

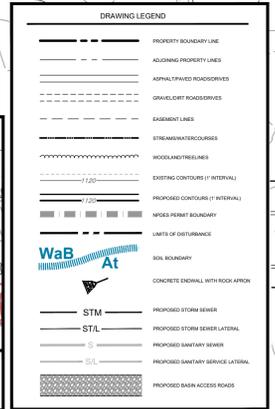
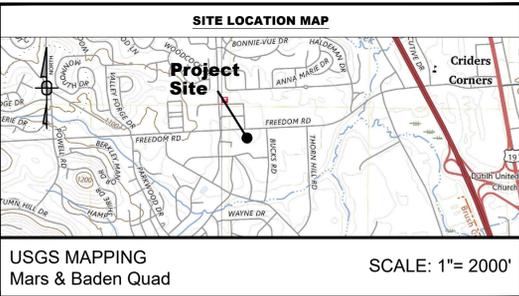
NPDES PERMIT BOUNDARY: 6.86 ACRES
LIMITS OF DISTURBANCE: 6.86 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

MAP	SYM	DESCRIPTION	CUT BANKS CAVE	CORROSION TO CONC. OR STEEL	DROUGHT	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDROLYZABLE ORGANIC CARBON	HYDROLYZABLE ORGANIC CARBON	SLOW PERCOLATION	PIPING	FROST TORSION	FROST ACTION	SPRING SWELL	POTENTIAL SHRINKAGE	PONDING	WETNESS	
B8		Shallow Br Ls	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TaB		TaB Ls	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

NOTE: A COMPETENT PERSON WILL REVIEW THE SOIL CAPABILITY OF THE SITE AND MAKE RECOMMENDATIONS TO THE OWNER. SOILS HAVING UNSTABLE COMPOSITION, SLIP AND LANDSLIDE POTENTIAL, ARE NOT TO BE PLACED AS FILL MATERIAL AT AREAS HAVING 2:1 SLOPES OR NEAR PROXIMITY TO SUCH SLOPES. LOADING PLANES OF SUCH PLACED FILLS SHALL BEAR ON SUITABLE SOILS KEVED INTO VIRGIN SOILS. REFER TO CUT/FILL DETAILS ON PLANS. ALL CUT SITUATIONS THAT EXPOSE SUCH SOILS TO UNSUPPORTED BEARING BASE REQUIRES THOSE SOILS TO BE EXCAVATED AND REPLACED WITH SUITABLE SOILS THAT DO NOT HAVE THE MENTIONED CHARACTERISTICS.

- REMEDIAL ACTIONS**
- SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING:
 - PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES
 - USE CLAY EMBANKMENT CORES
 - UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS
 - PREVENT SATURATION OR OVERLOADING OF SLOPES
 - PREVENT REMOVAL OF LATERAL SUPPORT
 - IMPORT ROAD FILL MATERIAL
 - SOILS SUSCEPTIBLE TO CUTBANKS CAVE:
 - PREVENT SATURATION OF SLOPES
 - PROVIDE ANCHORING OR RETAINING SYSTEMS
 - PROVIDE BENCHING TO CATCH FALLING DEBRIS
 - PROVIDE TRENCH BOXES FOR UTILITY INSTALLATION
 - SOILS CORROSIVE TO CONCRETE/STEEL:
 - MINIMIZE THE AMOUNT OF SOIL DISTURBANCE
 - PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL
 - PROVIDE EXTRA CONCRETE AND STEEL THICKNESS
 - SOILS THAT ARE POOR SOURCES OF TOPSOIL:
 - PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL
 - AMENDMENTS AND TO DETERMINE THE PROPER MOISTURE CONTENT FOR PROPOSED VEGETATIVE COVER
 - SOILS THAT ARE HYDRIC:
 - EXISTING ON-SITE WETLANDS AND STREAMS MUST BE DELINEATED
 - NO WORK SHALL BE PERFORMED WITHIN 100 FEET OF ANY WETLAND AREA
 - SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL:
 - LIMIT TIME OF EXPOSURE
 - UTILIZE EROSION CONTROL BLANKETS
 - SELECT SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES
 - SODDING
 - USE OF SPECIAL STABILIZATION PRODUCTS
 - SOILS WITH SLOW PERCOLATION RATES:
 - SHOULD INFILTRATION FACILITIES BE USED AT THE SITE
 - TESTS SHALL BE PERFORMED TO DETERMINE PROPER PERCOLATION RATES
 - SOIL WILL BE AMENDED ACCORDINGLY BASED ON THE RESULTS OF TESTING
 - SOILS SUSCEPTIBLE TO SLIPS AND LANDSLIDES:
 - PREVENT SATURATION OF SLOPES
 - PROVIDE ANCHORING OR RETAINING SYSTEMS
 - PROVIDE BENCHING TO CATCH FALLING DEBRIS



NPDES PCSM
DISCHARGE POINT-001
(TO POI-1)
LAT: 40.6803492
LONG: -80.1237583



OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 40'

DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. PCSM1

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC



OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

SURFACE STORMWATER DETENTION FACILITY
THE OWNER OF THE PROPOSED STORMWATER CONTROL FACILITIES SHALL AT ALL TIMES OPERATE AND MAINTAIN THE FACILITIES IN A SAFE AND OPERABLE CONDITION SO AS NOT TO IMPERIL LIFE, HEALTH, SAFETY, OR PROPERTY LOCATED ABOVE OR BELOW THE FACILITY.

- 1. THE OWNER OF THE FACILITY SHALL INSPECT THE FACILITIES AND ALL APPURTENANT WORKS ACCORDING TO THE FOLLOWING SCHEDULE.
1. THE FACILITY AND ITS APPURTENANT CONTROL AND CONVEYANCE WORKS SHALL BE INSPECTED AT LEAST ONCE EVERY THREE (3) MONTHS, AND DIRECTLY AFTER EVERY HEAVY STORM EVENT.

THE PERIODIC INSPECTION OF THE PROPOSED FACILITY SHALL BE COMPLETED IN SUCH A MANNER SO AS TO DETECT ANY OF THE FOLLOWING CONDITIONS WHICH MAY OCCUR DURING THE NORMAL OPERATION OF THE FACILITY:
1. SLIDING OF THE UPSTREAM OR DOWNSTREAM SLOPES OR ABUTMENTS CONTIGUOUS TO THE EMBANKMENT

SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.
THE OWNER SHALL ALSO REPORT THE IDENTIFICATION NUMBER OF THE BASIN TO ADMINISTER THAT THE BASINS STILL INFILTRATE WATER TO THE SUBSTRATE AS DESIGNED IF SUFFICIENT INFILTRATION IS NOT OCCURRING, THE SOIL AMENDMENT SHOULD BE REPLACED, ASSURE THAT THE UNDERDRAIN VALVE IS IN WORKING ORDER AT LEAST ONCE PER YEAR THE VALVE SHOULD BE OPENED AND CLOSED COMPLETELY DURING THIS INSPECTION.

BIORETENTION WATER QUALITY BMP MAINTENANCE REQUIREMENTS
BIORETENTION PLANTS WILL EVENTUALLY BECOME DOMINATED FROM THEIR WORK IN ABSORBING AND TRANSFORMING CONTAMINANTS THAT OCCUR IN STORMWATER RUNOFF. THEY WILL NEED TO BE REPLACED OVER TIME. THE WOODY PLANTS REACH MATURITY. CURRENT RESEARCH SHOWS THAT BIOMASS FROM PLANTS CAN BE USED AS FERTILIZER FOR PLANT REPLACEMENT.

VEGETATION NOTES
ALL AREAS TO BE STABILIZED BY VEGETATION SHALL BE INSPECTED FOR RILLS OR GULLIES, BARE SOIL PATCHES OR ACCUMULATION OF SEDIMENT AT THE TOP OF SLOPES. ERODED AREAS SHALL BE REGRADED, AND SUBSTANDARD VEGETATED AREAS SHALL BE RE-SEEDING AND MULCHED AS SPECIFIED ON THE PLANS.

VEGETATED SWALE (CHANNELS)
MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 30 DAYS OF A 100-YEAR STORM EVENT:
1. INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION).

Table with 5 columns: SOIL MIX NUMBER, TOTAL MIXTURE DEPTH, COMPOST MIX DEPTH, STONE DEPTH, UNDER DRAIN SIZE, ABOVE GROUND STORAGE DEPTH. Rows include BASIN 1, RAIN GARDEN, VS-1.2, VS-1.3, VS-2, VS-2.1, VS-2.2, VS-2.3, VS-2.4, VS-A, VS-B, VS-C, VS-D, VS-E, VS-F.

GENERAL NOTES
1. ALL OFFSITE WASTE/BORROW AREAS ARE TO BE APPROVED BY THE COUNTY CONSERVATION DISTRICT.
2. THIS PLAN IS TO BE USED FOR THE CONSTRUCTION PCSM FACILITIES ONLY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR CHANGES MADE TO THE APPROVED PLAN.

THERMAL IMPACTS
THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT WITH THIS PROJECT WERE MINIMIZED BY KEEPING THE LIMITS OF DISTURBANCE TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

SEQUENCE OF CONSTRUCTION FOR INFILTRATION/STORMWATER AREAS
1. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AT THE DIRECTION OF THE DESIGNATED INSPECTOR.
2. REMOVE ALL ACCUMULATED SEDIMENT AND EXCAVATE INFILTRATION AREAS TO PROPOSED DEPTH. USE RELATIVELY FLAT, TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR.

STREET SWEEPING
THE OWNER OF THE PROPERTY MUST ENSURE THAT SITE-WIDE STREET SWEEPING BY A VACUUM TRUCK IS BEING PERFORMED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

STREET SWEEPING SCHEDULE
THE SITE-WIDE WIDENING/PARKING AREAS OF THE SITE SHALL BE SWEEP BIANNUALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
1. STREET SWEEPING SHOULD OCCUR IN THE SPRING IMMEDIATELY FOLLOWING THE LAST ANTICIPATED SNOWFALL, USUALLY IN THE LAST WEEK OF APRIL OR FIRST WEEK OF MAY.

DISPOSAL OF SWEEPS
STREET SWEEPING MATERIAL OFTEN INCLUDES SAND, SALT, LEAVES AND OTHER DEBRIS THAT COULD CONTAIN POLLUTANTS AND MUST BE TESTED PRIOR TO DISPOSAL TO DETERMINE IF MATERIAL IS HAZARDOUS. DISPOSAL AND REUSE OF MATERIAL SHOULD ADHERE TO ALL FEDERAL AND STATE REGULATIONS.

STREET SWEEPING REUSE PRACTICES
ALTHOUGH SWEEPINGS MAY CONTAIN POLLUTANTS, FEDERAL AND STATE REGULATIONS MAY ALLOW THE REUSE OF SWEEPINGS FOR GENERAL FILL, PARKS, ROAD SHOULDERS AND OTHER APPLICATIONS AS LONG AS THE MATERIAL IS NOT A THREAT TO SURFACE WATERS. PRIOR TO REUSE, TRASH, LEAVES, AND OTHER DEBRIS FROM SWEEPINGS SHOULD BE REMOVED BY SCREENING OR OTHER METHODS. TRASH AND DEBRIS REMOVED SHOULD BE DISPOSED OF BY RECYCLING OR SENT TO A LANDFILL.

RESPONSIBLE PARTY: CURRENT PROPERTY OWNER

BASIN CONVERSION
THE FOLLOWING CONSTRUCTION SEQUENCE OUTLINES THE PRESCRIBED METHODS FOR CONVERSION OF AN EROSION CONTROL, SEDIMENT BASIN, TO A PCSM DRY EXTENDED DETENTION BASIN.

1. ONCE GRADING OPERATIONS ARE COMPLETE, PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS PER THE SEEDING SPECIFICATIONS.
2. CONVERT SEDIMENT BASINS TO INFILTRATION BASINS BY: (CRITICAL STAGE: A LICENSED PROFESSIONAL ENGINEER SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE DETENTION BASIN, INCLUDING THE PERMANENT OUTLET STRUCTURE, OUTFALL PROTECTION, EROSION PROTECTION, AND GRADING.)

RECYCLING AND WASTE DISPOSAL:
UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.

PCSM OPERATION AND MAINTENANCE
The general contractor shall be responsible for the maintenance of all soil erosion and sedimentation control and stormwater management facilities during construction. The owner of the site will be responsible for the facilities after site has been stabilized.

Any channels and pipes should be maintained and inspected periodically. We recommend that these items be inspected daily during construction and four times a year after the site has been stabilized. Also, inspection should occur after any significant rainfall/runoff event.

Any debris or accumulated sediments should be removed and disposed of properly at an approved location. If there are any events in the channel or piping, the affected area should be repaired immediately.

The infiltration basins should be inspected four times a year to assure that there is no sliding or sloughing of the berms. Also all debris should be removed from the floor of the basins in order to keep the infiltration area functioning. If infiltration area has stopped functioning, the soil amendment should be removed and replaced.

TRASH RACK DETAIL
NOT TO SCALE

1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZRC COALD GALVANIZED.

4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE W/ER PLATE WITH 1" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.
5. GRATE/MESH OPENING 1" MAXIMUM.

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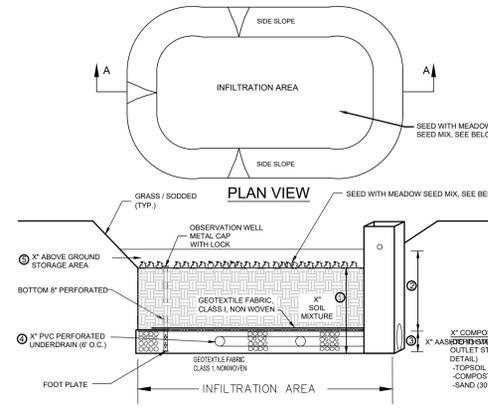
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SECTION A-A

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MEADOW SEED MIX
Species:
Limb Baihsem (Andropogon scoparius)
Canada Wild Rye (Elymus canadensis)
Switch Grass (Panicum virgatum)
Annual Rye (Lolium multiflorum)
Black Eyed Susan (Rudbeckia hirta)
Broad Leaved Purple Coneflower (Echinacea purpurea)

Pure Live Seed
12 baskets
15 baskets
8 baskets
10 baskets
2 baskets
1 basket

INFILTRATION/STORMWATER AREA SUBSURFACE DETAIL
NOT TO SCALE

THE COMPACTON OF SOILS HAS BEEN MINIMIZED BY KEEPING THE LIMITS OF DISTURBANCE TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXTENT AND DURATION OF EARTH DISTURBANCE
THE EXTENT OF EARTH DISTURBANCE HAS BEEN KEPT TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXISTING DRAINAGE FEATURES AND VEGETATION
EXISTING DRAINAGE FEATURES AND VEGETATION HAS BEEN PROTECTED BY IDENTIFYING THESE FEATURES AND KEEPING THE PROPOSED LIMITS OF DISTURBANCE WITHIN THESE AREAS TO THE MINIMUM EXTENT POSSIBLE TO COMPLETE PROPOSED SITE IMPROVEMENTS.

PCSM BMP INSTALLATION SEQUENCE
1. ONCE THE DEVELOPED SITE IS STABILIZED (UNIFORM 70% PERENNIAL VEGETATIVE COVER), THE PCSM BMP MUST BE INSTALLED.

2. EROSION CONTROL, PRIMER BMP SHALL BE INSPECTED, REPAIRED, REPLACED, ADDED, OR REMOVED AS NEEDED OR AS SHOWN ON PCSM PLAN PRIOR TO COMMENCING WITH EARTHMOVING ACTIVITIES REQUIRED TO CONSTRUCT THE PCSM BMPS.

3. THE SITE WILL NOT BE CONSIDERED STABILIZED UNTIL A 70% UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER ALL DISTURBED AREAS NOT STABILIZED WITH GRAVEL.

4. THE PROPOSED PCSM BMP (MFC BASIN) SHALL BE CONSTRUCTED (CRITICAL STAGE) AT THE LOCATION, ELEVATIONS, AND PER SPECIFICATIONS SHOWN ON THE PCSM PLAN AND DETAIL SHEETS. A LICENSED PROFESSIONAL OR HIS DESIGNEE MUST BE ON-SITE DURING CONSTRUCTION OF THE PCSM BMP TO OBSERVE AND DOCUMENT THE COMPLETE CONSTRUCTION OF THE FACILITY.

5. CONVERT THE SEDIMENT BASIN TO AN MFC BASIN AS FOLLOWS:
a. REMOVE ANY STANDING WATER IN THE BASIN BY PUMPING THE DISCHARGE INTO A PUMPED WATER FILTER BAG PLACED ON STABLE GROUND.

6. ACCUMULATED SEDIMENT AND SOFT MATERIAL SHALL BE REMOVED FROM THE TRAPS AND MIXED WITH TOPSOIL. DURING EARTHWORK OPERATIONS ASSOCIATED WITH BASIN CONSTRUCTION, SCARIFY THE BASIN BOTTOM AREA AND TILL THE SOIL TO A DEPTH OF NINE (9) INCHES OR GREATER TO PROMOTE ADEQUATE INFILTRATION.

7. RECONFIGURE THE BASIN RISER AS SHOWN ON THE DRAWING DETAILS.
a. INSTALL THE GEOTEXTILE FABRIC AND STONE UNDERDRAIN SYSTEM AT THE BOTTOM OF THE BASIN.
b. INSTALL THE AMENDED SOIL MIX TO THE ENTIRE BASIN FLOOR AREA IMMEDIATELY UPON COMPLETION OF STONE PLACEMENT.

8. APPLY BASIN FLOOR SEED MIX TO THE ENTIRE BASIN FLOOR AREA.
a. ALL REMAINING DISTURBED PORTIONS OF THE DETENTION AREAS SHALL BE STABILIZED BY SPREADING TOPSOIL AND SEEDING/MULCHING. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED BY SPREADING SOLE OR ANTICIPATED TO REMAIN IDEAL FOR MORE THAN FOUR (4) DAYS IN THE ABSENCE OF A SOIL TEST. LIME SHOULD BE ADDED AT A RATE OF 12,000 LB/AC. OTHERWISE, THE FERTILIZER RATES SHOULD BE INCREASED TO 1,000 LB/AC OF 10-30-20.

9. SPREAD TOPSOIL AND SEED/MULCH ALL DISTURBED AREAS DISTURBED DURING THE CONSTRUCTION OF THE PCSM BMP PER THE PERMANENT SPECIFICATIONS SHOWN ON THE PLANS.
10. RESEED ALL DISTURBED AREAS IF VEGETATION IS NOT ESTABLISHED AFTER 30 DAYS.

TYPICAL VEGETATED SWALE DETAIL
NOT TO SCALE

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2. STEEL TO CONFORM TO ASTM A36.

3. ALL SURFACES TO BE COATED WITH ZRC COALD GALVANIZED.

4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE W/ER PLATE WITH 1" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.

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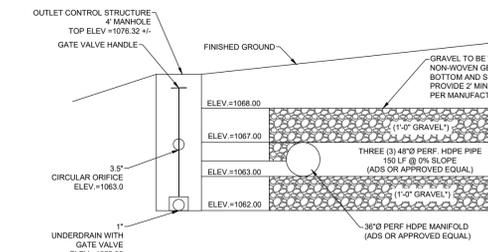
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5. GRATE/MESH OPENING 1" MAXIMUM.

TRASH RACK DETAIL
NOT TO SCALE



SUBSURFACE INFILTRATION AREA-PROFILE
NOT TO SCALE

*NOTE: GRAVEL BEDDING USED FOR UNDERGROUND DETENTION SYSTEM TO BE ASHBITO NO. 47 STONE OR APPROVED EQUAL.

PERMANENT RISER STRUCTURE;
CREST ELEV. 1080.0;
INSTALL 3" CIRCULAR ORIFICE @ ELEV. 1076.0;

PERMANENT RISER STRUCTURE;
CREST ELEV. 1075.0;
INSTALL 3" CIRCULAR ORIFICE @ ELEV. 1074.0;
INSTALL 6" CIRCULAR ORIFICE @ ELEV. 1071.0;

PERMANENT RISER STRUCTURE;
CREST ELEV. 1075.0;
INSTALL 3" CIRCULAR ORIFICE @ ELEV. 1074.0;
INSTALL 6" CIRCULAR ORIFICE @ ELEV. 1071.0;

PERMANENT RISER STRUCTURE;
CREST ELEV. 1075.0;
INSTALL 3" CIRCULAR ORIFICE @ ELEV. 1074.0;
INSTALL 6" CIRCULAR ORIFICE @ ELEV. 1071.0;

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PERMANENT RISER STRUCTURE;
CREST ELEV. 10