SHOWN ABOVE). CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.
- ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

TYPICAL COMPOST SOCK / CONCRETE WASHOUT

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 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.

FILTER INLET PROTECTION

NOT TO SCALE

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490

EROSION & SEDIMENT CONTROL DETAILS

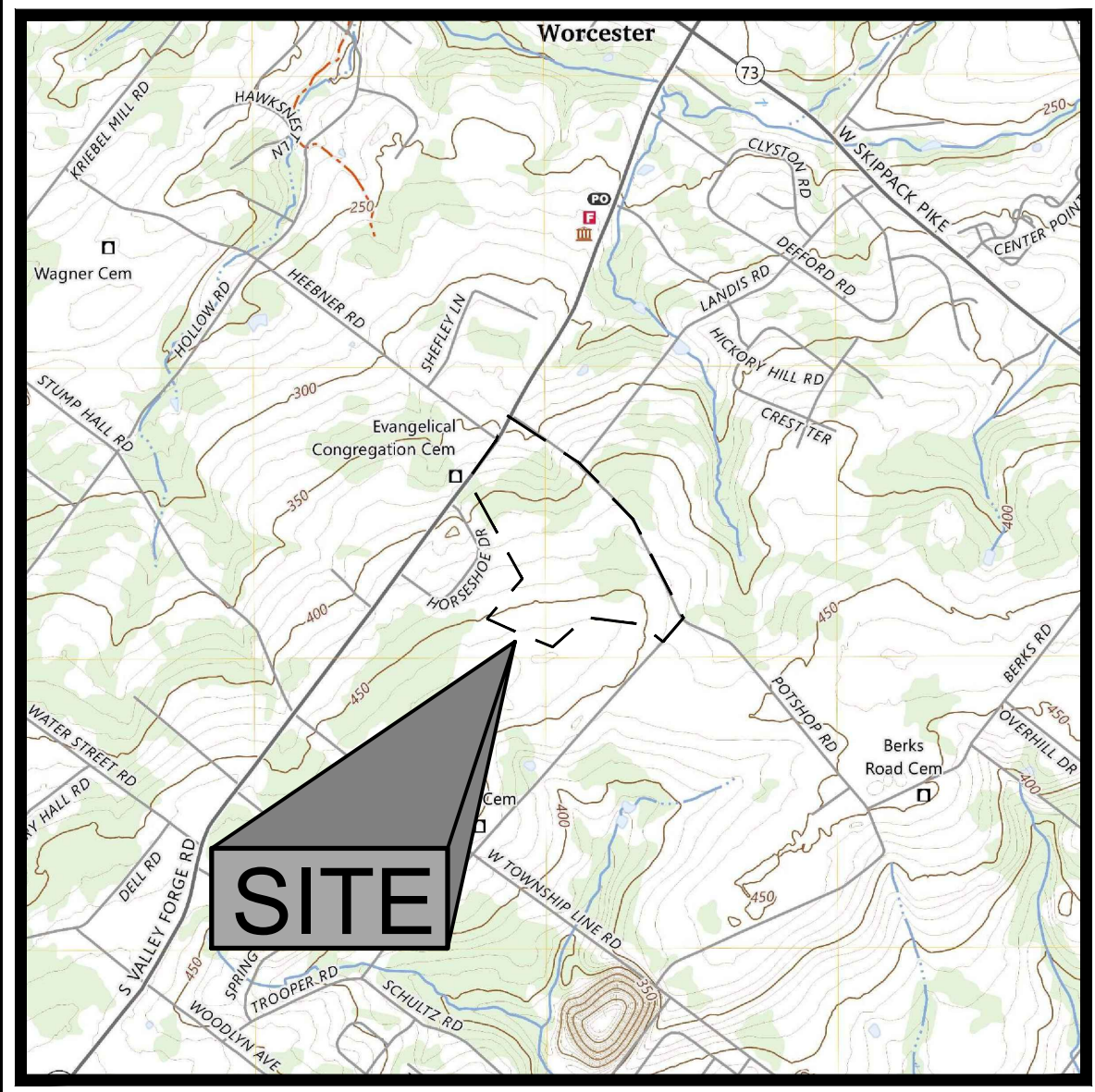
VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

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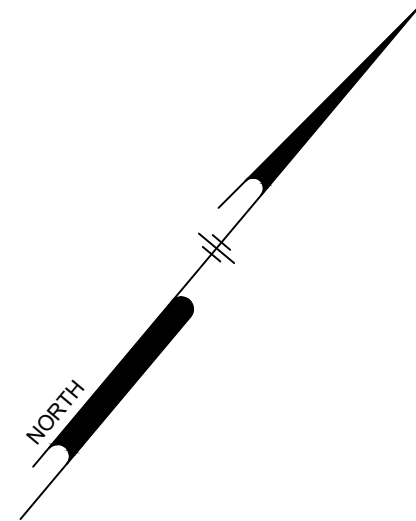
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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	AS SHOWN
DRAWN BY	JR
APPROVED BY	KH



USGS MAP
Scale: 1" = 2000'



PDRA-4: 21,589 SF
EXISTING LAWN AREA: 15,154 SF
PROPOSED LAWN AREA: 15,154 SF
EXISTING IMPERVIOUS AREA: 6,434 SF
PROPOSED IMPERVIOUS AREA: 6,434 SF

PDRA-5: 4,855 SF
EXISTING LAWN AREA: 3,608 SF
PROPOSED LAWN AREA: 3,608 SF
EXISTING IMPERVIOUS AREA: 1,247 SF
PROPOSED IMPERVIOUS AREA: 1,247 SF

PDRA-2: 207,965 SF
EXISTING LAWN AREA: 168,520 SF
PROPOSED LAWN AREA: 134,052 SF
EXISTING IMPERVIOUS AREA: 39,445 SF
PROPOSED IMPERVIOUS AREA: 73,913 SF

PDRA-1: 140,017 SF
EXISTING LAWN AREA: 122,483 SF
PROPOSED LAWN AREA: 75,797 SF
EXISTING IMPERVIOUS AREA: 17,534 SF
PROPOSED IMPERVIOUS AREA: 64,220 SF

PDRA-3: 4,855 SF
EXISTING LAWN AREA: 5,561 SF
PROPOSED LAWN AREA: 5,561 SF
EXISTING IMPERVIOUS AREA: 146 SF
PROPOSED IMPERVIOUS AREA: 146 SF

0 40' 80'

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NOTES:

1. THE PROJECT'S RECEIVING WATERCOURSE IS AN UNNAMED TRIBUTARY TO ZACHARIAS CREEK-25979122 BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.
2. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOTICE OF TERMINATION, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.
3. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER §102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMP'S IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.4 AND §102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:

- (1) THE FACILITY NAME, ADDRESS AND LOCATION.
- (2) THE OPERATOR NAME AND ADDRESS.
- (3) THE PERMIT NUMBER.
- (4) THE REASON FOR PERMIT TERMINATION.
- (5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH §102.8(M)(2).

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

4. THE PERMITTEE SHALL INCLUDE WITH A NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

"I, VARIETY THE CHILDRENS CHARITY OF DELAWARE VALLEY, DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C. S. A. §4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

- (1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
- (2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S.

5. ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR ALTERED WITHOUT THE APPROVAL OF THE MUNICIPALITY. THE INDIVIDUAL LOT OWNER, HIS/HER HEIRS, ASSIGNS OR SUCCESSORS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SAID FACILITIES.

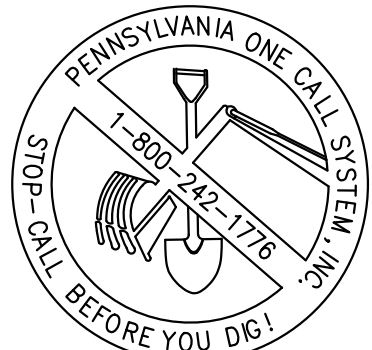
6. "THE OWNER HEREBY GRANTS PERMISSION TO THE MUNICIPALITY, ITS AUTHORIZED AGENTS AND EMPLOYEES, TO ENTER UPON THE PROPERTY, AT REASONABLE TIMES AND UPON PRESENTATION OF PROPER IDENTIFICATION, TO INSPECT THE BMP'S WHENEVER IT DEEMS NECESSARY, WHENEVER POSSIBLE, THE MUNICIPALITY SHALL NOTIFY THE OWNER PRIOR TO ENTERING THE PROPERTY."

7. CONTRACTOR WILL EXCAVATE IN THE AREA OF THE TEST PIT LOCATION TP-21-2, IN ORDER TO DETERMINE IF THE INFILTRATION RATE IS CAUSED BY A SOLUTION ACTIVITY. THIS EXCAVATION WILL BE MONITORED BY A GEOTECHNICAL ENGINEER. ANY REQUIRED BASINS MODIFICATIONS WILL BE BROUGHT TO THE MUNICIPALITY PRIOR TO INSTALLATION.

PCSM LEGEND

LOD LOD PROPOSED LIMIT OF DISTURBANCE
DRAINAGE AREA

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PENNONI ASSOCIATES INC.
155 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

VARIETY WELCOME AND VOCATIONAL TRAINING
2950 POTSHOP RD
WORCESTER, PA 19490

POST CONSTRUCTION STORMWATER
MANAGEMENT PLAN

VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY

2950 POTSHOP RD
WORCESTER, PA 19490

REVISIONS	DATE	NO.	BY

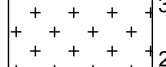
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PROJECT	VRITY26001
DATE	2026-05-26
DRAWING SCALE	1" = 40'
DRAWN BY	JR
APPROVED BY	KH

CS9001

SHEET 26 OF 31

U:\Accounts\ART\Projects\26001 - variety welcome and vocational training\CS9501 - BMPs\TSC\26001.dwg PLOTTED: 03/26/2020 10:33 AM BY: John Robinson PLOTTFILE: Pennoni\CS9501.dwg

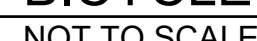
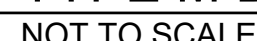
PCSM LONGTERM OPERATION & MAINTENANCE NOTES																																	
UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.																																	
FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(b)(5) (RELATING TO PERMIT TERMINATION).																																	
THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.																																	
INSPECTIONS SHALL BE PERFORMED AS NOTED FOR EACH BMP AND ANNUALLY. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES SHALL BE PROVIDED ANNUALLY.																																	
A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.																																	
LONGTERM OPERATION AND MAINTENANCE RESPONSIBLE PARTY: VARIETY OF CHILDRENS CHARITY OF THE DELAWARE VALLEY 2950 POTSHOP ROAD, WORCESTER, PA 19490																																	
STORMWATER BMP FAILURE A STORMWATER BMP FAILURE FOR THIS SITE IS DEFINED AS: 1. THE BIO-RETENTION BASIN NOT DEWATERING WITHIN 72-HOURS. IN THE EVENT THAT THIS OCCURS, THE DESIGN ENGINEER SHOULD BE CONTACTED TO INVESTIGATE THE CAUSE OF THE FAILURE. IF THE BMP HAS NOT DEWATERED WITHIN 72-HOURS AND A PRECIPITATION EVENT IS FORECASTED THE FACILITY SHOULD BE DEWATERED PRIOR TO THE PRECIPITATION EVENT. 2. THE BIO-RETENTION BASIN VEGETATION DIES OR FAILS TO ESTABLISH. IN THE EVENT THAT THIS OCCURS THE LANDSCAPING SHALL BE REPLACED IN KIND.																																	
STORM SEWERS A STORM SEWER SYSTEM HAS BEEN DESIGNED TO CONVEY RUNOFF TO THE VARIOUS STORMWATER BASINS THROUGHOUT THE SITE. STORM SEWER PIPES ARE ALSO PROPOSED TO CONVEY WATER FROM THE VARIOUS BIO-RETENTION BASINS TO STABLE OUTLETS AND ALSO TO DIVERT WATER FROM OFF-SITE AROUND THE SITE.																																	
OPERATION & MAINTENANCE: 1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES. 2. THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST FOUR (4) TIMES A YEAR. 3. REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR. 4. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.																																	
STRUCTURAL BMP 6.4.5 - MANAGED RELEASE CONCEPT RAIN GARDEN (BMP ID 1, 2, 3, 4, 5, AND 6) INSPECTION SCHEDULE: PERIODIC INSPECTION OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS NECESSARY TO ENSURE ITS PROPER FUNCTIONING. THESE FACILITIES SHALL BE INSPECTED AS FOLLOWS: 1. DURING THE FIRST GROWING SEASON FOLLOWING CONSTRUCTION OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY OR UNTIL ESTABLISHED, THE NEWLY-PLANTED VEGETATION SHOULD BE INSPECTED EVERY TWO (2) TO THREE (3) WEEKS. 2. THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES SHOULD BE INSPECTED WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1" INCH RAINFALL DEPTH) TO EVALUATE THE DEWATERING AND INSPECT FOR EROSION. AS PART OF THIS EVALUATION, THE INSPECTOR SHALL OPEN THE MONITORING WELL OF EACH MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY TO CONFIRM THAT THE WATER ELEVATION IS NOT ABOVE THE BASIN BOTTOM. 3. THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY SHOULD HAVE A GENERAL INSPECTION AT LEAST TWO (2) TIMES PER YEAR. THE GENERAL INSPECTION SHOULD ASSESS THE HEALTH OF VEGETATION, SOIL EROSION, FLOW CHANNELIZATION, BANK STABILITY, CLOGGING OF INLETS OR OUTLETS, AND SEDIMENT/DEBRIS ACCUMULATION. 4. A WRITTEN INSPECTION REPORT SHOULD BE FILED IN THE INSPECTION AND MAINTENANCE LOG OF THE OWNER OF RECORD OR AND MADE AVAILABLE UPON REQUEST TO GOVERNMENTAL AUTHORITIES.																																	
OPERATION & MAINTENANCE: MAINTENANCE OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS: 1. THE OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES AND MAINTAINING A LOG OF ALL WRITTEN REPORTS DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES. 2. THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES VEGETATION MAY NEED ADDITIONAL SUPPORT (E.G., WATERING, WEEDING, MULCHING, RE-PLANTING) DURING THE FIRST YEAR. 3. VEHICLES SHOULD NOT BE PARKED ON OR DRIVEN OVER THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY BOTTOM AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. 4. MAINTENANCE ACTIVITIES TO BE DONE WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1" INCH RAINFALL DEPTH): a. VEGETATED AREAS SHOULD BE INSPECTED FOR EROSION. b. EVALUATE THE DRAIN-DOWN TIME OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES TO ENSURE THE MAXIMUM TIME OF 48-HOURS AFTER THE STORM EVENT HAS ENDED IS NOT BEING EXCEEDED. 5. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY: a. MOWING AND/OR TRIMMING OF VEGETATION SHOULD BE PERFORMED AS NECESSARY TO SUSTAIN THE SYSTEM. MEADOW GRASSES SHOULD BE MOWED ANNUALLY. MOWING SHOULD BE DONE DURING THE SUMMER TO ENSURE ADEQUATE REGROWTH OF VEGETATION PRIOR TO WINTER. SPECIAL CARE SHOULD BE TAKEN TO MINIMIZE DISTURBANCE ASSOCIATED WITH THE MOWING OF THE MEADOW GRASSES. b. DETRITUS SHOULD BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON. c. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES. VEGETATION SHOULD BE MAINTAINED TO AT LEAST 85% COVER. BARE SPOTS SHALL BE RE-SEEDED IMMEDIATELY UPON DISCOVERY. d. EXCESSIVE BUILDUP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED. 6. MAINTENANCE ACTIVITIES AS NEEDED: a. INLETS UPSTREAM OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES SHOULD BE INSPECTED AND CLEANED AT LEAST TWO (2) TIMES PER YEAR AND AFTER RUNOFF EVENTS GREATER THAN 1-INCH. b. TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH. c. MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLENISHED AS NEEDED, ONCE EVERY TWO (2) TO THREE (3) YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT. d. DURING PERIODS OF EXTENDED DROUGHT, THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES MAY REQUIRE WATERING. 7. WINTER MAINTENANCE: a. ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED ON OR ADJACENT TO THE PERMEABLE PAVEMENT AREAS. SALT IS AN ACCEPTABLE DEICER AND CAN BE USED ON PERMEABLE PAVEMENT AREAS.																																	
STRUCTURAL BMP - STORM SEWERS A STORM SEWER SYSTEM HAS BEEN DESIGNED TO CONVEY RUNOFF FROM THE PAVED AREA TO THE SUBSURFACE BASIN. STORM SEWER PIPES ARE ALSO PROPOSED TO CONVEY WATER FROM THE SUBSURFACE DETENTION BASIN TO AN EXISTING STORM SEWER SYSTEM, THAT DISCHARGES OFF-SITE.																																	
OPERATION & MAINTENANCE: 1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES. 2. THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST FOUR (4) TIMES A YEAR. 3. REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR. 4. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.																																	
INSPECTION SCHEDULE: STORM SEWER SYSTEM SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1-INCH.																																	
STRUCTURAL BMP CREDIT 6.7.2 - LANDSCAPE RESTORATION AREAS OF THE SITE HAVE BEEN DESIGNED TO BE PLANTED WITH NATIVE VEGETATION TO REPLACE AREAS PREVIOUSLY IMPERVIOUS OR LAWN COVERED, WHICH WILL REDUCE THE RATE AND VOLUME OF STORMWATER RUNOFF FROM THE SITE. THESE AREAS WILL ALSO PROVIDE NATURAL HABITAT FOR WILDLIFE.																																	
OPERATION & MAINTENANCE: 1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESTORED LANDSCAPE AREAS AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES. 2. MAINTENANCE ACTIVITIES AS NEEDED: A. PLANT ALTERNATIVE SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT. B. INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING. C. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES.																																	
INSPECTION SCHEDULE: VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR AREAS OF EROSION AND WEED/INVASIVE SPECIES.																																	
OPERATION & MAINTENANCE: MAINTENANCE OF THE VEGETATED CHANNELS IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS: 1. THE OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE VEGETATED CHANNELS AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES. 2. THE VEGETATION WITHIN THE CHANNEL MAY NEED SUPPORT (WATERING, WEEDING, MULCHING, RE-PLANTING, ETC) DURING THE FIRST YEAR. 3. MAINTENANCE ACTIVITIES TO BE DONE WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1" INCH RAINFALL DEPTH): a. VEGETATED AREAS SHOULD BE INSPECTED FOR EROSION. 4. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY: a. MOWING AND/OR TRIMMING OF VEGETATION SHOULD BE PERFORMED AS NECESSARY TO SUSTAIN THE SYSTEM. MEADOW GRASSES SHOULD BE MOWED ANNUALLY. MOWING SHOULD BE DONE DURING THE SUMMER TO ENSURE ADEQUATE REGROWTH OF VEGETATION PRIOR TO WINTER. SPECIAL CARE SHOULD BE TAKEN TO MINIMIZE DISTURBANCE ASSOCIATED WITH THE MOWING OF THE MEADOW GRASSES. b. DETRITUS SHOULD BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON. c. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES. VEGETATION SHOULD BE MAINTAINED TO AT LEAST 85% COVER. BARE SPOTS SHALL BE RE-SEEDED IMMEDIATELY UPON DISCOVERY. d. EXCESSIVE BUILDUP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE VEGETATED CHANNELS ARE COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.																																	
TEMPORARY SEEDING NOTE TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING TOPSOIL STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS. 1. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 500 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE. 2. APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 227 LBS PER 1000 SQUARE FEET. 3. AFTER SEEDING MULCH WITH HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE.																																	
PERMANENT SEEDING SITE PREPARATION PERMANENT STABILIZATION OF THE ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS: 1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE. 2. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS. 3. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS LIMESTONE PER ACRE (277 LBS. PER 1,000 SQUARE FEET). 4. IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE. 5. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING. 6. APPLY SEED. 7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT. 8. APPLY STRAW MULCH AT A RATE OF 3.0 TON PER ACRE IMMEDIATELY AFTER SEEDING. 9. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE MUNICIPALITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. 10. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTIONS 804 AND 805 AND APPROVED BY THE SITE ENGINEER.																																	
PERMANENT SEEDING NOTE 1. SPREAD AND FINE GRADE 12" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDED. 2. BEFORE SEEDING, APPLY APPROPRIATE SOIL MODIFICATIONS. 3. INSTALL EROSION/SEED BLANKET WHERE NEEDED. 4. WATER AND MAINTAIN ALL LAWN AREAS. 5. RESEED BARE OR THIN AREAS AS DIRECTED BY THE ENGINEER. 6. IF GROUND COVER IS NOT OTHERWISE SPECIFIED ON THE APPROVED LANDSCAPING PLANS, USE SEED MIXTURE 2, AS SHOWN IN TABLE 11.4. 7. APPLY STRAW MULCH AT 3.0 TON/ACRE IMMEDIATELY AFTER SEEDING. 8. APPLY STRAW AND MULCH DURING NON-GROWING SEASONS (NOVEMBER - MARCH)																																	
RECYCLE & DISPOSAL OF MATERIALS 1. POST CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO ANYTHING FROM GARAGE SUCH AS PLASTIC DRINK CUP, LUNCH LEFTOVERS, ANIMAL FECES, LEAVES AND ROAD DEBRIS, TYPICAL OFFICE TRASH, LITTER AND SEDIMENT. 2. EXCESSIVE BUILDUP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BMP FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED. 3. DISPOSE OF SEDIMENT, DEBRIS/TRASH AND OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.																																	
PCSM SEDIMENT REMOVAL 1. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES. 2. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.																																	
RAIN GARDEN SEED MIX (ERNMX-180) OR APPROVED EQUAL  38% · RIVER OATS, PAVA ECOTYPE BLEND (CHASMANTHUM LATIFOLIUM UNIOLOA LATIFOLIA, PAVA ECOTYPE BLEND) 20% · VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE) 10% · FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA, PA ECOTYPE) 4% · PURPLE CONEFLOWER (ECHINACEA PURPUREA) 3% · TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE) 3% · BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUDBECKIA HIRTA, COASTAL PLAIN NC ECOTYPE) 3% · LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA COASTAL PLAIN NC ECOTYPE) 2% · OHIO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE) 2% · OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHOIDES, PA ECOTYPE) 2% · AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE) 2% · PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.), PA ECOTYPE) 2% · MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA ECOTYPE (LIATRIS SPICATA, PA ECOTYPE) 1.5% · SMOOTH BLUE ASTER, NY ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), NY ECOTYPE) 1% · WILD SENNA, VA & WV ECOTYPE (SENNA HEBECARPA (CASSIA H.), VA & WV ECOTYPE) 1% · NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE) 1% · SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE) 1% · PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE) 1% · SOFT RUSH (JUNCUS EFFUSUS) 0.8% · WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE (MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE) 0.5% · MISTFLOWER, VA ECOTYPE (EUPATORIUM COELESTINUM (CONOCLINIUM C.), VA ECOTYPE) 0.5% · BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE) 0.5% · EARLY GOLDENROD, VA ECOTYPE (SOLIDAGO JUNCEA, VA ECOTYPE) 0.2% · SLENDER MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM) 100% TOTAL: APPLIED 20 LB PER ACRE WITH A COVER CROP OF GRAY RYE AT 30 LB PER ACRE																																	
MEADOW SEED MIX: SEED MIX '8' UPL. MEADOW MIX (ERNMX-250-1) - MODIFIED TO ELIMINATE BIG BLUESTEM OR APPROVED EQUAL 20% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE) 19% SORGHASTRUM NUTANS, PA ECOTYPE (INDIANGRASS, PA ECOTYPE) 18% SCHIZACHYRIUM SCOPARIUM, FORT INDIANTOWN GAP-PA ECOTYPE (LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE) 9% TRIDENS FLAVUS (PURPLETOP) 5% ANDROPOGON GERARDII, 'NIAGARA' (BIG BLUESTEM, 'NIAGARA') 5% PENSTEMON DIGITALIS, PA ECOTYPE (TALL WHITE BEARDTONGUE, PA ECOTYPE) 4% CHAMAECRISTA FASCICULATA (CASSIA F.), PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE) 3% RUDBECKIA HIRTA (BLACKEYED SUSAN) 2% ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.) (NEW ENGLAND ASTER) 2% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE) 2% LIATRIS SPICATA, PA ECOTYPE (MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA ECOTYPE) 2% MONARDA FISTULOSA, PA ECOTYPE (WILD BERGAMOT, PA ECOTYPE) 2% SENNA HEBECARPA (CASSIA H.), VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE) 1% ASCLEPIAS SYRIACA, PA ECOTYPE (COMMON MILKWEED, PA ECOTYPE) 1% ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), MN ECOTYPE (SMOOTH BLUE ASTER, MN ECOTYPE) 1% ASTER SAGITIFOLIUS (A. UROPHYLLUS) (SYMPHYOTRICHUM UROPHYLLUM), PA ECOTYPE (ARROWLEAF (SAGITTATE) ASTER, PA ECOTYPE) 1% GEUM CANDENSE, PA ECOTYPE (WHITE AVENS, PA ECOTYPE) 1% LESPEDEZA CAPITATA, PA ECOTYPE (ROUNDHEAD LESPEDEZA, PA ECOTYPE) 1% LESPEDEZA VIRGINICA, VA ECOTYPE (SLENDER BUSH CLOVER, VA ECOTYPE) 1% SOLIDAGO JUNCEA, PA ECOTYPE (EARLY GOLDENROD, PA ECOTYPE) 100.00% (SEEDING RATE: 20 LB PER ACRE OR 0.46 LB PER 1,000 SQ FT)																																	
* DO NOT USE FERTILIZER WHERE 'MEADOW AND 'NATIVE HABITAT' SEED MIX IS PLANTED. NO COMPOST OR FERTILIZER SHOULD BE ADDED AS SOIL AMENDMENTS.																																	
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NOTES: 1. THE PROJECT'S RECEIVING WATERCOURSE IS AN UNNAMED TRIBUTARY TO ZACHARIAS CREEK-25979122 BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE. 2. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOTICE OF TERMINATION, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs. 3. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER §102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.4 AND §102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE: (1) THE FACILITY NAME, ADDRESS AND LOCATION. (2) THE OPERATOR NAME AND ADDRESS. (3) THE PERMIT NUMBER. (4) THE REASON FOR PERMIT TERMINATION. (5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH §102.8(M)(2). PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION. 4. THE PERMITTEE SHALL INCLUDE WITH A NOTICE OF TERMINATION 'RECORD DRAWINGS' WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS: "I, VARIETY THE CHILDRENS CHARITY OF DELAWARE VALLEY, DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C. S. A. §4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES." (1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN. (2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs. 5. ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR ALTERED WITHOUT THE APPROVAL OF THE MUNICIPALITY. THE INDIVIDUAL LOT OWNER, HIS/HER HEIRS, ASSIGNS OR SUCCESSORS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SAID FACILITIES. 6. "THE OWNER HEREBY GRANTS PERMISSION TO THE MUNICIPALITY, ITS AUTHORIZED AGENTS AND EMPLOYEES, TO ENTER UPON THE PROPERTY, AT REASONABLE TIMES AND UPON PRESENTATION OF PROPER IDENTIFICATION, TO INSPECT THE BMPs WHENEVER IT DEEMS NECESSARY, WHENEVER POSSIBLE, THE MUNICIPALITY SHALL NOTIFY THE OWNER PRIOR TO ENTERING THE PROPERTY." 7. CONTRACTOR WILL EXCAVATE IN THE AREA OF THE TEST PIT LOCATION TP-2/1-2. IN ORDER TO DETERMINE IF THE INFILTRATION RATE IS CAUSED BY A SOLUTION ACTIVITY, THIS EXCAVATION WILL BE MONITORED BY A GEOTECHNICAL ENGINEER. ANY REQUIRED BASINS MODIFICATIONS WILL BE BROUGHT TO THE MUNICIPALITY PRIOR TO INSTALLATION.																																	
CONSTRUCTION SEQUENCE - BIOSWALE 1. CLEAR AND GRUB AREA OF PROPOSED BIOSWALE. STOCKPILE TOPSOIL IN AREA INDICATED ON THE PLAN. 2. INSTALL AMENDED SOILS 3. LINE CHANNEL WITH SLOPE PROTECTION AND SEED AS SHOWN ON THE DETAILS. 4. CONSTRUCT WEIR WALLS, INSTALL PIPES AND HEADWALLS WITHIN BIO SWALE.																																	
CONSTRUCTION SEQUENCE - RAIN GARDEN MRC BASIN 1. CRITICAL STAGE: RAIN GARDEN CONSTRUCTION SHALL PROCEED ACCORDING TO THE APPROVED PLANS AND DETAILS. AN AS-BUILT PLAN OF THE STORMWATER FACILITY IS REQUIRED TO CLOSE OUT THE NPDES PERMIT AT THE END OF CONSTRUCTION. A LICENSED SURVEYOR WILL NEED TO SIGN/SEAL THIS PLAN. A SURVEY CREW SHOULD BE RETAINED TO FIELD SURVEY CRITICAL ASPECTS OF THE CONSTRUCTION (I.E. BASIN BOTTOM, PIPE INVERTS, ETC). A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER SHALL BE ON-SITE TO MONITOR THE FOLLOWING STAGES OF THE CONSTRUCTION OF THE RAIN GARDEN. a. INSPECT BOTTOM OF BMP. BOTTOM SHALL BE UNCOMPACTED SUBGRADE. b. INSPECT THE SOIL MIX PRIOR TO PLACEMENT TO ENSURE IT MEETS THE DESIGN REQUIREMENTS. c. INSPECT THE OUTLET STRUCTURE TO ENSURE CONSTRUCTION IS PER THE APPROVED PLANS AND DETAILS. d. INSPECT THE VEGETATION AFTER PLANTING. 2. ONCE THE DRAINAGE AREA TO THE RAIN GARDEN HAS ACHIEVED A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OVER THE ENTIRE DISTURBED AREA, THE INSTALLATION OF THE RAIN GARDENS AMENDED SOILS MAY BEGIN. RAIN GARDENS SHOULD BE IMMEDIATELY STABILIZED WITH RAIN GARDEN MIXSEEDING ON CS9501 IN ORDER TO PROTECT THE BASIN SOILS FROM THE DAMAGING IMPACTS OF FALLING RAINDROPS THAT CAN CAUSE BMP FAILURE 3. EXCAVATE SOIL TO THE DEPTH SPECIFIED, PLACING SOIL IN STOCKPILE. SPECIAL CARE SHOULD BE TAKEN TO ENSURE THAT THE AREA WITHIN THE RAIN GARDEN FACILITIES ARE NOT COMPACTED. IT IS RECOMMENDED THAT THE CONTRACTOR SEQUENCE THE RAIN GARDEN CONSTRUCTION SO THAT NO HEAVY EQUIPMENT IS LOCATED WITHIN BASIN BOTTOM AT ANY TIME. THIS MAY REQUIRE THE RAIN GARDEN BOTTOM TO BE CONSTRUCTED IN SECTIONS. 4. SCARIFY BOTTOM AND ALL SIDES OF EXCAVATION. 5. BEGIN PLACEMENT OF STONE IN A MAXIMUM LOOSE LIFT THICKNESS OF 12-INCHES (12") ENSURING THAT NO SEDIMENT OR SOIL ENTER THE STONE. CONCURRENT WITH THE PLACEMENT OF STONE, INSTALL UNDERDRAIN PIPE AS SHOWN ON DETAILS. 6. BEGIN PLACEMENT OF AMENDED SOIL MIXTURE AND GRADE AREA AS SHOWN ON PLAN. 7. INSTALL PERMANENT VEGETATION AND IMMEDIATELY STABILIZE WITH TEMPORARY STABILIZATION.																																	
<table><thead><tr><th rowspan="2">SPECIES OR MIXTURE</th><th rowspan="2">PERCENT BY WEIGHT</th><th rowspan="2">PERCENT PURE LIVE SEED</th><th rowspan="2">PERCENT GERMINATION</th><th rowspan="2">SEEDING RATE LBS/1,000-SF</th><th rowspan="2">RECOMMENDED SEEDING DATES</th><th colspan="4">ADAPTION TO SOIL-SITE CONDITIONS</th></tr><tr><th>SHALLOW WELL DRAINED</th><th>MOD. DEEP WELL DRAINED</th><th>DEEP WELL DRAINED</th><th>SOMEWHAT POORLY TO POORLY DRAINED</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>										SPECIES OR MIXTURE	PERCENT BY WEIGHT	PERCENT PURE LIVE SEED	PERCENT GERMINATION	SEEDING RATE LBS/1,000-SF	RECOMMENDED SEEDING DATES	ADAPTION TO SOIL-SITE CONDITIONS				SHALLOW WELL DRAINED	MOD. DEEP WELL DRAINED	DEEP WELL DRAINED	SOMEWHAT POORLY TO POORLY DRAINED										
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POST CONSTRUCTION
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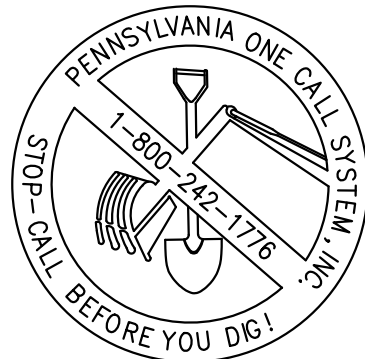
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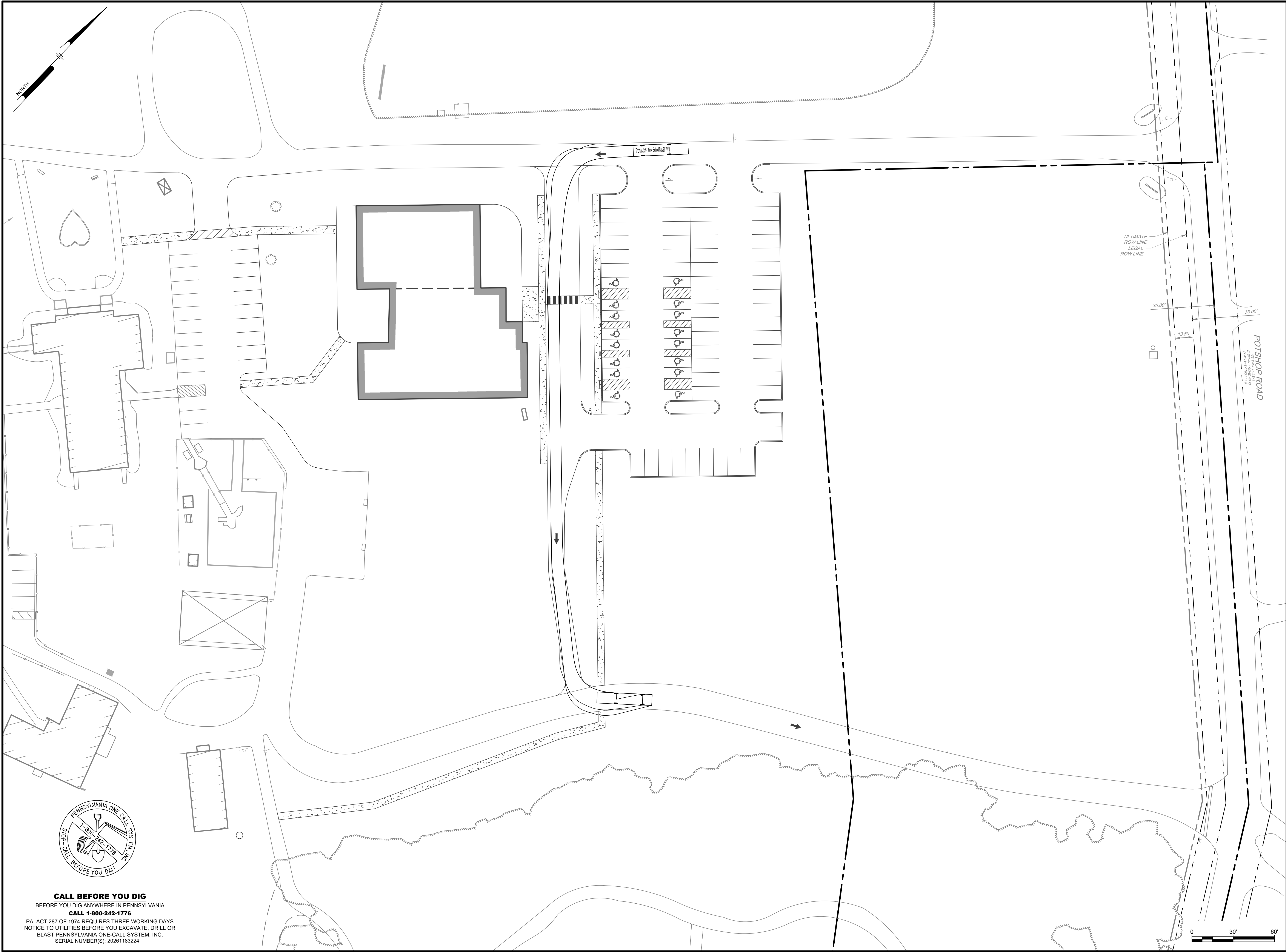
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APPROVED BY	KH		

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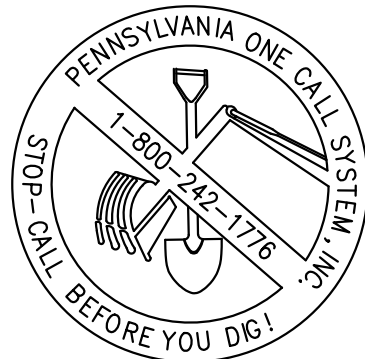
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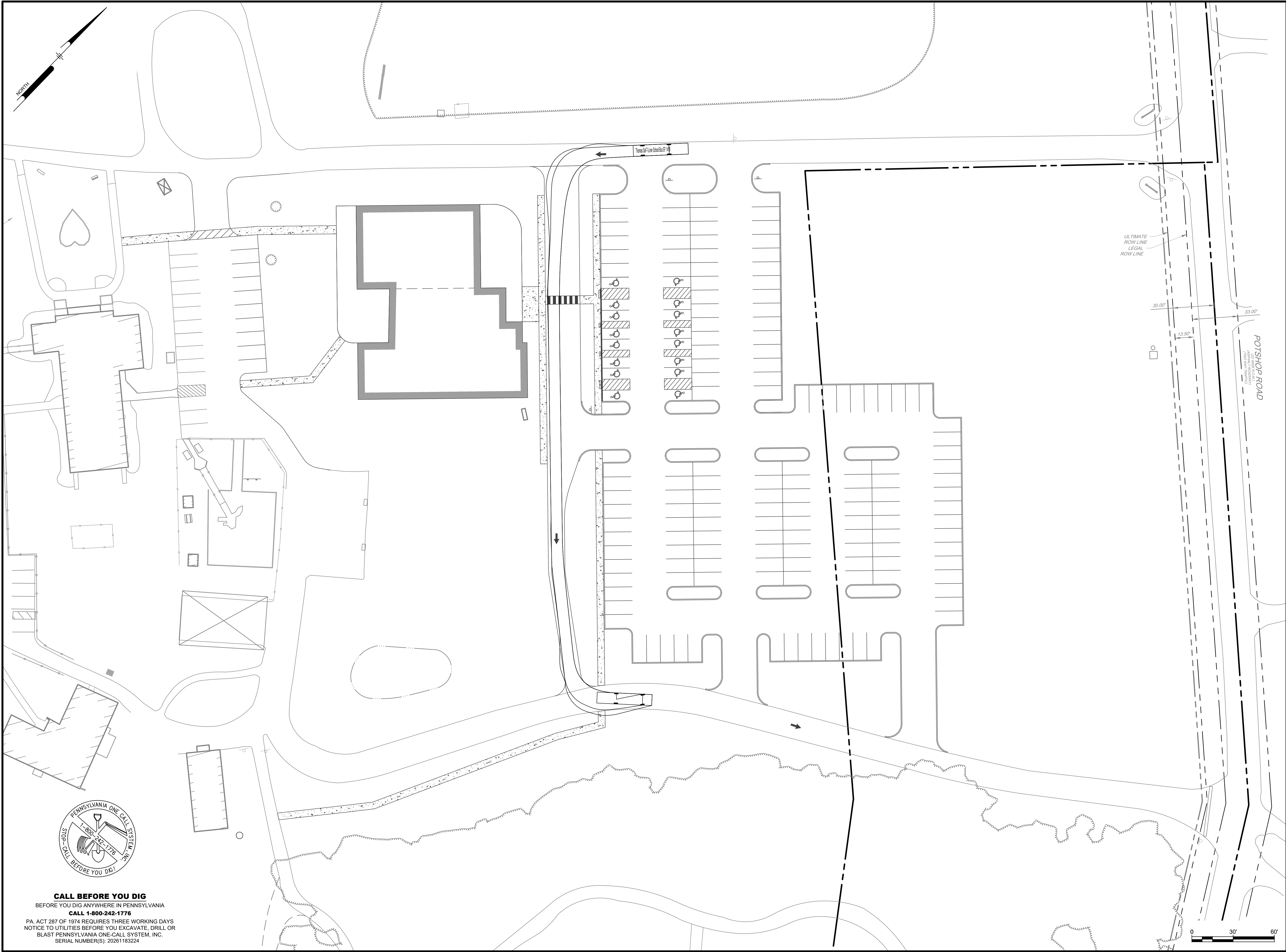


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