

1. OWNER:  
TRUST UNDER WILL OF CLARENCE W. SCHRENK JR.  
C/O BONNIE STELLWAGON  
130 BUCK RD SUITE 201C  
HOLLAND, PA 18966
2. APPLICANT:  
WINDS WEST, INC.  
PO BOX 1672  
EAGLE, CO 81631
3. PROPERTY ADDRESS:  
INTERSECTION OF BIG RIDGE DR & SR 0209, EAST STROUDSBURG PA
4. ZONING DISTRICT:  
C-1, COMMERCIAL DISTRICT  
SELF-STORAGE UNITS (F-20) ARE A CONDITIONAL USE. CONDITIONAL USE HAS BEEN APPROVED IN  
A HEARING BY THE MIDDLE SMITHFIELD TOWNSHIP SUPERVISORS WITH A DECISION ON AUGUST 14, 2020.
5. PROPERTY DEED BOOK/PAGE:  
BOOK 2502, PAGE 3116
6. PROPERTY ACREAGE:  
5.902 ACRES
7. PIN NUMBER:  
09-7333-00-14-4614
8. REAL ESTATE TAX ID:  
09/112086
9. INTENTION OF PLAN & TOTAL AREA OF DEVELOPMENT:  
THE DEVELOPMENT OF A SELF-STORAGE UNIT FACILITY (APPROX. 20,000 SF FOOTPRINT) WITH THE ASSOCIATED  
DRIVEWAY AND STORMWATER MANAGEMENT.
10. ZONING DISTRICT REQUIREMENTS:

REQUIREMENT	REQUIRED	F-20 REQ'D	PROVIDED
MIN. LOT ACREAGE	0.5 ACRES	2 ACRES	5.902 ACRES
MIN. LOT WIDTH	150'	N/A	468'
FRONT YARD	50'	40'	51'
SIDE YARD	30'	40'	70'
REAR YARD	50'	40'	210'
MAX. % BLDG COVERAGE	40%	N/A	7.9%
MAX. % IMPERVIOUS COVERAGE	60%	N/A	19.2%*

11. SITE CAPACITY CALCULATIONS:  
TOTAL SITE AREA = 5.902 ACRES  
LESS RIGHTS-OF-WAY (UTILITIES) = 0.86 ACRES  
LAND WITH RESOURCE RESTRICTIONS = 1.39 ACRES  
WETLANDS = 1.78 AC. X 0.75 = 1.34 ACRES  
SLOPES 15-25% = 0.13 AC. X 0.1 = 0.013 ACRES  
SLOPES > 25% = 0.05 AC. X 0.75 = 0.037 ACRES  
ADJUSTED TRACT AREA = 5.902 ACRES - 0.86 ACRES - 1.34 ACRES = 3.65 ACRES  
MAXIMUM 60% IMPERVIOUS SURFACE = 3.65 ACRES \* 60% = 2.19 ACRES (PROVIDED 1.13 ACRES)  
MAXIMUM 40% BLDG COVERAGE = 3.65 ACRES \* 40% = 1.46 ACRES (PROVIDED 0.47 ACRES)

- RESTRICTIVE COVENANTS:

23. ALL USES SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS AS ARE SET FORTH IN THE MIDDLE SMITHFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE MIDDLE SMITHFIELD TOWNSHIP ZONING ORDINANCE, AS BOTH ARE AMENDED.
24. BY APPROVAL OF THIS PLAN, THE TOWNSHIP OF MIDDLE SMITHFIELD TOWNSHIP HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS, WHETHER OR NOT DELINEATED ON THE PLAN, AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
25. DRAINAGE, UTILITY, AND SLOPE EASEMENTS HAVE BEEN ESTABLISHED FOR 20-FEET ALONG THE STREET RIGHT-OF-WAY OF SR 0209.
26. CLEAR SIGHT TRIANGLE HAS BEEN PROVIDED FOR THE INTERSECTION OF THE DRIVEWAY ONTO BIG RIDGE DR. NO OBSTRUCTIONS OF ANY TYPE, INCLUDING VEGETATION AND EARTH SHALL BE PLACED WITHIN THE SIGHT TRIANGLE FROM 2.5 FEET TO 10 FEET ABOVE THE GRADE WITHIN THE CLEAR SIGHT TRIANGLE.
27. NO OUTDOOR STORAGE ALLOWED ON THE PROPERTY.
28. HOURS OF OPERATION SHALL BE LIMITED TO 5 AM TO 10 PM.
29. AN AS-BUILT PLAN WILL BE PREPARED AND SUBMITTED TO THE TOWNSHIP WITH THE REQUIRED CERTIFICATION IN ACCORDANCE WITH THE STORMWATER ORDINANCE SECTION 160-25 E, UPON COMPLETION OF ALL THE PROPOSED IMPROVEMENTS.
30. THE TOWNSHIP HAS THE RIGHTS TO ACCESS THE PROPERTY FROM THE DRIVEWAY ONTO BIG RIDGE DRIVE TO INSPECT, MAINTAIN, AND/OR REPAIR THE STORMWATER MANAGEMENT BMPs SHOULD THE OWNER FAIL TO DO SO, AT THE OWNER'S EXPENSE.
31. THE SIDEWALK ALONG SR. 0209 SHALL BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. SNOW REMOVAL SHALL BE PROVIDED WITHIN 24 HOURS OF END OF THE STORM. THE TOWNSHIP HAS THE RIGHTS TO ACCESS THE PROPERTY TO INSPECT AND MAINTAIN THE SIDEWALK SHOULD THE OWNER FAIL TO DO SO, AT THE OWNER'S EXPENSE.

SHEET INDEX:

COVER*	SHEET 2
EXISTING FEATURES PLAN	SHEET 3
SITE AND UTILITY PLAN*	SHEET 4
PCSM PLAN*	SHEET 5
E&SPC PLAN	SHEET 6
LANDSCAPING & LIGHTING	SHEET 7
E&SPC DETAILS	SHEET 8
E&SPC DETAILS	SHEET 9
E&SPC & PCSM DETAILS	SHEET 10
E&SPC & PCSM DETAILS	SHEET 11
PCSM DETAILS	SHEET 12
SITE DETAILS	SHEET 13

\*PLAN SHEETS TO BE RECORDED.

THE MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS APPROVED A CONDITIONAL USE FOR THE SELF-STORAGE UNITS WITH THE FOLLOWING CRITERIA:

- INSTALL A SIX FOOT IRON FENCE AROUND THE PERIMETER OF PROPERTY OR PROJECT AREA.
- NO OUTDOOR STORAGE SHALL BE PERMITTED ON THE PROPERTY.
- COMPLIANCE WITH LANDSCAPING BUFFER IN ACCORDANCE WITH ZONING SECTION 130-09, AND PLANTING OF EVERGREEN TREES IN REAR OF PROPERTY AND SHRUBS ALONG RIGHTS-OF-WAY.
- LIGHTING ON WEST SIDE OF BUILDING SHALL BE LIMITED TO WALL-MOUNTED LIGHTING WITH NO VISIBLE LIGHT SPILLAGE BEYOND THE PROPERTY LINE.
- FACADE OF BUILDING SHALL COMPLY WITH CONDITIONS IN ORDER TO BE IN HARMONY WITH SURROUNDING RESIDENTIAL AND COMMERCIAL NEIGHBORHOOD.

THE FOLLOWING REQUEST FOR MODIFICATIONS FROM THE MIDDLE SMITHFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED:


1. **SECTION - 160.8.L - ROOF DRAINS SHALL NOT BE CONNECTED TO STREET, SANITARY, OR STORM SEWERS OR DITCHES IN ORDER TO PROMOTE OVERLAND FLOW AND INFILTRATION/PERCOLATION OF STORMWATER.**  
JUSTIFICATION: ROOF DRAINS WILL DISCHARGE DIRECTLY INTO THE RAIN GARDEN TO MEET THE STORMWATER VOLUME REQUIREMENTS.
2. **SECTION - 170.79.E - APPROXIMATE LOCATIONS OF EXISTING TREES WITH TRUNK DIAMETER OF OVER 18 INCHES MEASURED 3.5 FEET ABOVE THE GROUND LEVEL MAY BE REQUIRED WHERE TREES ARE PROPOSED TO BE REMOVED.**  
JUSTIFICATION: THE APPROXIMATE LOCATIONS OF ALL TREES HAVE BEEN SHOWN ON THE PLANS. DIAMETER OF TREES HAVE NOT BEEN LABELED AREA OF TREES TO BE REMOVED HAS BEEN SHOWN.

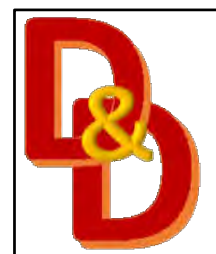


LOCATION MAP  
1" = 2000'  
BUSHKILL USGS QUADRANGLE

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.

 1-800-242-1776



**D&D ENGINEERING & GENERAL CONSTRUCTION, LLC.**

548 SKYHAWK TRAIL STROUDSBURG, PA 18360  
PHONE: (570)236-7058  
DEANNASCHMOYER@YAHOO.COM

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_,  
WHO BEING DULY SWORN, ACCORDING TO LAW, DOTH DEPOSE AND SAY THAT HE IS THE  
OWNER OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, THAT THE LAND  
DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES  
THE SAME TO BE BY HIS OWN ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED  
ACCORDING TO LAW.

\_\_\_\_\_  
OWNER'S NAME

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

OWNER'S SIGNATURE

### SURVEYOR'S CERTIFICATION

I, \_\_\_\_\_, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON \_\_\_\_\_ CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED LAND DEVELOPMENT.

DATE \_\_\_\_\_ SURVEYOR'S SIGNATURE AND LICENSE NUMBER \_\_\_\_\_

## ENGINEER OF ACCURACY AND COMPLIANCE

HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HERewith ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY AND ARE IN COMPLETE COMPLIANCE WITH THE MIDDLE SMITHFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND/OR THE MIDDLE SMITHFIELD TOWNSHIP ZONING ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

1/4/2021	
DATE	DEANNA L. SCHMOYER PE073676
	548 SKYHAWK TRAIL
	STROUDSBURG, PA 18360

**MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION  
CERTIFICATE OF REVIEW AND RECOMMENDATIONS:**

AT A ADVERTISED PUBLIC MEETING HELD ON                       
                    , 2021, THE PLANNING COMMISSION OF MIDDLE SMITHFIELD  
 TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED,  
 DOES HEREBY CERTIFY THAT IT REVIEWED AND PROVIDED  
 A RECOMMENDATION CONCERNING THE SAID  
 LAND DEVELOPMENT PLAN FOR THE PROPERTY OF  
 WINDS WEST, INC. SHOWN HEREON.

CHAIRMAN

SECRETARY

**MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
CERTIFICATE OF REVIEW AND APPROVAL:**

AT AN ADVERTISED MEETING HELD ON \_\_\_\_\_, 2021  
THE BOARD OF SUPERVISORS OF MIDDLE SMITHFIELD  
TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED,  
DOES HEREBY APPROVE, ENDORSE AND SEAL THE SAID  
LAND DEVELOPMENT PLAN FOR THE PROPERTY OF  
WINDS WEST. INC. AS SHOWN HEREON.

CHAIRMAN

SUPERVISOR \_\_\_\_\_

SUPERVISOR \_\_\_\_\_

**AFFIDAVIT OF PLAN SUBMISSION:**

THIS LAND DEVELOPMENT PLAN WAS SUBMITTED TO  
MONROE COUNTY PLANNING COMMISSION FOR REVIEW ON  
JANUARY 11, 2021 AND THE COUNTY'S REVIEW FEE WAS PAID.

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PROFESSIONAL ENGINEER'S SIGNATURE

PLANS DEVELOPED: 1/4/2021

[illegible]



NOTES:

1. THE PROPERTY DOES NOT LIE WITHIN THE FEMA FLOODPLAIN.
2. WETLANDS HAVE BEEN DELINEATED ON THE PLAN. A 50-FOOT BUFFER IN ACCORDANCE WITH THE MIDDLE SMITHFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE HAS BEEN ALLOCATED ON THE PLAN. NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA. NO WETLANDS WILL BE DISTURBED.
3. THERE ARE NO HISTORIC STRUCTURES ON THE SITE.
4. STORMWATER RUNOFF FROM THE SITE DISCHARGES TO THE INLETS LOCATED AT THE INTERSECTION OF BIG RIDGE DRIVE AND S.R. 0209. THE INLET/PIPE SYSTEM DISCHARGES TO AN EXISTING SWALE LOCATED ON THE OTHER SIDE OF S.R. 0209 WHICH DISCHARGES TO A TRIBUTARY TO MARSHALLS CREEK, WHICH IS DESIGNATED AS HQ-CWF, PER CHARTED 93 CLASSIFICATIONS. THE SITE IS LOCATED WITHIN THE BRODHEADS/MCMICHAELS CREEK ACT 167.

SOILS:

Sh - SHEFFIELD SILT LOAM. DEPTH TO WATER TABLE IS 0 INCHES. DEPTH TO BEDROCK IS 48-99 INCHES. HYDROLOGIC SOIL GROUP D.

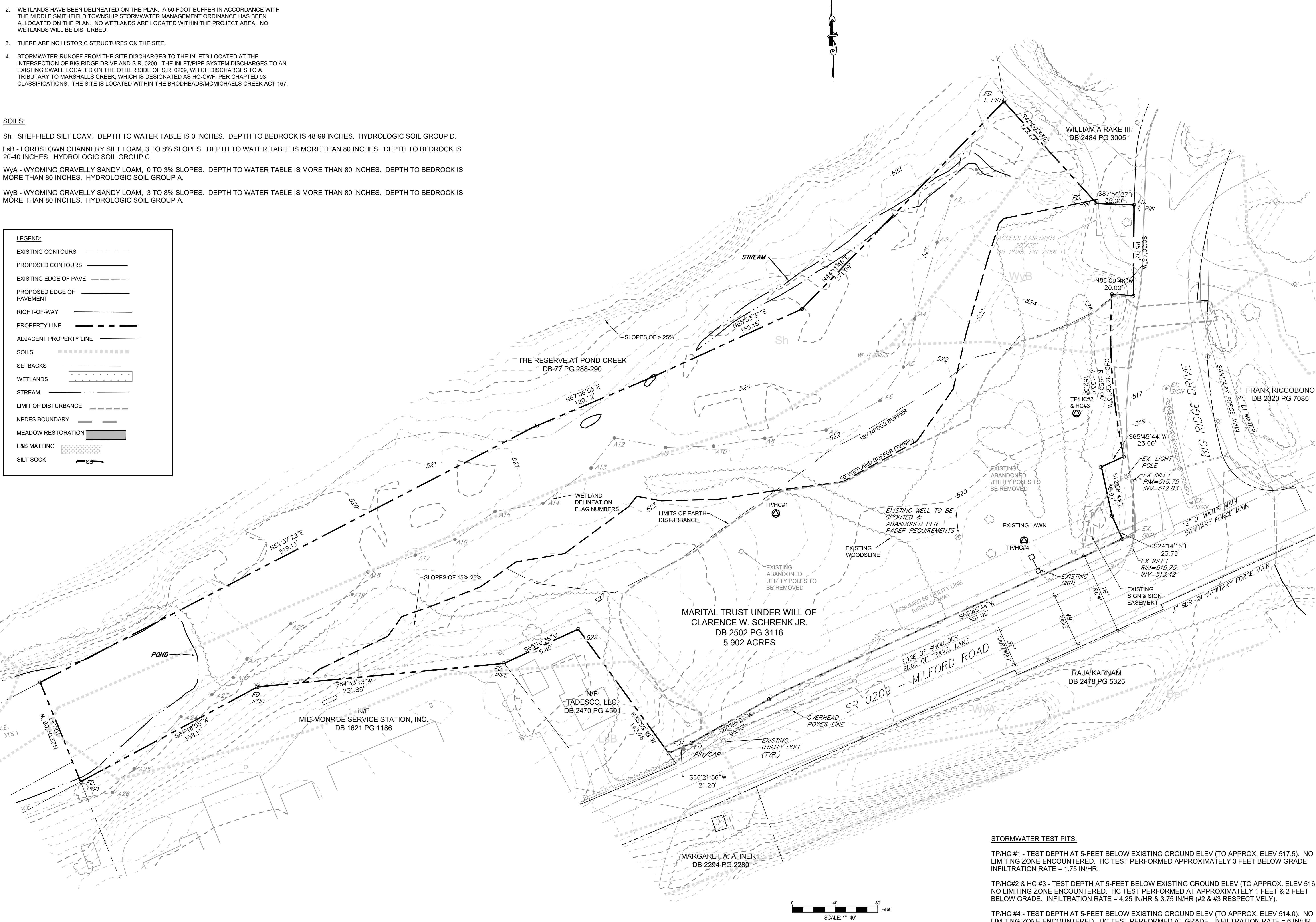
LsB - LORDSTOWN CHANNERY SILT LOAM, 3 TO 8% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS 20-40 INCHES. HYDROLOGIC SOIL GROUP C.

WyA - WYOMING GRAVELLY SANDY LOAM, 0 TO 3% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS MORE THAN 80 INCHES. HYDROLOGIC SOIL GROUP A.

WyB - WYOMING GRAVELLY SANDY LOAM, 3 TO 8% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS MORE THAN 80 INCHES. HYDROLOGIC SOIL GROUP A.

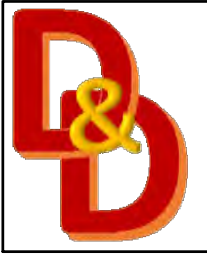
LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING EDGE OF PAVE
- PROPOSED EDGE OF PAVEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SOILS
- SETBACKS
- WETLANDS
- STREAM
- LIMIT OF DISTURBANCE
- NPDES BOUNDARY
- MEADOW RESTORATION
- E&S MATTING
- SILT SOCK



STORMWATER TEST PITS:

- TP/HC #1 - TEST DEPTH AT 5- FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 517.5). NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED APPROXIMATELY 3 FEET BELOW GRADE. INFILTRATION RATE = 1.75 IN/HR.
- TP/HC#2 & HC #3 - TEST DEPTH AT 5- FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 516.0). NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED AT APPROXIMATELY 1 FEET & 2 FEET BELOW GRADE. INFILTRATION RATE = 4.25 IN/HR & 3.75 IN/HR (#2 & #3 RESPECTIVELY).
- TP/HC #4 - TEST DEPTH AT 5- FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 514.0). NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED AT GRADE. INFILTRATION RATE = 6 IN/HR.



**D&D  
ENGINEERING  
&  
GENERAL  
CONSTRUCTION**

548 SKYHAWK TRAIL  
STROUDSBURG, PA 16360

PHONE: (570)236-7058  
DEANNASCHMOYER@YAHOO.COM

PROJECT NO.

DATE  
1/4/2021



REVISIONS		DESCRIPTION
NO.	DATE	
1	3/15/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW
2	6/7/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW

**EXISTING FEATURES PLAN  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS**  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA


DRAWING NO.

2



<u>SYMBOL</u>	<u>SIGN TYPE</u>	<u>NUMBER</u>
"A"	STOP	3
"B"	ADA ACCESSIBLE*	1
"C"	DO NOT ENTER	2
"D"	ENTRANCE ONLY	1

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL

 1-800-242-1776

EXISTING CONTOURS -----

PROPOSED CONTOURS \_\_\_\_\_

EXISTING EDGE OF PAVE -----

PROPOSED EDGE OF PAVEMENT \_\_\_\_\_

RIGHT-OF-WAY -----

PROPERTY LINE \_\_\_\_\_

ADJACENT PROPERTY LINE \_\_\_\_\_

SOILS [Pattern]

SETBACKS [Pattern]

WETLANDS [Pattern]

STREAM -----

LIMIT OF DISTURBANCE -----

NPDES BOUNDARY [Pattern]

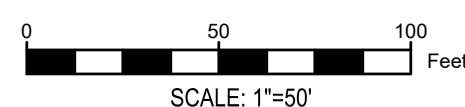
MEADOW RESTORATION [Pattern]

E&S MATTING [Pattern]

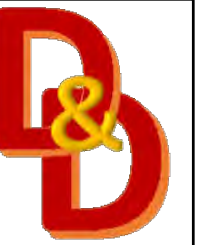
SILT SOCK [Pattern]

1. ALL WORK RELATED TO INSTALLATION OF BUILDING SEWER SERVICE SHALL BE INSPECTED BY THE TOWNSHIP. REQUIRED INSPECTIONS DURING INSTALLATION SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
2. NO PART OF THE SEWER SERVICE INSTALLATION SHALL BE COVERED UNTIL IT HAS BEEN VISUALLY INSPECTED.
3. PIPES SHALL NOT BE COVERED FOR EITHER THE HYDROSTATIC LEAK TEST OR LOW PRESSURE HYDROSTATIC LEAK TEST.
4. GRAVITY SECTIONS OF THE SEWER SHALL BE TESTED BY THE HYDROSTATIC LEAK TESTING METHOD. PLUG TEST TEES USING AN INFLATABLE BALL PLUG. FILL THE SEWER LINE WITH WATER TO THE BRIM OF THE TEST TEE/CLEAN OUT RISER. AFTER ONE-HALF HOUR OF STABILIZATION, REFILL THE SEWER WITH WATER TO BRIM OF TEST TEE/CLEAN OUT RISER. OBSERVE JOINTS AND FITTINGS UNDER TEST. REMOVE AND REPLACE CRACKED PIPE, JOINTS AND FITTINGS SHOWING VISIBLE LEAKAGE. AFTER ONE HOUR, IF THERE IS NO DROP IN WATER, THE HYDROSTATIC TEST PASSES.
5. PRESSURE SEWER SHALL BE TESTED BY THE LOW PRESSURE HYDROSTATIC TESTING METHOD. TEST EACH LOW-PRESSURE SEWER AT 50 PSI. SLOWLY FILL THE SECTION TO BE TESTED WITH WATER, EXPELLING AIR FROM THE PIPELINE AT THE HIGH POINTS. INSTALL CORPORATION STOPS AT HIGH POINTS IF NECESSARY. AFTER ALL THE AIR IS EXPELLED, CLOSE AIR VENTS AND CORPORATION STOPS AND RAISE THE PRESSURE TO THE SPECIFIED TEST PRESSURE. OBSERVE JOINTS, FITTINGS, AND VALVES UNDER THE TEST. REMOVE AND REPLACE CRACKED PIPE, JOINTS FITTINGS, AND VALVES SHOWING VISIBLE LEAKAGE.

1. FIRE TRUCK/BOX TRUCK LENGTH OF 40' CAN BE ACCOMMODATED THROUGHOUT THE SITE.



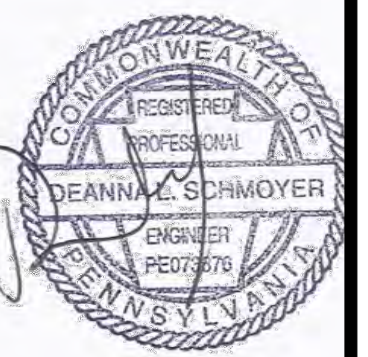
1. PROPERTY OWNER TO OBTAIN A DRIVEWAY PERMIT FROM MIDDLE SMITHFIELD TOWNSHIP PRIOR TO CONSTRUCTING THE DRIVEWAY.
2. DRIVEWAY TO CONFORM TO THE DRIVEWAY ORDINANCE CHAPTER 102.
3. SITE TRIANGLE TO BE MAINTAINED AS SHOWN ON THE PLANS. NO IMPROVEMENTS, OBSTRUCTIONS OF ANY TYPE, INCLUDING VEGETATION AND EARTH SHALL BE PLACED WITHIN THE SIGHT TRIANGLE FROM 3.5 FEET ABOVE THE PROPOSED SURFACE OF THE DRIVEWAY TO A POINT 4.25 FEET ABOVE THE CENTER OF THE APPROACHING LANE.



548 SKYHAWK TRAIL  
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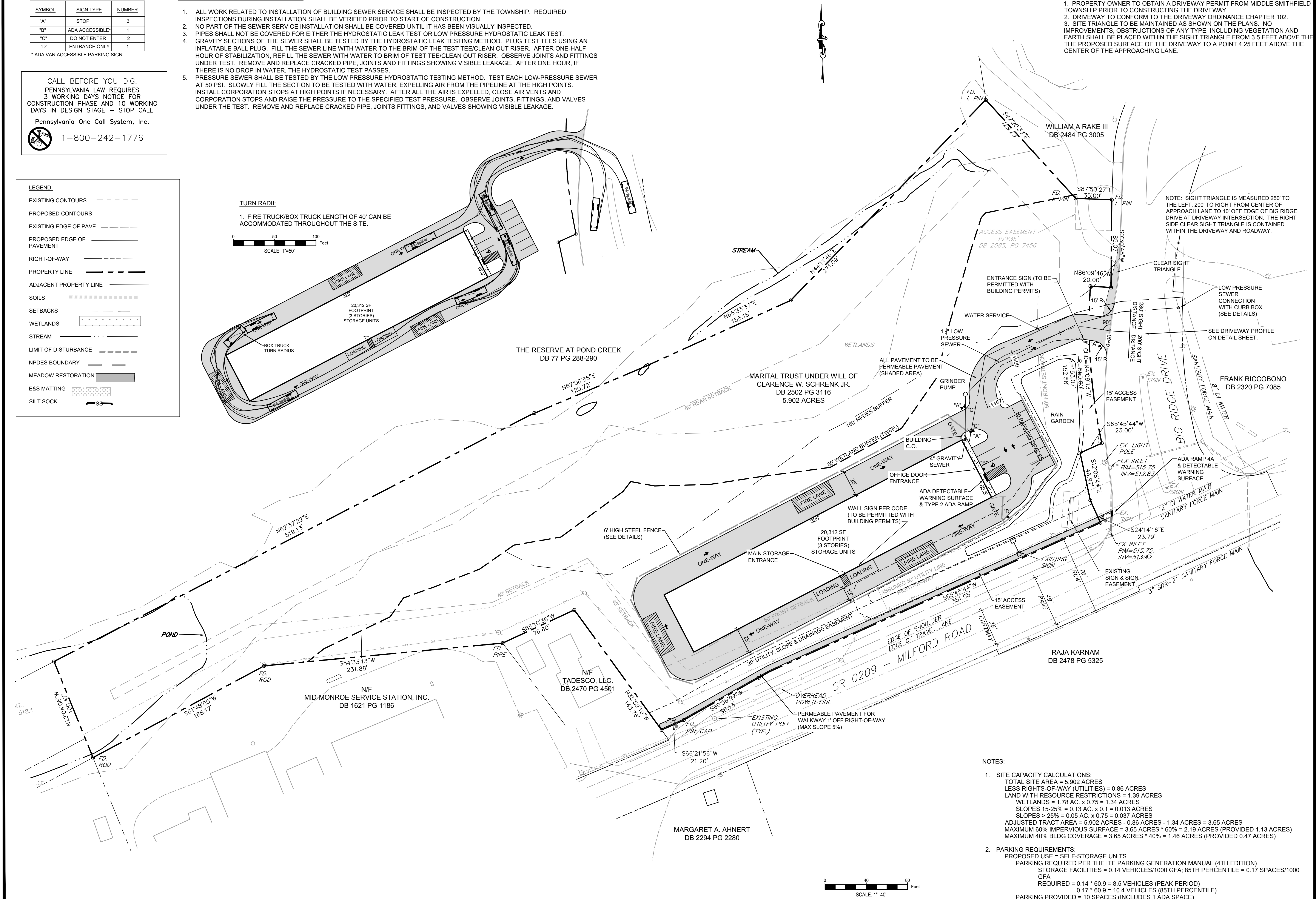
DATE  
1/4/2021



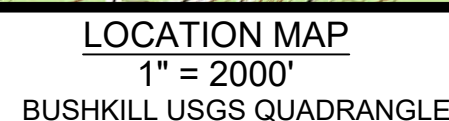
REVISIONS		DESCRIPTION
NO.	DATE	
1	3/15/2021	PER TOWNSHIP ENGINEER'S & MCD REVIEW
2	6/7/2021	PER TOWNSHIP ENGINEER'S & MCD REVIEW

**SITE & UTILITY PLAN  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA**

3







1. WETLANDS HAVE BEEN DELINEATED AND SHOWN ON THE PLANS. NO DISTURBANCE IS PROPOSED TO THE WETLANDS. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.
2. THE DISTURBED ACREAGE DRAINS TO A STORM CONVEYANCE SYSTEM WHICH DISCHARGES TO A TRIBUTARY TO MARSHALLS CREEK (HQ-CWF).
3. NEW IMPERVIOUS AREA PROPOSED FOR THE BUILDING FOOTPRINT ONLY. PERMEABLE PAVEMENT AND WALKWAYS PROPOSED TO REDUCE IMPERVIOUSNESS. WALKWAYS TO BE PERMEABLE CONCRETE OR PAVERS.
4. THE PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION. LIMITED EARTH DISTURBANCE AND CLEARING OF WOODS IS PROPOSED. LIMITS OF DISTURBANCE TO BE MARKED OUT IN THE FIELD AND PROTECTED WITH ORANGE CONSTRUCTION FENCING, IF NEEDED.
5. MEADOW RESTORATION WILL BE PROVIDED AFTER FINAL STABILIZATION AS AN ADDITIONAL MEASURE TO MINIMIZE CHANGES IN STORMWATER RUNOFF.
6. TREE PLANTING TO BE PROVIDED AS SHOWN ON THE PLANS. REFER TO DETAILS FOR PLANTING SPECIFICATIONS.
7. FINAL STABILIZATION MEASURES TO INCLUDE AREAS OF LANDSCAPE RESTORATION AREAS (I.E. MEADOW RESTORATION AND TREE PLANTING).

REFER TO LANDSCAPING PLAN FOR THE PROPOSED TREE  
PLANTING AND PLANTING DETAILS. TREE PLANTING IS  
REQUIRED TO BE INSTALLED AS PART OF THE NPDES.

THE APPLICANT ACKNOWLEDGES THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY MIDDLE SMITHFIELD TOWNSHIP AND A REVISED EROSION AND SEDIMENT POLLUTION CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED TO THE MONROE COUNTY CONSERVATION DISTRICT FOR APPROVAL.

DATE \_\_\_\_\_



WATERSHED CLASSIFICATION  
(EXISTING & DESIGNATED USE)  
MARSHALLS CREEK (HQ-CWF)

TP/HC #4 - TEST DEPTH AT 5-FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 514.0). NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED AT GRADE. INFILTRATION RATE = 6 IN/HR.

SN - SHEFFIELD SILT LOAM. DEPTH TO WATER TABLE IS 0 INCHES. DEPTH TO BEDROCK IS 48-99 INCHES. HYDROLOGIC SOIL GROUP D.

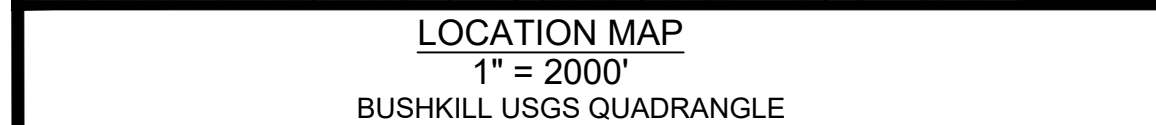
LSB - LORDSTOWN CHANNERY SILT LOAM, 3 TO 8% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS 20-40 INCHES. HYDROLOGIC SOIL GROUP C.

WYA - WYOMING GRAVELLY SANDY LOAM, 0 TO 3% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS MORE THAN 80 INCHES. HYDROLOGIC SOIL GROUP A.

WYB - WYOMING GRAVELLY SANDY LOAM, 3 TO 8% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS MORE THAN 80 INCHES. HYDROLOGIC SOIL GROUP A.

4





SHEET FLOW SHALL BE MAINTAINED TO THE COMPOST FILTER SOCKS. IF CONCENTRATED FLOW OR OVERTOPPING OF THE SOCKS OCCURS, A ROCK FILTER SHOULD BE PROVIDED AT THE POINT OF CONCENTRATION OR OVERFLOW.

LEGEND:

EXISTING CONTOURS    - - - - -

PROPOSED CONTOURS    \_\_\_\_\_

EXISTING EDGE OF PAVE    - - - - -

PROPOSED EDGE OF PAVEMENT    \_\_\_\_\_

RIGHT-OF-WAY    - - - - -

PROPERTY LINE    \_\_\_\_\_

ADJACENT PROPERTY LINE    \_\_\_\_\_

SOILS    ■■■■■■

SETBACKS    \_\_\_\_\_

WETLANDS    [                        ]

STREAM    \_\_\_\_\_

LIMIT OF DISTURBANCE    - - - - -

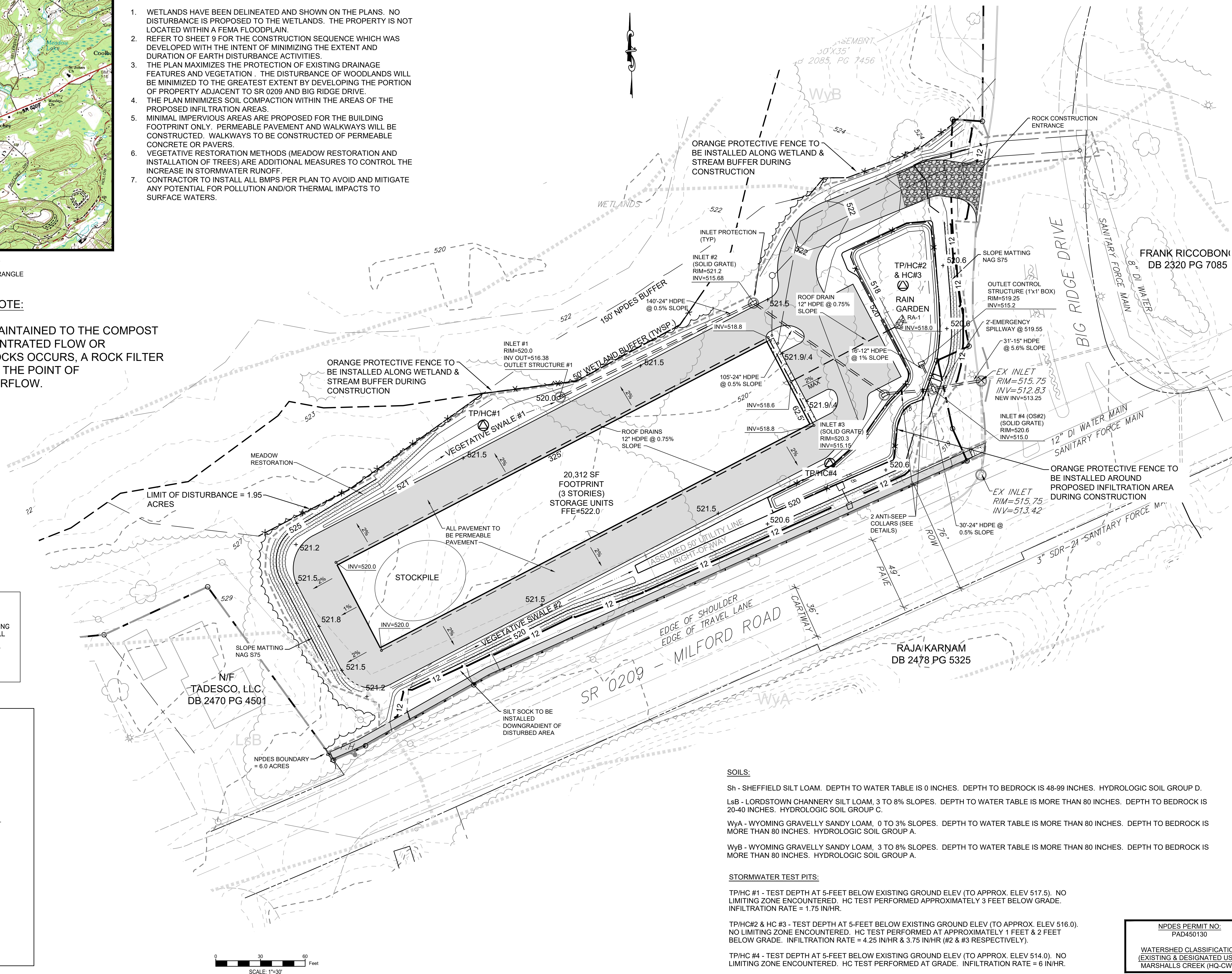
NPDES BOUNDARY    \_\_\_\_\_

MEADOW RESTORATION    [                        ]

E&S MATTING    [                        ]

SILT SOCK    [                        ]

- NOTES:**
1. WETLANDS HAVE BEEN DELINEATED AND SHOWN ON THE PLANS. NO DISTURBANCE IS PROPOSED TO THE WETLANDS. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.
  2. REFER TO SHEET 9 FOR THE CONSTRUCTION SEQUENCE WHICH WAS DEVELOPED WITH THE INTENT OF MINIMIZING THE EXTENT AND DURATION OF EARTH DISTURBANCE ACTIVITIES.
  3. THE PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION . THE DISTURBANCE OF WOODLANDS WILL BE MINIMIZED TO THE GREATEST EXTENT BY DEVELOPING THE PORTION OF PROPERTY ADJACENT TO SR 0209 AND BIG RIDGE DRIVE.
  4. THE PLAN MINIMIZES SOIL COMPACTION WITHIN THE AREAS OF THE PROPOSED INFILTRATION AREAS.
  5. MINIMAL IMPERVIOUS AREAS ARE PROPOSED FOR THE BUILDING FOOTPRINT ONLY. PERMEABLE PAVEMENT AND WALKWAYS WILL BE CONSTRUCTED. WALKWAYS TO BE CONSTRUCTED OF PERMEABLE CONCRETE OR PAVERS.
  6. VEGETATIVE RESTORATION METHODS (MEADOW RESTORATION AND INSTALLATION OF TREES) ARE ADDITIONAL MEASURES TO CONTROL THE INCREASE IN STORMWATER RUNOFF.
  7. CONTRACTOR TO INSTALL ALL BMPs PER PLAN TO AVOID AND MITIGATE ANY POTENTIAL FOR POLLUTION AND/OR THERMAL IMPACTS TO SURFACE WATERS.



**SOILS:**

Sh - SHEFFIELD SILT LOAM. DEPTH TO WATER TABLE IS 0 INCHES. DEPTH TO BEDROCK IS 48-99 INCHES. HYDROLOGIC SOIL GROUP D.

LsB - LORDSTOWN CHANNERY SILT LOAM. 3 TO 8% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS 20-40 INCHES. HYDROLOGIC SOIL GROUP C.

WYA - WYOMING GRAVELLY SANDY LOAM, 0 TO 3% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS MORE THAN 80 INCHES. HYDROLOGIC SOIL GROUP A.

WYB - WYOMING GRAVELLY SANDY LOAM, 3 TO 8% SLOPES. DEPTH TO WATER TABLE IS MORE THAN 80 INCHES. DEPTH TO BEDROCK IS MORE THAN 80 INCHES. HYDROLOGIC SOIL GROUP A.

**STORMWATER TEST PITS:**

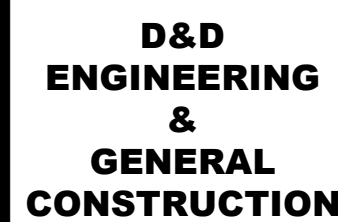
TP/HC #1 - TEST DEPTH AT 5-FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 517.5). NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED APPROXIMATELY 3 FEET BELOW GRADE. INFILTRATION RATE = 1.75 IN/HR.

TP/HC#2 & HC #3 - TEST DEPTH AT 5-FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 516.0) NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED AT APPROXIMATELY 1 FEET & 2 FEET BELOW GRADE. INFILTRATION RATE = 4.25 IN/HR & 3.75 IN/HR (#2 & #3 RESPECTIVELY).

TP/HC #4 - TEST DEPTH AT 5-FEET BELOW EXISTING GROUND ELEV (TO APPROX. ELEV 514.0). NO LIMITING ZONE ENCOUNTERED. HC TEST PERFORMED AT GRADE. INFILTRATION RATE = 6 IN/HR.

NPDES PERMIT NO:  
PAD450130

WATERSHED CLASSIFICATION  
(EXISTING & DESIGNATED USE):  
MARSHALLS CREEK (HQ-CWF)



548 SKYHAWK TRAIL  
STROUDSBURG, PA 18360

PHONE: (570)236-7058  
DEANNASCHMOYER@YAHOO.COM

PROJECT NO.

DATE 1/4/2021



REVISIONS			DESCRIPTION
NO.	DATE		
1	3/15/2021		PER TOWNSHIP ENGINEER'S & MCCO REVIEW
2	6/7/2021		PER TOWNSHIP ENGINEER'S & MCCO REVIEW

**E&SPC PLAN  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA**

DRAWING NO.

5

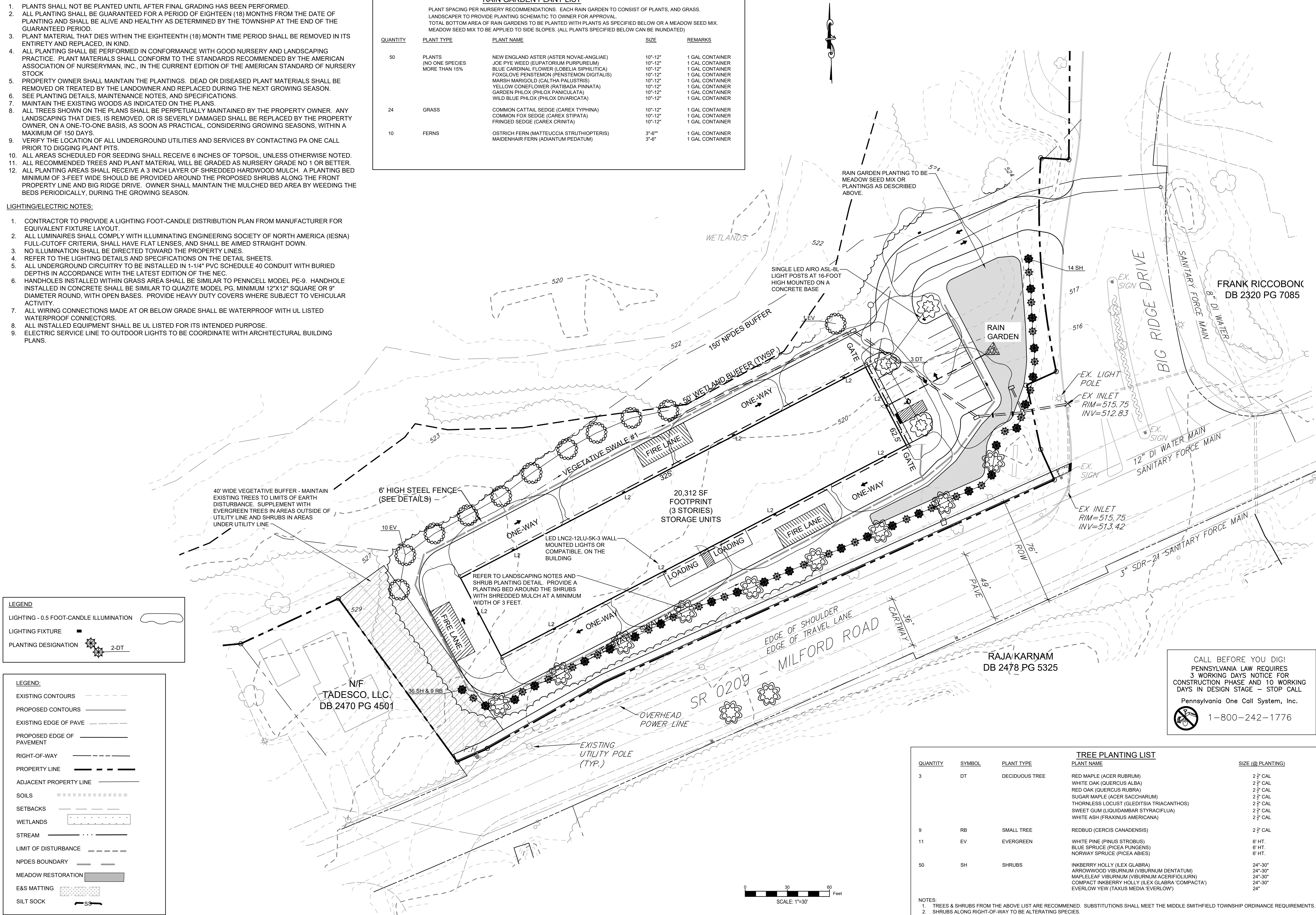


1. PLANTS SHALL NOT BE PLANTED UNTIL AFTER FINAL GRADING HAS BEEN PERFORMED.
2. ALL PLANTING SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF PLANTING AND SHALL BE ALIVE AND HEALTHY AS DETERMINED BY THE TOWNSHIP AT THE END OF THE GUARANTEED PERIOD.
3. PLANT MATERIAL THAT DIES WITHIN THE EIGHTEENTH (18) MONTH TIME PERIOD SHALL BE REMOVED IN ITS ENTIRETY AND REPLACED, IN KIND.
4. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPING PRACTICE. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., IN THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK.
5. PROPERTY OWNER SHALL MAINTAIN THE PLANTINGS. DEAD OR DISEASED PLANT MATERIALS SHALL BE REMOVED OR TREATED BY THE LANDOWNER AND REPLACED DURING THE NEXT GROWING SEASON.
6. SEE PLANTING DETAILS, MAINTENANCE NOTES, AND SPECIFICATIONS.
7. MAINTAIN THE EXISTING WOODS AS INDICATED ON THE PLANS.
8. ALL TREES SHOWN ON THE PLANS SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER. ANY LANDSCAPING THAT DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL BE REPLACED BY THE PROPERTY OWNER, ON A ONE-TO-ONE BASIS, AS SOON AS PRACTICAL, CONSIDERING GROWING SEASONS, WITHIN A MAXIMUM OF 150 DAYS.
9. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES BY CONTACTING PA ONE CALL PRIOR TO DIGGING PLANT PITS.
10. ALL AREAS SCHEDULED FOR SEEDING SHALL RECEIVE 6 INCHES OF TOPSOIL, UNLESS OTHERWISE NOTED.
11. RELOCATED OR REMOVED PLANT MATERIAL WILL BE GRADED AS NURSERY GRADE OR 1 OR BETTER.
12. ALL PLANTING AREAS SHALL RECEIVE A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. A PLANTING BED MINIMUM OF 3-FEET WIDE SHOULD BE PROVIDED AROUND THE PROPOSED SHRUBS ALONG THE FRONT PROPERTY LINE AND BIG RIDGE DRIVE. OWNER SHALL MAINTAIN THE MULCHED BED AREA BY WEEDING THE BEDS PERIODICALLY, DURING THE GROWING SEASON.

1. CONTRACTOR TO PROVIDE A LIGHTING FOOT-CANDLE DISTRIBUTION PLAN FROM MANUFACTURER FOR EQUIVALENT FIXTURE LAYOUT.
2. ALL LUMINAIRES SHALL COMPLY WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) FULL-CUTOFF CRITERIA, SHALL HAVE FLAT LENSES, AND SHALL BE AIMED STRAIGHT DOWN.
3. NO ILLUMINATION SHALL BE DIRECTED TOWARD THE PROPERTY LINES.
4. REFER TO THE LIGHTING DETAILS AND SPECIFICATIONS ON THE DETAIL SHEETS.
5. ALL UNDERGROUND CIRCUITRY TO BE INSTALLED IN 1-1/4" PVC SCHEDULE 40 CONDUIT WITH BURIED DEPTHS IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC.
6. HANDHOLES INSTALLED WITHIN GRASS AREA SHALL BE SIMILAR TO PENNCELL MODEL PE-9. HANDHOLE INSTALLED IN CONCRETE SHALL BE SIMILAR TO QUIZITE MODEL PG, MINIMUM 12"x12" SQUARE OR 9" DIAMETER ROUND, WITH OPEN BASES. PROVIDE HEAVY DUTY COVERS WHERE SUBJECT TO VEHICULAR ACTIVITY.
7. ALL WIRING CONNECTIONS MADE AT OR BELOW GRADE SHALL BE WATERPROOF WITH UL LISTED WATERPROOF CONNECTORS.
8. ALL INSTALLED EQUIPMENT SHALL BE UL LISTED FOR ITS INTENDED PURPOSE.
9. ELECTRIC SERVICE LINE TO OUTDOOR LIGHTS TO BE COORDINATE WITH ARCHITECTURAL BUILDING PLANS.

PLANT SPACING PER NURSERY RECOMMENDATIONS. EACH RAIN GARDEN TO CONSIST OF PLANTS, AND GRASS.  
LANDSCAPER TO PROVIDE PLANTING SCHEMATIC TO OWNER FOR APPROVAL.  
TOTAL BOTTOM AREA OF RAIN GARDENS TO BE PLANTED WITH PLANTS AS SPECIFIED BELOW OR A MEADOW SEED MIX.  
MEADOW SEED MIX TO BE APPLIED TO SIDE SLOPES. (ALL PLANTS SPECIFIED BELOW CAN BE INUNDATED)

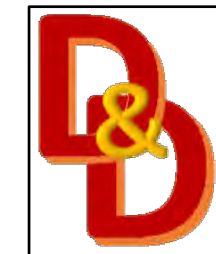
QUANTITY	PLANT TYPE	PLANT NAME	SIZE	REMARKS
50	PLANTS	NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)	10"-12"	1 GAL CONTAINER
	(NO OTHER SPECIES	JOE PYE (EUPATORIUM PURPUREUM)	10"-12"	1 GAL CONTAINER
	MORE THAN 15%	BLEB CARDINAL FLOWER (LOBELIA SIPHILITICA)	10"-12"	1 GAL CONTAINER
		FOXGLOVE PENSTEMON (PENSTEMON DIGITALIS)	10"-12"	1 GAL CONTAINER
		MARSH MARGOLD (CALTHA PALUSTRIS)	10"-12"	1 GAL CONTAINER
		YELLOW CONEFLOWER (RATIBADA PINNATA)	10"-12"	1 GAL CONTAINER
		GARDEN PHLOX (PHLOX PANICULATA)	10"-12"	1 GAL CONTAINER
24	GRASS	WILD BLUE PHLOX (PHLOX DIVARICATA)	10"-12"	1 GAL CONTAINER
		COMMON CATTAIL SEDGE (CAREX TYPHINA)	10"-12"	1 GAL CONTAINER
		COMMON FOX SEDGE (CAREX STIPATA)	10"-12"	1 GAL CONTAINER
		FRINGED SEDGE (CAREX CRINITA)	10"-12"	1 GAL CONTAINER
10	FERNS	OSTRICH FERN (MATTEUCHIA STRUTHIOPTERIS)	3'-6"	1 GAL CONTAINER
		MAIDENHAIR FERN (ADiantum PEDATUM)	3'-6"	1 GAL CONTAINER



TREE PLANTING LIST					
QUANTITY	SYMBOL	PLANT TYPE	PLANT NAME	SIZE (@ PLANTING)	
3	DT	DECIDUOUS TREE	RED MAPLE (ACER RUBRUM)	2 ½	CAL
			WHITE OAK (QUERCUS ALBA)	2 ½	CAL
			RED OAK (QUERCUS RUBRA)	2 ½	CAL
			SUGAR MAPLE (ACER SACCHARUM)	2 ½	CAL
			THORNLESS LOCUST (GLEITISIA TRIACANTHOS)	2 ½	CAL
			SWEET GUM (LIQUIDAMBAR STYRACIFLUA)	2 ½	CAL
			WHITE ASH (FRAXINUS AMERICANA)	2 ½	CAL
9	RB	SMALL TREE	REDBUD (CERCIS CANADENSIS)	2 ½	CAL
11	EV	EVERGREEN	WHITE PINE (PINUS STROBUS)	6	HT.
			BLUE SPRUCE (PICEA PUNGENS)	6	HT.
			NORWAY SPRUCE (PICEA ABIES)	6	HT.
50	SH	SHRUBS	INKBERRY HOLLY (ILEX GLABRA)	24"	30"
			ARROWWOOD VIBURNUM (VIBURNUM DENTATUM)	24"	30"
			MAPLELEAF VIBURNUM (VIBURNUM ACERIFOLIUM)	24"	30"
			COMPACT INKBERRY HOLLY (ILEX GLABRA 'COMPACTA')	24"	30"
			EVERFLOW YEW (TAXUS MEDIA 'EVERLOW')	24"	

NOTES:

1. TREES & SHRUBS FROM THE ABOVE LIST ARE RECOMMENDED. SUBSTITUTIONS SHALL MEET THE MIDDLE SMITHFIELD TOWNSHIP ORDINANCE REQUIREMENTS.
2. SHRUBS ALONG RIGHT-OF-WAY TO BE ALTERATING SPECIES.



**D&D  
ENGINEERING  
&  
GENERAL  
CONSTRUCTION**

548 SKYHAWK TRAIL  
STROUDSBURG, PA 18360

PHONE: (570)236-7058  
DEANNASCHMOYER@YAHOO.COM

PROJECT NO.

DATE 1/4/2021



REVISIONS			DESCRIPTION
NO.	DATE		
1	3/15/2021		PER TOWNSHIP ENGINEER'S & MCD REVIEW
2	6/7/2021		PER TOWNSHIP ENGINEER'S & MCD REVIEW

**LANDSCAPING & LIGHTING PLAN  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS**

DRAWING NO.

6



GENERAL NOTES:

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDISTURBED AND VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRAIDING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES AND 6 TO 12 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. REFER TO LANDSCAPE PLAN FOR TOPSOIL PLACEMENT DEPTHS.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

E& S MAINTENANCE & INSPECTION NOTES:

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE BMPs. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. A WRITTEN REPORT DOCUMENTING THE INSPECTIONS AND REPAIRS MADE TO THE EROSION AND SEDIMENT CONTROL BMPs MUST BE KEPT BY THE PERSON RESPONSIBLE FOR BMP MAINTENANCE.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ANY ROADWAY OR ANY PUBLIC RIGHT-OF-WAY SHALL IMMEDIATELY BE REMOVED. WASHING SEDIMENT FROM THE PAVEMENT IS PROHIBITED.

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. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

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. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED OF IN A LAWFUL MANNER.

INLET FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS 1/2 FULL. DAMAGED FILTER BAGS SHALL BE REPLACED.

SEDIMENT BASIN SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS.

CHANNELS SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. REMOVE SEDIMENT DEPOSITS. DAMAGED LINING SHALL BE REPAIRED OR REPLACED.

ACCUMULATED SEDIMENT MAY BE INCORPORATED INTO THE FILL OR REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER (AN APPROVED EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR ANY OFFSITE DISPOSAL AREA).

SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CORRECT THE PROBLEM.

OWNER IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT CONTROLS.

THE CONTRACTOR SHALL, PERIODICALLY OR AS DIRECTED DURING THE PROGRESS OF THE WORK, REMOVE AND LEGALLY DISPOSE OF ALL SURPLUS MATERIAL AND DEBRIS AND KEEP THE PROJECT AREA AND PUBLIC RIGHTS-OF-WAY REASONABLY CLEAR. SURPLUS OR DEMOLITION MATERIALS SHALL BE RECYCLED DURING THE COURSE OF THE WORK, WHENEVER PRACTICAL AND APPROVED BY THE DESIGN ENGINEER.

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTION FACILITIES, DEBRIS AND UNUSED MATERIALS, PROVIDED FOR THE WORK, AND PUT ALL OF THE SITES OF THE WORK AND PUBLIC RIGHTS-OF-WAY IN A NEAT AND CLEAN CONDITION. TRASH BURNING ON THE SITE OF THE WORK WILL NOT BE PERMITTED. OFF-SITE DISPOSAL OF SOIL OR ROCK WILL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN SUBMISSION, BY THE CONTRACTOR, TO THE APPROPRIATE CONSERVATION DISTRICT.

REFER TO THE INDIVIDUAL MAINTENANCE AND INSPECTION NOTES FOR EACH BMP WITHIN THE DETAILED SPECIFICATIONS ON SHEETS 9-11.

A LOG BOOK OF ALL MAINTENANCE ACTIVITIES SHALL BE KEPT ON SITE FOR ALL BMPs AT ALL TIMES TO ENSURE COMPLIANCE WITH THE E&S PLANS THAT INCLUDES AT A MINIMUM INSPECTION DATES, OBSERVATIONS, MAINTENANCE ACTIVITIES, AND REPAIRS.

MAINTENANCE PROGRAM:

THE CONTRACTOR IS REQUIRED TO INCORPORATE ALL TEMPORARY AND PERMANENT CONTROL MEASURES AND FACILITIES INDICATED ON THE APPROVED PLAN SET, INTO THE PROJECT AT THE EARLIEST PRACTICABLE TIME. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, CLEANING, AND MAINTAINING ALL CONTROL FEATURES DURING CONSTRUCTION. APPROPRIATE EROSION AND SEDIMENT POLLUTION CONTROL FEATURES SHALL BE APPLIED TO SECTIONS SUCH AS BORROW PITS AND MATERIAL STORAGE AREAS UNFORESEEN PRIOR TO CONSTRUCTION. PERMANENT EROSION CONTROL FACILITIES WILL BE MAINTAINED BY THE OWNER.

THE TEMPORARY FACILITIES FOR EROSION AND SEDIMENT POLLUTION CONTROL SHALL BE INSPECTED A MINIMUM OF ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF COMPOST FILTER SOCKS AND 1/3 THE ABOVE GROUND HEIGHT OF THE ROCK FILTERS. ANY COMPOST FILTER SOCK SECTION THAT HAS BEEN UNDERMINED OR OVERTOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER. AS CONSTRUCTION PROGRESSES AND DISTURBED AREAS HAVE BEEN STABILIZED, TEMPORARY EROSION CONTROL STRUCTURES ARE TO BE CLEANED AND REMOVED.

RESPONSIBILITIES FOR FILL MATERIALS:

THE IMPLEMENTATION OF FILL MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. UPON FINAL SITE ACCEPTANCE, THE OWNER SHALL BE RESPONSIBLE FOR FILL MATERIALS.

OWNER: WINDS WEST, INC.  
P.O. BOX 1672  
EAGLE, CO 81631  
(570) 269-3690

CLEAN FILL:

\* THE CONTRACTOR OF THE SITE WILL PERFORM ENVIRONMENTAL DUE DILIGENCE ON ALL IMPORTED SOILS THAT WILL BE UTILIZED ON THE PROJECT SITE.

\* ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

\* ANALYTICAL TESTING IS REQUIRED FOR FILL MATERIAL SUSPECTED OF BEING SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE BASED UPON COMPLETION OF VISUAL INSPECTION AND/OR REVIEW OF PAST LAND USES AS PART OF ENVIRONMENTAL DUE DILIGENCE. FILL MATERIAL DETERMINED TO NOT QUALIFY AS CLEAN FILL THROUGH ANALYTICAL TESTING IS CONSIDERED REGULATED FILL AND MUST BE MANAGED AS A WASTE IN ACCORDANCE WITH APPLICABLE MUNICIPAL OR RESIDUAL WASTE REGULATIONS OF THE DEPARTMENT.

\* CLEAN FILL IS DEFINED AS: UNCONTAMINATED NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT SOLID. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIALS, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.

PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC)  
PLAN GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN FOR THE PROPOSED CONSTRUCTION ACTIVITIES TO CONTROL THE POTENTIAL DISCHARGE OF POLLUTANTS CARRIED IN STORM WATER.
- BOTH THE E&S PLAN AND THE PPC PLAN ARE TO BE MAINTAINED ONSITE FOR THE DURATION OF THE PERMIT.
- A PPC PLAN IS REQUIRED IF CHEMICALS, SOLVENTS, HAZARDOUS WASTES, OR ANY MATERIAL WITH THE POTENTIAL FOR CAUSING ACCIDENTAL POLLUTION OF AIR, LAND, OR WATER, ARE STORED OR UTILIZED ON THE SITE.
- FOLLOW THIS FORMAT AND INCLUDE THESE ELEMENTS FOR THE PPC PLAN:

A. GENERAL DESCRIPTION OF THE CONSTRUCTION ACTIVITY:  
- INCLUDE DRAWINGS SHOWING GENERAL LAYOUT OF SITE, PROPERTY BOUNDARIES, MATERIALS STORAGE AREAS, LOADING AND UNLOADING OPERATION SITES, TRUCK WASHING AREAS, IN ADDITION TO THE FEATURES OF THE E&S PLANS.

B. EMERGENCY RESPONSE PROGRAM:  
- DESCRIBE THE ORGANIZATIONAL STRUCTURE, CHAIN OF COMMAND, EMERGENCY COORDINATORS AND CONTACTS. INCLUDE DESCRIPTIONS OF EACH INDIVIDUAL'S DUTIES AND RESPONSIBILITIES WITHIN THE CHAIN OF COMMAND FOR IMPLEMENTATION OF THE PPC PLAN.  
- IDENTIFY ON THE ORGANIZATIONAL CHART A LIST OF EMERGENCY COORDINATORS THAT MUST BE CONTACTED IN THE EVENT OF AN EMERGENCY OR SPILL.  
- DESCRIBE THE DUTIES AND RESPONSIBILITIES OF THE EMERGENCY COORDINATOR SPECIFIC TO THE SITE OR ACTIVITY IN THE EVENT OF AN EMINENT OR ACTUAL EMERGENCY.  
- INCLUDE ON THE ORGANIZATIONAL CHART OR ON AN ATTACHMENT, A LIST OF AGENCIES AND PHONE NUMBERS THAT MUST BE CONTACTED IN THE EVENT OF AN EMERGENCY OR SPILL.

SUCH A LIST INCLUDES AS APPLICABLE:  
PA EMERGENCY MANAGEMENT AGENCY  
COUNTY HEALTH DEPARTMENT  
PA FISH COMMISSION  
THE NATIONAL RESPONSE CENTER (U.S. EPA AND U.S. COAST GUARD)  
LOCAL POLICE AND FIRE DEPARTMENTS  
LOCAL SEWAGE TREATMENT PLANT  
DOWN STREAM PUBLIC WATER SUPPLIES  
INDUSTRIAL WATER USERS  
RECREATION AREAS

- INTERNAL AND EXTERNAL COMMUNICATIONS AND ALARM SYSTEMS.  
- EMPLOYEE TRAINING PROGRAM.  
- LIST OF EMERGENCY EQUIPMENT. INCLUDE THE LOCATION, PHYSICAL DESCRIPTION, INTENDED USE AND CAPABILITIES OF EACH ITEM.  
- MAINTENANCE PROCEDURES AND DECONTAMINATION PROCEDURES OF EMERGENCY EQUIPMENT.  
- EVACUATION PLAN FOR INSTALLATION PERSONNEL (IF DEEMED NECESSARY).  
- ARRANGEMENTS WITH EMERGENCY RESPONSE CONTRACTORS. PROVIDE LIST WITH PHONE NUMBERS AND THE SERVICES EACH CONTRACTOR WILL PROVIDE.  
- INFORM LOCAL EMERGENCY RESPONSE AGENCIES AND HOSPITALS CONCERNING THE TYPE OF POTENTIAL EMERGENCIES THAT MAY OCCUR AND THE NEED FOR SERVICES.  
- FAMILIARIZE LOCAL POLICE, FIRE DEPARTMENTS, EMERGENCY RESPONSE TEAMS AND THE COUNTY EMERGENCY MANAGEMENT COORDINATOR WITH THE LAYOUT OF THE CONSTRUCTION SITE, THE PROPERTIES AND DANGERS ASSOCIATED WITH THE HAZARDOUS MATERIALS (IF ANY) HANDLED, PLACES WHERE PERSONNEL WOULD BE NORMALLY WORKING, ENTRANCES TO ACCESS ROADS INSIDE THE FACILITY, AND ANY POSSIBLE EVACUATION ROUTES.

C. MATERIAL AND WASTE INVENTORY:  
- IDENTIFY BY COMMON CHEMICAL NAME AND TRADE NAME TO INCLUDE LOCATIONS, SOURCES, AND QUANTITIES USED OR STORED ON THE SITE.  
- FOR EACH HAZARDOUS CHEMICAL STORED AT THE CONSTRUCTION SITE, THE LOCATION AND MATERIAL SAFETY DATA SHEET OR SIMILAR INFORMATION IS TO BE CLEARLY CITED IN THE PPC PLAN.

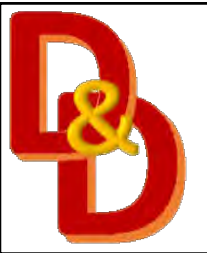
D. SPILL AND LEAK PREVENTION AND RESPONSE:  
- DESCRIBE THE SOURCE AND AREAS FOR POTENTIAL LEAKS AND SPILLS, THE PROBABLE DIRECTION OF FLOW OF SPILLED MATERIALS AND THE POLLUTION INCIDENT MEASURE SPECIFIC TO THE SOURCE OR AREA.  
- PROVIDE SEPARATE DRAWINGS OR PLOT PLANS TO SUPPLEMENT THE ABOVE.

E. INSPECTION PROGRAM:  
- DESCRIBE THE INSPECTION PROGRAM AND MONITORING PROCEDURES TO ASSESS THE INTEGRITY OF EQUIPMENT, STORAGE AREAS AND SIMILAR AREAS.

F. HOUSEKEEPING PROGRAM:  
- IDENTIFY THE AREAS AND THE ASSOCIATED TYPE OF HOUSEKEEPING PRACTICES TO MINIMIZE THE POSSIBILITY OF ACCIDENTAL SPILLS AND SAFETY HAZARDS TO PERSONNEL.

G. SECURITY MEASURES:  
- DESCRIBE SECURITY PROCEDURES AND SYSTEMS AT THE SITE TO PREVENT ACCIDENTAL OR INTENTIONAL ENTRY THAT COULD RESULT IN A VIOLATION OF DEPARTMENTAL REGULATIONS, AND/OR INJURY TO PERSONS AND DAMAGE TO EQUIPMENT.

H. EXTERNAL FACTORS:  
- DESCRIBE THE POSSIBLE AFFECTS OF EXTERNAL FACTORS SUCH AS POWER OUTAGES, STRIKES, FLOODS, SNOWSTORMS ETC. AND ANY ACTION TO BE TAKEN TO ALLEVIATE ANY RESULTING EFFECTS TO PUBLIC HEALTH AND SAFETY OR THE ENVIRONMENT.



**D&D  
ENGINEERING  
&  
GENERAL  
CONSTRUCTION**

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PROJECT NO.

DATE  
1/4/2021



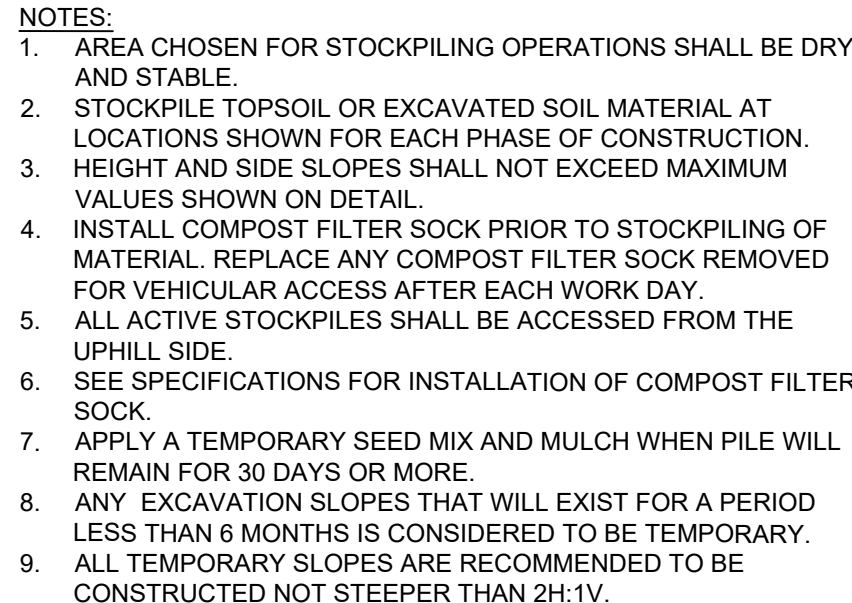
REVISIONS	DESCRIPTION	
	NO.	DATE
	1	3/15/2021
	PER TOWNSHIP ENGINEERS & MCD REVIEW	
	2	6/7/2021
	PER TOWNSHIP ENGINEERS & MCD REVIEW	

**E&SPC DETAILS  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA**

DRAWING NO.

7





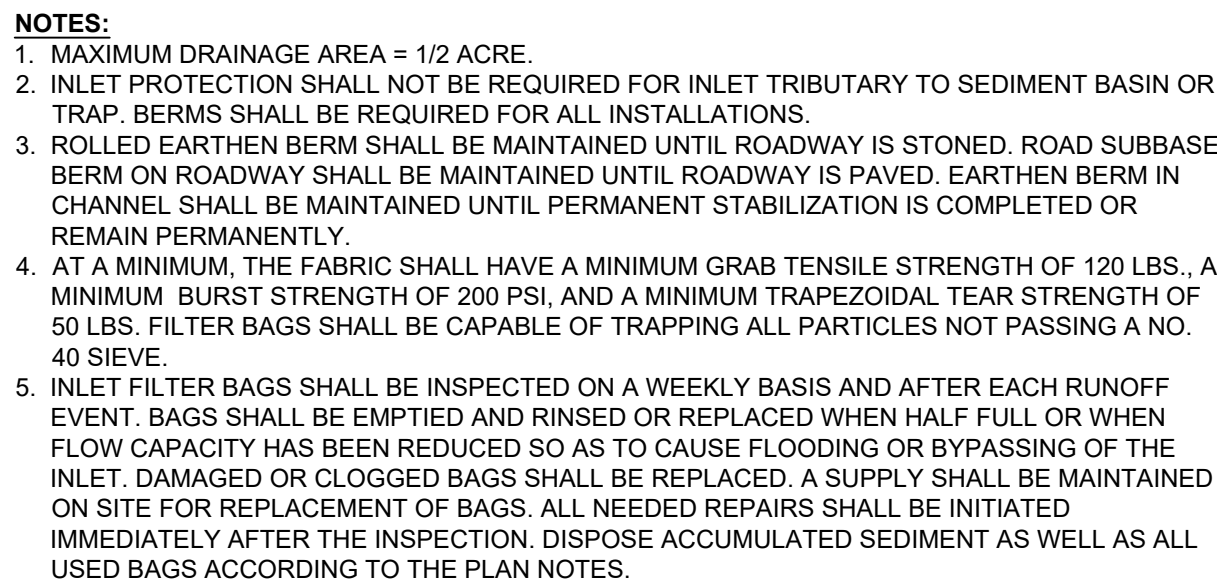
NOT TO SCALE



1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHOULD BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

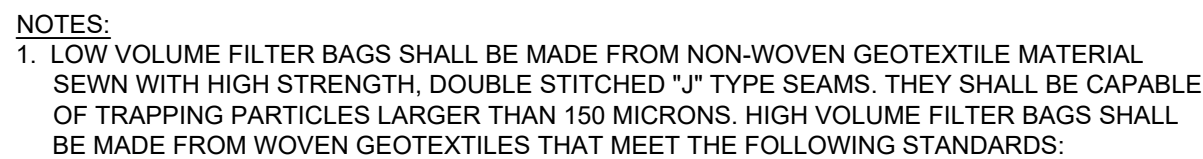
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF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

NOT TO SCALE



\*DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

NOT TO SCALE



2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOADED INTO THE BAGS (GRAVITY) OR PLACED INTO THE BAGS INTO STABLE EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. THE DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC IS RECOMMENDED FOR THE PURPOSE.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
6. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOTE RESUME UNTIL THE PROBLEM IS CORRECTED.

DOWNSTREAM COMPOST FILTER SOCKS TO BE USED WHEN PUMPED WATER FILTER BAG IS NOT USED IN CONJUNCTION WITH A SUMP PIT. SEE STANDARD CONSTRUCTION DETAIL # 3-11 COMPOST SOIL SEDIMENT TRAP FOR ADDITIONAL INFORMATION

NOT TO SCALE



3. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
4. COMPOST FILLER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EMBEDDED AT LEAST 12 INCHES INTO THE SUBSTRATE TO THE MAIN SOCK ALIGNMENT. MAXIMUM SOLE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED DESIGN LENGTHS INDICATED ON PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. STAKES MAY BE USED TO IMMEDIATELY ATTACH TYPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
5. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILLER SOCKS.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT EXCEEDS HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
7. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
8. BIODEGRADABLE FILLER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. REPAIRS SHALL BE MADE ACCORDING TO THE INSTRUCTIONS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
9. 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 MULCH SHALL BE OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



2. FILTER RINGS™ MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
3. FILTER RINGS™ MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
4. PREFABRICATED METAL WASHOUT CONTAINERS CAN BE USED IN LIEU OF COMPOST SOCK RING WASHOUT.

NOT TO SCALE



### 3.4 STAPLES PER SQ. YD.



1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOP OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SOIL SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERMANENT 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.

NOT TO SCALE

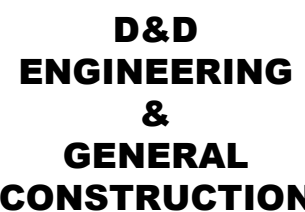
NOT TO SCALE

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	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8 "	3/8 "	3/8 "	3/8 "	3/8 "
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

2-PLY SYSTEMS	
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY ROUND FUSION-WELD JUNCTURES
	3/4" X 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED WITH NEEDLE PUNCH)
	3/16" MAX APERTURE SIZE
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS	

COMPOST SHOULD BE WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WOOD/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIP, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE INORGANIC COMPONENT OF THE MIX.

THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4-2. THE STANDARDS CONTAINED IN THE PENNDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.



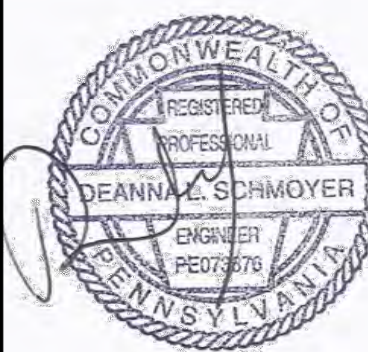
548 SKYHAWK TRAIL  
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PROJECT NO.

DATE \_\_\_\_\_

1/4/2021



REVISIONS		DESCRIPTION
NO.	DATE	
1	3/15/2021	PER TOWNSHIP ENGINEER'S & MCOD REVIEW
2	6/7/2021	PER TOWNSHIP ENGINEER'S & MCOD REVIEW

**E&SPC DETAILS  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA**

DRAWING NO

8



ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED, EXCEPT WHERE NOTED. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONROE COUNTY CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION. UPON THE COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITES SHALL BE IMMEDIATELY STABILIZED. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT (800) 242-1776 TO LOCATE BURIED UTILITIES AND THE MONROE COUNTY PERMITTING DEPARTMENT. THE PERMITTEE SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL INSTALL A PERIMETER SEDIMENT CONTROL BMPs AND AT LEAST THREE (3) DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE MONROE COUNTY CONSERVATION DISTRICT.

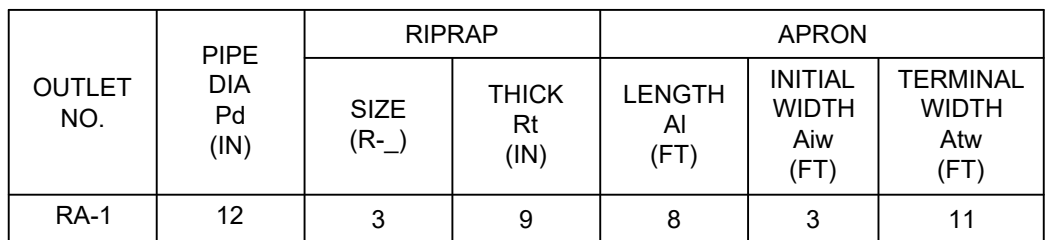
- \* EACH STAGE OF THE CONSTRUCTION SEQUENCE MUST BE COMPLETED PRIOR TO INITIATION OF SUBSEQUENT STAGE.
- \* CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION OF DISTURBED AREAS.
- \* CLEAR AND GRUB AREAS PRIOR TO EXCAVATION. STOCKPILE ALL TOPSOIL IN DESIGNATED AREAS.
- \* ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE PROJECT SITE THROUGH A ROCK CONSTRUCTION ENTRANCE.
- \* STORMWATER FACILITIES SHOULD BE INSTALLED STARTING AT THE OUTLET AREAS AND PROGRESS UPSTREAM, INSTALLING BMPs AND LININGS AS WORK PROGRESSES.
- \* REFER TO TRENC EXCAVATION NOTES FOR ALL TRENCING OPERATIONS.
- \* UTILIZE CLEARED VEGETATION TO STABILIZE SITE DISTURBANCE AS DESIRED. MULCH VEGETATION AND SPREAD AS NEEDED. REMOVE ALL EXCESS MATERIAL OFF SITE AND DISPOSE OF PROPERLY.
- \* A PUMPED WATER FILTER BAG AND COMPOST SEDIMENT TRAP SHALL BE UTILIZED TO DEWATER EXCAVATIONS AS NEEDED.
- \* ALL STOCKPILE MATERIAL SHALL BE PLACED IN DESIGNATED STOCKPILE LOCATIONS AS INDICATED ON PLAN DRAWINGS.
- \* STOCKPILE ALL SUITABLE MATERIAL FOR REUSE WITHIN AN APPROVED STOCKPILE LOCATION AND HAUL ALL EXCESS AND UNSUITABLE MATERIAL OFF-SITE TO AN APPROVED DISPOSAL LOCATION.
- \* A LICENSED PROFESSIONAL OR THEIR DESIGNEE MUST BE PRESENT AT THE SITE DURING INSTALLATION OF PCSP PLAN MEASURES NOTED AS "CRITICAL STAGE" IN THE SEQUENCE.
- \* LAY EROSION CONTROL BLANKETS ON ANY PROPOSED SLOPES 3:1 OR GREATER.

1. SCHEDULE A PRE-CONSTRUCTION MEETING AT THE CONSTRUCTION SITE AMONG THE CONTRACTOR, MONROE COUNTY PRE-CONSTRUCTION DISTRICT, THE DEVELOPER, AND ANY OTHER PERTINENT SITE PERSONNEL. NOTIFY THE MONROE COUNTY CONSERVATION DISTRICT SEVEN (7) DAYS IN ADVANCE OF ANY LAND DISTURBANCE ACTIVITIES AT 570-629-3060.
2. FIELD MARK LIMITS OF CONSTRUCTION AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS THE WETLAND BUFFER, UTILIZE ORANGE CONSTRUCTION FENCING IN THE FIELD TO DELINEATE THE AREAS OF EARTH DISTURBANCE.
3. DELINEATE THE AREAS FOR THE PROPOSED STORMWATER MANAGEMENT (I.E. RAIN GARDEN) WITH ORANGE CONSTRUCTION FENCING TO AVOID HEAVY EQUIPMENT IN THOSE AREAS TO PREVENT COMPACTION.
4. INSTALL ROCK CONSTRUCTION ENTRANCE AT THE DRIVEWAY ENTRANCE INTO THE AREA OF CONSTRUCTION. ALL CONSTRUCTION EQUIPMENT IS TO ENTER AND EXIT THROUGH THIS ENTRANCE.
5. INSTALL THE SILT SOCK AS INDICATED BELOW THE PROPOSED EARTH DISTURBANCES.
6. CLEAR THE VEGETATION WITHIN THE DISTURBED LIMITS AREA.
7. ROUGH GRADE SITE. INSTALL TOPSOIL, SEEDING, AND SLOPE MATTING AS AREAS ARE BROUGHT TO GRADE. MAINTAIN THE STOCKPILE AREA AS INDICATED ON THE PLANS (LOCATED IN BUILDING FOOTPRINT AREA AS TO MINIMIZE COMPACTION FOR PROPOSED PERMEABLE PAVEMENT AREAS.
8. INSTALL INLET BOXES AND PIPE CONVEYANCE SYSTEMS. INSTALL INLET PROTECTION ON THE INLETS. CONVEYANCE SYSTEMS TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM. INSTALL ANTI-SLEEP COLLARS ON DETENTION PIPE.
9. INSTALL SEWER AND WATER SERVICE LINES TO THE PROPOSED BUILDING AREA. INSTALL CONVEYANCE PIPES FOR ROOF DRAINS. INSTALL RIPRAP APRON AT END OF ROOF DRAIN DISCHARGE INTO RAIN GARDEN.
10. INSTALL THE FOUNDATION FOR THE PROPOSED BUILDING AND BACKFILL.
11. GRADE THE SITE IN ACCORDANCE WITH THE PLANS. CUT THE WESTERN PORTION OF THE PROPERTY AND FILL TOWARDS THE EASTERN PORTION OF THE PROPERTY. FILL AREAS TO BE PERFORMED IN LIFTS AND COMPACTED. BRING LOT TO SUB-GRADE. FINAL GRADE AND INSTALL STONE SUBBASE FOR THE PAVEMENT AND SIDEWALK AREAS AS THESE AREAS ARE BROUGHT TO GRADE.
12. CRITICAL STAGE: INSTALL RAIN GARDEN IN ACCORDANCE WITH THE DETAILS. INSTALLATION OF THE RAIN GARDEN SHALL REQUIRE A LICENSED PROFESSIONAL OR DESIGNEE TO BE PRESENT AT THE SITE DURING CONSTRUCTION OF THE STORMWATER BMP. TWO (2) INFILTRATION TESTS ARE REQUIRED TO BE PERFORMED ON THE BASIN SUBGRADE AND TWO (2) INFILTRATION TESTS ARE REQUIRED TO BE PERFORMED ON THE BASIN AMENDED SOILS THAT WILL BE USED FOR THE BOTTOM OF THE RAIN GARDEN. CONTRACTOR TO COORDINATE BASIN CONSTRUCTION WITH ENGINEER FOR TESTING. TEST RESULTS SHALL BE SUBMITTED TO MCD FOR APPROVAL. REFER TO THE SPECIFIC INSTALLATION SEQUENCE FOR THE RAIN GARDEN. INSTALL OUTLET CONTROL BOX AND CONVEYANCE PIPE.
13. CRITICAL STAGE: INSTALL THE PERMEABLE PAVEMENT IN ACCORDANCE WITH THE DETAILS. INSTALL SUB-BASE AND GEOTEXTILE FABRIC. INSTALL PAVEMENT OVER SUB-BASE. INSTALLATION OF THE PERMEABLE PAVEMENT SHALL REQUIRE A LICENSED PROFESSIONAL OR DESIGNEE TO BE PRESENT AT THE SITE DURING CONSTRUCTION OF THE STORMWATER BMP. REFER TO THE SPECIFIC INSTALLATION SEQUENCE FOR THE PERMEABLE PAVEMENT.
14. FINISH CONSTRUCTION OF BUILDING AND CONNECT BUILDING ROOF DRAINS.
15. FINALIZE LANDSCAPING BY INSTALLING FINAL SEEDING AND PLANTINGS.
16. UPON FINAL STABILIZATION OF SITE REMOVE TEMPORARY CONTROLS, SUCH AS THE COMPOST FILTER SOCKS, ORANGE PROTECTIVE FENCE, INLET PROTECTION, AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE MEASURE WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

**MEADOW RESTORATION DETAIL**  
NOT TO SCALE

THE INDIVIDUALS RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITIES MUST ENSURE THE METHODS ARE IN PLACE TO CONTROL SITE WASTE MATERIAL. ALL SUITABLE MATERIAL ACCUMULATED WILL BE INCORPORATED INTO THE FILL AND REUSED ON SITE. SEDIMENT REMOVED FROM SITE BMP'S SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF DISTURBED SLOPES. EXISTING MATERIAL AND WASTE MATERIAL WHICH IS NOT INCLUDED, BUT IS NOT LIMITED TO DAMAGED CONSTRUCTION MATERIAL, EXISTING BUILDING MATERIAL, GENERAL TRASH, ETC. WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER ACCORDING TO THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS (PA CODE TITLE 25, CHAPTER 260.1 ET. SEQ. 271.1 ET SEQ. AND 287.1 ET SEQ). THE DISPOSAL SITE MUST HAVE A STATE DEPARTMENT CONTROL AND MONITORING PLAN APPROVED BY THE ENGINEER. THE MONITORING, CONSERVATION DISTRICT, AND ACCESS ROAD FROM THE SITE MUST REMAIN ON THE PROPERTY AND SHALL BE SPREAD OUT IN THE AREA OF THE SOIL STOCKPILE.

(NOTE: LIMESTONE AND FERTILIZER MUST BE APPLIED PRIOR TO FINAL SEEDING MEASURES.)



1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
3. 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 WITHOUT FLARED ENDWALL  
NOT TO SCALE

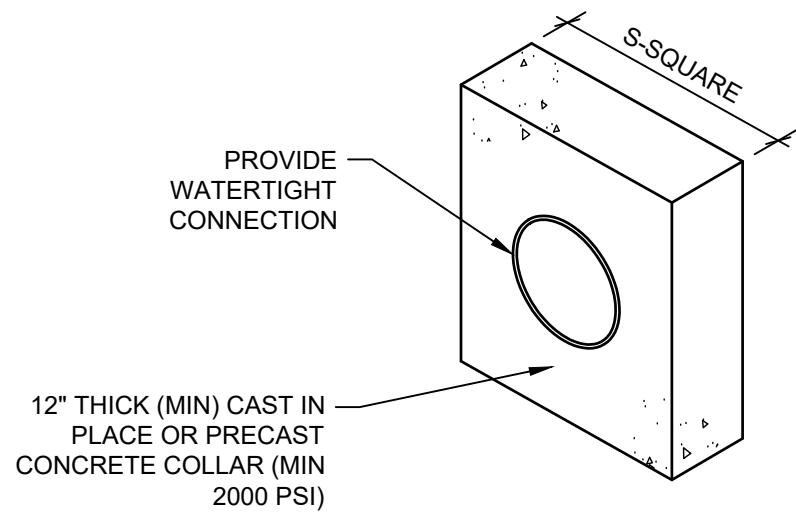
<b>Soil Limitation</b>	<b>Soil Resolutions</b>		
Cut Bank Cave	Consult with engineer	Over-excavate material and replace with suitable material	Construct appropriate rock slope protection or benching as directed by engineer
Corrosive to Concrete/Steel	Use corrosion resistant pipe materials	Apply corrosion resistant products to surface of constructed features	Over excavate and replace corrosive soils
Droughty Soils	Slope lining will be installed on all disturbed or proposed slopes 3H:1V or steeper	Soil amendments will be used to promote growth of vegetation	-
Easily Erodible	Install slope blankets on slopes 3:1 or steeper	Stabilize disturbed areas with seeding and soil supplements	Protect downstream areas from sediment laden sheet flow with compost filter sock or silt fence
High Water Table	Use pump water filter bag to dewater excavation, use trench boxes	Avoid seeps or wet spots	Ensure positive drainage away from excavations
Hydric Soils/Hydric Inclusions	Mark wetland areas with temporary protective fencing and avoid wetlands/wet areas	Ensure positive drainage away from potentially hydric areas	Return stormwater conveyance to sheetflow
Low Strength	Consult with engineer	Compact fill with a vibratory roller delivering 50,000 pounds total dynamic force	Over-excavate to firm material and backfill with suitable on-site excavated material
Slow Percolation	Avoid placing stormwater infiltration basins in these areas	Avoid placing on-lot septic systems in these areas	-
Piping	Install end sections or headwalls on all new pipes	Compact fill with a vibratory roller delivering 50,000 pounds total dynamic force	In lieu of extending existing feature, replace with new pipe and end section/end wall
Poor Source of Topsoil	Strip and stockpile material onsite. Remove stone and coarse fragment	Use for bulk fill and remove excess material from site.	Import suitable topsoil if existing material is inadequate.
Frost Action	Construction shall be limited when there is a risk of freezing to non-obstructive measures	Contractor shall consult project engineer for earthwork which is to occur during periods of frost	-
Ponding	Ensure that the site has proper drainage	Avoid seeps or wet spots	Ensure positive drainage away from excavations

[illegible]

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/15/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW
2	6/7/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW

9





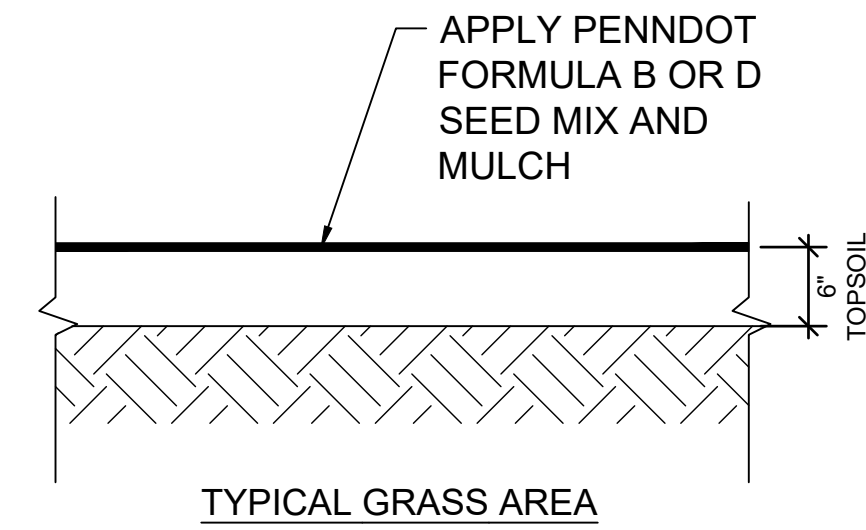
ALL COLLARS SHALL BE INSTALLED SO AS RO BE WATERTIGHT.  
COLLAR SIZE AND SPACING SHALL BE AS INDICATED BELOW.

STRUCT.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	DISTANCE RISER TO 1ST COLLAR (FT)	COLLAR SPACING (FT)
24" DET. PIPE	24"	48"	2	*	*

#### STANDARD CONSTRUCTION DETAIL # 7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS

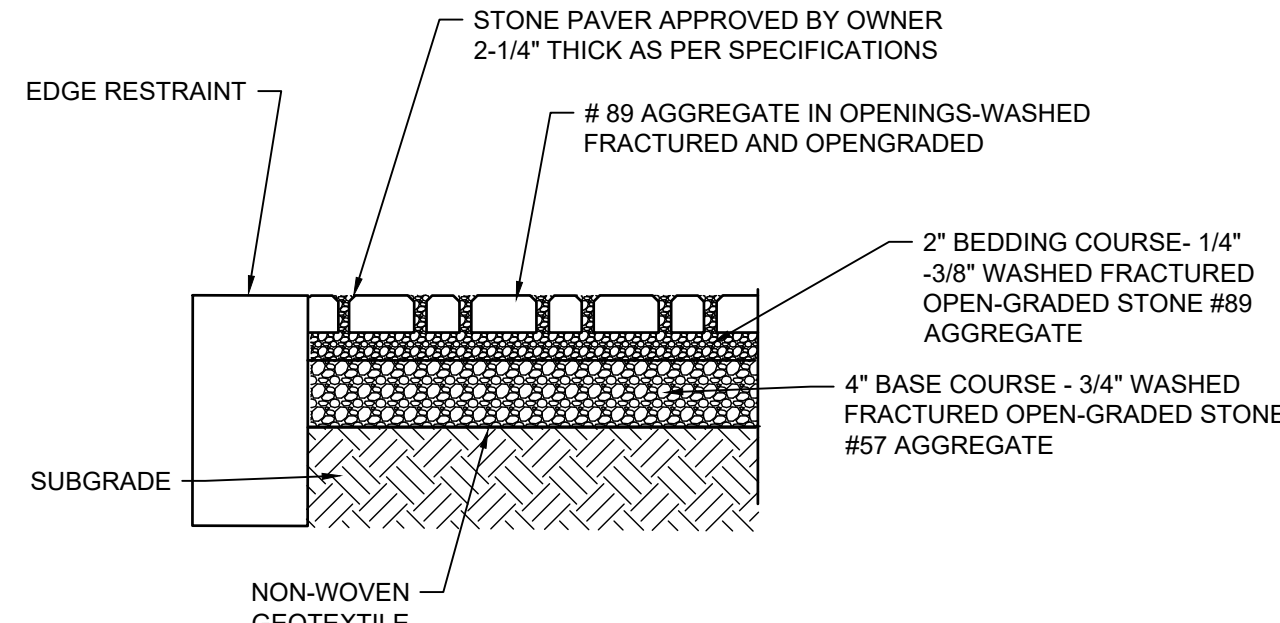
NOT TO SCALE

\* COLLARS TO BE INSTALLED ON DETENTION PIPE BELOW BOTTOM OF RAIN GARDEN (ELEVATION BETWEEN 519.0). REFER TO PLANS.



#### TYPICAL SURFACE RESTORATION DETAIL

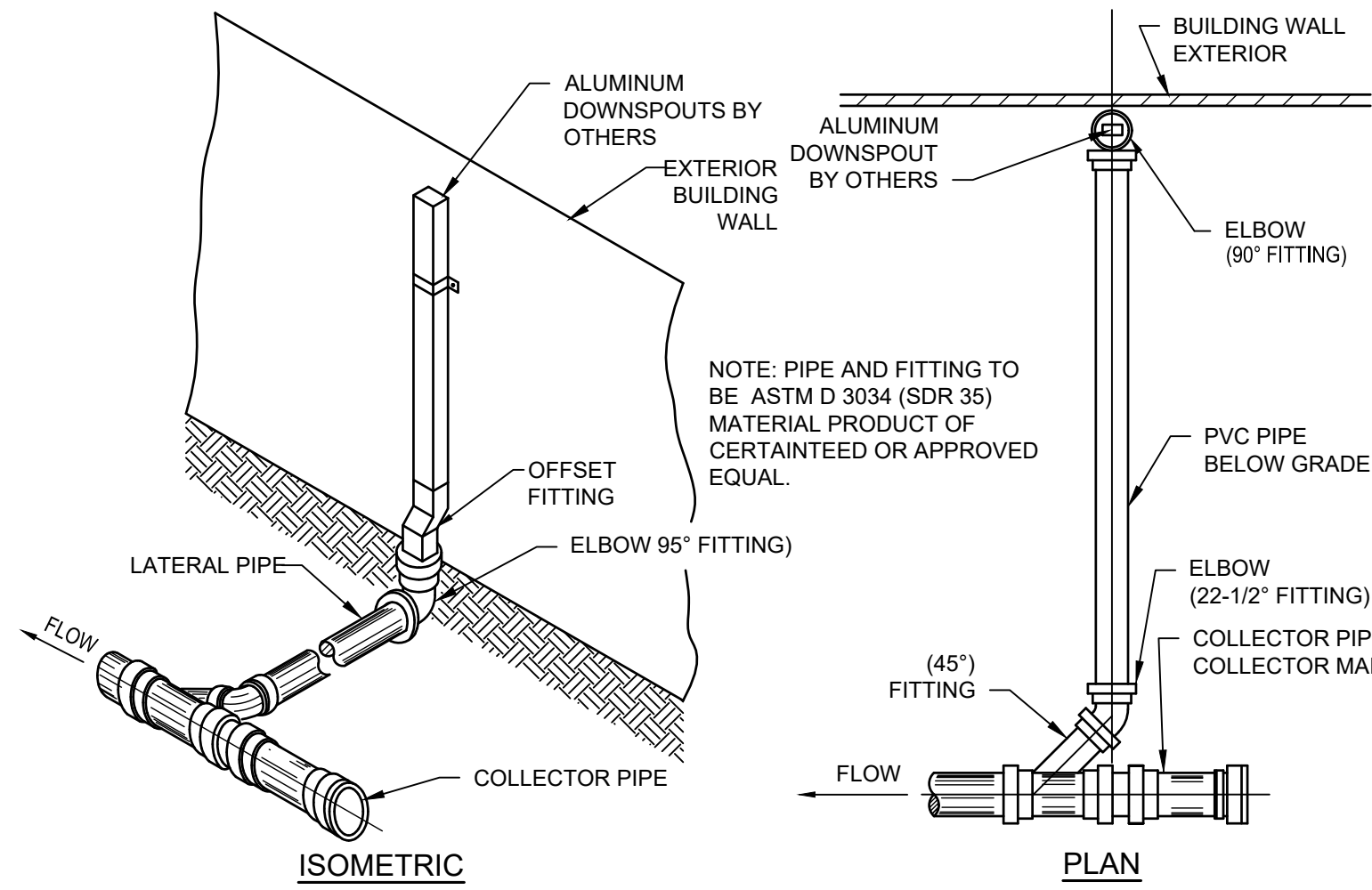
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#### PERMEABLE PAVER DETAIL

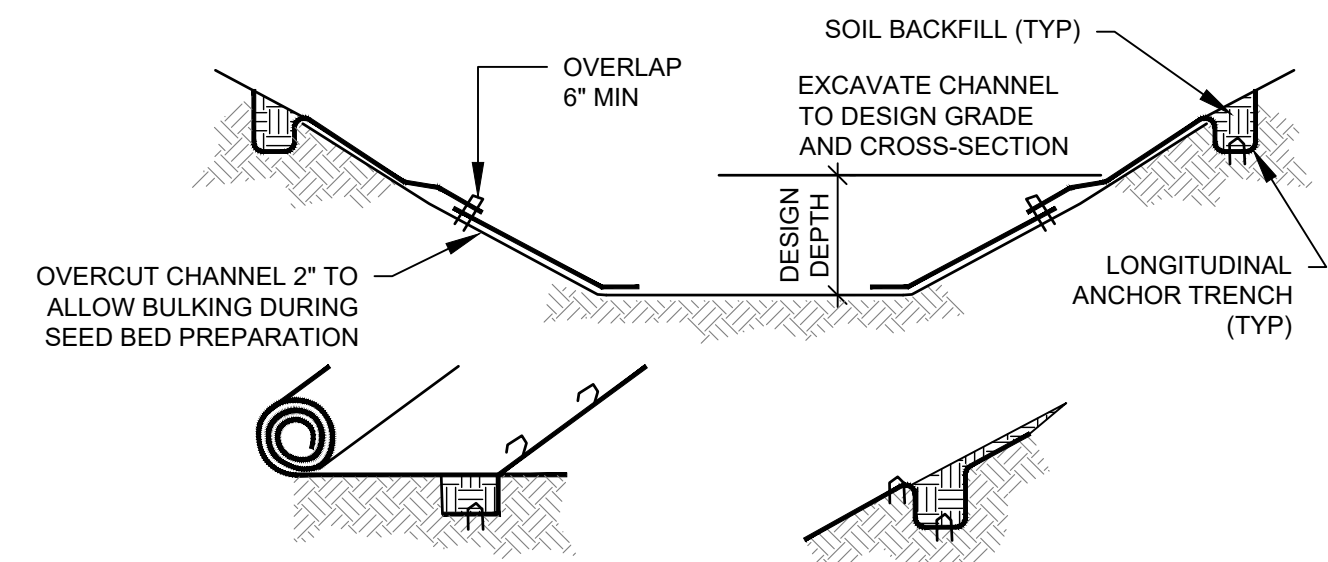
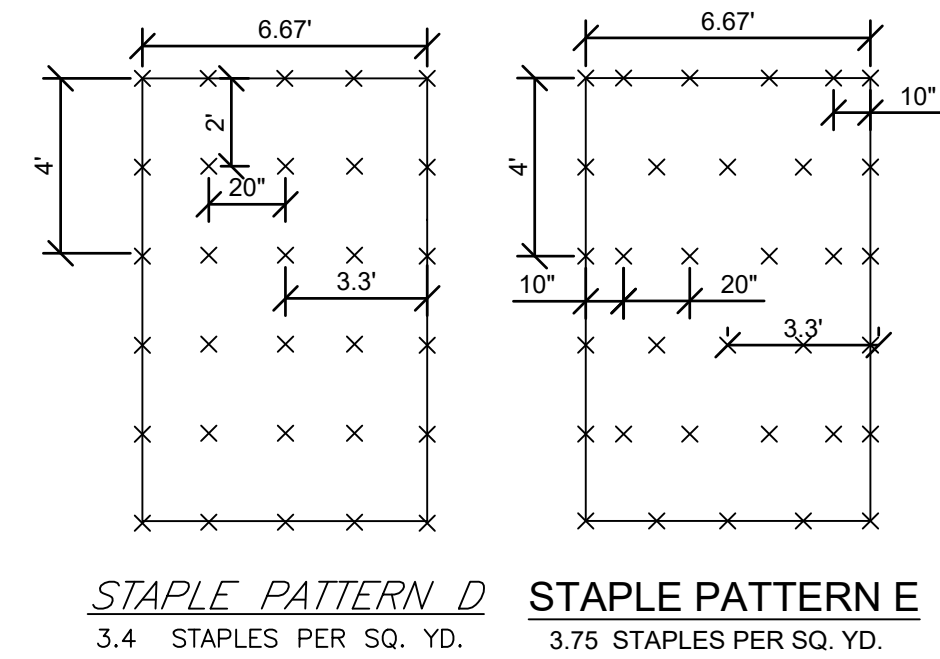
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NOTE:  
WRAP BOTTOM AND SIDES OF AGGREGATE IN NON-WOVEN GEOTEXTILE.

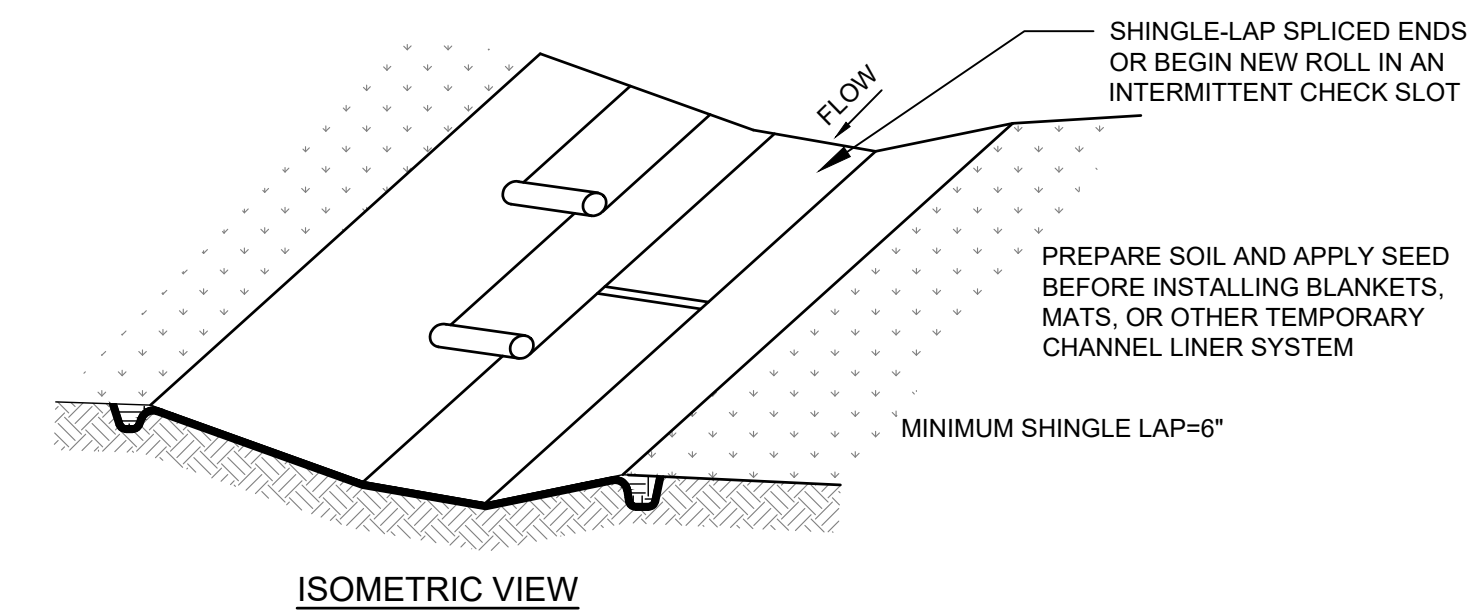


#### TYPICAL DOWNSPOUT SYSTEM

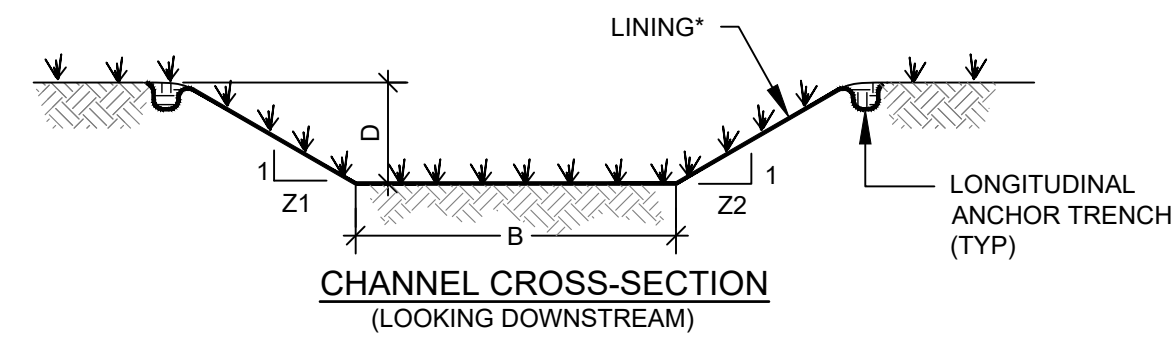
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#### INTERMITTENT CHECK SLOT LONGITUDINAL ANCHOR TRENCH



#### ISOMETRIC VIEW



#### CHANNEL CROSS-SECTION

(LOOKING DOWNSTREAM)

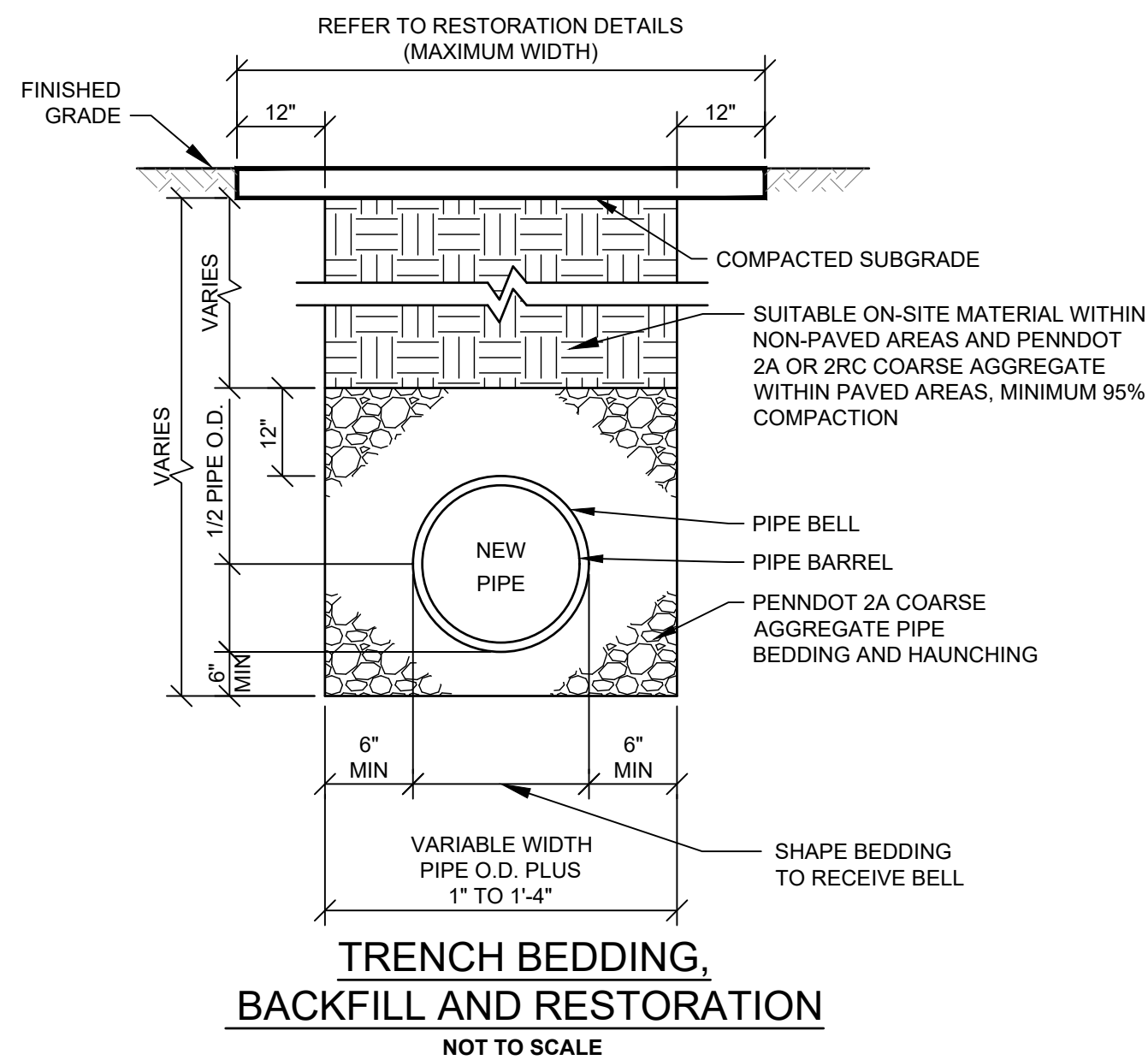
\*\* DESIGN DEPTH PER CHANNEL CALCULATIONS. CONTRACTOR TO INSTALL SWALE PER THE "CONSTRUCTED DEPTH"  
\* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, AND VEGETATIVE STABILIZATION SPECIFICATIONS FOR SOIL AMENDMENTS, SEED MIXTURES, AND MULCHING INFORMATION.  
NOTES:  
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.  
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

#### STANDARD CONSTRUCTION DETAIL # 6-1 VEGETATIVE CHANNEL

NOT TO SCALE

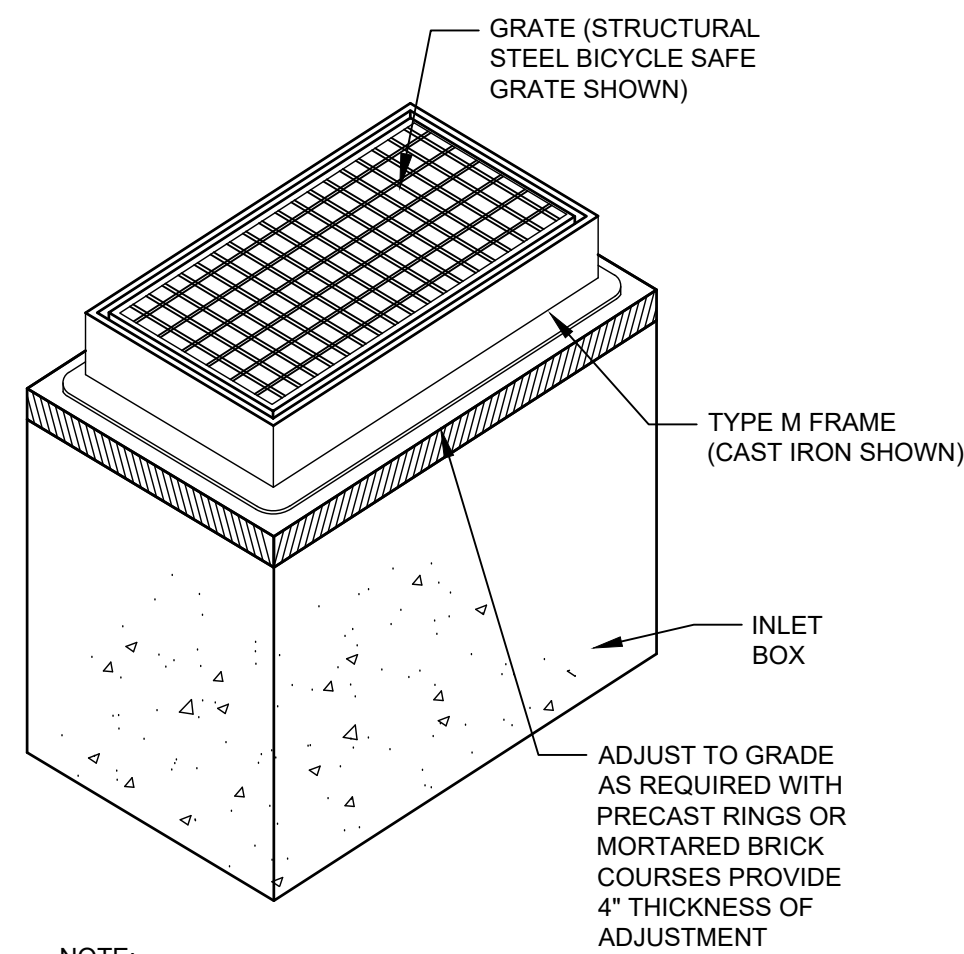
SWALE SCHEDULE						
CHANNEL NO.	BOTTOM WIDTH B (FT)	CONSTRUCTED DEPTH (FT)	DESIGN DEPTH** (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)
1	VARIABLE	1.0	0.23	*	2	2
2	2 MIN	1.00	0.38	7	3	2

\* WIDTH OF CHANNEL IS VARIABLE - 2 TO 14 FEET - REFER TO GRADING PLANS



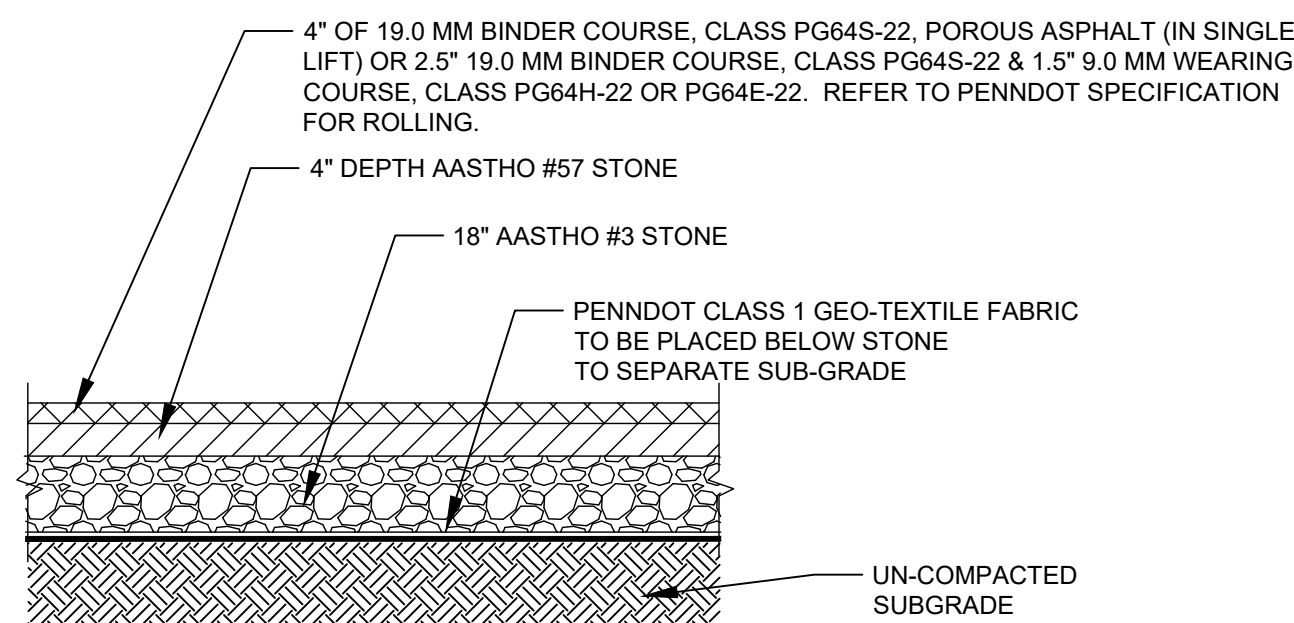
#### TRENCH BEDDING, BACKFILL AND RESTORATION

NOT TO SCALE



#### TYPE M INLET WITH TYPE M FRAME

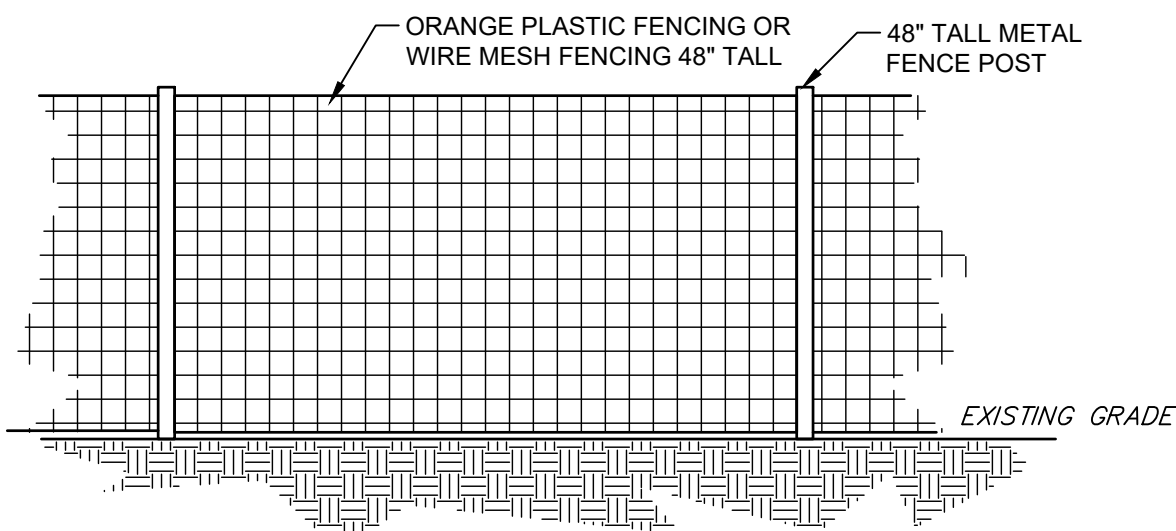
NOTE:  
REFER TO PENNDOT RC STANDARDS FOR ADDITIONAL INLET COMPONENT REQUIREMENTS.



#### PERMEABLE BITUMINOUS PAVEMENT SECTION

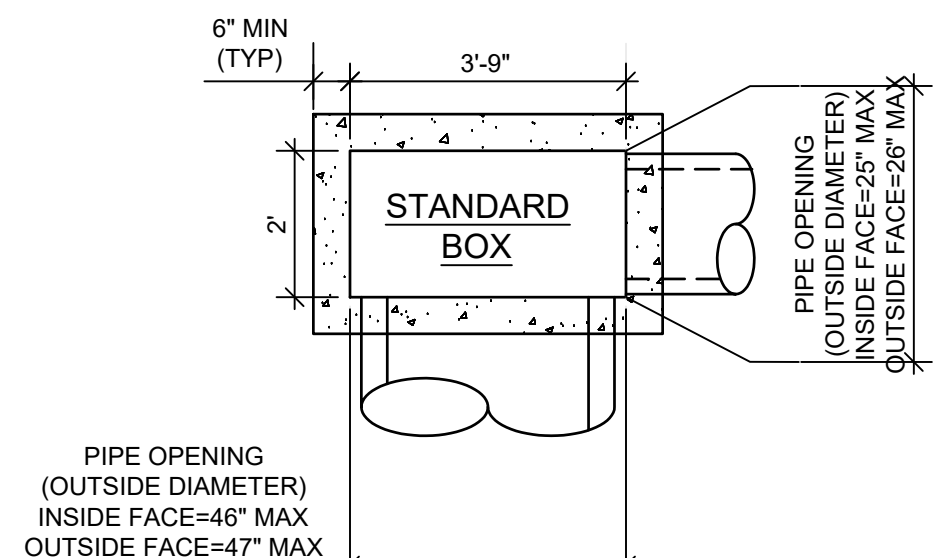
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NOTE:  
CONTRACTOR TO INSTALL PERVIOUS PAVEMENT IN ACCORDANCE WITH THE SPECIFICATIONS OF PENNDOT PUBLICATION 408, SECTION 420. AGGREGATE MATERIAL TO MUST HAVE THE GRADATIONS AS SPECIFIED BY THE PENNDOT SPECIFICATIONS. PROVIDE EDGE RESTRAINTS WHERE PERVIOUS ASPHALT ADJOINS LANDSCAPED AREAS TO PROVIDE CLEAN, DURABLE EDGE FOR THE PAVEMENT.  
1. EXCAVATE SUBGRADE TO UNDISTURBED SOIL WITHOUT COMPACTION.  
2. AVOID DRIVING HAUL TRUCKS OR OTHER HEAVY EQUIPMENT THROUGH INSTALLATION AREA.  
3. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS, THIS MATERIAL MUST BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES WITH A YORK RAKE.  
4. PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATION. FABRIC MUST BE SECURED AT LEAST 4 FEET OUTSIDE OF BED.  
5. INSTALL AGGREGATE COURSE (AASHTO #3 STONE) IN LIFTS OF SIX TO EIGHT INCHES. COMPACT EACH LAYER WITH EQUIPMENT.  
6. INSTALL CHOKER COURSE AGGREGATE (AASHTO #57) EVENLY OVER STONE BED SURFACE.  
7. INSTALL POROUS BITUMINOUS SURFACE COURSE IN ONE LIFT. COMPACTION OF THE SURFACE COURSE MUST TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A TEN-TON ROLLER. A MAXIMUM OF 4 PASSES IS REQUIRED.  
8. AFTER ROLLING ASPHALT, NO VEHICULAR TRAFFIC IS PERMITTED ON SURFACE FOR A MINIMUM OF 48 HOURS.  
9. CONTRACTOR TO CONTACT ENGINEER TO TEST THE POROUS ASPHALT.



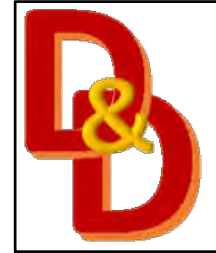
#### PROTECTIVE FENCE

NOT TO SCALE



#### STANDARD INLET BOX

NOT TO SCALE



#### D&D ENGINEERING & GENERAL CONSTRUCTION

548 SKYHAWK TRAIL  
STROUDSBURG, PA 18360

PHONE: (570) 236-7058  
DEANNASCHMOYER@YAHOO.COM

PROJECT NO.

DATE  
1/4/2021



REVISIONS	NO.	DATE	DESCRIPTION
	1	3/15/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW
	2	6/7/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW

E&SPC & PCSM DETAILS  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA

DRAWING NO.

10



PCSM BMP OWNERSHIP, OPERATION AND MAINTENANCE PROCEDURES:

GENERAL OWNERSHIP, OPERATION, AND MAINTENANCE NOTES:

- MIDDLE SMITHFIELD TOWNSHIP SHALL OWN, OPERATE AND MAINTAIN ALL STORMWATER FACILITIES ON THEIR PROPERTY. THE CURRENT OWNER OF THE PARCEL IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES ON THE PROPERTY.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE INTENDED TO MINIMIZE THE ADVERSE EFFECTS OF DEVELOPMENT BOTH ON AND OFF THE SITE. IN ORDER FOR THE FACILITIES TO CONTINUE TO OPERATE AS INTENDED, THEY SHOULD BE INSPECTED QUARTERLY AND IMMEDIATELY AFTER MAJOR STORMS. THE PROPERTY OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL STORMWATER FACILITIES LOCATED ON THE PROPERTY.
- THE COUNTY CONSERVATION DISTRICT SHALL BE INFORMED PRIOR TO ANY CHANGES TO A PCSM BMP.
- ALL BMPs WILL BE INSPECTED ON A QUARTERLY BASIS OR AFTER ANY SIGNIFICANT RAIN EVENT GREATER THAN THE 2-YEAR FREQUENCY (3.36 INCHES OF RAIN IN A 24-HOUR PERIOD) STORM EVENT UNLESS OTHERWISE NOTED IN THIS SCHEDULE.
- THE PCSM BMPs WILL BE KEPT IN THE FREE FLOW CONDITION; FREE OF DEBRIS, SEDIMENT AND OBSTRUCTIONS. IF THE PCSM BMP IS OBSTRUCTED OR IMPACTED BY DEBRIS OR SEDIMENT, MATERIAL WILL BE REMOVED. THE BMP MUST BE MAINTAINED ACCORDING TO DESIGN PROTOCOLS.
- MAINTENANCE SHALL BE IMMEDIATELY PERFORMED ON ANY MALFUNCTIONING PCSM BMP. BMPs SHALL BE REPLACED IF MAINTENANCE DOES NOT RETURN ALL DESIGN FUNCTIONS OF THE PCSM BMP.
- ANY PROPOSED PROPRIETARY BMPs SHALL BE MAINTAINED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- DEBRIS AND LITTER REMOVAL IS IMPORTANT TO REDUCE THE CHANCE OF CLOGGING IN THE INLETS AND STORM PIPE SYSTEMS. IT ALSO HELPS TO PREVENT DAMAGE TO ADJACENT VEGETATED AREAS AND REDUCES POTENTIAL MOSQUITO BREEDING HABITATS. ALL INLETS AND OUTLETS MUST BE INSPECTED FOR DEBRIS ON A MONTHLY BASIS AND AFTER ANY 2-YEAR 24-HOUR FREQUENCY STORM EVENT OR GREATER. DEBRIS SHALL BE REMOVED WHEN ACCUMULATED TO A DEPTH ABOVE THE INLET BOX INVERT OF TWO INCHES OR GREATER. ALL REMOVED DEBRIS MUST BE DISPOSED OF PROPERLY.
- PERMANENTLY SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE. IF LESS THAN 70 PERCENT OF AN AREA IS COVERED BY ESTABLISHED VEGETATION, REEVALUATE THE CHOICE OF PLANT MATERIALS AND THE QUANTITIES OF LIME AND FERTILIZER USED. REESTABLISH THE STAND AFTER THE SEEDBED IS PREPARED. IF THE SEASON PREVENTS RESOWING, MULCH OR EROSION NETTING IS AN EFFECTIVE TEMPORARY COVER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONTROL FACILITIES DURING CONSTRUCTION.
- A LOG BOOK OF ALL MAINTENANCE ACTIVITIES SHALL BE KEPT ON SITE FOR ALL BMPs AT ALL TIMES TO ENSURE COMPLIANCE WITH THE PCSM PLANS THAT INCLUDES AT A MINIMUM: INSPECTION DATES, OBSERVATIONS, AND MAINTENANCE ACTIVITIES

BMP SPECIFIC INSPECTION AND MAINTENANCE NOTES

- INLETS AND PIPES MUST BE INSPECTED MONTHLY AND AFTER ANY 2-YEAR STORM FREQUENCY OR GREATER (3.36 INCHES OF RAIN IN A 24-HOUR PERIOD).
  - INSPECT INLET BOXES FOR ACCUMULATED DEBRIS AND SEDIMENT. DEBRIS MUST BE REMOVED WHEN ACCUMULATED TO A DEPTH ABOVE THE INLET BOX INVERT OF TWO INCHES OR GREATER. ALL DEBRIS MUST BE DISPOSED OF PROPERLY.
  - INSPECT INLET GRATES FOR PRESENCE OF DEBRIS THAT COULD IMPEDE INLET CAPTURE. REMOVE DEBRIS AND DISPOSE OF PROPERLY.
- MAINTENANCE ON VEGETATIVE SWALES:
  - INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION.
  - INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES. CORRECT AS NEEDED. INSPECT SWALE INLETS AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE. CORRECT AS NEEDED.
  - INSPECT FOR POOLS OF STANDING WATER, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
  - MONITOR SWALE FOR INVASIVE SPECIES. REMOVE OR DISPOSE OF INVASIVE SPECIES, IF REQUIRED.
  - INSPECT FOR LITTER AND DISPOSE OF PROPERLY.
- MAINTENANCE OF LANDSCAPE RESTORATION (MEADOW) AREAS:
  - MONITOR SITE LANDSCAPING FOR GROWTH AND POTENTIAL PROBLEMS.
  - WATER, WEED, AND PROVIDE PROTECTION FROM ANIMALS AND INSECTS, AS REQUIRED.
- MAINTENANCE OF RAIN GARDENS:
  - CUT OR HAND PULL INVASIVE WEEDS AS NEEDED. IN THE FIRST YEAR WEEDS MUST BE CAREFULLY CONTROLLED AND CONSISTENTLY CUT BACK WHEN THEY REACH A HEIGHT OF 12 INCHES IN MAX. WEEDS SHOULD NOT BE SPRAYED WITH HERBICIDES DUE TO POSSIBILITY OF SPRAY DRIFT KILLING DESIRABLE PLANTS.
  - OUTLET STRUCTURE SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR AND AFTER MAJOR RUNOFF EVENTS.
  - ANY BARE SPOTS THAT OCCUR SHOULD BE REVEGETATED AS SOON AS POSSIBLE.
  - VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON THE VEGETATIVE SWALE AREA OR RAIN GARDEN AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
  - INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY ON THE SIDE SLOPES.
  - REMOVE ACCUMULATED SEDIMENT FROM THE RAIN GARDEN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.
- MINIMIZE DISTURBED AREAS:
  - DISTURBED LIMITS SHALL BE STAKED OUT IN THE FIELD FOR EACH LOT PRIOR TO ANY EARTH DISTURBANCE (I.E. MARK WITH ORANGE CONSTRUCTION FENCING AND/OR E&S PERIMETER CONTROLS). NO EARTH DISTURBANCE SHALL BE ALLOWED OUTSIDE OF THE LIMITS AS INDICATED ON THE PLANS.
  - REMOVE TREES AND VEGETATION IN AREAS ALLOCATED FOR EARTH DISTURBANCE ONLY.
  - ORANGE CONSTRUCTION FENCING TO BE PLACED AROUND AREAS OF PROPOSED INFILTRATION SO AS NOT TO COMPACT AREAS DURING CONSTRUCTION.

LONG TERM OPERATION & MAINTENANCE OF PCSM BMP'S & CO-PERMITTEE

- THE FOLLOWING ITEMS WILL NEED TO BE COMPLETED AFTER PERMIT ISSUANCE:
  - APPROVED PCSM PLAN SHALL BE RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS OFFICE WITHIN 45 DAYS OF PERMIT ISSUANCE AND PRIOR TO THE SALE OF INDIVIDUAL LOTS.
  - AN "INSTRUMENT FOR THE DECLARATION OF RESTRICTION AND COVENANTS", OUTLINING THE MAINTENANCE RESPONSIBILITIES FOR STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, SHALL BE RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS OFFICE WITHIN 45 DAYS OF PERMIT ISSUANCE.
- THE FOLLOWING ITEMS WILL NEED TO BE COMPLETED AT THE TIME OF CONSTRUCTION:
  - THE SITE CONTRACTORS SHALL BECOME CO-PERMITTEES BY EXECUTING THE CO-PERMITTEE AGREEMENT.
  - THE DESIGN PROFESSIONAL SHALL PERFORM THE CRITICAL STAGE INSPECTION FOR THE PCSM BMPs TO CERTIFY THE BMPs HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
  - IN THE EVENT THAT THE AMOUNT OF IMPERVIOUS SURFACE, DISTURBED AREA, OR LAND COVER CHANGE IS GREATER THAN WHAT WAS ASSUMED IN THE STORMWATER CALCULATIONS, A PERMIT MODIFICATION ADDRESSING PCSM AND E&S CHANGES WILL BE SUBMITTED AND APPROVED BY MCCD PRIOR TO INITIATING CONSTRUCTION.
  - UPON COMPLETION OF THE WORK, A NOTICE OF TERMINATION SHALL BE SUBMITTED TO MCCD, INCLUDING THE RECORDING OF AS-BUILT DRAWINGS AND DESIGN PROFESSIONAL CERTIFICATIONS.

IDENTIFICATION OF CRITICAL STAGES OF BMP IMPLEMENTATION

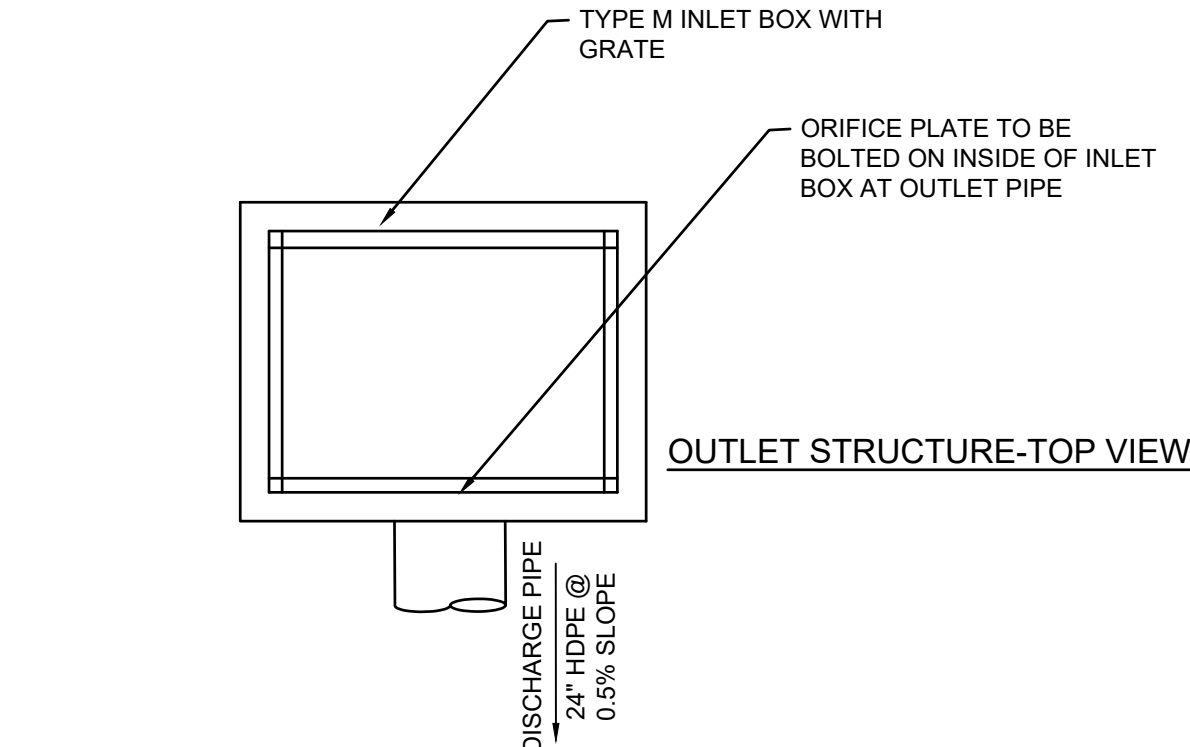
CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN REQUIRING OVERSIGHT DURING INSTALLATION: A LICENSED PROFESSIONAL OR THEIR DESIGNEE MUST BE PRESENT AT THE SITE DURING INSTALLATION OF CRITICAL STAGES OF THE PCSM PLAN MEASURES. THE INSTALLATION OF THE STORMWATER MANAGEMENT FACILITIES WILL REQUIRE A LICENSED PROFESSIONAL OR THEIR DESIGNEE TO BE PRESENT AT THE SITE DURING INSTALLATION OF THESE PCSM PLAN MEASURES. REFER TO THE SEQUENCE OF CONSTRUCTION AS OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS FOR COORDINATION OF INSPECTION OF THESE MEASURES.

CRITICAL STAGES INCLUDE THE INSTALLATION OF THE RAIN GARDEN, SWALES, AND SUB-BASE FOR THE PERMEABLE PAVEMENT AND CONCRETE. THE ENGINEER OR PROFESSIONAL INSPECTING THE CRITICAL STAGES SHALL SUBMIT A WRITTEN REPORT AND PHOTO DOCUMENTATION OF THE CRITICAL STAGE INSPECTIONS. REPORTS AND PHOTOGRAPHS SHALL BE SUBMITTED TO MCCD, IF REQUESTED.

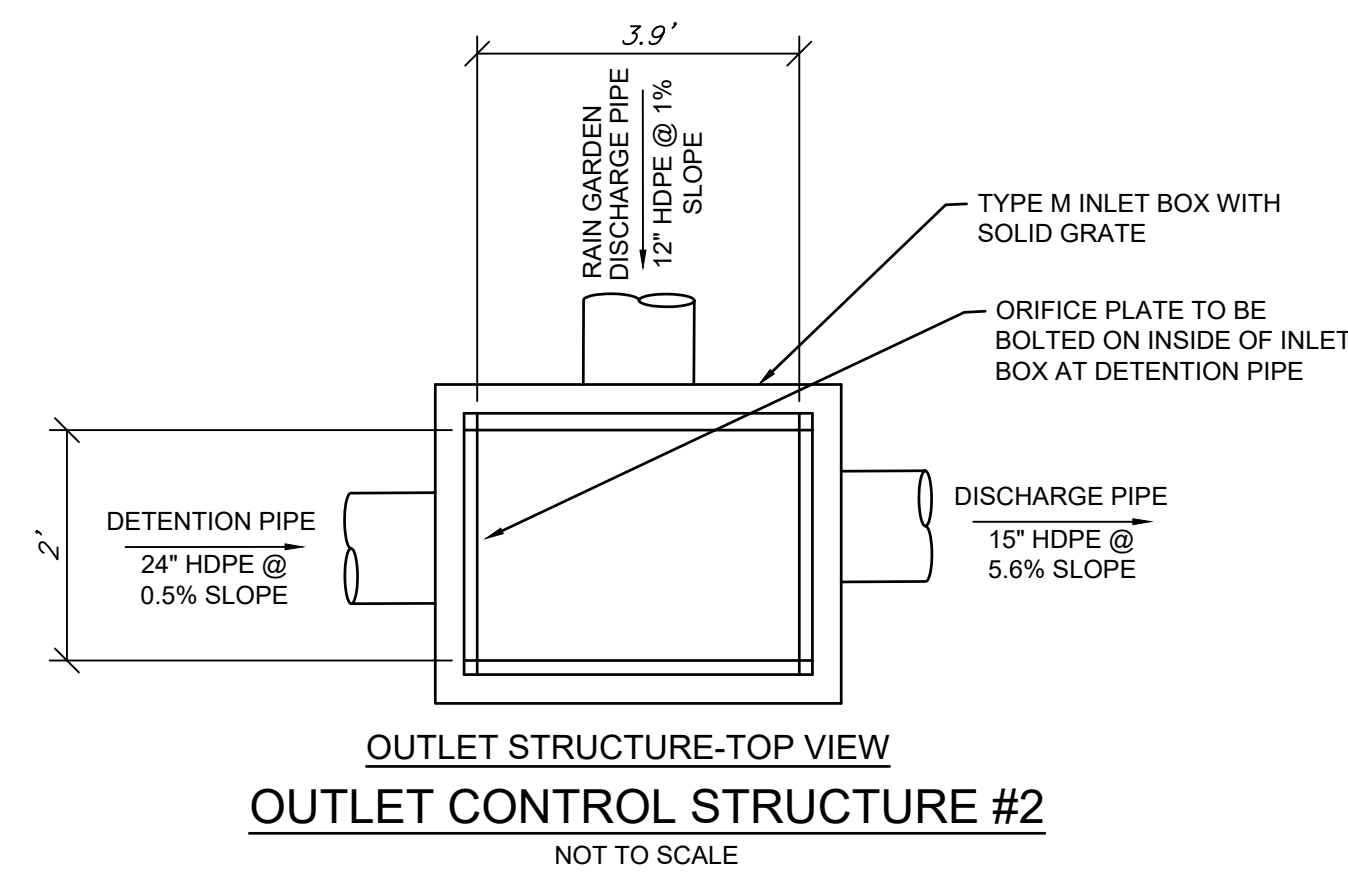
ENGINEER TO EVALUATE EXISTING SUB-GRADE SOILS PRIOR TO PLACEMENT OF AMENDED SOIL (AT TIME OF HC TESTING). ADDITIONAL 6 INCHES OF AMENDED SOILS TO BE ADDED IF EXISTING SOIL SUB-GRADE DOES NOT MEET SAME CHARACTERISTICS OF A SOIL LOAM.

OPERATION AND MAINTENANCE FOR PERMEABLE PAVEMENT:

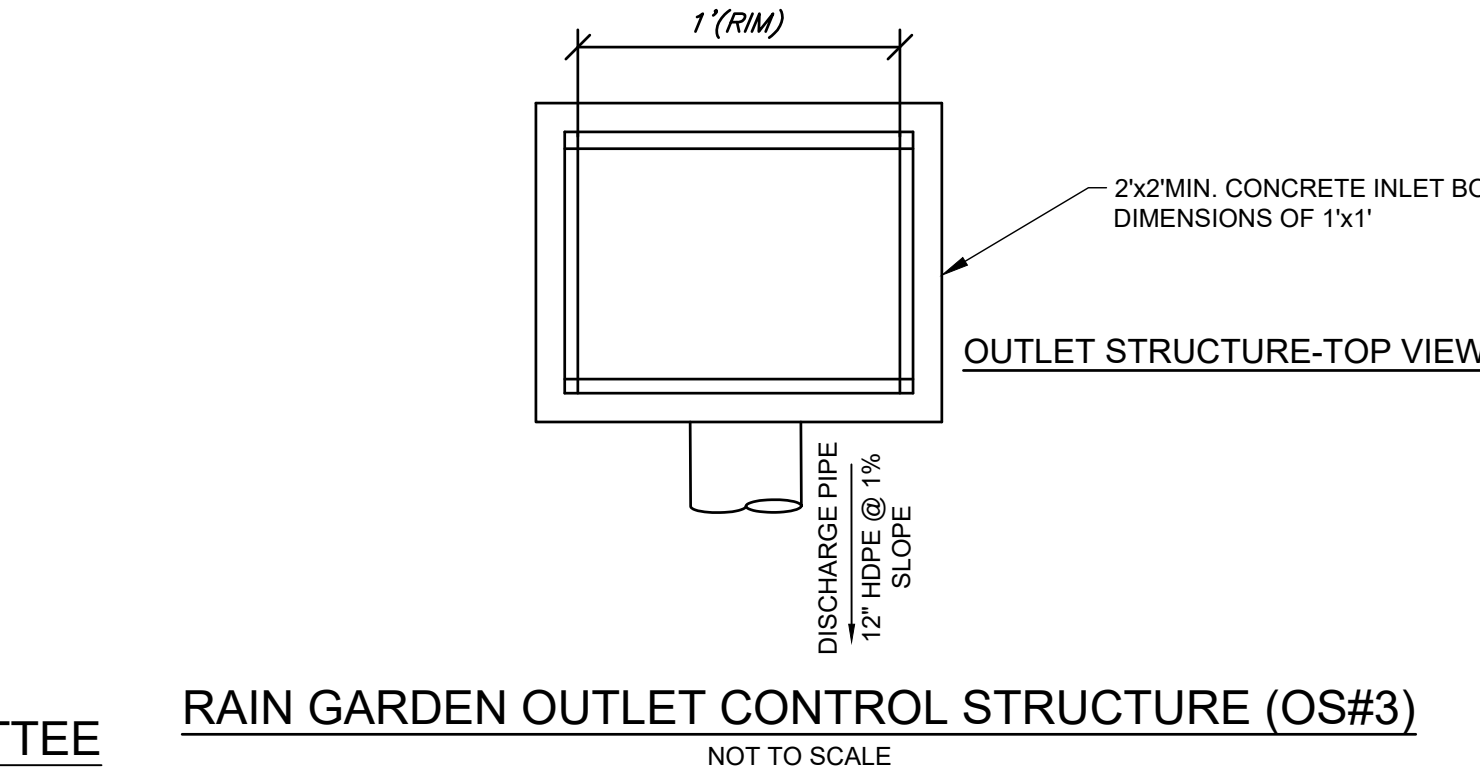
- VACUUM PAVEMENT 2 OR 3 TIMES PER YEAR WITH A REGENERATIVE AIR TYPE SWEEPER.
- MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT.
- IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT.
- PAVEMENT SHOULD NEVER BE SEAL COATED.
- DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC., ON UNPROTECTED PAVEMENT STRUCTURE.
- WINTER MAINTENANCE - NO SAND OR CINDERS SHALL BE APPLIED TO THE PAVEMENT. SNOW PLOWING CAN BE PERFORMED BY SETTING THE BLADE SLIGHTLY HIGHER THAN USUAL (APPROXIMATELY AN INCH). SALT CAN BE APPLIED AS A DEICER, OR NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT.
- POTHoles IN PAVEMENT - FOR DAMAGED AREAS LESS THAN 50 SQUARE FEET CAN BE PATCHED WITH STANDARD PAVEMENT OR PERMEABLE PAVEMENT. FOR DAMAGED AREAS GREATER THAN 50 SQUARE FEET, THE REPAIR SHOULD BE APPROVED BY THE ENGINEER OR OWNER.



DETENTION SWALE CONTROL STRUCTURE (STRUCTURE #1)



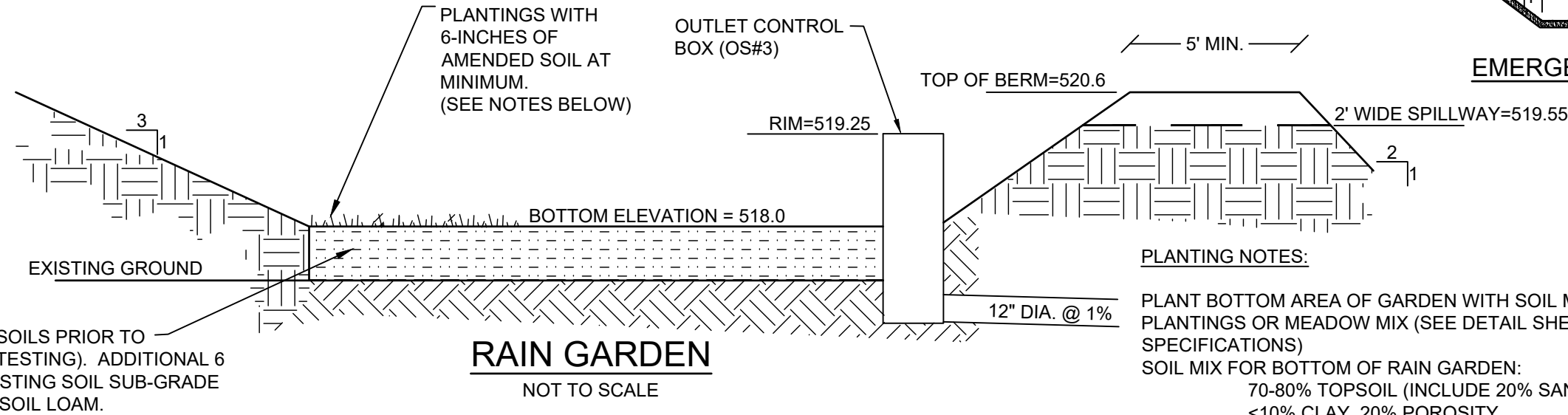
OUTLET CONTROL STRUCTURE #2



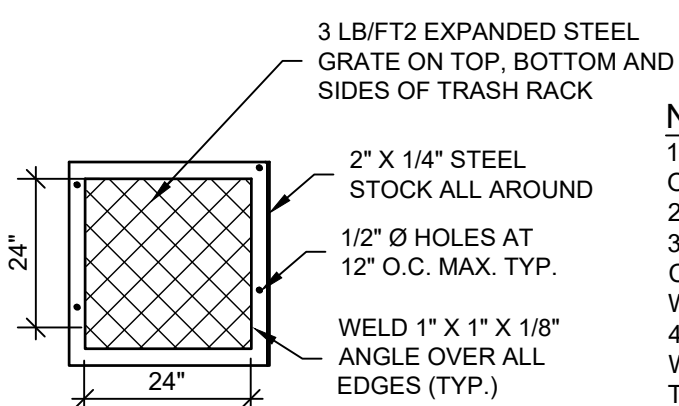
RAIN GARDEN OUTLET CONTROL STRUCTURE (OS#3)

CONSTRUCTION NOTES:

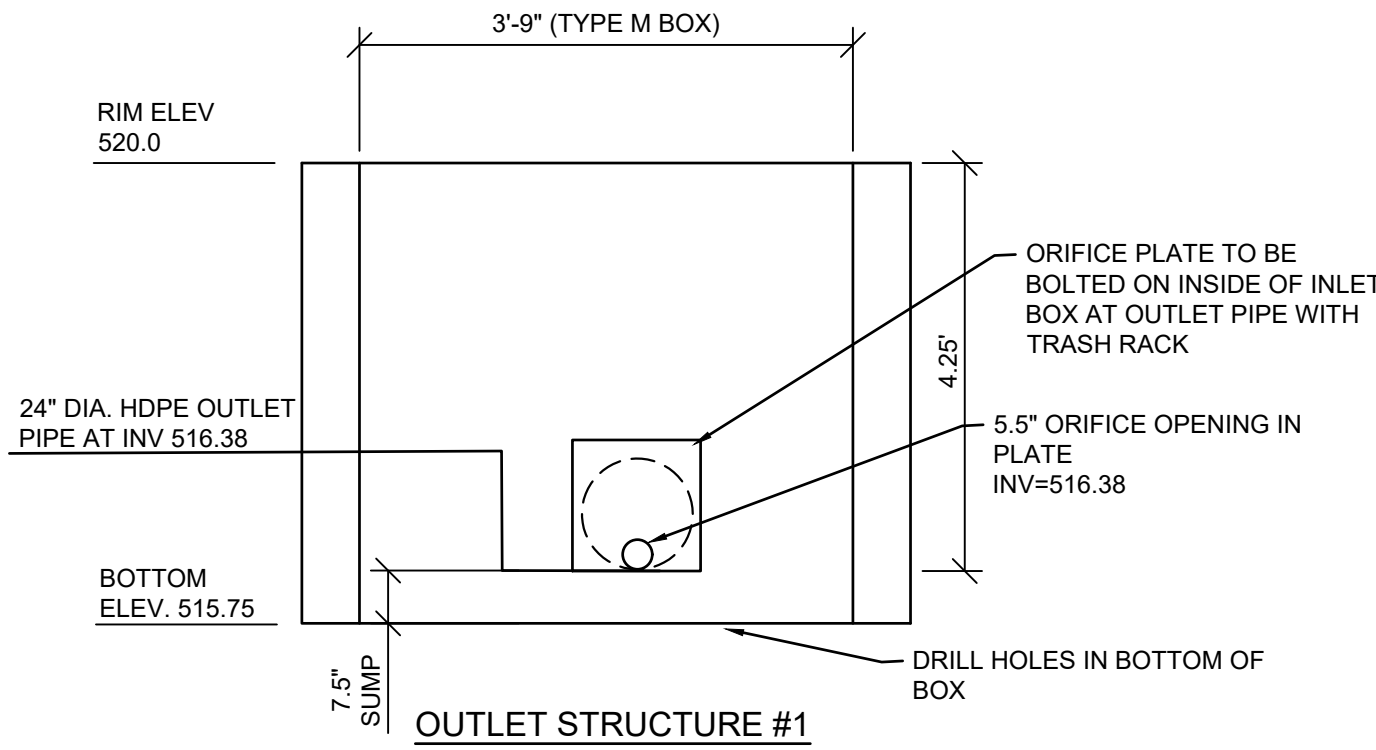
- PROTECT INFILTRATION AREA FROM COMPACTION PRIOR TO AND DURING CONSTRUCTION ACTIVITIES.
- UTILIZE WEIGHT DISPERSING MACHINERY DURING CONSTRUCTION OF AREA OR CONSTRUCT SYSTEM FROM OUTSIDE OF FOOTPRINT. INSTALL ROOF DRAINS
- INSTALL RAIN GARDEN TO SPECIFIED DIMENSIONS. CONTRACTOR TO CONTACT ENGINEER TO PERFORM 2 INFILTRATION TESTS ON THE RAIN GARDEN BOTTOM SUBGRADE. INSTALL OUTLET CONTROL STRUCTURE AND OUTLET PIPE.
- THOROUGHLY MIX EXCAVATED TOPSOIL WITH SAND (PER SPECIFICATIONS). PLACE SOIL MIX IN AREAS FOR FILL FROM EXISTING GRADE. PLACE SOIL MIX TO REQUIRED DEPTH TO MEET BOTTOM OF PROPOSED RAIN GARDEN ELEVATION. TILL BOTTOM 4-6 INCHES INTO EXISTING GROUND. CONTRACTOR TO CONTACT ENGINEER TO PERFORM 2 ADDITIONAL TESTS ON THE RAIN GARDEN SOIL AMENDMENT AREAS. ENGINEER TO FORWARD TEST RESULTS TO MCCD FOR APPROVAL.
- INSTALL SEED, MATTING AND MULCH TO STABILIZE ALONG SLOPES. LIGHTLY COMPACT. DO NOT HYDROSEED. HAND BROADCAST OR MECHANICALLY BROADCAST GRASS MIX. INSTALL RAIN GARDEN PLANTS OR MEADOW SEED MIX IN BOTTOM OF RAIN GARDEN ACCORDINGLY. KEEP WATERED FOR FIRST 4 TO 6 WEEKS AFTER INITIAL SEEDING.
- PREVENT SEDIMENT FROM COVERING BOTTOM OF RAIN GARDEN.



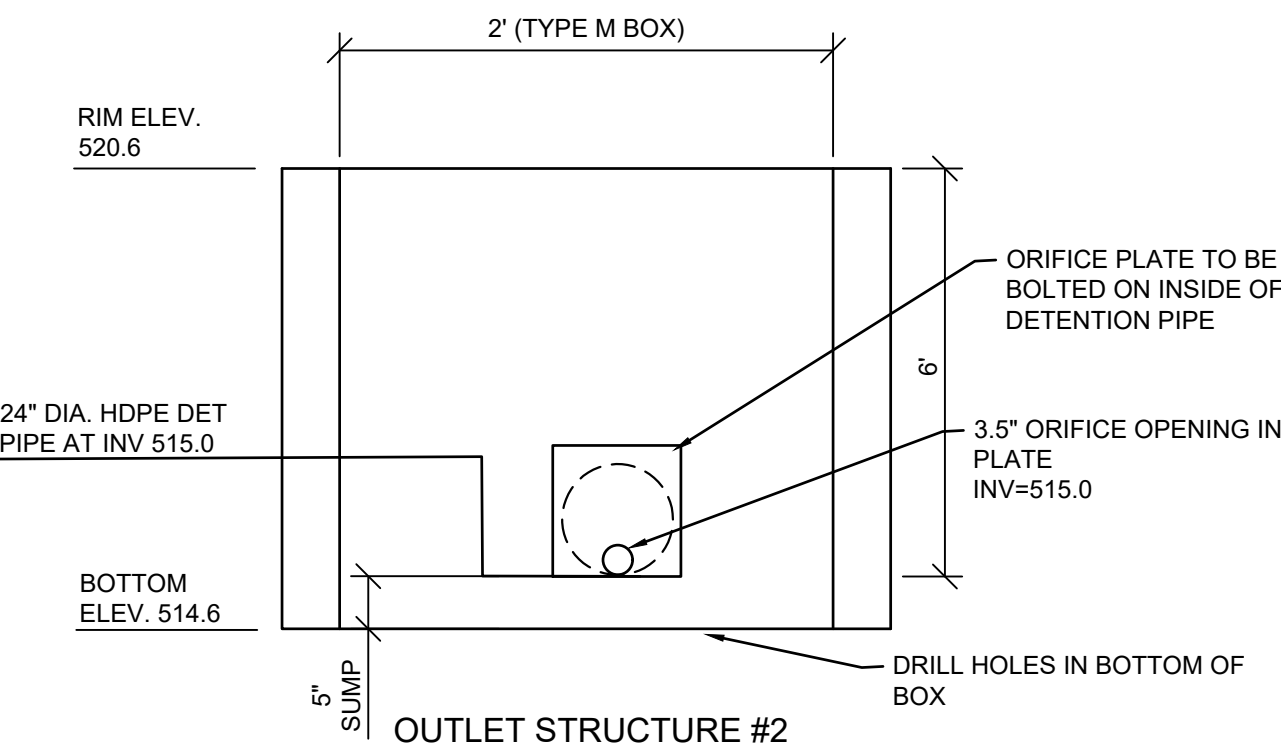
RAIN GARDEN



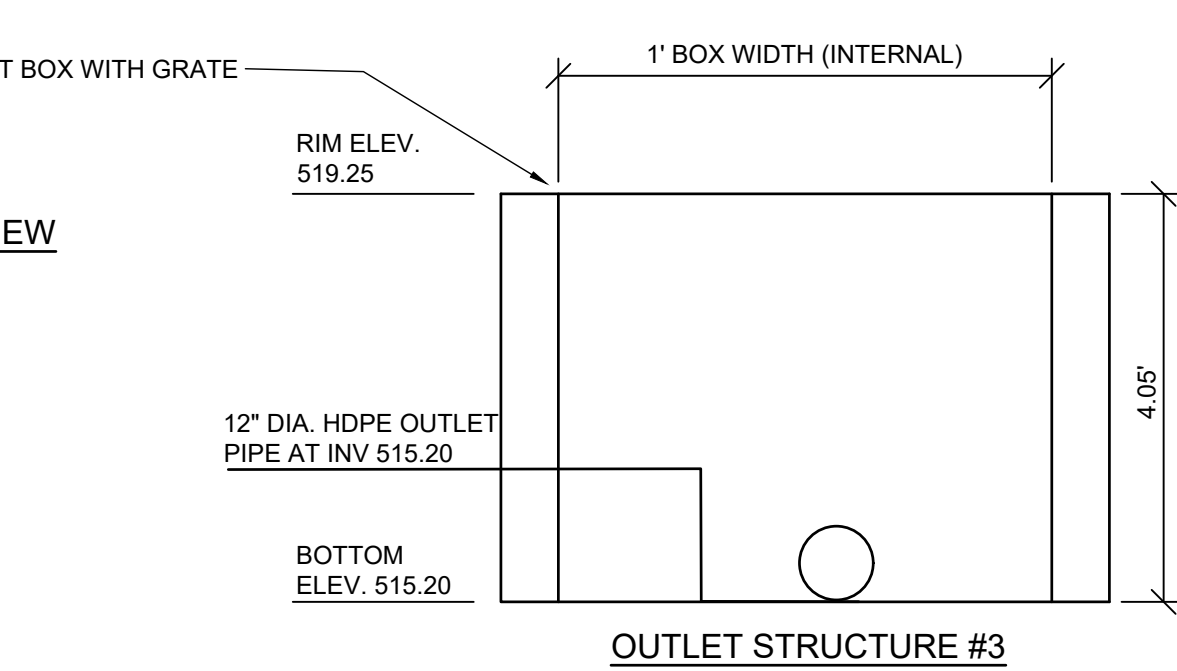
ORIFICE TRASH RACK DETAIL (OS#1)



OUTLET STRUCTURE #1



OUTLET STRUCTURE #2



OUTLET STRUCTURE #3

NOTES:

- TRASH RACK TO BE CENTERED OVER ORIFICE.
- STEEL TO CONFORM TO ASTM A-36.
- ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
- TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.

GENERAL NOTES:

PRUNE SHRUBS ONLY TO REMOVE DEAD, DAMAGED OR INTERFERING LIMBS. DO NOT REMOVE ALL BRANCH TIPS.

REMOVE WIRE FROM ROOT BALL. CUT AND REMOVE ROPE OR BURLAP TOP 1/2 OF BALL OR REMOVE CONTAINER PLANTS FROM POTS. GENTLY SEPARATE ROOTS THAT ARE CROWDED OR COILED ON THE BOTTOM.

ROOT FLARE / COLLAR SHALL BE LEVEL WITH OR EXTEND 1" TO 2" ABOVE FINISHED GRADE. REMOVE EXCESS SOIL FROM TOP OF BALL.

3" MIN. MULCH DEPTH. PULL BACK 3" - 6" FROM BASE OF SHRUB.

PLANTING MIXTURE BACKFILL. LIGHTLY TAMP WITH A MANUAL TAMPER IN 6" LIFTS TO ELIMINATE AIR POCKETS.

PLANTING MIXTURE. 1 PART ORGANIC, 3 PARTS TOPSOIL.

EXISTING SUBGRADE. UNDISTURBED SOIL TO SUPPORT THE ROOT BALL AND REDUCE SETTLING.

SCARIFY SIDES OF PIT TO DEPTH OF 1" MIN. PRIOR TO BACKFILLING.

PLANTING MIXTURE. 1 PART ORGANIC, 3 PARTS TOPSOIL.

REMOVE WIRE FROM ROOT BALL. CUT AND REMOVE ROPE OR BURLAP FROM TOP 1/2 OF ROOT BALL.

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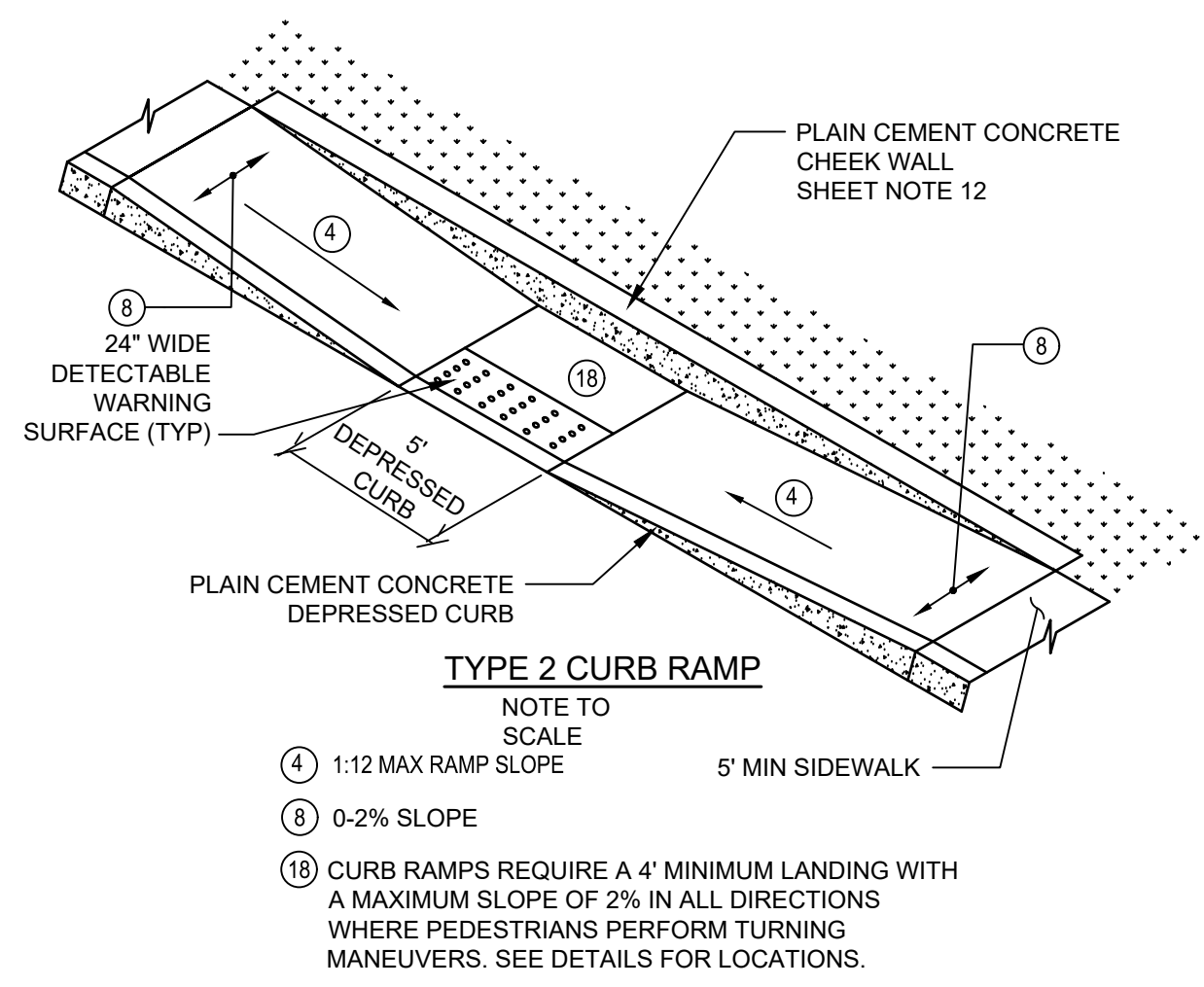
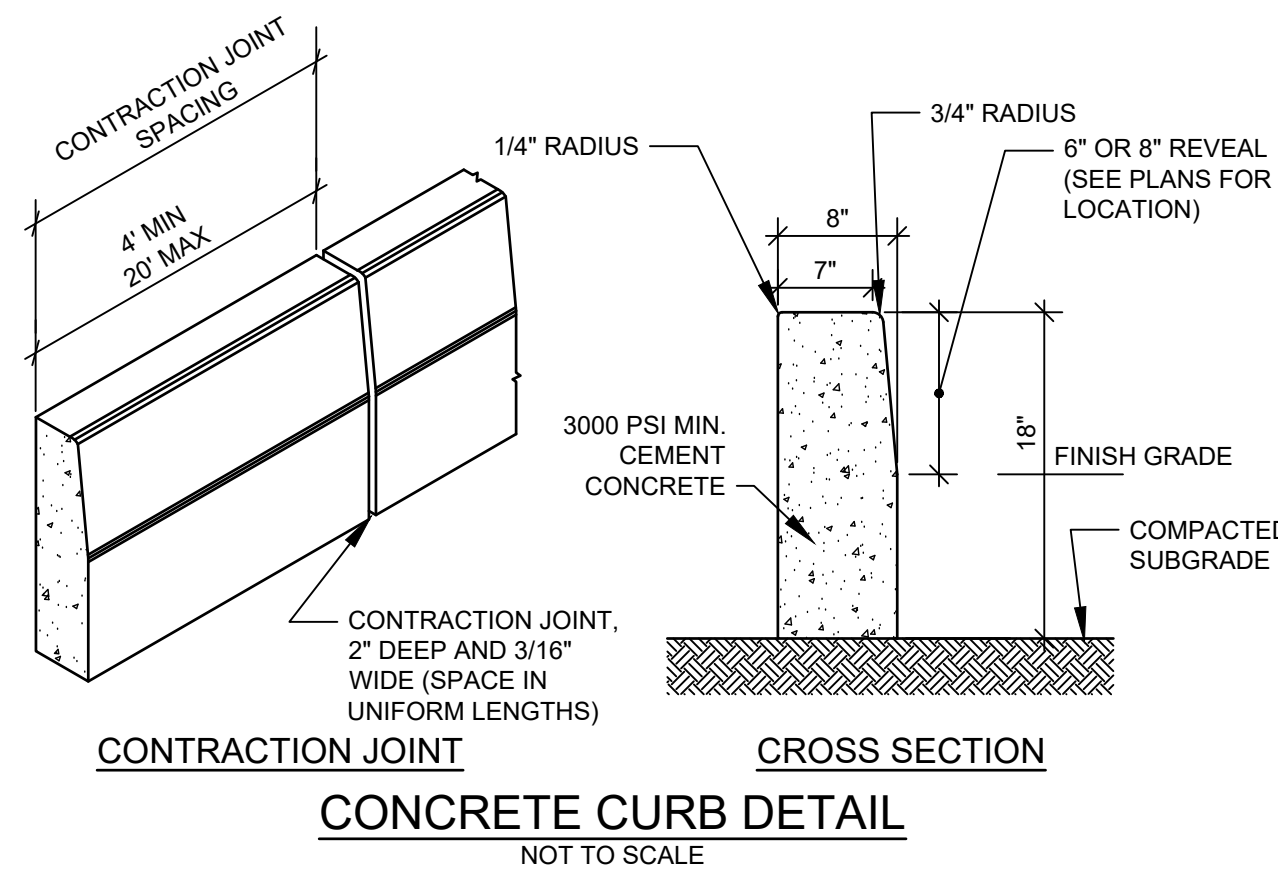
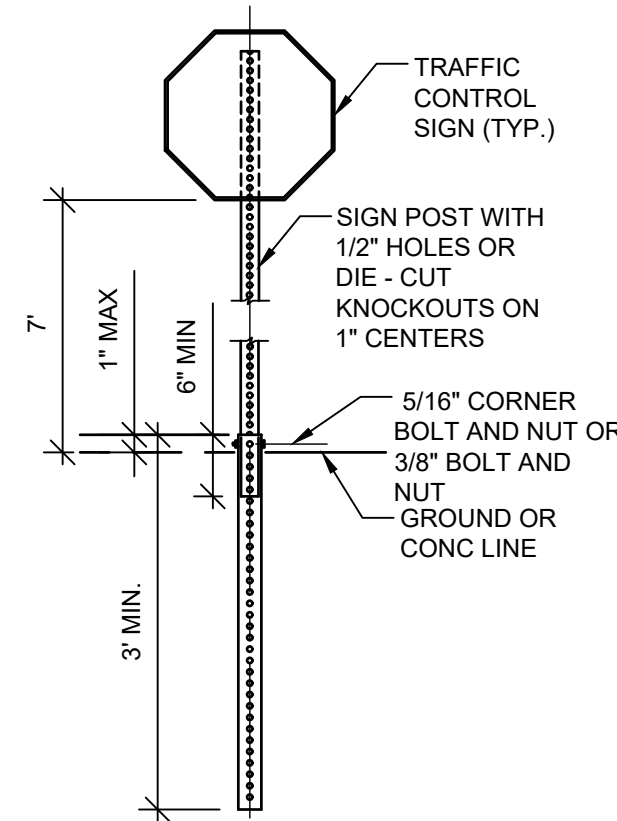
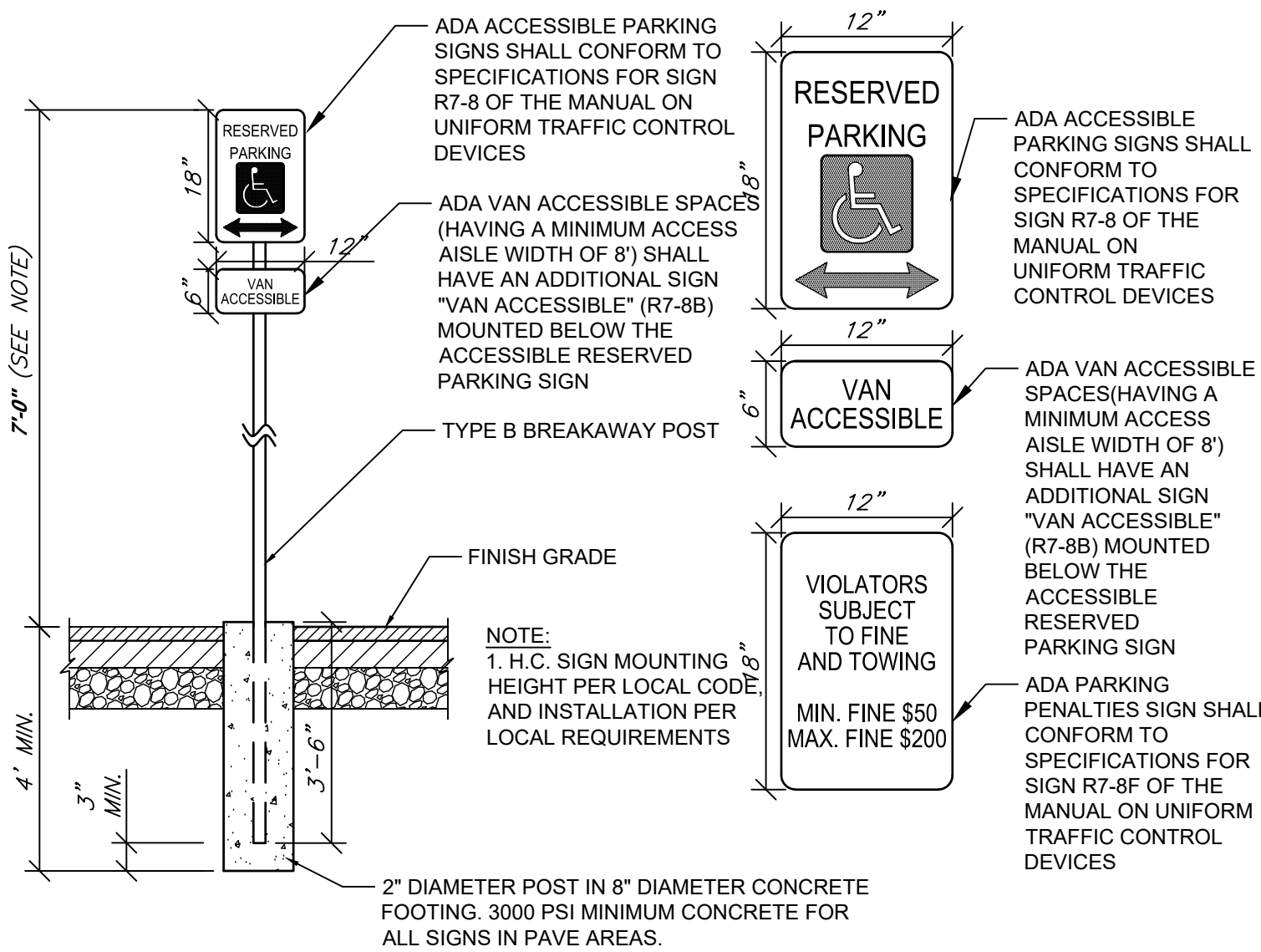
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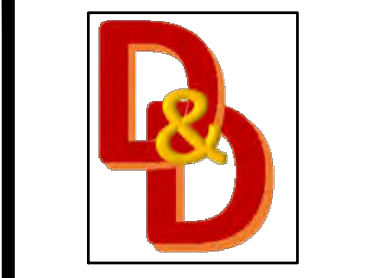
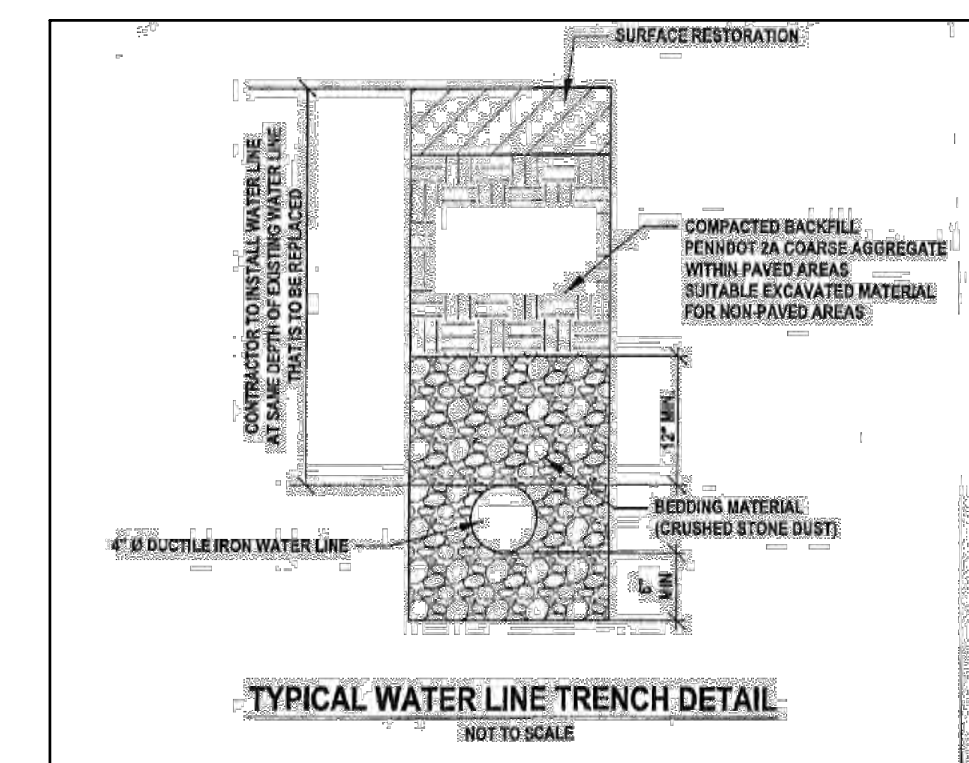
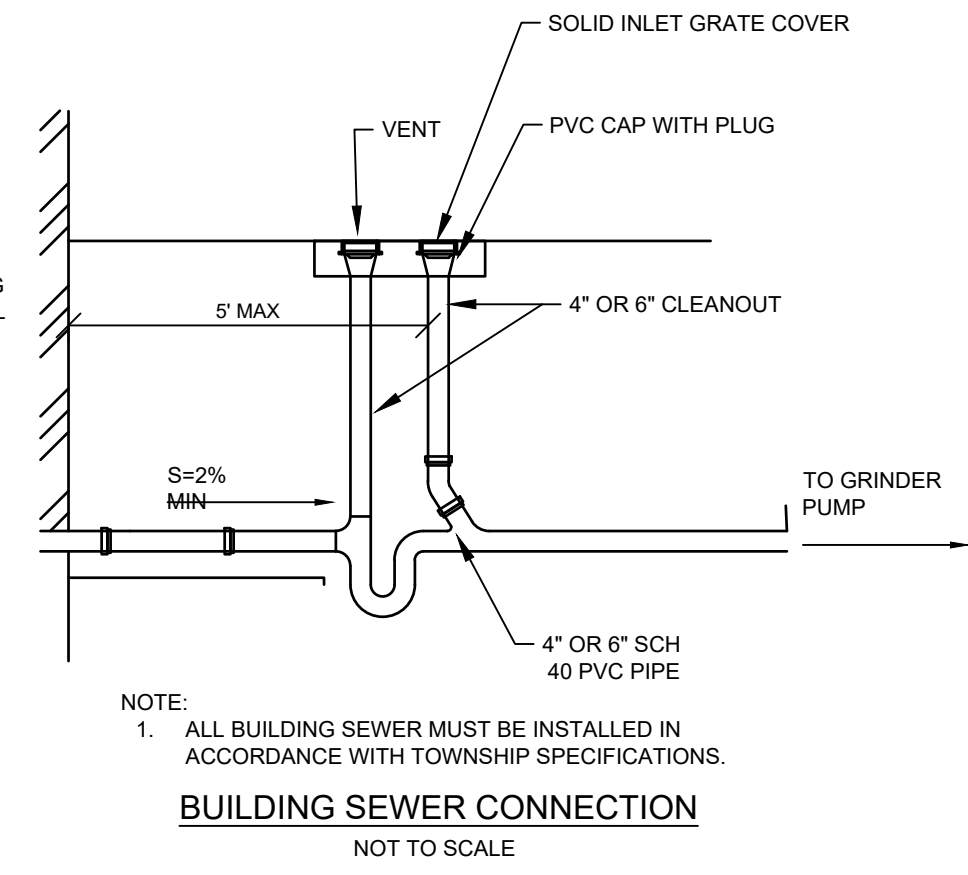
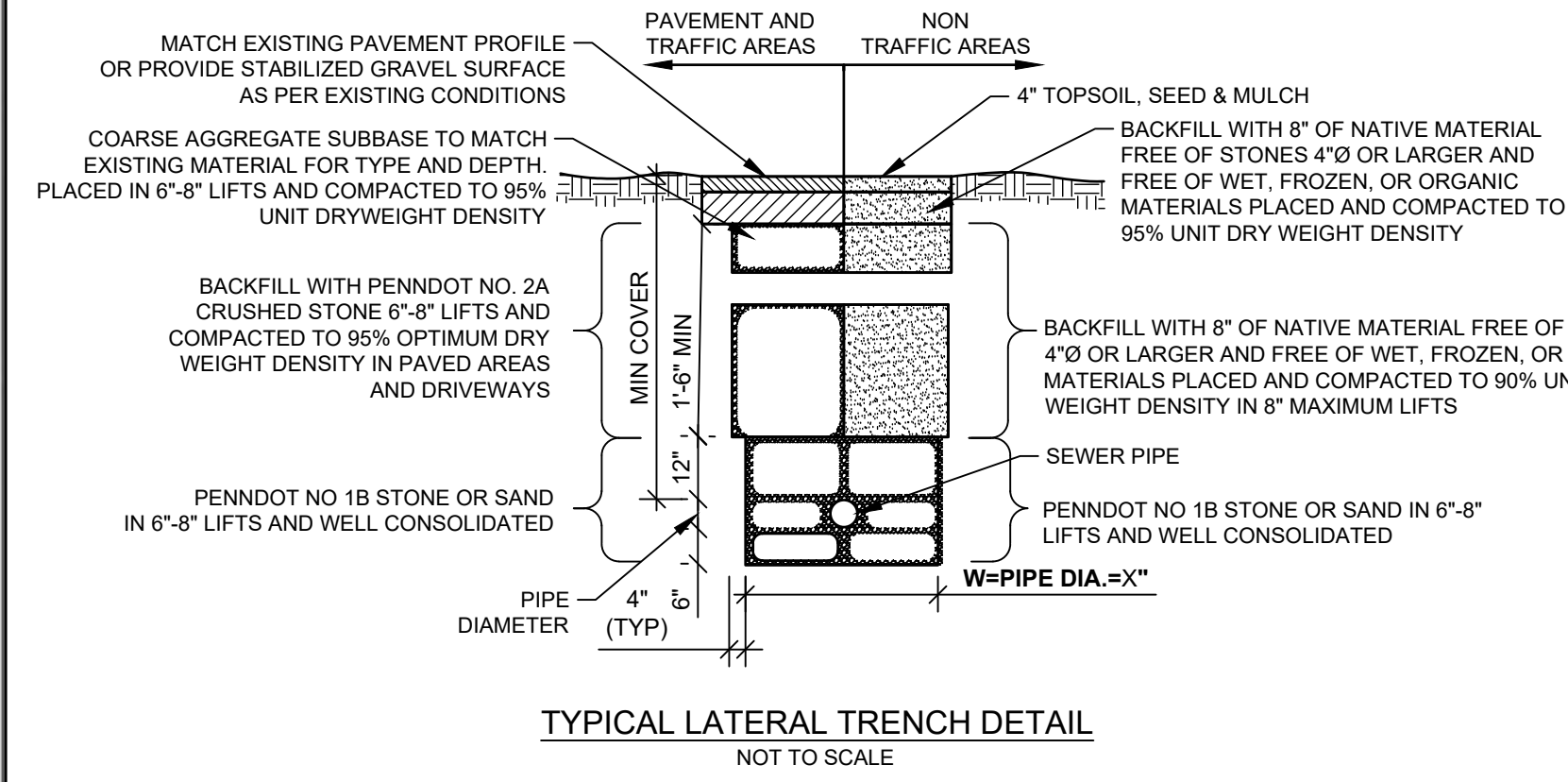
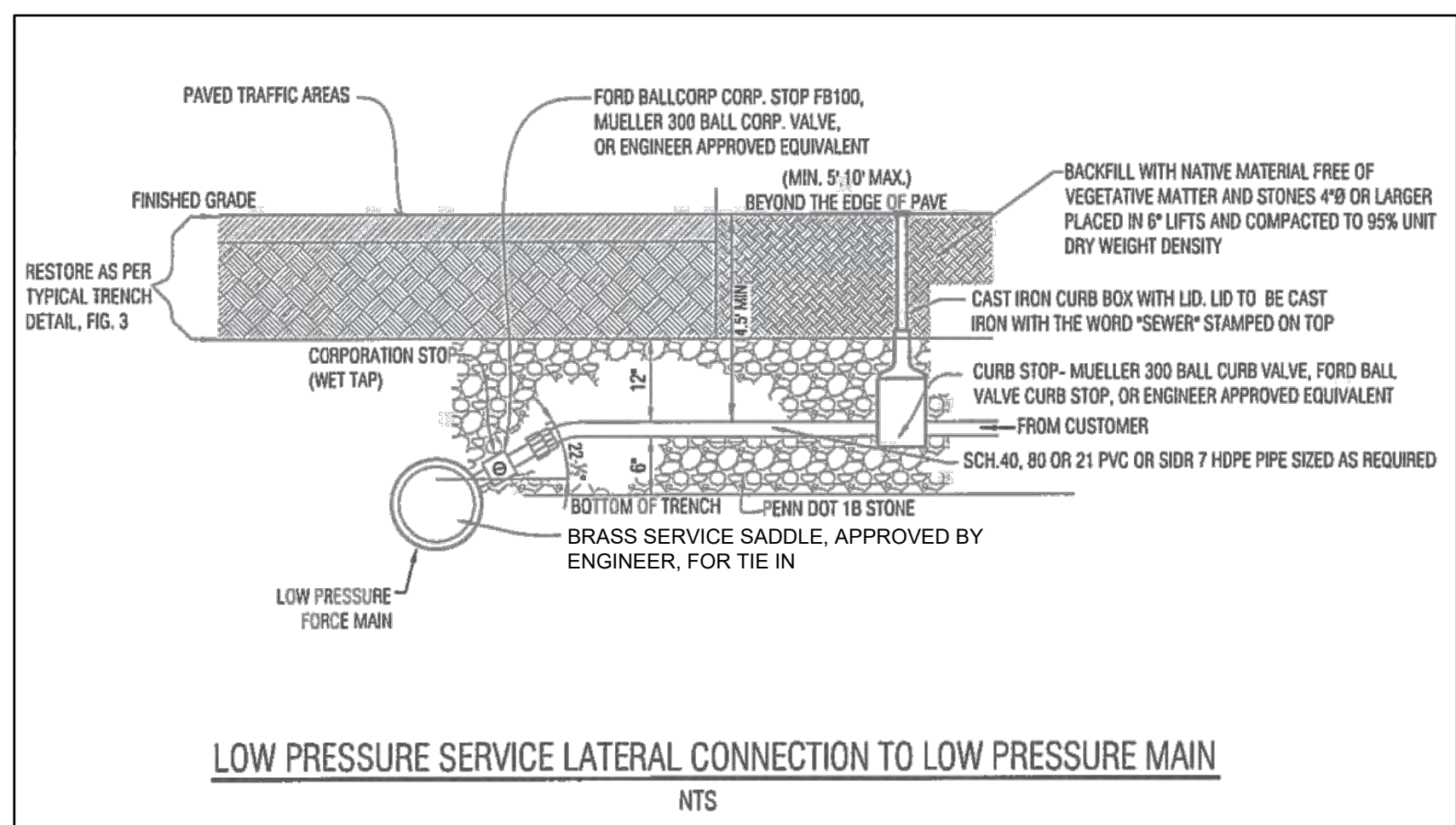
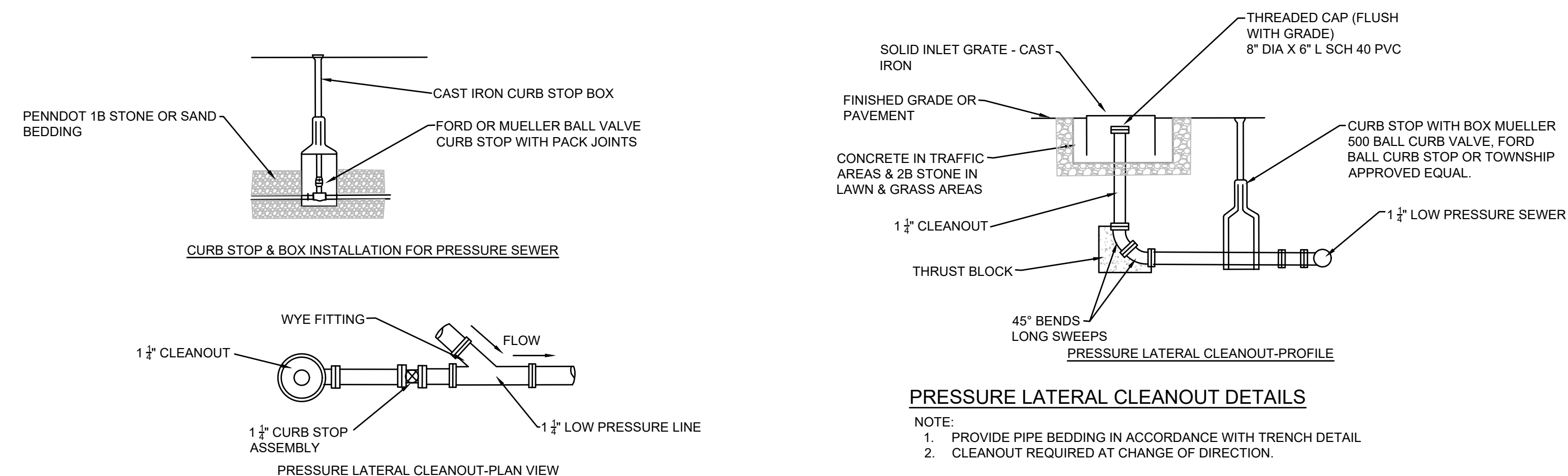
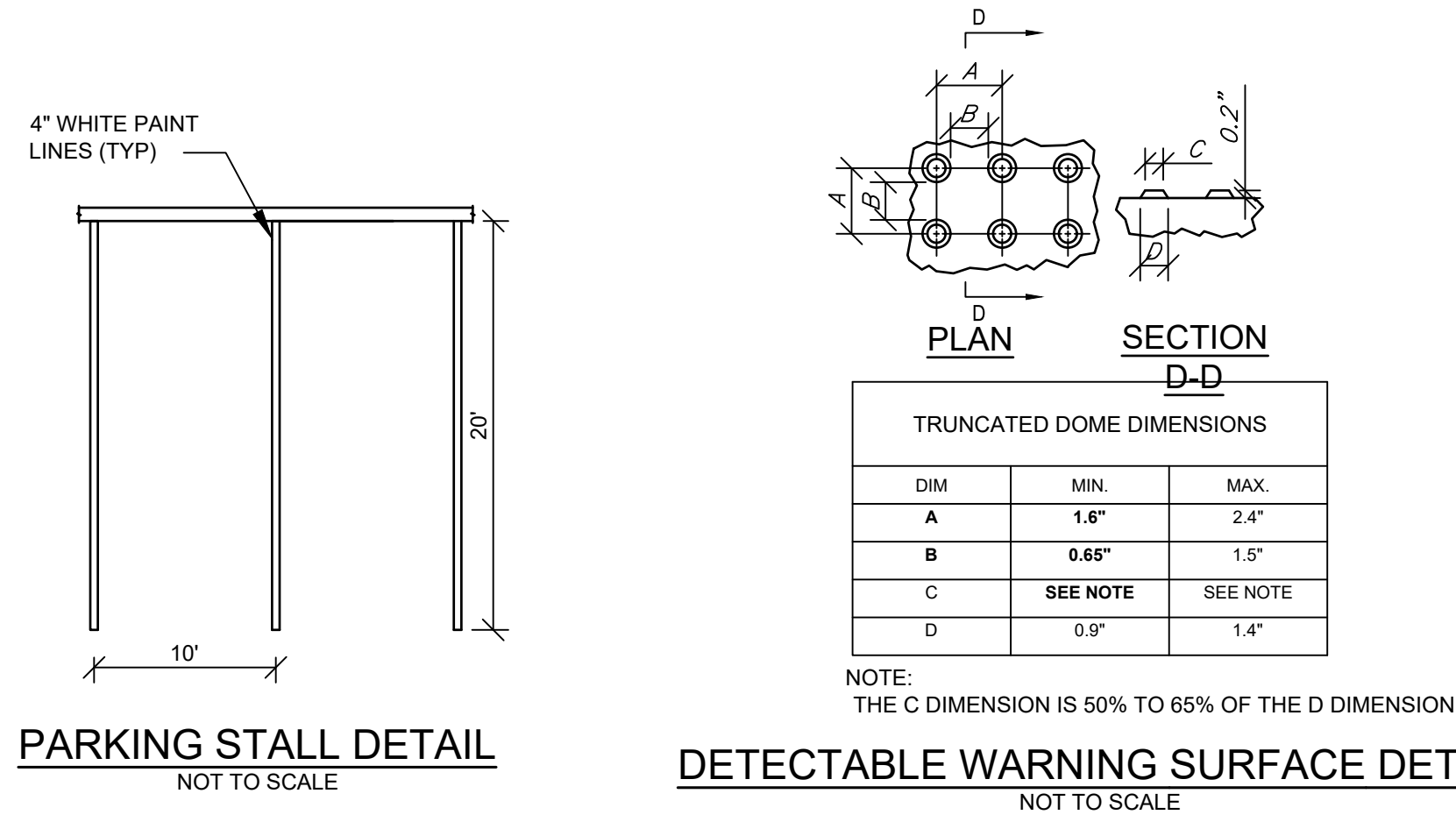
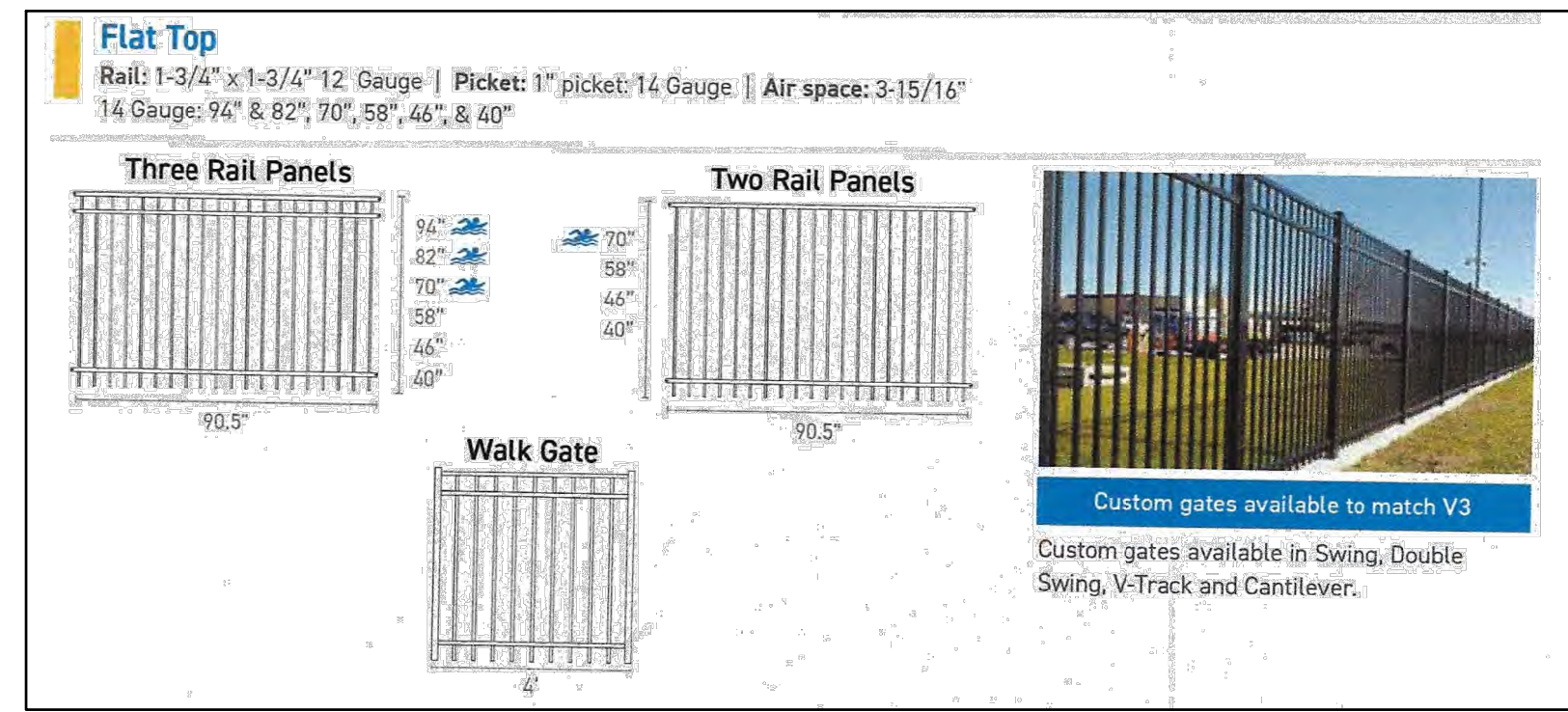
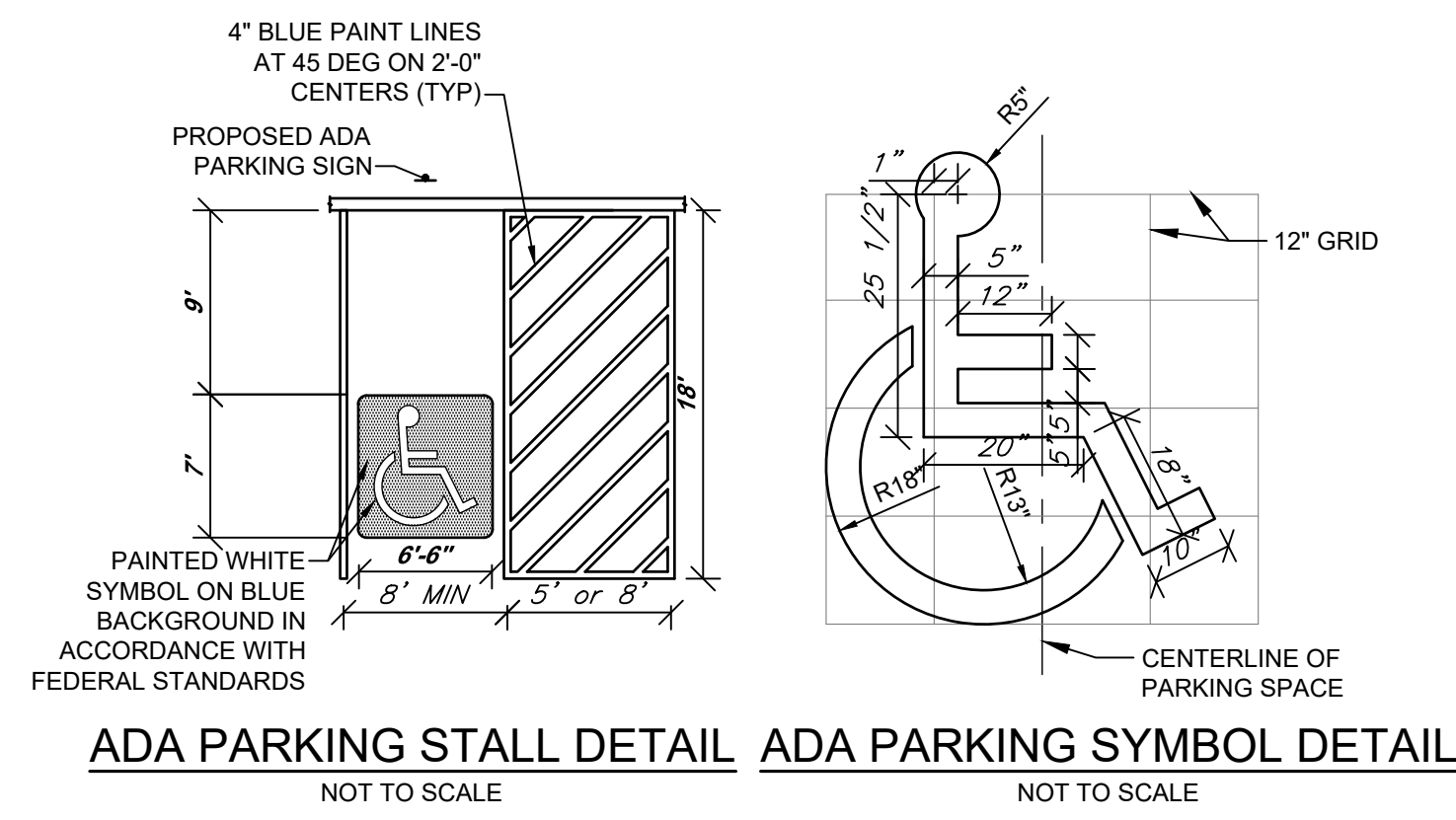
PLANTING MIXTURE. 1 PART ORGANIC, 3 PARTS TOPSOIL.

REMOVE WIRE FROM ROOT BALL. CUT AND REMOVE ROPE OR BURLAP FROM TOP





- NOTES:**
- REFER TO PENNDOT RC-67M FOR ADDITIONAL DETAILS.
  - PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, AND 694.
  - PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
  - SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
  - PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
  - MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
  - CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND SIDEWALK SLOPE.
  - ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
  - PROVIDE DETECTABLE WARNING SURFACE (DWS) 24" MIN (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR FULL WIDTH OF RAMP.
  - CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL LANDINGS BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
  - A PEDESTRIAN BARRIER SUCH AS A RAILING IS REQUIRED ALONG THE INSIDE AND REAR CURB IN THE SIDEWALK AREA.
  - CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 MAX. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN ACCESS ROUTE.
- TYPE 2 RAMPS**  
NOT TO SCALE



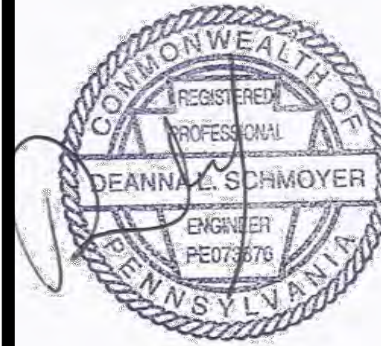
**D&D  
ENGINEERING  
&  
GENERAL  
CONSTRUCTION**

548 SKYHAWK TRAIL  
STROUDSBURG, PA 18360

PHONE: (570) 236-7058  
DEANNA.SCHMOYER@YAHOO.COM

PROJECT NO.

DATE  
1/4/2021



REVISIONS	NO.	DATE	DESCRIPTION
	1	3/15/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW
	2	6/7/2021	PER TOWNSHIP ENGINEERS & MCD REVIEW

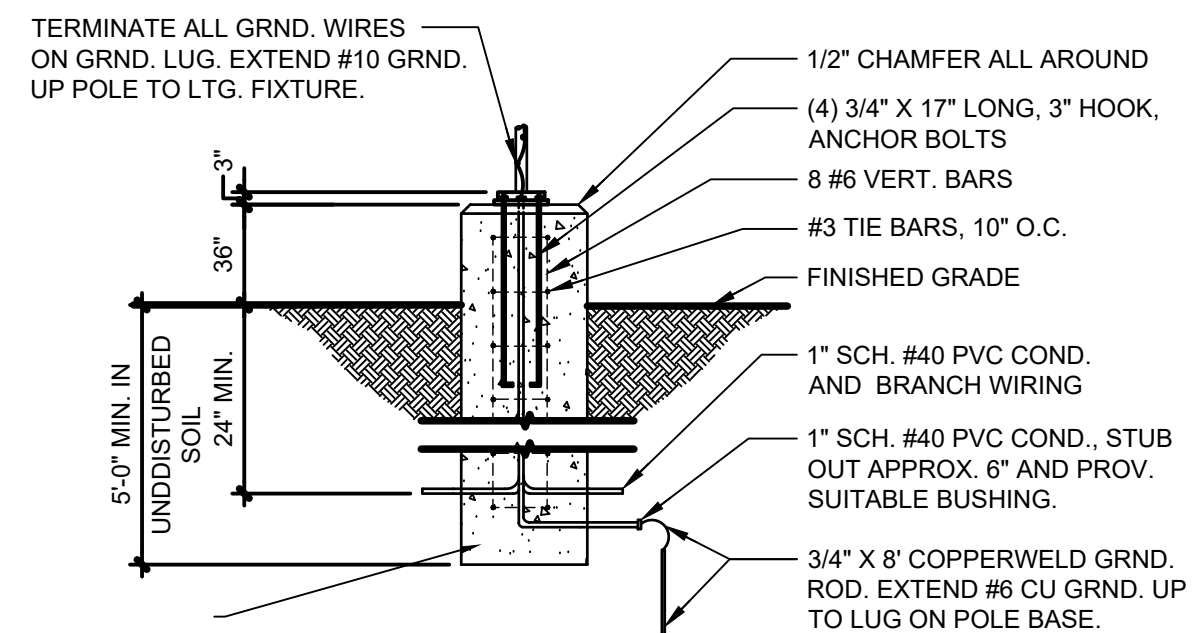
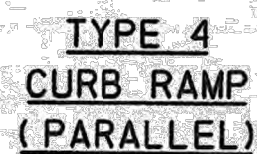
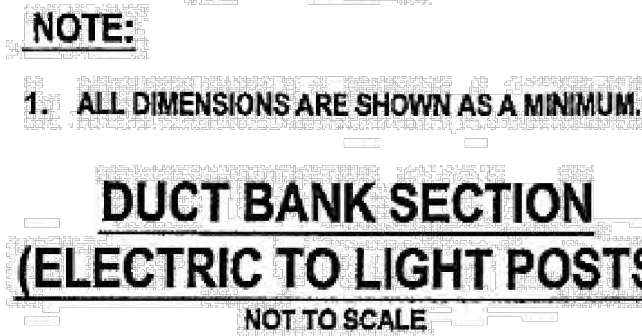
**SITE DETAILS  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS**  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA

DRAWING NO.

12

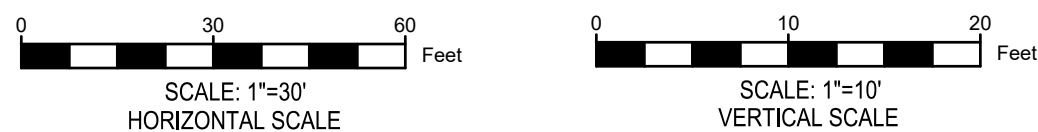


ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR ROADS AND PROPERLY SHIELDED.  
VISIBLE AS LONG AS LIGHTS MEET FOOT-CANDLE REQUIREMENTS AND THE REQUIREMENTS  
FOR CONTROLLING LIGHT AND GLARE.



COORDINATE WITH POLE MANUFACTURER FOR PROPER BOLT AND BOLT PATTERNS.

NOT TO SCALE

[illegible]

**SITE DETAILS  
FOR  
WINDS WEST, INC.  
SELF-STORAGE UNITS  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA**