HAMMEL ASSOCIATES ARCHITECTS, LLC
25 EAST GRANT STREET, SUITE 102 LANCASTER, PENNSYLVANIA 17602

Oakbrook Homes Recreational Field Improvements
1001 Scott Street
Reading, PA 19611

Architect's Project No: 2532

Addendum Issue Date: October 6, 2026

BID DUE DATE: **October 13, 2026**

ADDENDUM # 1:

Total pages: 2 addendum pages
8 drawings (3 architectural + 5 civil + 4 MEP)
8+4 page specifications pages
12 pages updated prevailing wages

38 pages total

Attachments

Drawing: DA1.0, A1.0, A1.2, Civil drawings, EP100,MP101,E101,E200
Specifications 011200, 012300
Prevailing wages

THE CONTENTS OF THIS ADDENDUM ALTER AND AMEND DRAWINGS AND SPECIFICATIONS DATED **SEPTEMBER 2026** FOR THE ABOVE REFERENCED PROJECT. THIS ADDENDUM SUPERSEDES AND SUPPLEMENTS ALL PORTIONS OF THE CONTRACT DOCUMENTS WITH WHICH IT CONFLICTS. ALL ASPECTS OF THE GENERAL CONDITIONS APPLY TO THIS ADDENDUM. ALL OTHER PROVISIONS OF THE CONTRACT DOCUMENTS NOT ALTERED OR AMENDED REMAIN PART OF THE CONTRACT WORK. COSTS FOR ALL ITEMS ENUMERATED IN THIS ADDENDUM SHALL BE ADDED OR DELETED TO THE CONTRACTOR'S BID, AS APPROPRIATE.

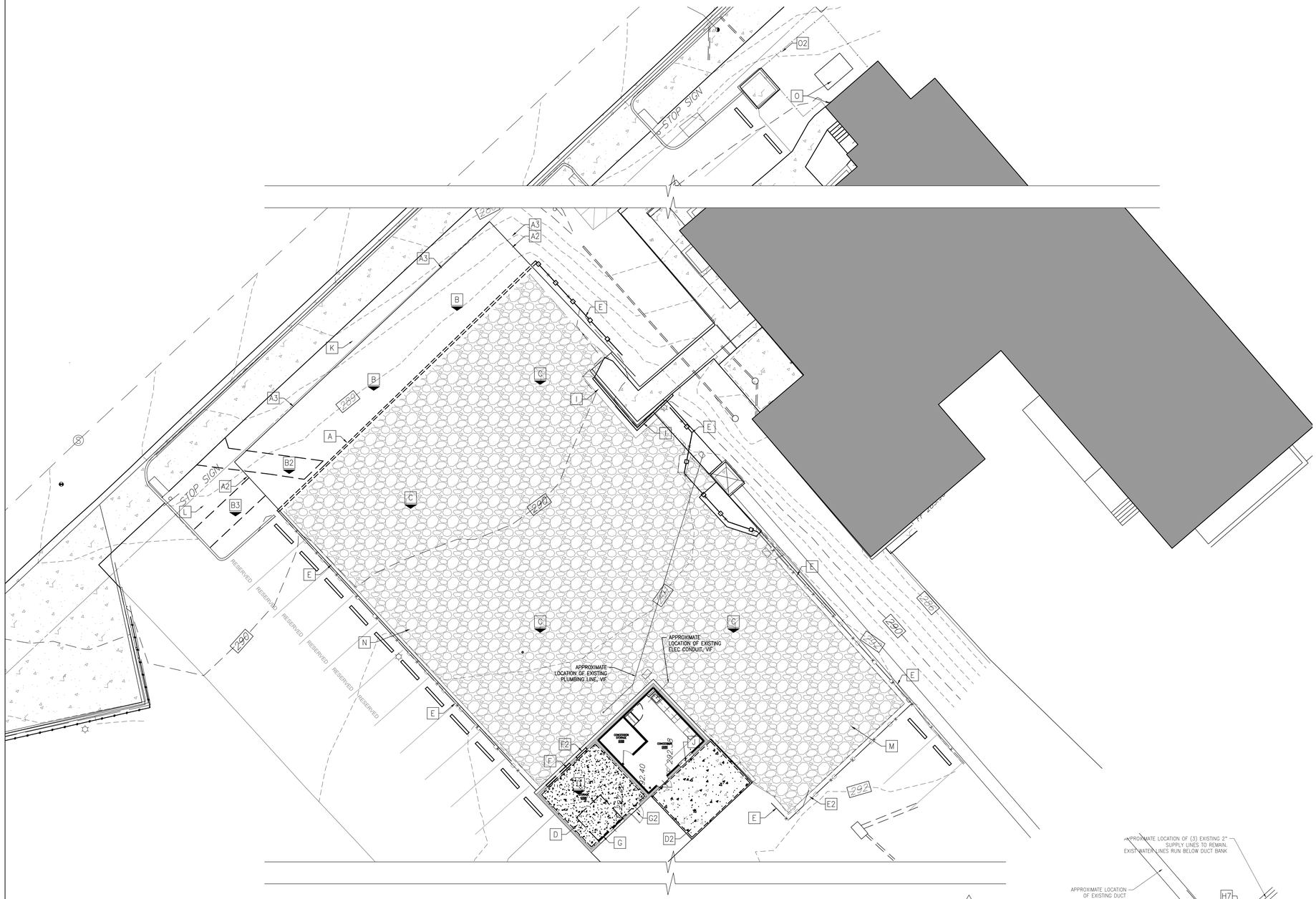
SPECIFICATION / DRAWING NO	ACTION	DESCRIPTION
REVISIONS		
DA1.0	REPLACE	• Replace the original drawing with the one attached
A1.0	REPLACE	• Replace the original drawing with the one attached
A1.2	REPLACE	• Replace the original drawing with the one attached
EP100	REPLACE	• Replace the original drawing with the one attached
MP101	REPLACE	• Replace the original drawing with the one attached
E101	REPLACE	• Replace the original drawing with the one attached
E200	REPLACE	• Replace the original drawing with the one attached
Civil drawings	REPLACE	• Replace the original drawing with the one attached
Prevailing wages	REPLACE	• Replace the file with the one attached
011200	REPLACE	• Replace the file with the one attached
012300	REPLACE	• Replace the file with the one attached

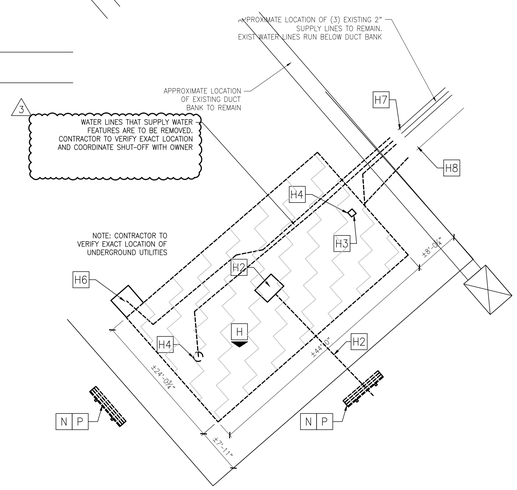
BIDDERS ARE REQUIRED TO RETURN A SIGNED COPY OF THIS ADDENDUM WITH THE BID FOR CONSTRUCTION.

NAME TITLE

COMPANY DATE

END OF ADDENDUM #3 2026.10.06





1 DA1.0 **SCHEMATIC DEMOLITION & ALTERATION PLAN**
3/32"= 1'-0"

DEMOLITION KEYNOTES

- A — EXTENTS OF EXISTING FENCE TO BE CAREFULLY REMOVED AS INDICATED SHOWN DRAWINGS INCLUDING FOOTERS, PICKET PANELS. TEMPORARY STORE PICKETS FENCE PANEL ON SITE & SALVAGED FOR PARTIAL REUSE. REFER TO PROPOSED PLANS FOR DIRECTION ON REFURBISHED FENCE PANELING. COORDINATE WITH OWNER BEFORE DISCARD FINAL PICKET FENCE PANELS.
- B — EXISTING AREA TO BE PREPARED FOR EXTENDING PLATGROUND. COMPACT SOIL AS REQUIRED
- B2 — EXISTING CONCRETE PAD & GRAVEL BED TO BE REMOVED. PREPARE AREA FOR PLAYGROUND
- B3 — PREPARE AREA FOR NEW CONCRETE WALK WAY. SAW-CUT CURB AND LEVEL AS REQUIRED
- C — EXISTING GRAVEL BED TO BE PREPARED AND RE-LEVELED FOR NEW PLAYGROUND EQUIPMENT. COORDINATE FOOTINGS W/ UTILITIES AS REQUIRED.
- D — EXISTING CONCRETE PAD TO BE PARTIALLY DEMOLISHED & REINSTALLED TO ACCOMODATE NEW UNDERGROUND UTILITIES
- D2 — EXISTING CONCRETE PAD TO BE REPLACED W/ NEW ASPHALT
- D3 — PREPARE AREA FOR NEW SLAB ON GRADE
- E — EXISTING FENCE TO REMAIN.
  TOP 2" OF FENCE POST FOUNDATION TO BE REMOVED. UNDERNEATH MAIN FENCE AREA EXISTING CONCRETE AND ASPHALT AT ENTIRE FENCE PERIMETER TO BE CAREFULLY REMOVED, (APPROXIMATE WIDTH OF 24") UP TO WHERE AN EXISTING TRANSITION LINE OCCURS NEAR THE FENCE. SEE IMAGE ON A1.2 ADDITIONAL INFO
- E2 — EXISTING FENCE TO REMAIN. SWING-GATE PANEL TO BE REPLACED W/ PICKET PANEL. EXISTING SLAB TO BE PREPARED FOR NEW DRIVEWAY COATING
- F — EXISTING CMU WALL TO BE PARTIALLY REMOVED. TOOTH IN ENTIRE JAMB TO PROVIDE CLEAN FINISHED AT JAMB CONDITION. PREPARE OPENING FOR NEW HEADER & OVERHEAD DOOR. PAINT CMU
  COORDINATE DOOR SILL HEIGHT W/ NEWLY CONSTRUCTED ADJACENT WALKWAY
- F2 — EXISTING CMU WALL TO BE PARTIALLY REMOVED. TOOTH IN ENTIRE JAMB TO PROVIDE CLEAN FINISHED AT JAMB CONDITION. PREPARE OPENING FOR NEW HEADER & HM MANDOOR. PAINT CMU
  COORDINATE DOOR SILL HEIGHT W/ NEWLY CONSTRUCTED ADJACENT WALKWAY
- G — EXISTING OVERHEAD DOOR TO BE TEMPORARY REMOVED AND REINSTALLED. PREPARE OPENING FOR NEW CMU WALLS AND HM DOOR
- G2 — VERIFY CONDITIONS IN FIELD: EXISTING MAN DOOR TO REMAIN, HARDWARE TO BE REPLACED TO ACCOMODATE NEW RESTROOM SETS. IF EXISTING FRAME AND DOOR ARE NOT PREPPED TO RECEIVE RESTROOM HARDWARE SETS. REMOVE AND REPLACE DOOR AND FRAME AS REQUIRED AT NO ADDITIONAL COST TO OWNER. IN THAT SCENARIO THE EXISTING DOOR MAY BE REINSTALLED AT OPPOSITE WALL WHERE STORAGE DOOR IS REQUIRED
- H — EXISTING SPLASH PAD TO BE REMOVED IN ITS ENTIRETY.
- H2 — EXISTING SPLASH PAD DRAIN & COLLECTOR AND PIPE TO BE REMOVED. PREPARE FOR NEW REPLACED DRAIN PIPE
- H3 — EXISTING SPLASH PAD CONTROLS TO BE PARTIALLY REMOVED. REDIRECT LINES & PREPARE FOR NEW SPLASHPAD WATER FEATURE CONTROL PANEL
- H4 — EXISTING WATER FEATURE TO BE REMOVED. BELOW SLAB LINES TO BE PARTIALLY REMOVED TO OUTSIDE OF ASPHALT PAD. PORTION TO REMAIN TO RECONFIGURED FOR NEW WATER FEATURES
- H5 — EXISTING WATER FEATURE TO BE REMOVED. BELOW SLAB LINES TO BE PARTIALLY REMOVED. PORTION TO REMAIN TO RECONFIGURED FOR NEW WATER FEATURE
- H6 — EXISTING DRINKING FOUNTAIN TO REMAIN. SUPPLY LINES TO BE PARTIALLY REMOVED AND REPLACED
- H7 — EXISTING WATER SUPPLY LINES TO REMAIN. PREPARE AREA FOR NEW JUNCTION BOX FOR NEW FUTURE WATER LINES. EXACT LOCATION TO BE VERIFIED IN FIELD. UNDERGROUND DUCT BANK IS PRESENT
- H8 — EXISTING ELEC CONDUIT TO REMAIN. PREPARE AREA FOR NEW JUNCTION BOX FOR NEW FUTURE WATER LINES. EXACT LOCATION TO BE VERIFIED IN FIELD. UNDERGROUND DUCT BANK IS PRESENT
- I — PREPARE AREA NEAR PLAYGROUND FOR NEW FENCE TO MATCH EXISTING
- J — CONCESSION WINDOW OPENING TO BE PREPARED FOR NEW TILT-UP WINDOW, VERIFY SIZE IN FIELD
- K — AREA TO BE PREPARED FOR NEW LIGHT POST
- L — PREPARE AREA FOR NEW ELEC JUNCTION BOX
- M — PREPARE AREA FOR NEW PAVILION W/ FOOTERS, CONCEALED ELEC/DATA CONDUITS
- N — PREPARE AREA FOR NEW SLAB ON GRADE W/ SEATING
- O — EXISTING REDUNDANT ELEC WIRE TO BE REMOVED. PREPARE AREA FOR NEW EMERGENCY GENERATOR & CONC PAD
- P — EXISTING PARK BENCHES, INCL FOOTINGS TO BE REMOVED

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING CASEWORK TO BE SALVAGED, SEE KEYNOTES FOR MORE INFORMATION.
- # KEYNOTE
- NOTE APPLIES TO CEILING / OR ABOVE
- NOTE APPLIES TO FLOOR / OR BELOW

GENERAL DEMOLITION AND ALTERATION NOTES:

1. PATCH AND REPAIR ALL DAMAGED SURFACES AFTER NOTED DEMO IS COMPLETE TO MATCH CONSTRUCTION TO REMAIN AND CREATE AN UNNOTICEABLE TRANSITION BETWEEN NEW AND EXISTING CONSTRUCTION.
2. CONTACT ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS VARY FROM WHAT IS SHOWN.
3. REMOVE ALL CONSTRUCTION AS REQUIRED TO EXECUTE NEW WORK EVEN IF NOT SPECIFICALLY NOTED.
4. REMOVE ALL FASTENERS, SUPPORTS AND SIMILAR SYSTEMS.
5. PROVIDE TEMPORARY SHORING TO SUPPORT EXISTING CONSTRUCTION SCHEDULED TO REMAIN AS REQUIRED.
6. ANY PLUMBING, ELECTRICAL OR MECHANICAL EQUIPMENT SCHEDULED TO BE REMOVED THAT IS TIED INTO SYSTEMS THAT ARE TO REMAIN, ARE TO BE REMOVED AND TIED OFF IN A MANNER THAT ALLOWS FOR THE CONTINUOUS OPERATION OF THE SYSTEM.
7. REMOVE ANY EXIST FIRE EXTINGUISHERS AND SALVAGE FOR RELOCATION
8. FOR AREAS NOT DIRECTLY IN SCOPE AREA, BUT RELATED TO, I.E: WHERE RELEVANT WORK IS REQUIRED FOR MEP TIE-INS OR ADJUSTMENTS. TEMPORARY REMOVE AND REINSTALL CEILING AS REQUIRED. PATCH GYPSUM CEILINGS AND WALLS SEAMLESS AT GYPSUM ASSEMBLIES. VERIFY IN FIELD

REVISIONS

3 ADDENDUM #3 - 2026.10.05

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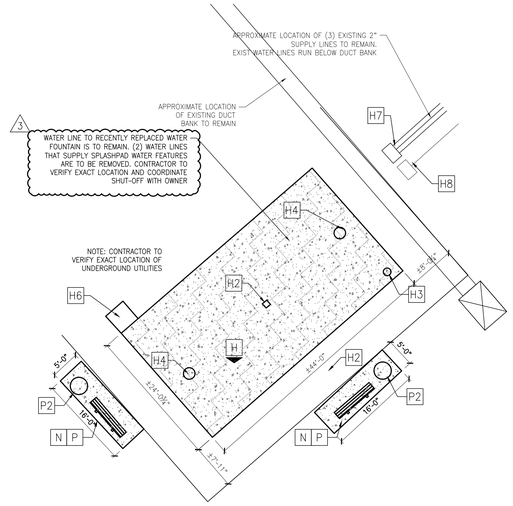
READING
HOUSING AUTHORITY

PROJECT DESCRIPTION

OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE	SITE PLAN DEMO		
ISSUE DATE	2026.09.11	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY SK	CHECKED BY SK

DA1.0



2 A1.0 **SPLASH PAD**
3/32"= 1'-0"

SPLASH PAD FINISH INFORMATION: REF NR (2003311) 1
EQUIPMENT TO BE: SUNFLOWER-003-LOWFLOW-OMNI
6" BELLE SPRAY JET, LOW FLOW, OMNI, STAINLESS STEEL
(2) UPSTREAM JETS, OMNI, STAINLESS STEEL
CONTROLS TO BE: RAIN-DROP LEAF BOLLARD ACTIVATOR
1 TIMER FOR ONE ZONE
PRESSURE CONTROL VALVE

3 A1.0 **WATER FEATURES BY PLUMBING CONTRACTOR**
3/32"= 1'-0"

1 A1.0 **SITE PLAN DIAGRAM**
3/32"= 1'-0"

PROPOSED KEYNOTES

- A — AREA TO BE INCORPORATED INTO PLAYGROUND
- A2 — RELOCATED FENCE POSTS & RETAINING WALL
- A3 — RETAINING WALL & NEW ALUM FENCE TO MATCH EXISTING
- B — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- B2 — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- B3 — NEW CONC PAD
- C — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- D — INTERIOR CONCRETE SLAB REPLACEMENT
- D2 — ASPHALT PAD
- D3 — CONCRETE PAD - COLORED - SMOOTH FINISH
  NOTE: UNDERNEATH PAVILION AND ADJACENT PATIO TO BE SEPARATE POUR, COLOR & FINISH
- D4 — CONCRETE PAD - COLORED - CLEFT/SLATE TEXTURED STAMPED FINISH
  NOTE: UNDERNEATH PAVILION AND ADJACENT PATIO TO BE SEPARATE POUR, COLOR & FINISH
- E — INSTALL 8" WIDE x 12" HIGH CURB UNDERNEATH EXISTING METAL FENCE. CURB TO EXTEND ±2" ABOVE EXISTING GRADE. VERIFY CONDITIONS WHERE FENCE SLOPES WITH GRADING AND FIELD ADJUST ACCORDINGLY. CONCRETE CURB BECOMES EDGE FOR NEW POURED IN PLACE RUBBER AT PLAYGROUND. RAISED CURB ONLY TO EXTEND ALONG AREA WHERE RUBBER PLAYGROUND IS INTENDED. TRANSITION NEAR PAVILION AND SOUTH ATHLETIC SUPPORT BUILDING TO BE LEVEL W/ ADJACENT AREAS
- E2 — NEW DRIVEWAY SEAL OVER EXISTING PAD TO REMAIN. INCLUDING RAILING FOOTERS
- F2 — EXISTING FENCE TO REMAIN. SWING GATE TO RECEIVE NEW PICKET INFILL PANEL TO MATCH EXISTING. NEW DRIVEWAY SEAL OVER EXISTING PAD TO REMAIN. INCLUDING RAILING FOOTERS.
  EXISTING OPENING IN FENCE FACING SOUTH-WEST TO RECEIVE PICKETS INFILL AND DOUBLE PICKET SWINGING FENCE GATE
- F — TOOTH-IN JAMB CONDITIONS, PAINT EXPOSED CMU & HEADER. REINSTALL RELOCATED OVERHEAD DOOR. INSTALL OPERATOR ON EXISTING ROLL-UP DOOR, SEE DOOR HARDWARE FOR SPECIFICATIONS
- F2 — TOOTH IN JAMB CONDITIONS, PAINT EXPOSED CMU & HEADER. NEW HM DOOR & FRAME, PNT.
- G — INFILL OPENING W/ NEW CMU. TOOTH IN JAMB CONDITIONS AS REQUIRED. INSTALL NEW HEADER TO ACCOMODATE HM, PNT MANDOOR. PAINT DOOR & CMU. SIZE TO MATCH ADJACENT DOOR OPENING
- G2 — VERIFY CONDITIONS IN FIELD: EXISTING DOOR HARDWARE TO BE EXCHANGED FOR NEW RESTROOM LOCKSETS. SEE DOOR HARDWARE FOR MORE INFORMATION. IF EXISTING DOOR AND FRAME CAN NOT ACCOMMODATE NEW HARDWARE CONFIGURATION, REPLACE DOOR & FRAME ENTIRELY. WITH NEW SET OF FRAME & DOOR AT NO ADDITIONAL COST.
  IN THAT CASE THE EXISTING, TO BE REMOVED, DOOR MAY BE REINSTALLED ON OPPOSITE WALL WHERE A STORAGE DOOR IS REQUIRED.
- H — NEW 6" CONCRETE SPLASH PAD. CUSTOM COLOR PAINTED, SLOPE TO DRAIN W 3-COAT TOPICAL (CLOVERLEAF) SAFE DECK COATING - MULTICOLOR
- H2 — NEW SPLASH PAD DRAIN AND DRAIN PIPE
- H3 — NEW SPLASH PAD CONTROLS. REPLACE PORTION OF CONDUITS BELOW SLAB AND ASPHALT TO ENSURE WATER TIGHT TIE-IN
- H4 — NEW WATER FEATURE. ADJUST 2" WATER SUPPLY LINES AS NEEDED
- H5 — NEW WATER FEATURE. ADJUST 2" WATER SUPPLY LINES AS NEEDED
- H6 — EXISTING DRINKING FOUNTAIN TO REMAIN. SUPPLY LINES TO BE REPLACED FROM JUNCTION BOX
- H7 — NEW JUNCTION BOX FOR NEW WATER SUPPLY LINES TO FEED WATER FEATURE. EXISTING LINES TO BE MODIFIED FOR NEW CONNECTION
- H8 — NEW JUNCTION BOX FOR NEW ELEC LINES TO FEED WATER FEATURE. EXISTING LINES TO BE MODIFIED FOR NEW CONNECTION
- I — NEW & MODIFIED FENCE NEAR PLAYGROUND. MODIFY TO TIE NEW INTO EXISTING.
- J — NEW GAS-STRUT WINDOW W/ ALUM INSULATED PANEL & CUSTOM CUT POLYCARBONATE PANEL IN OPENING. SEE A1.2 FOR ADDITIONAL DETAILS
- K — NEW LIGHT POST
- L — ELEC JUNTION BOX FOR FUTURE ELEC GATE
- M — NEW 34X20 PAVILION /W INTEGRAL LIGHTING
- N — CONC SLAB ON GRADE
- O — NEW EMERGENCY GENERATOR ON CONC PAD
- O2 — SHADOW BOX WD FENCE 6 FT HT
- P — PICNIC GROVE BENCHES
  BASIS OF DESIGN: FROG FURNITURE HERITAGE BRO - 8 FT LENGTH ON 14X5 FT CONCRETE PAD. CONCRETE PAD TO EXTEND 5 FT MIN FOR WHEELCHAIR SEATING ON 1 SIDE.
- P2 — TRASH CAN W/ FLAT LID
  BASIS OF DESIGN: FROG FURNITURE JACKSON PB36JACBLA OR ULINE H-2865BL
  ALL TRASH CANS MOUNTED TO 36" DEEP - 12" SONA-TUBE
- P3 — PICNIC GROVE TABLES: BASIS OF DESIGN: (3) BARCO GOLIATH KBM1455-GY + (1) GOLIATH KBM1460-GY
- 1 Q — EXISTING HANDRAILS TO REMAIN TO BE PREPARED, PRIMED AND PAINTED

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STAMP

LEGEND:

- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING CONSTRUCTION TO BE REMOVED
- NOTE APPLIES TO CEILING, OR ABOVE
- # KEYNOTE
- NOTE APPLIES TO FLOOR, OR ABOVE

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CIRCUITS FOR NEW LIGHTS AND ELECTRICAL RECEPTACLES TO BE ARC FAULT PROTECTED IN ADDITION TO REQUIRED GROUND FAULTING
3. EXISTING EMERGENCY EXIT SIGNAGE & EGRESS LIGHTING TO REMAIN
4. EXISTING SMOKE DETECTORS AND FIRE DETECTION SYSTEM TO REMAIN. PROVIDE NEW STROBES/ANNUNCIATORS TO TIE IN WITH OPERATION OF EXISTING SYSTEM
5. ANY EXISTING GWB WALL TO REMAIN, THAT RECEIVES MEP UTILITIES ARE TO OPENED TO MINIMUM FOR INSTALLATION PURPOSES. PATCH AND PAINT SEAMLESS
6. ANY MEP SYSTEMS IN CMU AND NEW CONSTRUCTED BATHROOM TO BE INSTALLED RECESSED IN CMU WALL.
7. EXISTING GRADING INDICATERS ARE APPROXIMATES. GENERAL CONTRACTOR TO ESTABLISH BASE POINT AND ADJUST SLOPES EVENLY TO TIE INTO ADJACENT SURFACES.
8. GC TO COORINDATE ALL FOOTERS AND CAST-IN-PLACE FLOORING AND SUBGRADE REQUIREMENTS WITH SUPPLIER / INSTALLER AND ROTATE/SHIFT ACCORDINGLY TO AVOID EXISTING UNDERGROUND UTILITIES
9. ALL EXISTING FENCING TO REMAIN SURROUNDING THE PLAYGROUND IS TO BE PAINTED

REVISIONS
1 ADDENDUM #1 - 2026.09.28
3 ADDENDUM #3 - 2026.10.05

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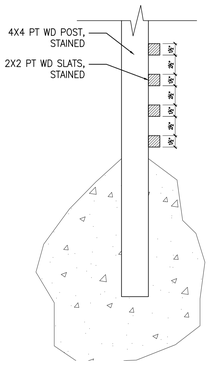
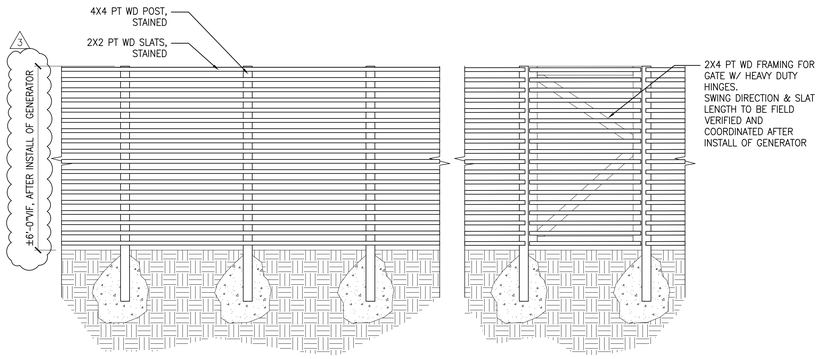
SHEET TITLE	SITE PLAN		
ISSUE DATE	2026.09.11	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY SK	CHECKED BY SK

A1.0



12 GENERATOR FENCING LOUVER DETAIL
A1.2 — 1 1/2" = 1'-0"



11 GENERATOR FENCING LOUVER DETAIL
A1.2 — 1/2" = 1'-0"

Bill of materials

Oakbrook Playground (2)

RHA Reading Housing Authority

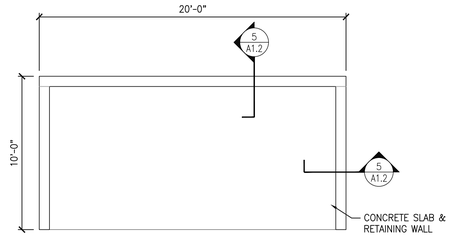
Torrey Cooper
PA
United States

Axis products

	Part number	Qty
Cameras		
AXIS M4348-PLVE	03133-001	1
AXIS P3827-PVE	02450-001	1
AXIS P5654-E Mk II 60HZ	02915-001	1
Audio/visual alerters		
AXIS D4200-VE Network Strobe Speaker	02930-001	1
Accessories		
AXIS T91B57 Pole Mount 100-410 mm	01470-001	1
AXIS T91G61 Wall Mount	5506-951	1
AXIS T94S01P Conduit Back Box	01190-001	1

Products and part numbers for installation in: United States

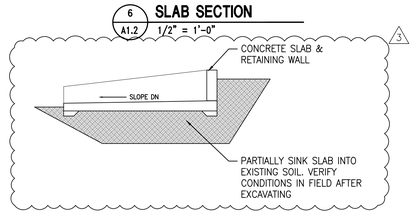
10 ELEC PRODUCTS
A1.2 — NTS



7 SLAB PLAN
A1.2 — 1/2" = 1'-0"

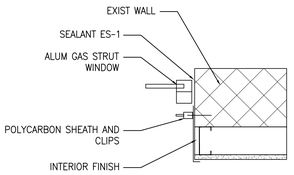


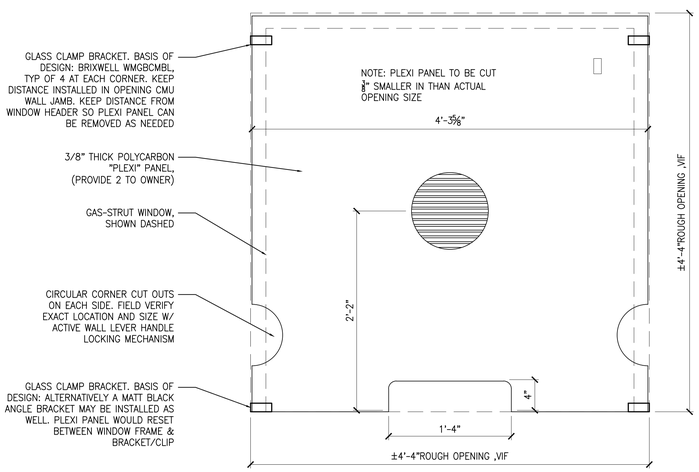
6 SLAB SECTION
A1.2 — 1/2" = 1'-0"



5 SLAB SECTION
A1.2 — 1/2" = 1'-0"

TILT-UP WINDOW IN EXSTING OPENING:
- BASIS OF DESIGN: ACTIV-WALL GAS-STRUT WINDOWS
- ±52"x52" (VERIFY CUSTOM SIZE IN FIELD)
- THERMALLY BROKEN ALUMINUM
- NO SILL
- BLACK SATIN POWDERCOAT FINISH
- INSULATED METAL ALUM PANEL INSTEAD OF GLAZING IN OPENING PANEL COLOR TO BE MATCHING ATAS REGAL BLUE
- CONTRACTOR TO SUPPLY & INSTALL EXTERIOR GRADE 24"X24" FULL COLORED DECAL LOGO INSTALLED CENTERED ON ALUM PANEL
- HANDLE ON INTERIOR SIDE ONLY

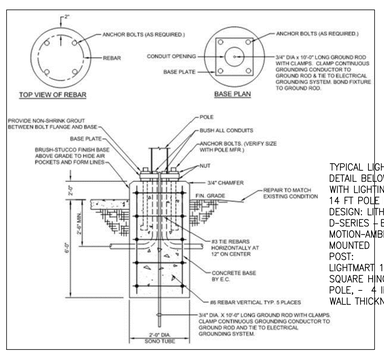




4 LOUVER DETAIL
A1.2 — 1 1/2" = 1'-0"



8 FENCE SCOPE
A1.2 — NTS

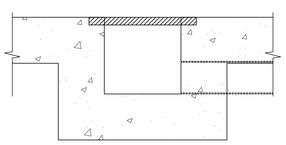


9 LIGHTPOST FOOTER
A1.2 — NTS

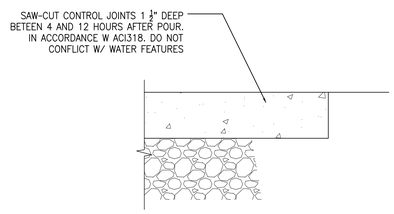
TYPICAL LIGHT POLE MOUNTING DETAIL BELOW. FINAL COORDINATION WITH LIGHTING REP & SUPPLIER.
14 FT POLE LIGHT: BASIS OF DESIGN: LITHONIA LIGHTING D-SERIES - BLACK WITH MOTION-AMBIENT SENSOR - POST MOUNTED
POST:
LIGHTMART 14A4SSH125 14 FOOT SQUARE HINGED ALUMINUM LIGHT POLE, - 4 INCH WIDE, 0.125 INCH WALL THICKNESS



3 SLATE TEXTURED STAMP CONCRETE PATTERN
A1.2 — NTS



2 DRAIN SLAB DETAIL
A1.2 — 1 1/2" = 1'-0"



1 SLAB DETAIL
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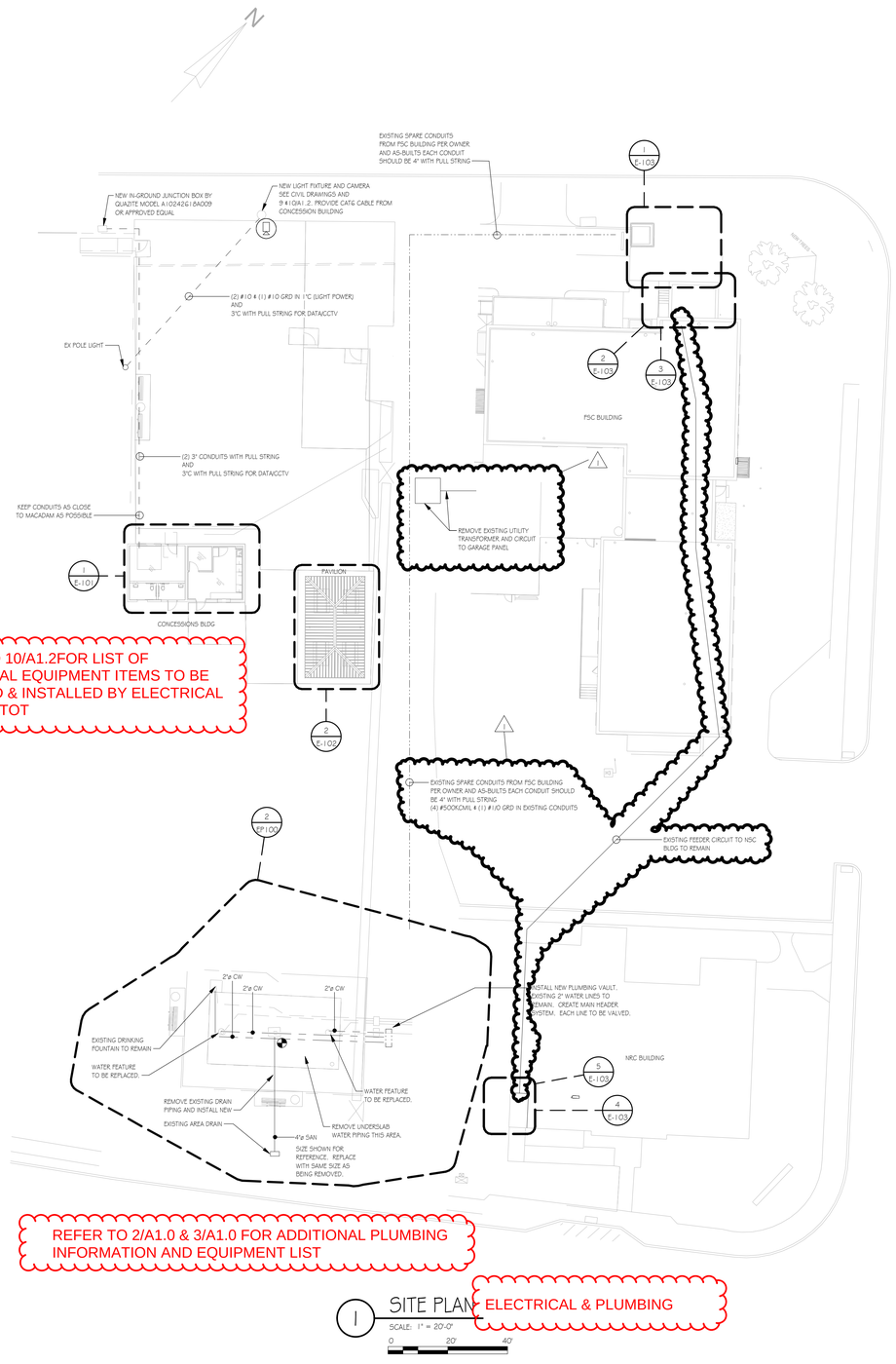
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE	MISC DETAILS		
ISSUE DATE	2026.09.11	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY SK	CHECKED BY SK

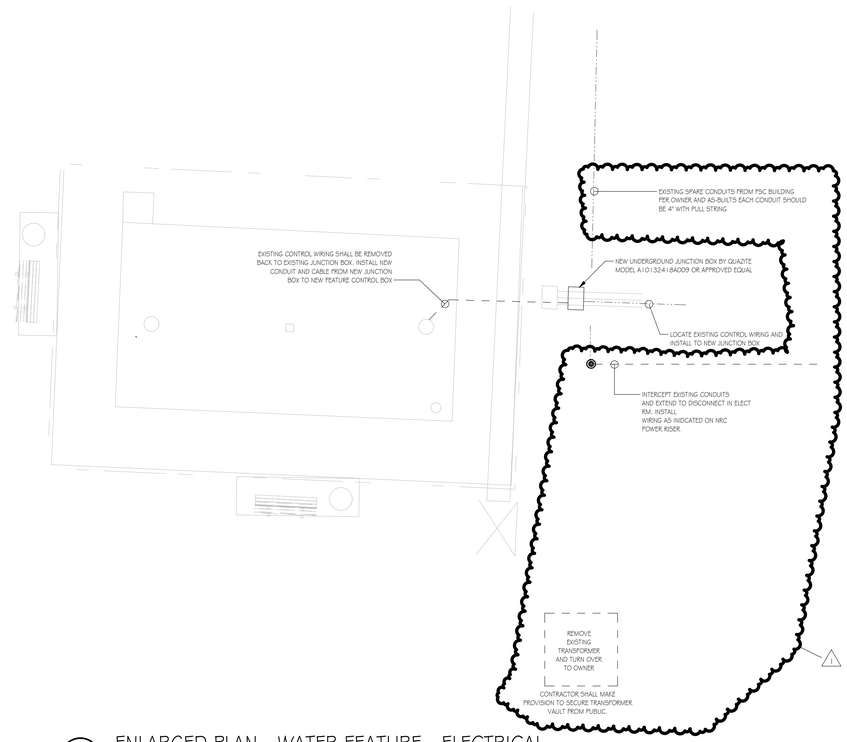
A1.2



1 SITE PLAN - ELECTRICAL & PLUMBING

SCALE: 1" = 20'-0"

0 20' 40'



2 ENLARGED PLAN - WATER FEATURE - ELECTRICAL

SCALE: 1/8" = 1'-0"

0 8' 16' 32'

All dimensions, measurements and project conditions shall be checked and verified in the field by the contractor. Refer all differences, in writing, to the architect for consideration prior to proceeding with the work. The contractor shall bear the cost of rectifying work not approved by the architect, caused by lack of coordination and or notification.

STAMP

GREEN BUILDING ENGINEERS
2548 Brandywine Lane, York, PA 17404
412-841-4901

REVISIONS

No.	Description	Date
1	ADDENDUM #2	10-01-26

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St. | Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

READING HOUSING AUTHORITY

PROJECT DESCRIPTION
OAKBROOK HOMES
OPPERTUNITY HOUSE PLAYGROUND IMPROVEMENTS

1001 SCOTT STREET
READING, PA 19611

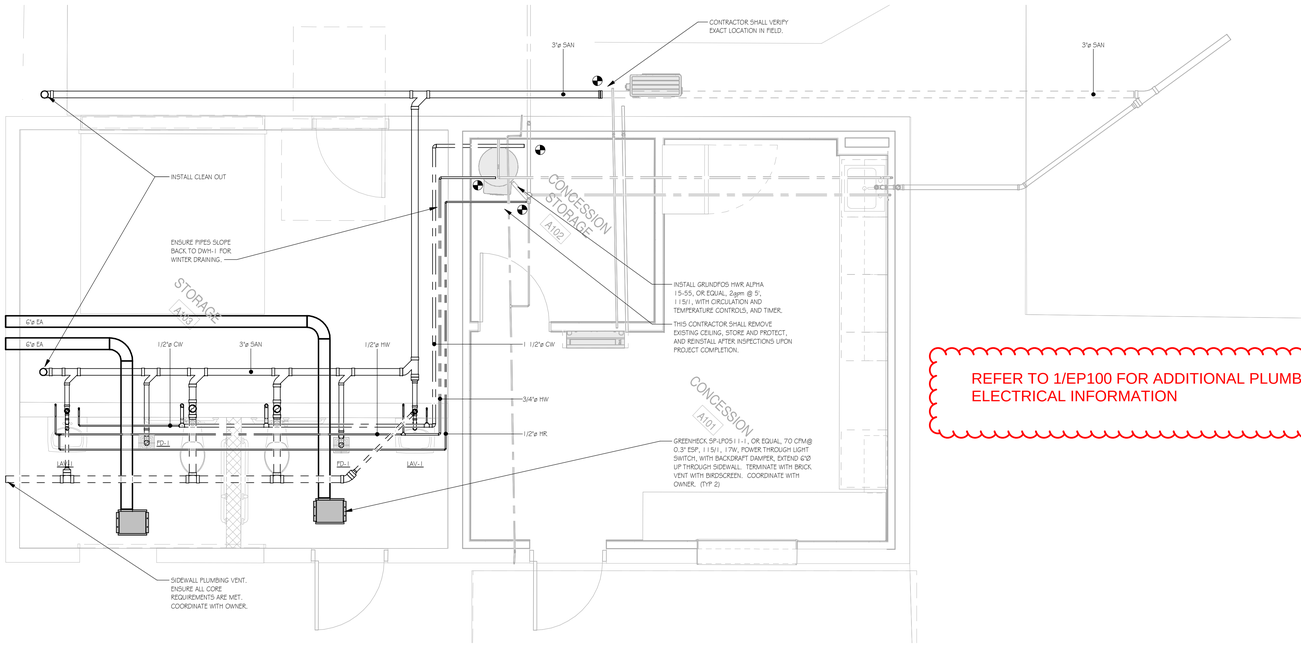
SHEET TITLE
SITE PLAN

ISSUE DATE	SCALE	
09.09.2026	AS NOTED	
FILE NUMBER	**DRAWN BY**	**CHECKED BY**
2532	SEA	SEA

EP100

GENERAL SHEET NOTES

A. NOTE THAT PIPING IS SHOWN ON THE FLOOR WHERE IT IS INSTALLED, NOT THE FLOOR IT SERVES, UNLESS NOTED OTHERWISE.
B. MAINTAIN SPACE FOR SERVICE AND MAINTENANCE OF EQUIPMENT.
C. PROTECT DRAINS DURING REMAINDER OF CONSTRUCTION PERIOD TO AVOID CLOGGING WITH DIRT AND DEBRIS AND TO PREVENT DAMAGE FROM TRAFFIC AND CONSTRUCTION WORK.
D. PLACE PLUGS IN ENDS OF UNCOMPLETED PIPING AT END OF DAY AND WHEN WORK STOPS.
E. INSTALL ISOLATION VALVES ON EACH BRANCH CONNECTION.
F. INSTALL SANITARY SLOPED AT MAXIMUM SLOPE TO THE SITE INVERT CONNECTION FROM STARTING CONNECTION. MAINTAIN A MINIMUM OF 1/8" FALL PER FOOT, 1/4" FOR PIPING 2" AND SMALLER.
G. USE A MINIMUM OF 2" OR GREATER PIPING BELOW GRADE FOR SANITARY.
H. ROUGH-IN PIPING SERVICES FOR FIXTURES. MOUNT FIXTURES ACCORDING TO CONTRACT DOCUMENTS, LOCAL CODES AND ADA REQUIREMENTS.
I. FURNISH AND INSTALL CLEANOUTS AT THE BASE OF EACH STACK.
J. REFER TO STRUCTURAL DRAWINGS FOR SEISMIC CLASSIFICATION FOR BUILDING. FURNISH AND INSTALL SEISMIC HANGERS AND SUPPORTS AS REQUIRED.



REFER TO 1/EP100 FOR ADDITIONAL PLUMBING & ELECTRICAL INFORMATION

1 ENLARGED FLOOR PLAN - MECHANICAL AND PLUMBING

SCALE: 3/8" = 1'-0"

0 2' 4' 6'

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25 E. Grant St. | Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

READING HOUSING AUTHORITY

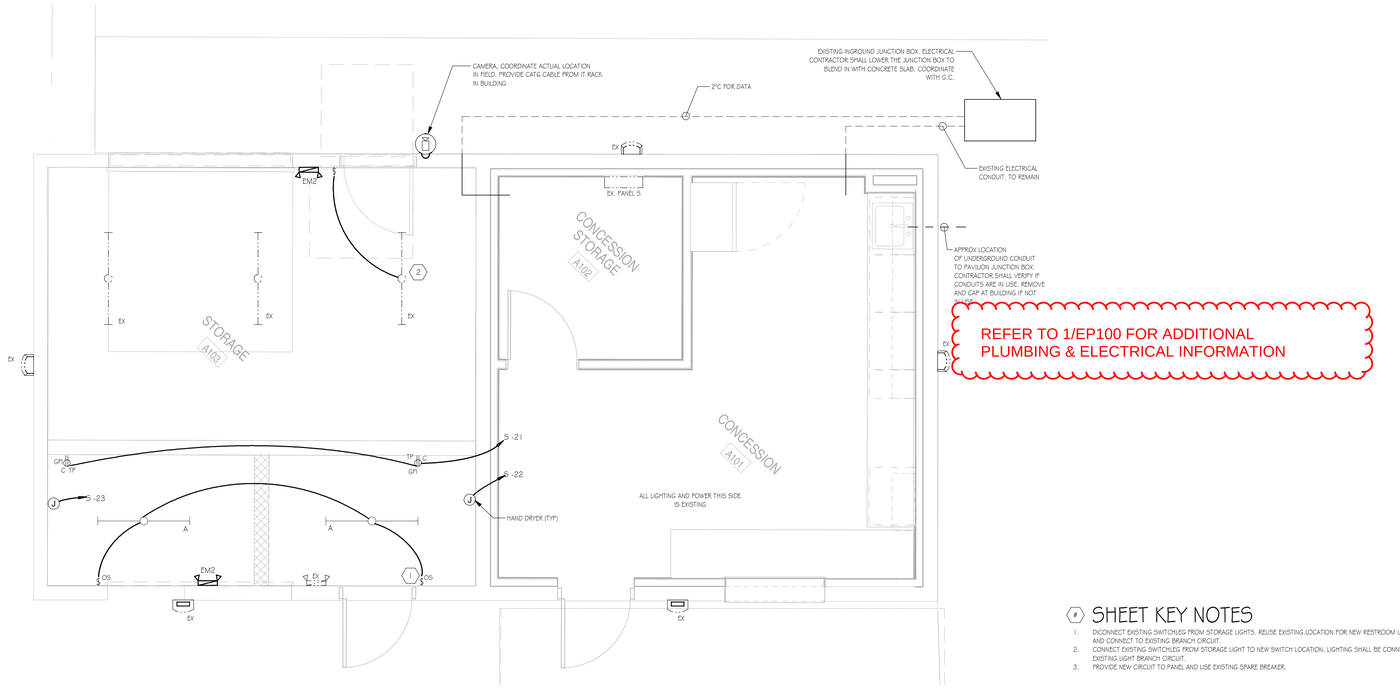
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS

1001 SCOTT STREET
READING, PA 19611

SHEET TITLE
FLOOR PLAN - MECHANICAL AND PLUMBING

ISSUE DATE	SCALE	
09.09.2026	AS NOTED	
FILE NUMBER	**DRAWN BY**	**CHECKED BY**
2532	RRO	RRO

MP101



REFER TO 1/EP100 FOR ADDITIONAL PLUMBING & ELECTRICAL INFORMATION

1 ENLARGED FLOOR PLAN - CONCESSIONS

SCALE: 3/8" = 1'-0"

0 2' 4' 6'

SHEET KEY NOTES

1. DICONNECT EXISTING SWITCHLEG FROM STORAGE LIGHTS. REUSE EXISTING LOCATION FOR NEW RESTROOM LIGHTING AND CONNECT TO EXISTING BRANCH CIRCUIT.
2. CONNECT EXISTING SWITCHLEG FROM STORAGE LIGHT TO NEW SWITCH LOCATION. LIGHTING SHALL BE CONNETED TO EXISTING LIGHT BRANCH CIRCUIT.
3. PROVIDE NEW CIRCUIT TO PANEL AND USE EXISTING SPARE BREAKER.

Branch Panel: S

Location:
Supply From:
Mounting: Surface
Enclosure:

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:

CKT	Circuit Description	Trip	Poles	Wire Size	A	B	C	A	B	C	Wire Size	Poles	Trip	Circuit Description	CKT
1	EX LOAD													EX LOAD	2
3															4
5															6
7															8
9															10
11															12
13															14
15															16
17															18
19									180 VA		1-#12, 1-#12, 1-#12	1	20 A	Receptacle	20
21	Receptacle	20 A	1	1-#12, 1-#12, 1-#12	360 VA			500 VA			1-#12, 1-#12, 1-#12	1	20 A	Power	22
23	Power	20 A	1	1-#12, 1-#12, 1-#12		500 VA									24
25															26
27															28
29															30
				Total Load:	860 VA		680 VA		0 VA						
				Total Amps:	7 A		6 A		0 A						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Power	1000 VA	100.00%	1000 VA		
Receptacle	540 VA	100.00%	540 VA	**Total Conn. Load:**	1540 VA
				Total Est. Demand:	1540 VA
				Total Conn.:	6 A
				Total Est. Demand:	6 A

Notes:

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUF.	SERIES/NUMBER	MOUNTING	LUMENS	WATTS	COLOR	NOTES
A	4' LINEAR LED	LITHONIA	CVSF L 48 4000LM LPP7L MD MVOLT GZ10 40K 80CRI	CEILING	4000	34	40K	-
EM2	EMERGENCY REMOTE HEADS W/ BATTERY BACKUP	LITHONIA	EU2C M6	WALL	N/A	.56	N/A	-

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READING HOUSING AUTHORITY

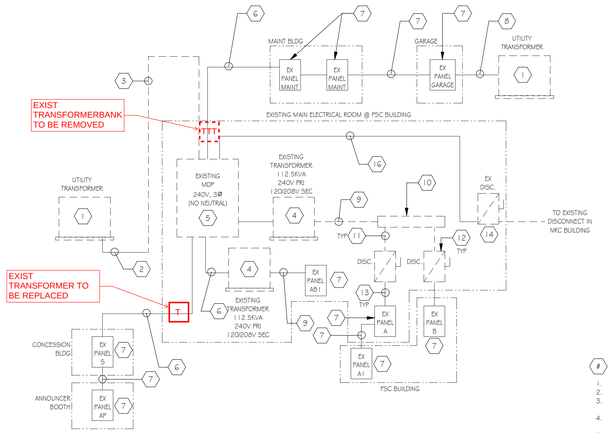
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS

1001 SCOTT STREET
READING, PA 19611

SHEET TITLE
ENLARGED FLOOR PLAN - CONCESSIONS

ISSUE DATE	SCALE	
09.09.2025	AS NOTED	
FILE NUMBER	**DRAWN BY**	**CHECKED BY**
2532	SEA	SEA

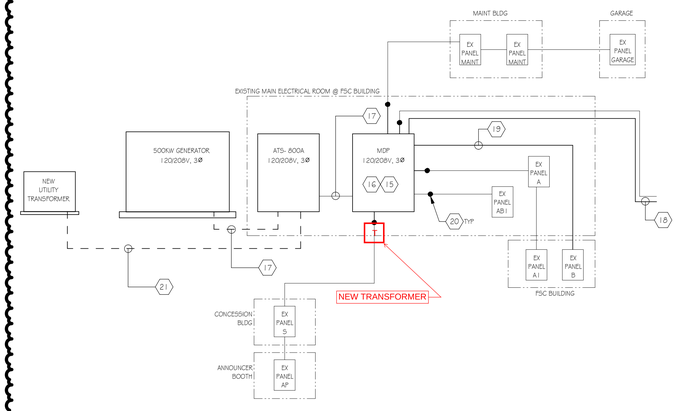
E-101



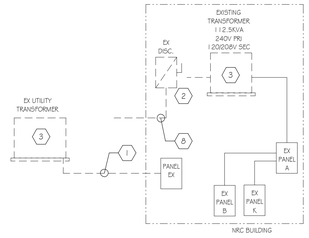
FSC BLDG POWER RISER - DEMOLITION

FSC KEY NOTES

1. COORDINATE WITH UTILITY TO REMOVE EXISTING TRANSFORMER AND REPLACE WITH NEW 120/208V., 3 PHASE.
2. EXISTING UNDERGROUND CONDUITS SHALL REMAIN FOR REUSE.
3. EXISTING CONDUITS UP SIDE OF BUILDING, WEATHERHEADS AND CONDUITS THROUGH WALL CHALL BE REMOVED IN THEIR ENTIRETY.
4. EXISTING TRANSFORMERS SHALL BE REMOVED AND TURNED OVER TO OWNER. MAKE PROVISIONS TO CONNECT EXISTING CONDUITS AND CABLES TO MAKE COMPLETE FEEDER CIRCUIT.
5. REMOVE EXISTING MDP.
6. ALL FEEDER CIRCUITS INTO MDP SHALL REMAIN FOR REINSTALLATION
7. EXISTING TO REMAIN.
8. FEEDER FROM GARAGE PANEL TO TRANSFORMER SHALL BE DISCONNECTED AND REMOVED IN ITS ENTIRETY.
9. REMOVE CONDUIT AND WIRING.
10. REMOVE EXISTING WIREWAY.
11. REMOVE CONDUIT AND WIRE BETWEEN DISCONNECT AND WIREWAY.
12. REMOVE EXISTING SAFETY SWITCH
13. EXISTING CONDUIT AND WIRE SHALL REMAIN WHERE IT LEAVES THE ELECTRICAL ROOM.
14. EXISTING SAFETY SWITCH SHALL BE REMOVED. EXISTING CONDUIT AND WIRE SHALL REMAIN FOR REINSTALLAATION.
15. PROVIDE NEW MDP, 1200A, 120/208V., 3 PHASE, 4 WIRE. PROVIDE THE FOLLOWING BREAKERS;
    a. 600A/3P - NRC BLDG
    b. 100/3P - EX PANEL
    c. 70A/3P - SHOP POWER
    d. 225A/3P - EX PANEL
    e. 100A/3P - EX PANEL
    f. 400A/3P - FSC BLDG
    g. 200A/3P - CONCESSION
    h. 100A/3P - LIGHTING
    i. 100A/3P - SPARE
16. CONTRACTOR SHALL CHECK ALL MOTORS THROUGH ALL FACILITIES FOR CORRECT ROTATIONS. RE-LABEL PANELS FOR ANY CHANGES.
17. 4 SETS OF (4) #500KCMIL # (1) #250 GRD IN (4) 3 1/2"C]
18. (4) #500KCMIL # (1) #1/0 GRD IN EXISTING CONDUIT.
19. (4) #3 (1) #6 GRD IN 2 1/2"C
20. CONNECT TO EXISTING CONDUIT WITHIN ROOM.
21. 2 SETS OF [(4) #500KCMIL IN (2) 3 1/2"C]



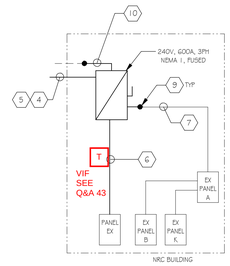
FSC BLDG POWER RISER - NEW



NRC POWER RISER - DEMOLITION

NRC KEY NOTES

1. INTERCEPT EXISTING FEEDERS AND REMOVE.
2. REMOVE EXISTING DISCONNECT AND TURN OVER TO OWNER.
3. REMOVE EXISTING TRANSFORMER AND TURN OVER TO OWNER.
4. INTERCEPT CONDUITS FROM FSC BUILDING AND INSTALL TO NEW DISCONNECT
5. (4) #500KCMIL # (1) #3 GRD IN 3 1/2"C
6. (4) #300 # (1) #6 GRD IN 2 1/2"C
7. RECONNECT EXISTING 400A FEEDER REMOVED FROM TRANSFORMER AND CONNECT NEW DISCONNECT.
8. EXISTING FEEDER SHALL BE DISCONNECTED FROM SAFETY SWITCH.
9. CONNECT TO EXISTING CIRCUIT WITHIN ROOM.
10. RECONNECT FEEDER FROM FSC BLDG TO NEW DISCONNECT.



NRC POWER RISER - NEW

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412-841-4901

REVISIONS

No.	Description	Date
1	ADDENDUM #2	10-01-26

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25 E. Grant St. | Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

READING HOUSING AUTHORITY

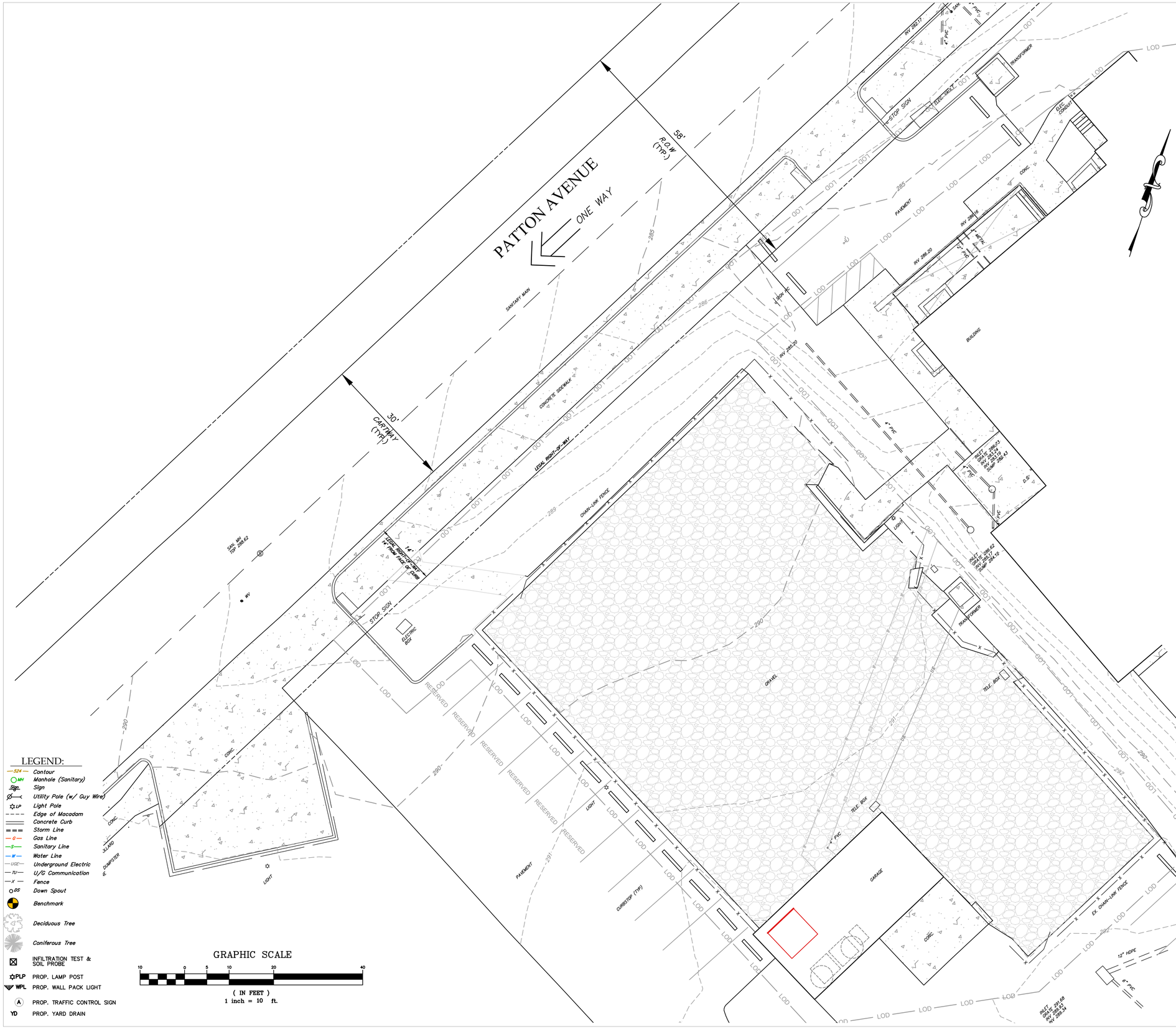
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPERTUNITY HOUSE PLAYGROUND IMPROVEMENTS

1001 SCOTT STREET
READING, PA 19611

SHEET TITLE
ELECTRICAL SCHEDULES & POWER RISER

ISSUE DATE	SCALE	
09.09.2026	AS NOTED	
FILE NUMBER	**DRAWN BY**	**CHECKED BY**
2532	SEA	SEA

E-200



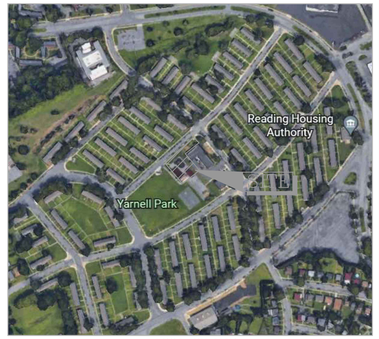
LEGEND:

- 524 — Contour
- MH Manhole (Sanitary)
- Sign
- Utility Pole (w/ Guy Wire)
- LP Light Pole
- Edge of Macadam
- Concrete Curb
- Storm Line
- G — Gas Line
- S — Sanitary Line
- W — Water Line
- UGE — Underground Electric
- TU — U/G Communication
- X — Fence
- DS Down Spout
- Benchmark
- Deciduous Tree
- Coniferous Tree
- INFILTRATION TEST & SOIL PROBE
- PLP PROP. LAMP POST
- WPL PROP. WALL PACK LIGHT
- A PROP. TRAFFIC CONTROL SIGN
- YD PROP. YARD DRAIN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LOCATION MAP
SCALE = 1" 800'

ZONING REQUIREMENT
R-3 RESIDENTIAL DISTRICT
PERMITTED USE: PUBLIC PARKS AND LOW-RISE APARTMENTS

	REQUIRED	EXISTING
MIN. LOT AREA	5,500 SF	1,091,613.6 SF
MIN. LOT WIDTH	30 FT	N/A FT
MIN. FRONT YARD SETBACK	5 FT.	N/A FT.
MIN. SIDE YARD SETBACK	6 FT.	N/A FT.
MIN. REAR YARD SETBACK	20 FT.	N/A FT.
MAX. BUILDING HEIGHT(PRINCIPAL)	35 FT.	35 FT.
MAX. BUILDING COVERAGE	60%	
MAX. IMPERVIOUS COVERAGE	80%	

PROPERTY OWNER
READING HOUSING AUTHORITY
1301 SCHUYLKILL AVENUE
READING, PA 19611

PROPERTY INFORMATION
1001 SCOTT STREET
READING, PA 19611

DEED REFERENCE: 10880118
PARCEL ID. 18530655246465

LOT AREA: 25.06 ACRES

ADJACENT LAND USES:
THE ADJACENT LAND USE IS ATTACHED SINGLE FAMILY HOMES

STORMWATER ORDINANCE NOTE:
THE PROJECT MEETS THE REQUIREMENTS OF SECTION 505-142 EXEMPTION.

THE FOLLOWING SECTION HAVE BEEN COMPLETED:
SECTION 505-125 GROUNDWATER RECHARGE
SECTION 505-126 WATER QUALITY
SECTION 505-143.A(2) STREAM BANK EROSION

NO.	REVISION	DATE	BY
1.	REVISED AS PER BCCD REVIEW COMMENTS DATED 7/22/26	7/29/26	RJD

DAUTRICH ENGINEERING
261 Preston Road
Wernersville, Pennsylvania 19565
Phone 610-415-0824
email: dautrich@ptd.net

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER RANDY JAMES DAUTRICH No. 84042

TITLE
EXISTING PLAYGROUND
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
OAKBROOK COMMUNITY REC. FIELD IMPROVEMENTS
CITY OF READING BERKS COUNTY PENNSYLVANIA

CLIENT
HAMMEL ASSOCIATES ARCHITECTS,LLC
25 EAST GRANT STREET
LANCASTER, PA 17602

DRAFT:	RJD	DATE:	9/11/26
CHK'D:	RJD	SCALE:	1"=10'

JOB NO. 2601

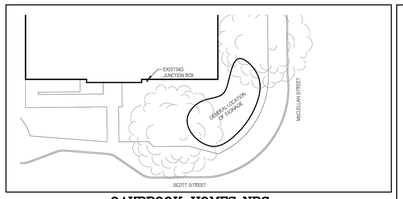
SHEET NO. 1 of 5

DWG. NO. C.1.0

LEGEND:

- 524 — Contour
- MH — Manhole (Sanitary)
- Sign — Sign
- Utility Pole (w/ Guy Wire)
- LP — Light Pole
- Edge of Macadam
- Concrete Curb
- Storm Line
- G — Gas Line
- S — Sanitary Line
- W — Water Line
- UGE — Underground Electric
- TU — U/G Communication
- X — Fence
- DS — Down Spout
- Benchmark
- Deciduous Tree
- Coniferous Tree

PATTON AVENUE
ONE WAY
58' R.O.W. (TYP.)
30' CARTWAY (TYP.)
SANITARY MAIN
CONCRETE SIDEWALK
LEGAL RIGHT-OF-WAY
PROPOSED 2' HIGH LANDSCAPE WALL
STOP SIGN
ELEC. BOX
TRANSFORMER
ELEC. CONDUIT
NEW GENERATOR PAD
WOOD FENCE WITH GATE. VERIFY SIZE WITH ADJACENT PAD. SEE ARCHITECTURAL DRAWINGS
PAVEMENT
BUILDING
CONC.
METAL
4" PVC
INV 286.16
INV 286.20
INV 285.50
INV 286.23
INV 285.79
SAN. MH TOP 288.62
INV 285.62
SAN. MH TOP 288.62
INV 285.77
SAN. MH TOP 288.62



OAKBROOK HOMES: NRC
1001 SCOTT STREET
N.T.S

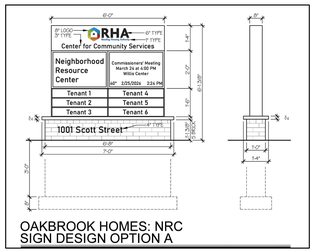
OAKBROOK HOMES NRC GENERAL INFORMATION

SIGN LOCATION:
1001 SCOTT STREET,
READING, PA 19611

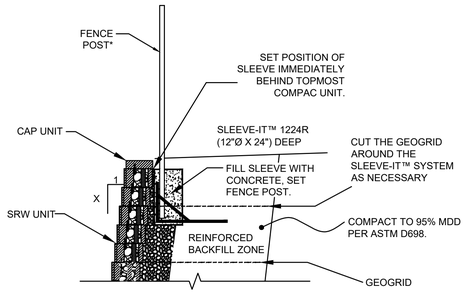
WORK TO BE COMPLETED:
- EXCAVATION FOR, AND POURING OF, NEW MONOLITHIC FOUNDATION
- NEW MASONRY SIGN BASE WITH BRICK VENEER AND CAST STONE CAPS
- ALUMINUM BOX SIGN FOR CENTER NAME W/ POST-MOUNTED ACRYLIC LETTERS
- 6 SMALLER MODULAR TENANT PANELS AND 1 LARGER MODULAR TENANT PANEL
- ELECTRONIC MESSAGE CENTER
- ADDRESS IN POST-MOUNTED ACRYLIC LETTERS

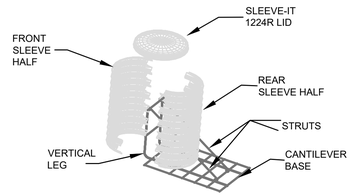
NOTE:

SIGN TO BE INSTALLED UNDER SEPARATE CONTRACT.



OAKBROOK HOMES: NRC
SIGN DESIGN OPTION A





*FENCING SYSTEMS APPROVED FOR USE WITH THE SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK - UP TO 8-FT, PRIVACY - UP TO 6-FT (WOODEN, PVC, METAL). POST SIZE 4"X4" MAX.

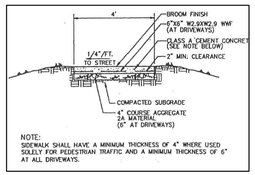
DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT 1224-R

N.T.S

NOTE: MATCH THE SAME RETAINING WALL MATERIAL AS LOCATED AT WILLIS CENTER FOR ADMINISTRATION: 400 HANCOCK BLVD, READING PA. 19611

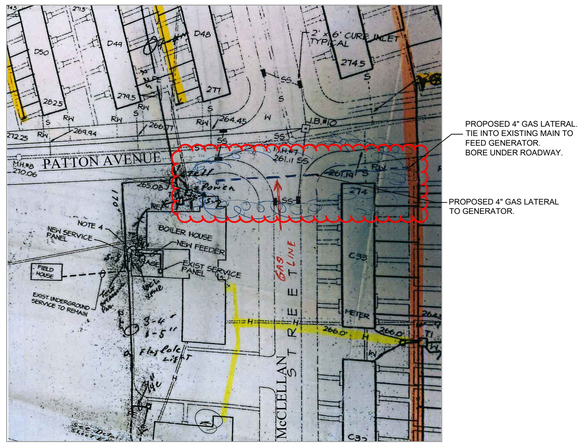
NOTE:

12" TRIPLE RUBBER MATTING WEED SEAL MUST BE INSTALL UNDER ALL FENCING



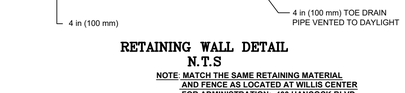
SIDEWALK DETAIL

NOT TO SCALE



GENERATOR GAS LATERAL PLAN

NOT TO SCALE



RETAINING WALL DETAIL
N.T.S

NOTE: MATCH THE SAME RETAINING MATERIAL AND FENCE AS LOCATED AT WILLIS CENTER FOR ADMINISTRATION: 400 HANCOCK BLVD, READING PA. 19611

NO.	REVISION	DATE	BY
1.	REVISED AS PER BCDD REVIEW COMMENTS DATED 7/22/26	7/29/26	RJD

DAUTRICH ENGINEERING
261 Preston Road
Wernersville, Pennsylvania 19565
Phone 610-415-0824
email: dautrich@ptd.net

SEAL

CIVIL DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
OAKBROOK COMMUNITY REC. FIELD IMPROVEMENTS
CITY OF READING BERKS COUNTY PENNSYLVANIA

CLIENT
HAMMEL ASSOCIATES ARCHITECTS,LLC
25 EAST GRANT STREET
LANCASTER, PA 17602

DRAFT:	RJD	DATE:	9/11/26
CHK'D:	RJD	SCALE:	N/A

JOB NO. 2601

SHEET NO. 3 of 5

DWG. NO. C.3.0

PAST, PRESENT AND PROPOSED LAND USES

BASED ON HISTORIC AERIAL PHOTOGRAPHY, THE PROJECT AREA WAS PLAYGROUND FOR THE READING HOUSING AUTHORITY. FOR THE LAST FIVE YEARS, THE PROPERTY HAS BEEN USED IN THE SAME CAPACITY. THE PROJECT PROPOSES TO UP DATE THE PLAYGROUND BY ADDING NEW EQUIPMENT, RESTROOMS AND A PAVILION.

SEDIMENT AND EROSION CONTROL NARRATIVE

THE PURPOSE IS TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN, ON-SITE, ALL SEDIMENT PRODUCED BY THE PROPOSED CONSTRUCTION. THIS WILL BE ACCOMPLISHED THROUGH THE USE OF FABRIC SILT FENCES, TEMPORARY EROSION CONTROL MEASURES, AND THROUGH THE PROPER PHASING OF EARTHMOVING ACTIVITIES, AND BY THE RAPID STABILIZATION OF ALL DISTURBED AREAS.

SEQUENCE OF CONSTRUCTION

1. ALL EARTH DISTURBANCE ACTIVITY SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED.
2. CLEARLY MARK THE LIMIT OF DISTURBANCE. NO CONSTRUCTION ACTIVITY OR TRAFFIC SHOULD BE PERMITTED OUTSIDE THE LIMIT OF DISTURBANCE OR WITHIN THE INFILTRATION FACILITY AREA.
3. INSTALL STONE CONSTRUCTION ENTRANCE, SILT BARRIERS AND CONCRETE WASHOUTS AS SHOWN ON THE PLAN AND IN THE DETAILS.
4. CLEAR AND GRUB ONLY THE AREAS NECESSARY FOR CONSTRUCTION OF THE IMPROVEMENTS ON THE LOT. THE PROPOSED INFILTRATION BEDS SHALL BE PROTECTED FROM DISTURBANCE DURING CONSTRUCTION.
5. STRIP AND STOCKPILE TOPSOIL AT THE LOCATION SHOWN ON THE PLAN. TOPSOIL STORAGE PILES ARE TO BE COMPLETELY SURROUNDED WITH SILT BARRIER AND SHALL NOT EXCEED 35 FEET WITH SLOPES 2:1 OR FLATTER.
6. BEGIN CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS.
7. CONSTRUCT INSTALL NEW PLAYGROUND EQUIPMENT, RESTROOMS AND PAVILION.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE PROPERLY MAINTAINED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND AT A MINIMUM ON A WEEKLY BASIS. ALL PREVENTATIVE AND CORRECTIVE MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
9. AFTER 70% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. UNBLOCK YARD DRAIN. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.

ANTICIPATED START OF CONSTRUCTION – FALL 2026
ANTICIPATED FINAL STABILIZATION – FALL 2026

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS SHOWN ON THE PLANS.

UNTIL THE SITE IS FULLY STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE PROPERLY MAINTAINED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL CONTROLS AFTER EACH STORM AND ON A WEEKLY BASIS.

NOTE:
SEDIMENT BARRIERS (I.E., SILT SOCK) SHALL BE INSTALLED BELOW ALL AREAS DISTURBED FOR THE ESTABLISHMENT OF LAWNS AND SHALL BE MAINTAINED UNTIL THE LAWN HAS BEEN PERMANENTLY STABILIZED.

SOILS DESCRIPTIONS

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UgB	URBAN LAND, 0-8% SLOPES	N/A	N/A	N/A	N/A	NO

SOIL INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION DISTRICT, WEB SOIL SURVEY

SOIL LIMITATIONS:

THE DEEPEST EXCAVATION WILL BE FOR THE FOUNDATION FOR THE NEW STEEL COLUMNS. THE DEPTH TO BEDROCK MAY AFFECT HOW THE FOUNDATION IS EXCAVATED. A HYDRAULIC HAMMER MAY HAVE TO BE USED.

THERMAL IMPACT ANALYSIS

THE POTENTIAL FOR THERMAL IMPACTS IS PRESENT DUE TO THE REMOVAL OF PROJECT SITE VEGETATION AND STORM WATER FLOWS OVER SURFACES WITH ELEVATED TEMPERATURES SUCH AS BARE EARTHWORK AREAS AND IMPERVIOUS SURFACES.

POTENTIAL THERMAL IMPACTS TO SURFACE WATERS WILL BE MINIMIZED BY MINIMIZING CLEARING AND RETAINING EXISTING VEGETATION WHERE POSSIBLE. BARE EARTHWORK AREAS/DISTURBED AREAS WILL BE CONTROLLED BY EROSION CONTROL MEASURES. RUNOFF FROM THE MAJORITY OF THE DISTURBED AREAS WILL FLOW TO COMPOST FILTER SOCKS. COMPOST FILTER SOCKS WILL PROVIDE SHEET FLOW THROUGH THE SOCK AND REMOVE SEDIMENT FROM THE RUNOFF. THE DISTURBED AREAS WILL BE RESEEDED AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION. THESE MEASURES WILL MITIGATE THERMAL IMPACTS BY ALLOWING RUNOFF TO SLOW DOWN LEAVING THE SITE THEREBY REDUCING THERMAL IMPACTS FROM THE SITE DURING CONSTRUCTION. ADDITIONALLY, DOWNSTREAM AREAS LOCATED BETWEEN THE RECEIVING SURFACE WATERS AND THE BARE EARTHWORK AREAS AND/OR IMPERVIOUS SURFACES ARE VEGETATED AND/OR WOODED WHICH WILL FURTHER FILTER AND COOL THE RUNOFF PRIOR TO THESE FLOWS ENTERING THE WATERWAY.

THE MAJORITY OF THE IMPERVIOUS SURFACES WILL BE DIRECTED TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES. ANY RUNOFF THAT MAY BE WARMED BY IMPERVIOUS SURFACES WILL BE COOLED AS IT IS CONVEYED TO THE STONE STORAGE AREA BELOW GRADE OR ACROSS THE VEGETATED AREAS. THIS RUNOFF WILL INFILTRATE INTO THE GROUND AND WILL BE COOLED. THE EXISTING CONDITION OF THE PROJECT SITE IS MEADOW. THE PROJECT PROPOSES TO PROTECT AS MUCH EXISTING VEGETATED AREAS AS PRACTICAL. SITE RUNOFF THAT IS NOT COLLECTED BY THE SITE'S STORMWATER MANAGEMENT FACILITIES WILL FLOW OVER EXISTING, STABILIZED VEGETATED AREAS WHICH WILL ALLOW THE RUNOFF TO COOL PRIOR TO ENTERING THE STREAM.

EROSION AND SEDIMENTATION CONTROL NARRATIVE

THE E&S PLANS PREPARED FOR THIS PROJECT MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE TO THE GREATEST EXTENTS POSSIBLE THROUGH A DETAILED SEQUENCE OF CONSTRUCTION.

THE E&S PLANS PREPARED FOR THIS PROJECT MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION. THE PROPOSED IMPROVEMENTS HAVE BEEN SITUATED TO AVOID DISTURBANCE TO EXISTING DRAINAGE FEATURES AND THE PROPOSED SITE DISTURBANCE HAS BEEN KEPT TO A MINIMUM. EXISTING VEGETATION WILL BE PROTECTED, AS MUCH AS PRACTICAL, DURING SITE DEVELOPMENT.

THE E&S PLANS WILL MINIMIZE SOIL COMPACTION ON THE PROJECT SITE.

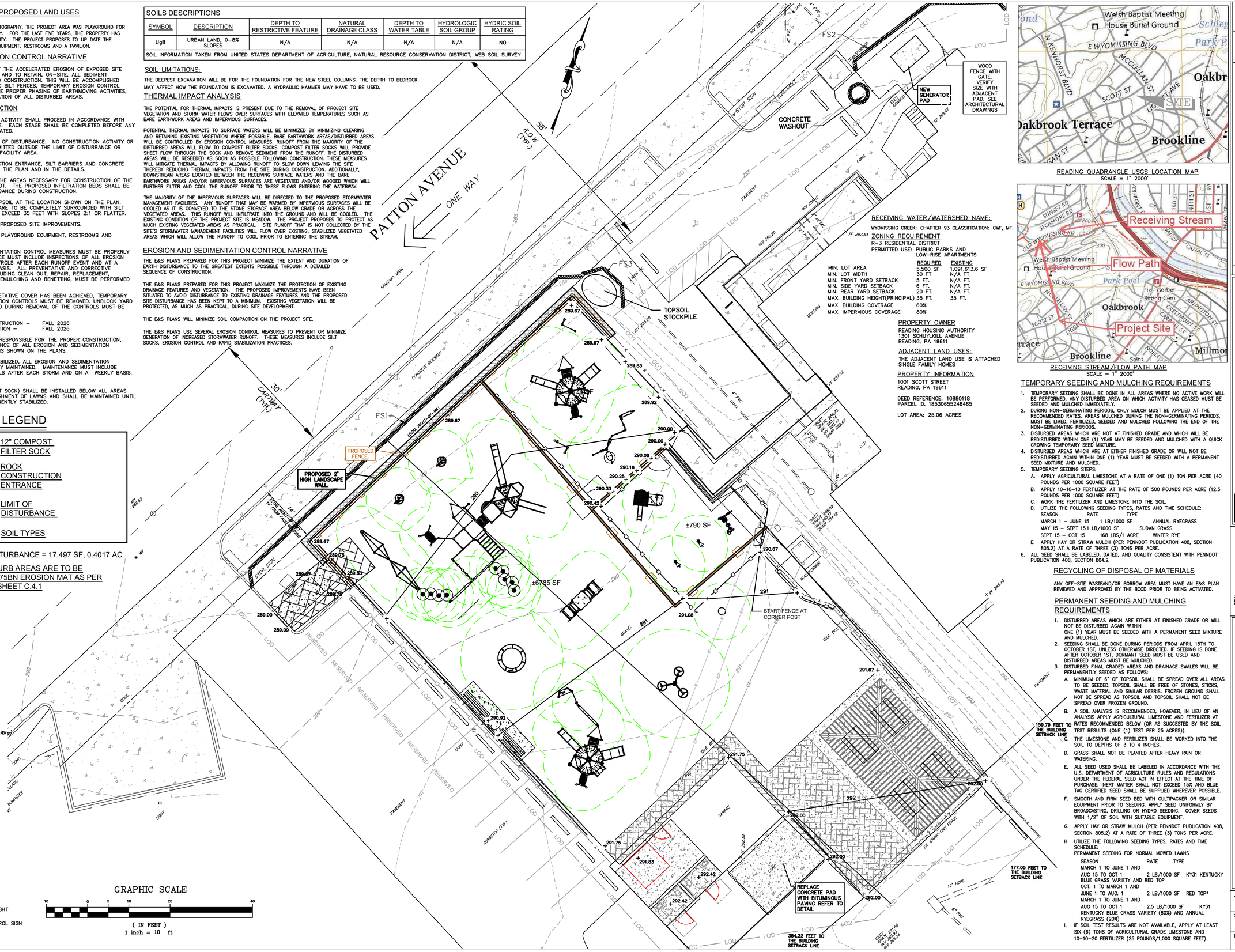
THE E&S PLANS USE SEVERAL EROSION CONTROL MEASURES TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF. THESE MEASURES INCLUDE SILT SOCKS, EROSION CONTROL AND RAPID STABILIZATION PRACTICES.

E&S LEGEND

- 12" COMPOST FILTER SOCK
- ROCK CONSTRUCTION ENTRANCE
- - L.O.D. - LIMIT OF DISTURBANCE
- SOIL TYPES

THE AREA OF DISTURBANCE = 17,497 SF, 0.4017 AC

NOTE 1: ALL DISTURB AREAS ARE TO BE COVERED WITH S75BN EROSION MAT AS PER DETAIL ON PLAN SHEET C.4.1



LEGEND:

- 524 — Contour
- MH Manhole (Sanitary)
- Sign Sign
- Utility Pole (w/ Guy Wire)
- LP Light Pole
- Edge of Macadam
- Concrete Curb
- Storm Line
- G Gas Line
- S Sanitary Line
- W Water Line
- UGE Underground Electric
- TU U/G Communication
- X Fence
- DS Down Spout
- Benchmark
- Deciduous Tree
- Coniferous Tree
- INFILTRATION TEST & SOIL PROBE
- PLP PROP. LAMP POST
- WPL PROP. WALL PACK LIGHT
- A PROP. TRAFFIC CONTROL SIGN
- YD PROP. YARD DRAIN

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

RECEIVING WATER/WATERSHED NAME:

WYOMISSING CREEK: CHAPTER 93 CLASSIFICATION: CWF, MF.

ZONING REQUIREMENT

R-3 RESIDENTIAL DISTRICT
PERMITTED USE: PUBLIC PARKS AND LOW-RISE APARTMENTS

	REQUIRED	EXISTING
MIN. LOT AREA	5,500 SF	1,091,613.6 SF
MIN. LOT WIDTH	30 FT	N/A FT
MIN. FRONT YARD SETBACK	5 FT.	N/A FT.
MIN. SIDE YARD SETBACK	6 FT.	N/A FT.
MIN. REAR YARD SETBACK	20 FT.	N/A FT.
MAX. BUILDING HEIGHT(PRINCIPAL)	35 FT.	35 FT.
MAX. BUILDING COVERAGE	60%	
MAX. IMPERVIOUS COVERAGE	80%	

PROPERTY OWNER

READING HOUSING AUTHORITY
1301 SCHUYLKILL AVENUE
READING, PA 19611

ADJACENT LAND USES:

THE ADJACENT LAND USE IS ATTACHED SINGLE FAMILY HOMES

PROPERTY INFORMATION

1001 SCOTT STREET
READING, PA 19611

DEED REFERENCE: 10880118
PARCEL ID. 18530655246465

LOT AREA: 25.06 ACRES

READING QUADRANGLE USGS LOCATION MAP
SCALE = 1" 2000'

RECEIVING STREAM/FLOW PATH MAP
SCALE = 1" 2000'

TEMPORARY SEEDING AND MULCHING REQUIREMENTS

1. TEMPORARY SEEDING SHALL BE DONE IN ALL AREAS WHERE NO ACTIVE WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY.
2. DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS, MUST BE LIMED, FERTILIZED, SEEDED AND MULCHED FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
4. DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE REDISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
5. TEMPORARY SEEDING STEPS:
   A. APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE (40 POUNDS PER 1000 SQUARE FEET)
   B. APPLY 10-10-10 FERTILIZER AT THE RATE OF 500 POUNDS PER ACRE (12.5 POUNDS PER 1000 SQUARE FEET)
   C. WORK THE FERTILIZER AND LIMESTONE INTO THE SOIL.
   D. UTILIZE THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE:

SEASON	RATE	TYPE
MARCH 1 – JUNE 15	1 LB/1000 SF	ANNUAL RYEGRASS
MAY 15 – SEPT 15	1 LB/1000 SF	SUDAN GRASS
SEPT 15 – OCT 15	168 LBS/1 ACRE	WINTER RYE

   E. APPLY HAY OR STRAW MULCH (PER PENNDOT PUBLICATION 408, SECTION 805.2) AT A RATE OF THREE (3) TONS PER ACRE.
6. ALL SEED SHALL BE LABELED, DATED, AND QUALITY CONSISTENT WITH PENNDOT PUBLICATION 408, SECTION 804.2.

RECYCLING OF DISPOSAL OF MATERIALS

ANY OFF-SITE WASTEAND/OR BORROW AREA MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY THE BCCD PRIOR TO BEING ACTIVATED.

PERMANENT SEEDING AND MULCHING REQUIREMENTS

1. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER 1ST, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1ST, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
3. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDED AS FOLLOWS:
   A. MINIMUM OF 6" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
   B. A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)).
   C. THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES.
   D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
   E. ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
   F. SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
   G. APPLY HAY OR STRAW MULCH (PER PENNDOT PUBLICATION 408, SECTION 805.2) AT A RATE OF THREE (3) TONS PER ACRE.
   H. UTILIZE THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE:
   PERMANENT SEEDING FOR NORMAL MOWED LAWNS

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 AND AUG 15 TO OCT 1	2 LB/1000 SF	KY31 KENTUCKY BLUE GRASS VARIETY AND RED TOP
OCT. 1 TO MARCH 1 AND JUNE 1 TO AUG. 1	2 LB/1000 SF	RED TOP*
MARCH 1 TO JUNE 1 AND AUG 15 TO OCT 1	2.5 LB/1000 SF	KY31 KENTUCKY BLUE GRASS VARIETY (80%) AND ANNUAL RYEGRASS (20%)

   I. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY AT LEAST SIX (6) TONS OF AGRICULTURAL GRADE LIMESTONE AND 10-10-20 FERTILIZER (25 POUNDS/1,000 SQUARE FEET)

NO.	BY	DATE	REVISION
1.	R.JD	7/29/26	REVISED AS PER BCCD REVIEW COMMENTS DATED 7/22/26

DAUTRICH ENGINEERING
261 Preston Road
Wernersville, Pennsylvania 19565
Phone 610-415-0824
email dautrich@ptd.net

SEAL

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
OAKBROOK COMMUNITY REC. FIELD IMPROVEMENTS
CITY OF READING BERKS COUNTY PENNSYLVANIA

CLIENT
HAMMEL ASSOCIATES ARCHITECTS,LLC
25 EAST GRANT STREET
LANCASTER, PA 17602

DRAFT:	R.JD	DATE: 9/11/26
CHK'D:	R.JD	SCALE: 1" = 10'

JOB NO. 2601
SHEET NO. 4 of 5
DWG. NO. C.4.0

EROSION CONTROL GENERAL NOTES

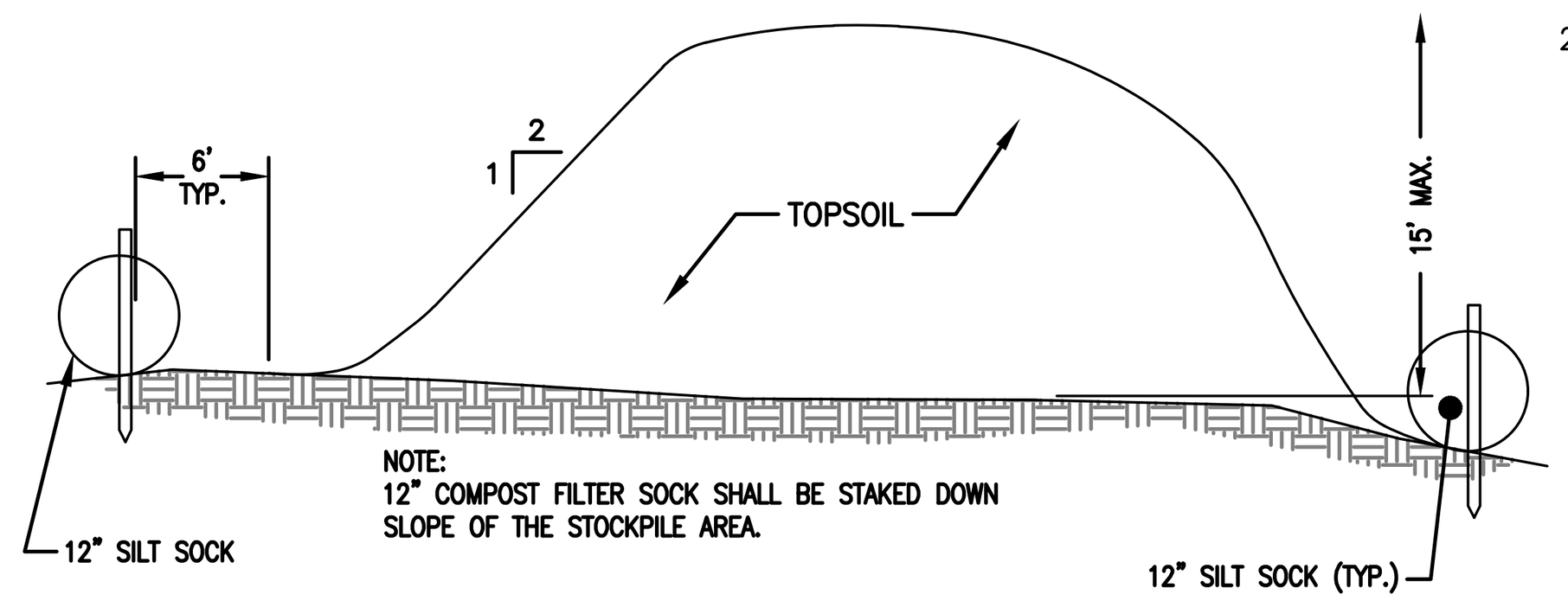
1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL 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.
2. 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.
3. 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.
4. 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, THE DEPARTMENT OR THE APPROPRIATE REVIEWING AGENCY PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. 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/OR FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. 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.
9. 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, THE REGIONAL OFFICE OF THE DEPARTMENT OR THE APPROPRIATE REVIEWING AGENCY.
10. 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 260.1 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.
11. 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.
12. 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ON TO ANY ROAD.
15. 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, REGRADING, 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.
16. 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.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES –– 6 TO 12 INCHES ON COMPACTED SOILS –– PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUT SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. 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.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. 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.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED 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.
27. 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.
28. 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.
29. 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, THE DEPARTMENT OR THE APPROPRIATE REVIEWING AGENCY.
30. 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 OR THE APPROPRIATE REVIEWING AGENCY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
31. 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.
32. 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 OR THE APPROPRIATE REVIEWING AGENCY TO SCHEDULE A FINAL INSPECTION.
33. 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.

ADDITIONAL MAINTENANCE NOTES (IF APPLICABLE)

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
7. 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.
8. 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.
9. 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.
10. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.

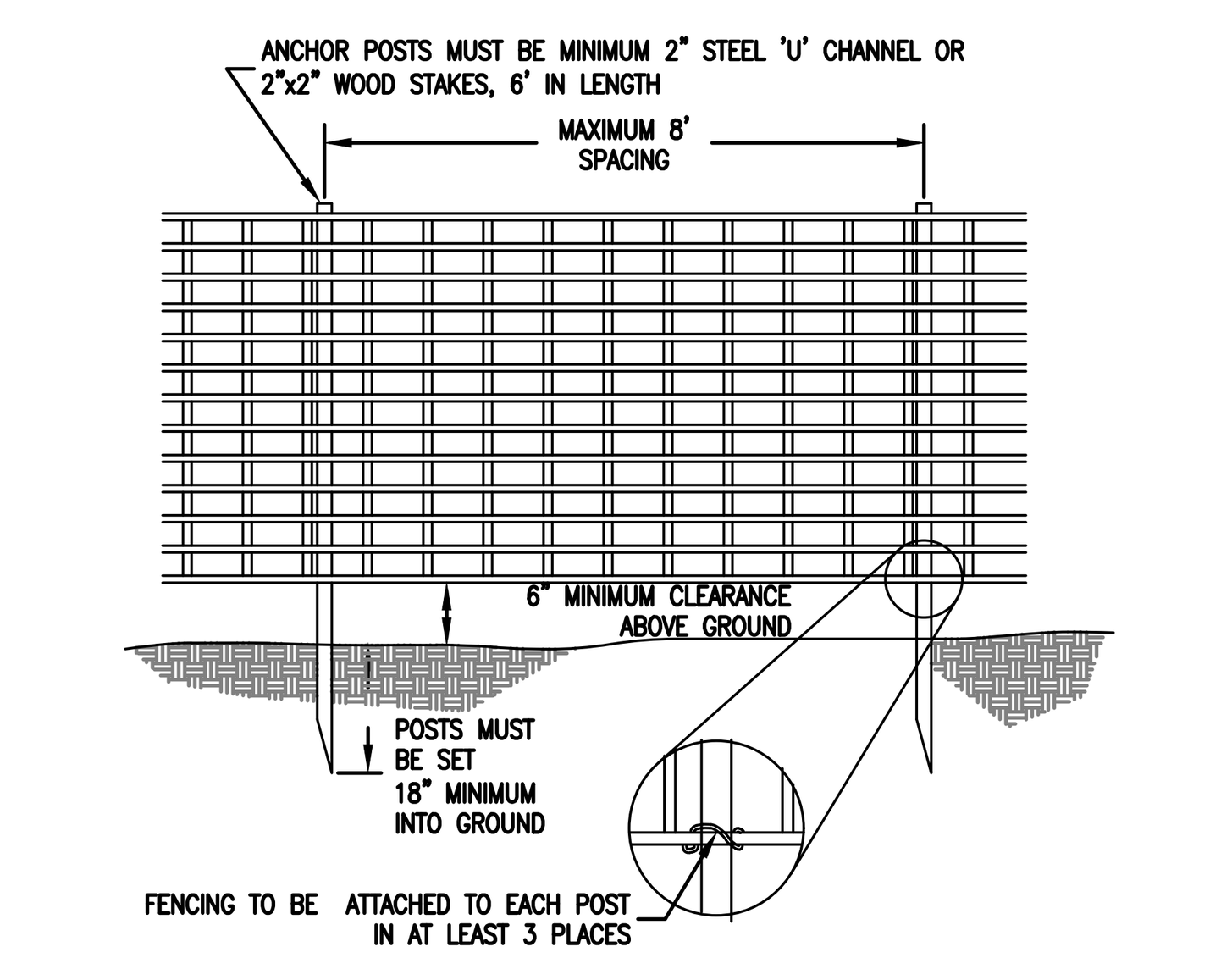
MAINTENANCE PROGRAM NOTES

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION MUST BE NOTED. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE UPON REQUEST.
2. POST–STORM EVENT INSPECTIONS SHALL BE CONDUCTED WITHIN 24 HOURS AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR THE OCCURRENCE OF SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE. INDICATE THIS MEASURABLE STORM EVENT ON THE PLAN DRAWINGS.
3. THE PROPERTY OWNER IS REQUIRED TO REMEDY ANY DEFICIENCY IDENTIFIED DURING THE INSPECTION PROCESS IN A REASONABLE TIME FRAME. IF A REASONABLE TIME FRAME IS NOT SPECIFIED BY THE INSPECTOR TO REMEDY THE DEFICIENCY, THEN THE TIME FRAME SHALL BE 30 DAYS DEPENDENT UPON WEATHER CONDITIONS. BASED UPON THE DEFICIENCY IDENTIFIED, THE TIME FRAME CAN BE LONGER OR SHORTER THAN 30 DAYS.
4. WHERE BMPS ARE FOUND TO FAIL TO ALLEVIATE EROSION AND SEDIMENTATION POLLUTION, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION:
   A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
   B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON–COMPLIANCE.
   C. THE TIME FRAME TO CORRECT THE NON–COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
5. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
6. SEDIMENT SHALL BE REMOVED FROM STORMWATER BMP'S WHEN IT HAS ACCUMULATED TO A DEPTH OF 6 INCHES. COLLECTED SEDIMENT SHALL BE SPREAD ELSEWHERE (IN AREAS UNDER CONSTRUCTION) DURING CONSTRUCTION AND STABILIZATION. SEEDING AND MULCHING OF SLOPES SHALL CONFORM TO THE RECOMMENDATIONS WITHIN OR APPROVED EQUAL. TOPSOIL (MINIMUM 6 INCHES) SHALL BE PLACED PRIOR TO SEEDING.
7. VEGETATION SHALL BE MOWED WHENEVER NECESSARY TO MAINTAIN A PLEASING APPEARANCE AND DISCOURAGE WEED GROWTH. ALL LOCAL REGULATIONS WILL BE COMPLIED WITH.
8. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED AT A RATE OF 3 TONS/ACRE TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY. THIS PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT WEEKLY INTERVALS THEREAFTER, INSPECTION AND NECESSARY CLEANING WILL BE DONE. PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE DONE IMMEDIATELY.
9. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AT COMPLETION OF THE PROJECT AFTER ALL EXPOSED SOIL SURFACES ARE FINISH–GRADED AND STABILIZED.
10. PERMANENT EROSION CONTROL MAINTENANCE WILL CONSIST OF MAINTAINING THE STORMWATER MANAGEMENT BMPS IN ACCORDANCE WITH THE PCSWM PLAN OPERATIONS AND MAINTENANCE NOTES. THE PERMANENT FACILITIES MAINTENANCE WILL BE THE RESPONSIBILITY OF THE LANDOWNER.
11. THE RESPONSIBLE PARTY MUST DOCUMENT EACH SITE INSPECTION ON DEP'S CHAPTER 102 VISUAL SITE INSPECTION REPORT (3800–FM–BCW0271D) OR ALTERNATIVE DOCUMENT OR ELECTRONIC FORM THAT COLLECTS AND RETAINS IDENTICAL INFORMATION. BEGINNING DECEMBER 8, 2025, VISUAL SITE INSPECTION REPORTS MUST BE COMPLETED BY QUALIFIED PERSONNEL.



TYPICAL TOPSOIL STOCKPILE

NOT TO SCALE



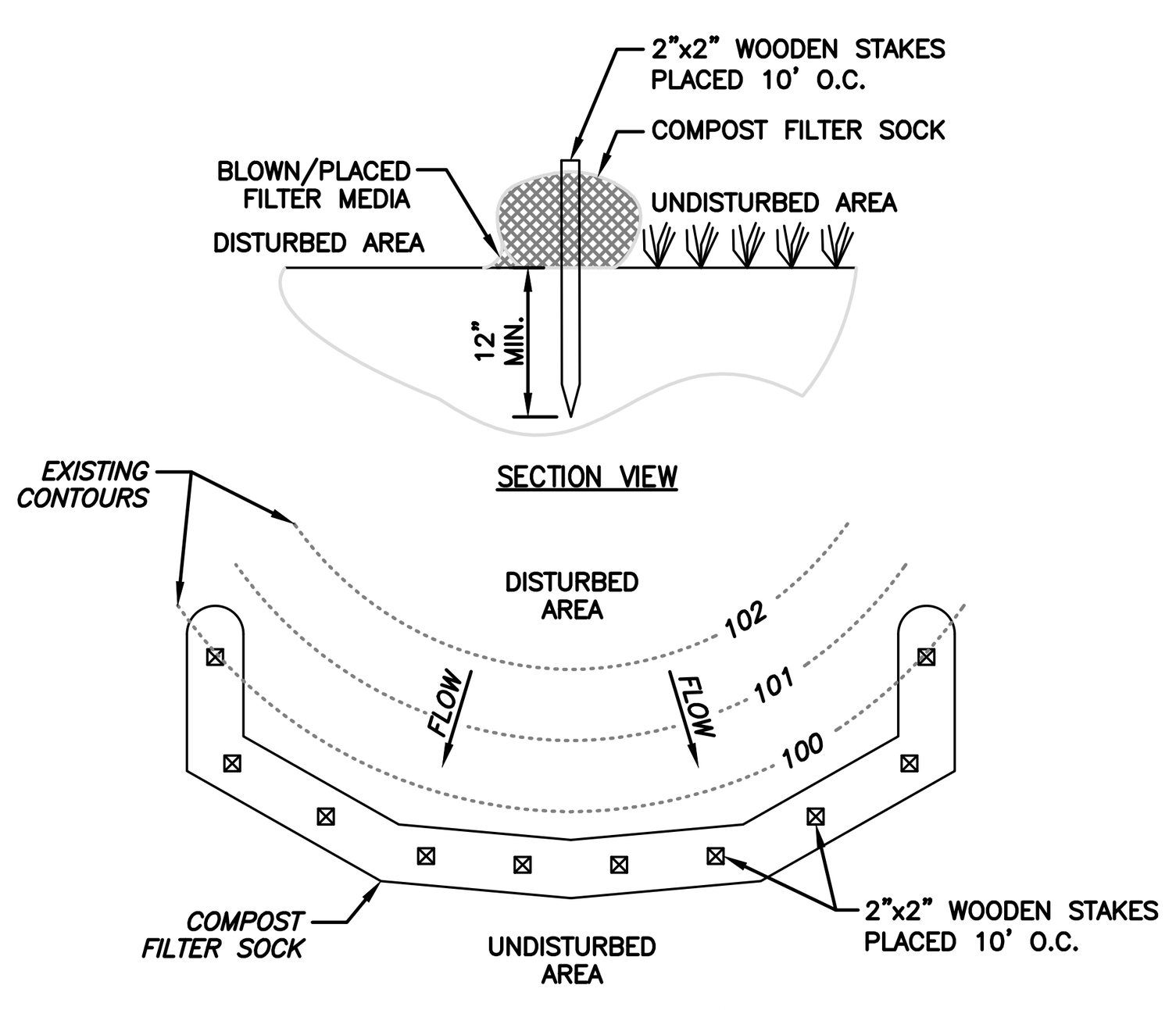
1. PROTECTION BARRIER SHALL BE 4' HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL (PLASTIC ORANGE CONSTRUCTION FENCE OR SNOW FENCE MAY BE USED).

2. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.

3. ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.

ORANGE CONSTRUCTION FENCING

NOT TO SCALE



1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. 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.
5. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

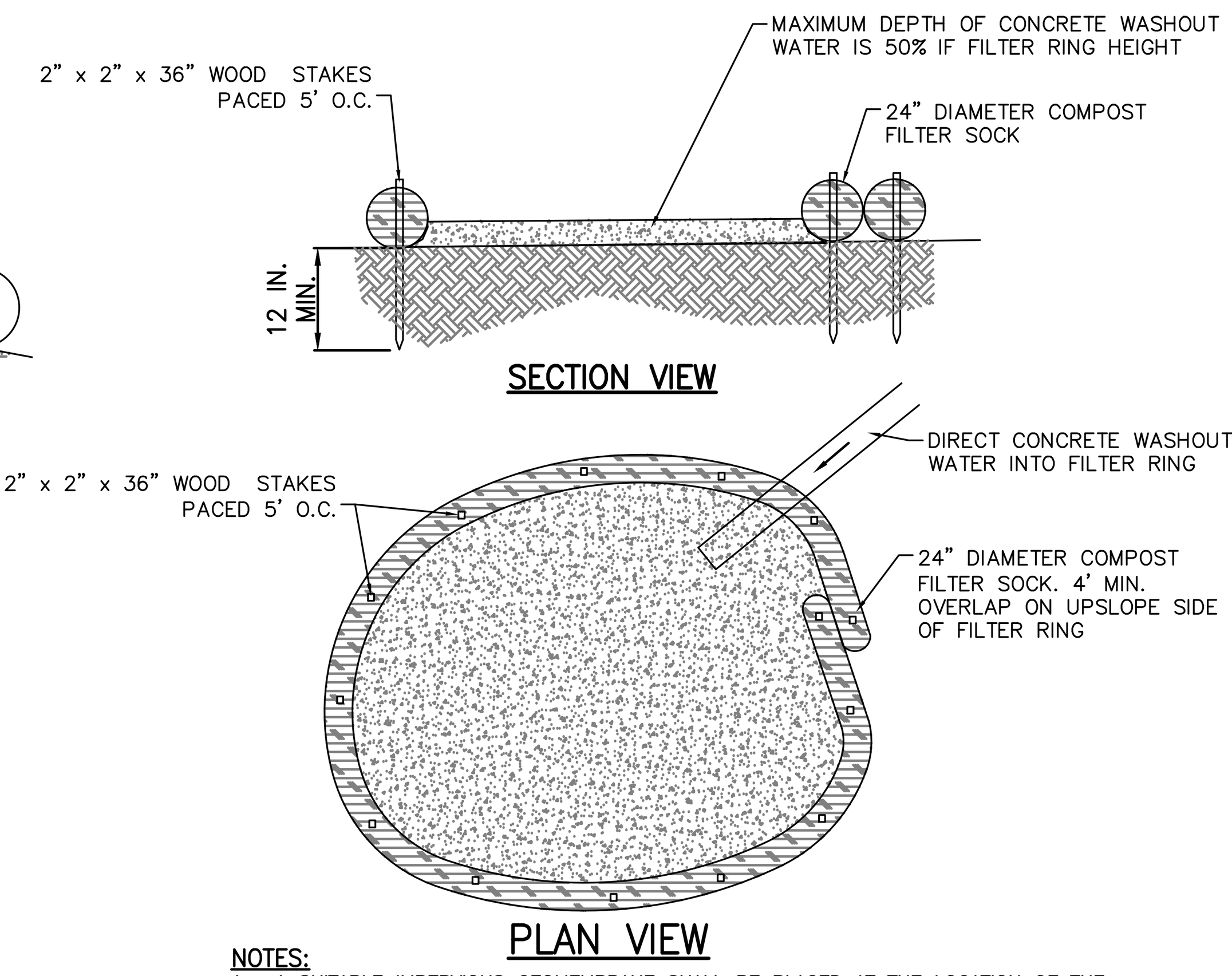
FILTER SOCK CALCULATIONS				
ID	SIZE	SOCK LENGTH	SLOPE LENGTH	SLOPE
FS1	12"	114'	167'	1%
FS2	12"	45'	14'	2%
FS3	12"	17'	10'	20%

COMPOST FILTER SOCK

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES

1. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
2. ALL SLOPES 3H:1V OR STEEPER AS WELL AS ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER SHALL BE STABILIZED WITH E&S BLANKETING.
3. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY DUE TO THE SPW OF THE RECEIVING SECTION OF THE WYOMISSING CREEK. STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

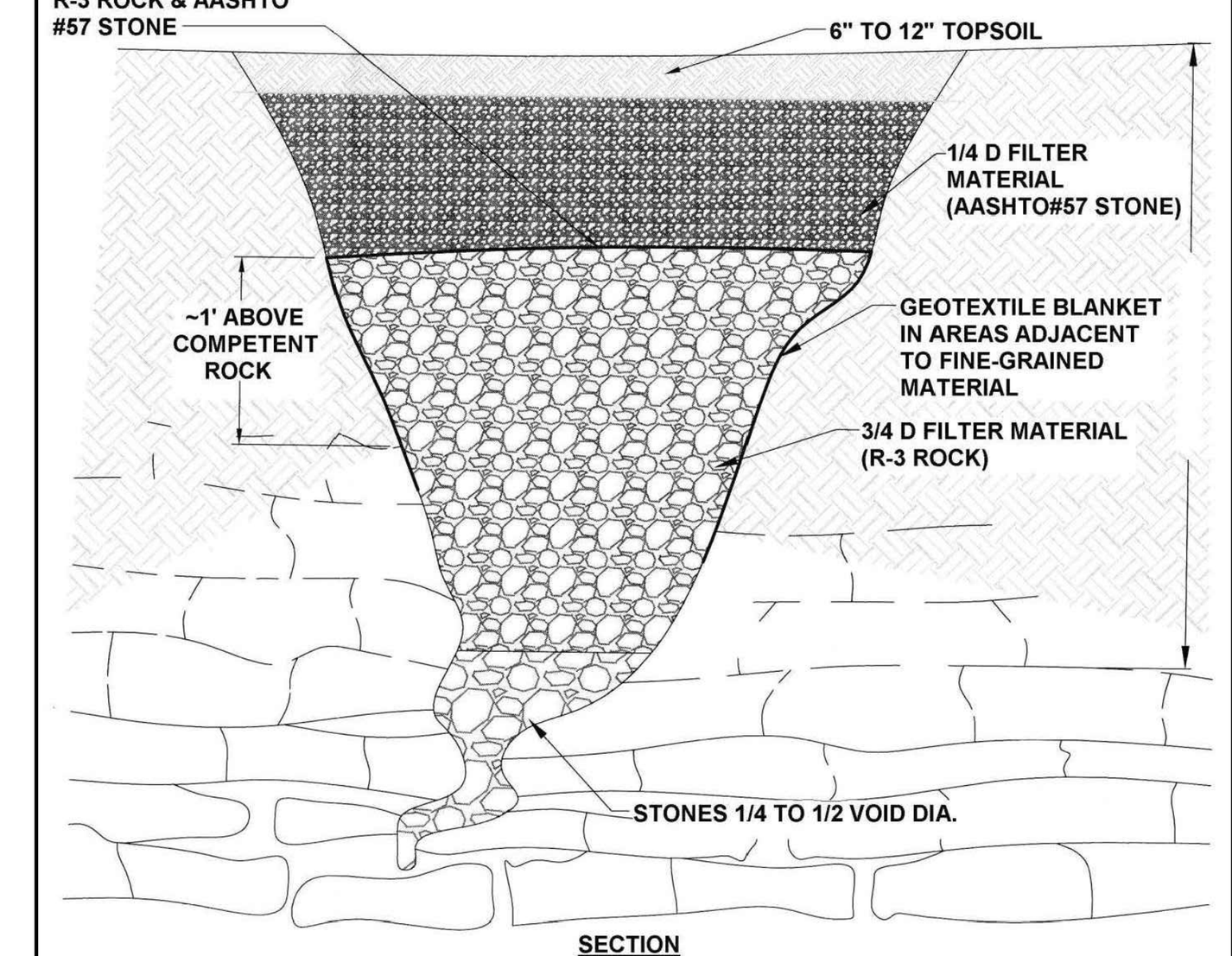


NOTES:
1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
3. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
4. CONCRETE WASHOUT RECYCLING, TREATMENT, AND DISPOSAL OF MATERIALS FROM CONCRETE TRUCK CHUTES, HAND MIXERS, AND/OR OTHER EQUIPMENT IS TO BE SEPARATED BY A SCREEN AND PLACED IN AGGREGATE BINS TO BE HARDENED FOR RETURN TO THE READY MIX PLANT ALONG WITH ANY UNUSED CONCRETE. UNUSED WET CONCRETE CANNOT BE DUMPED ON BARE GROUND TO HARDEN ONSITE BECAUSE THIS PRACTICE CAN NEGATIVELY IMPACT GROUNDWATER AND SURFACE WATER.

COMPOST SOCK CONCRETE WASHOUT

NOT TO SCALE

FIGURE 17.2
Sinkhole Repair with a Pervious Cover



Adapted from USDA NRCS

Loose material shall be excavated from the sinkhole and expose solution void(s) if possible. Enlarge sinkhole if necessary to allow for installation of filter materials. OSHA regulations must be followed at all times during excavation.

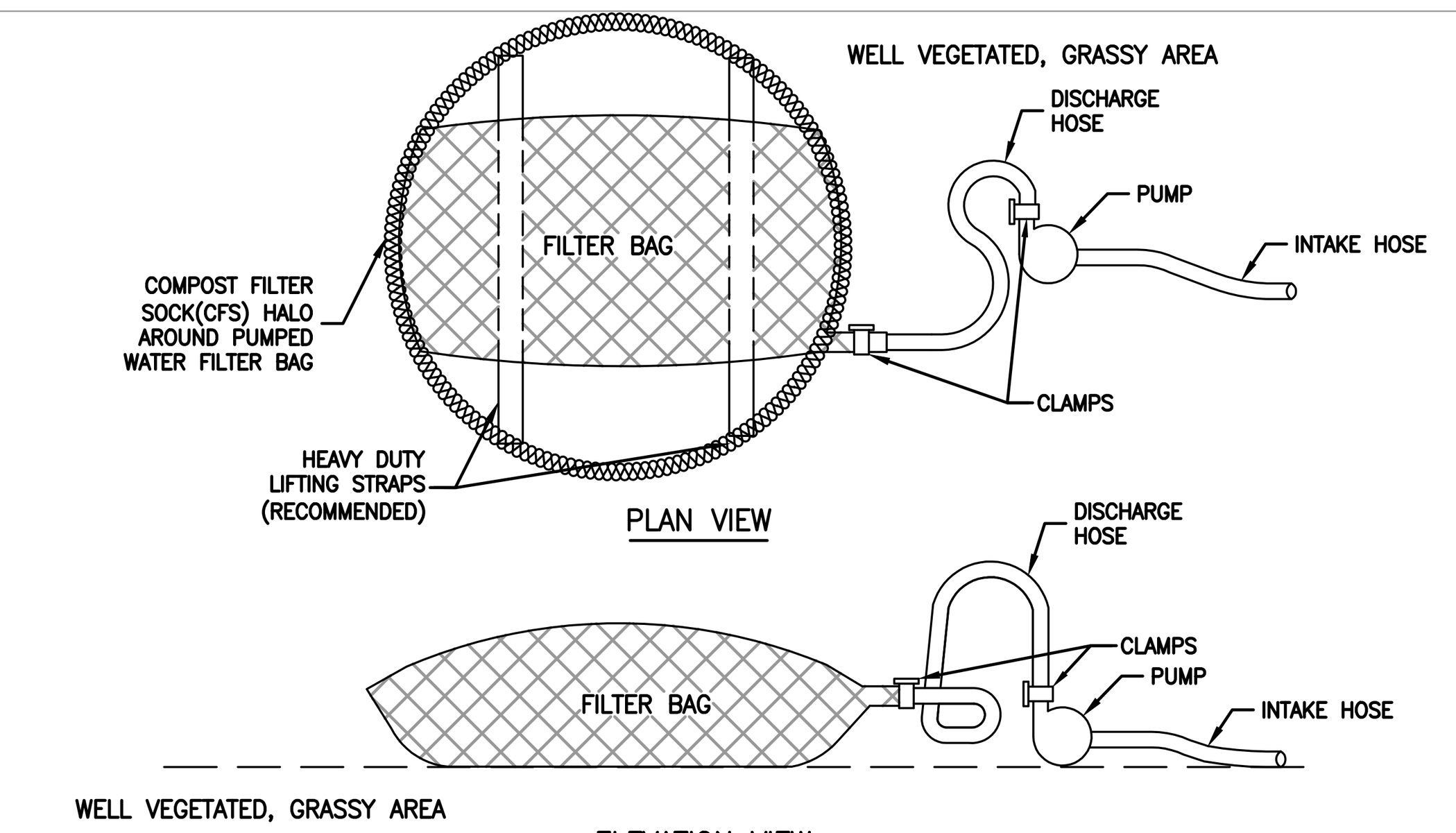
Stones used for the "bridge" and filters shall have a moderately hard rock strength and be resistant to abrasion and degradation. Shale and similar soft and/or non-durable rock are not acceptable.

SINKHOLE REPAIR DETAIL

NOT TO SCALE

SINHOLE NOTE:

IMMEDIATE REPAIR OF ANY SINKHOLES IS REQUIRED



NOTES

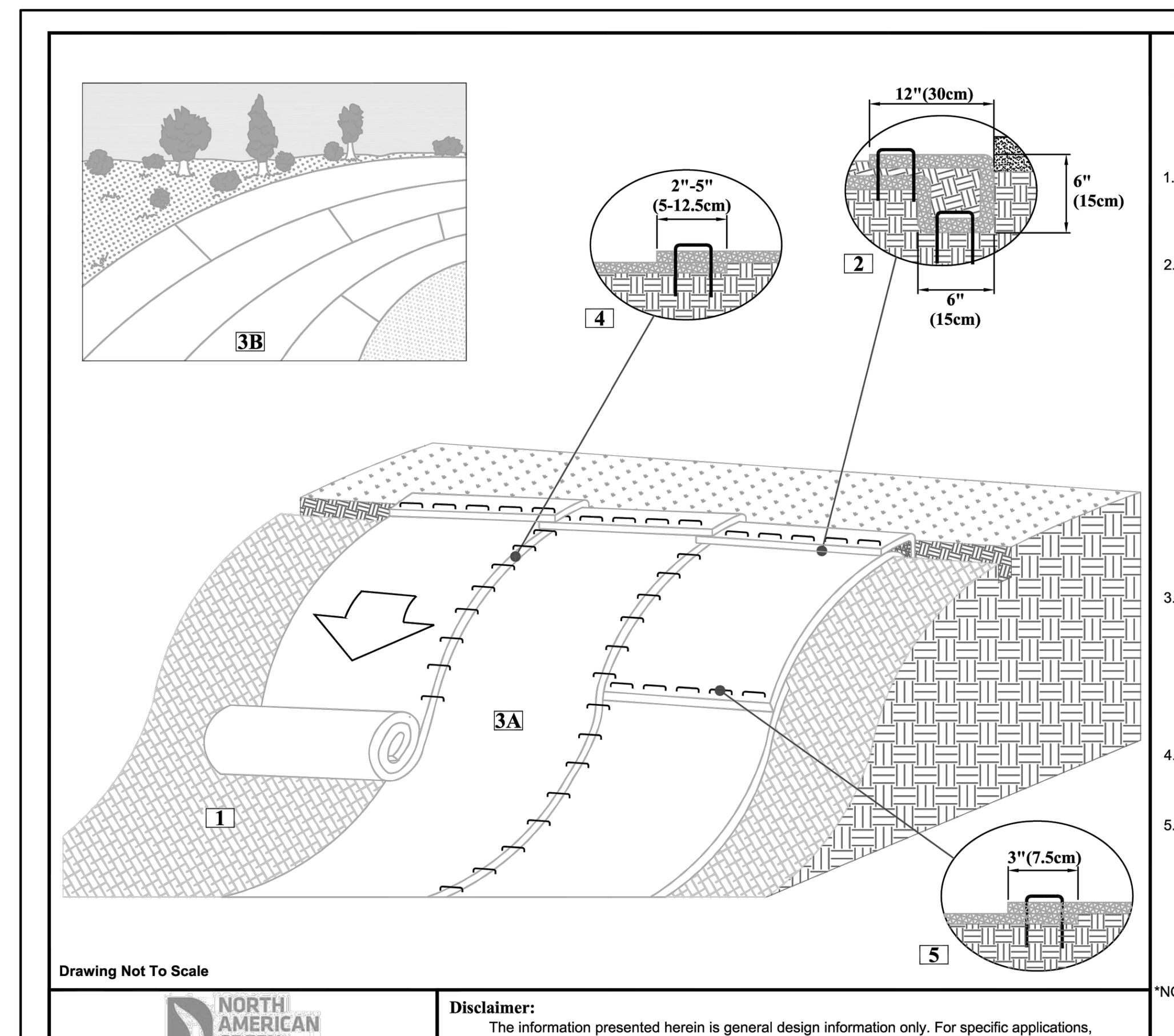
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON–WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

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

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 LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. 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. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. 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.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG

NOT TO SCALE



SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN
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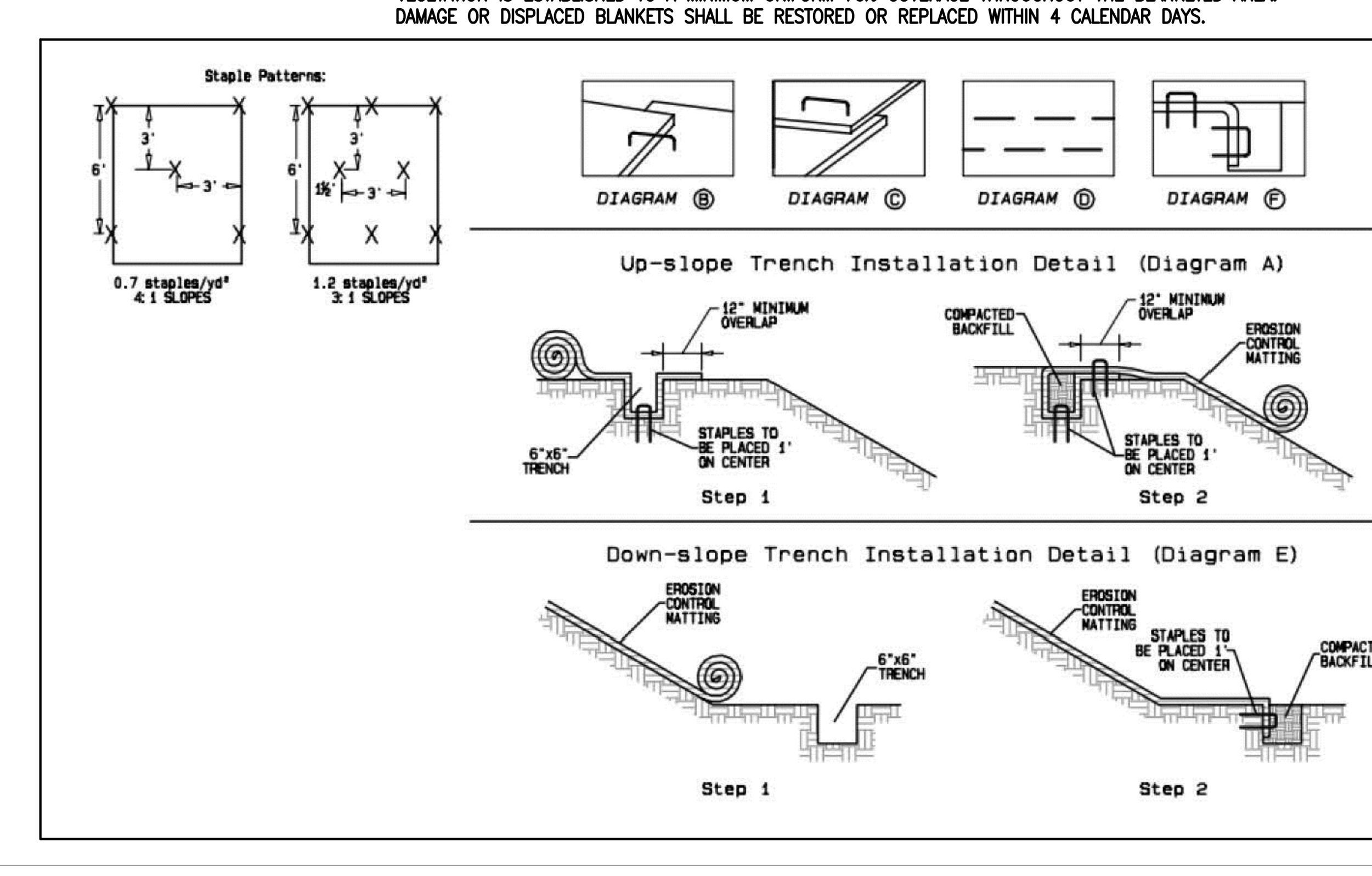
Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

EROSION CONTROL BLANKET NOTES

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 TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
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 PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGE OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



NO.	REVISION	DATE	BY
1.	REVISED AS PER BCCD REVIEW COMMENTS DATED 7/22/26	7/29/26	RJD

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261 Preston Road
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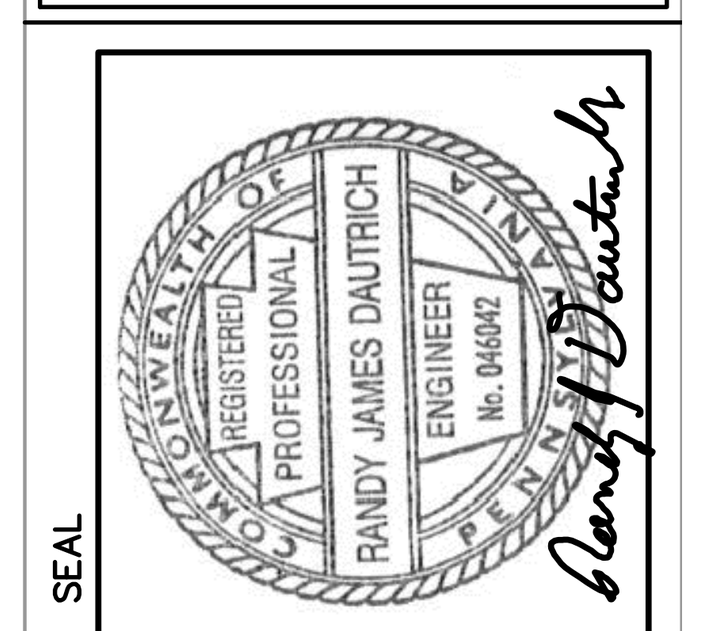

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
OAKBROOK COMMUNITY REC. FIELD IMPROVEMENTS
CITY OF READING BERKS COUNTY PENNSYLVANIA

CLIENT
HAMMEL ASSOCIATES ARCHITECTS,LLC
25 EAST GRANT STREET
LANCASTER, PA 17602

DRAFT: RJD
CHK'D: RJD
DATE: 9/11/26
SCALE: N/A

JOB NO. 2601
SHEET NO. 5 of 5
DWG. NO. C.4.1

SECTION 011200 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. All drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.

B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.

C. Related Requirements:

1. Section 011000 "Summary" for the Work covered by the Contract Documents, restrictions on use of Project site, coordination with occupants, and work restrictions.
2. Section 013100 "Project Management and Coordination" for general coordination requirements.

1.3 DEFINITIONS

A. Permanent Enclosure: As determined by Architect, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; and openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.

1.4 PROJECT COORDINATOR

A. Project coordinator shall be responsible for coordination between the General Construction & Electrical Contract
1. The **General Construction Contract** is responsible for project coordinator

B. Project coordinator shall coordinate all primes

C. Project coordinator shall be MEPFP coordinator

1.5 PROJECT COORDINATOR RESPONSIBILITIES

A. Project coordinator shall perform Project coordination activities for the multiple contracts, including, but not limited to, the following:

1. Conduct **bi-weekly** job progress meetings between the Owner, Architect and all Prime Contractors, as well as prepare and distribute meeting minutes, 3 week look ahead construction schedules as well as maintain overall project schedule.

2. Provide typical overall coordination of the Work.
3. Coordinate shared access to workspaces.
4. Provide overall coordination of temporary facilities and controls.
5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
6. Coordinate construction and operations of the Work with work performed by each Contract.
7. Coordinate sequencing and scheduling of the Work. Include the following:

    a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
    b. Prepare combined Contractors' Construction Schedule for entire Project. Base schedule on preliminary construction schedule. Secure time commitments for performing critical construction activities from contractors. Show activities of each contract on a separate sheet. Prepare a simplified summary sheet indicating combined construction activities of contracts.

        1) Submit schedules for approval.
        2) Distribute copies of approved schedules to contractors.
8. Locate existing permanent benchmarks, control points, and similar reference points, and establish permanent benchmarks on Project site.
9. Coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
10. Coordinate cutting and patching.
11. Coordinate protection of the Work.
12. Coordinate firestopping.
13. Coordinate completion of interrelated punch list items.
14. Coordinate preparation of Project Record Documents if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
15. Collect record Specification Sections from contractors, collate Sections into numeric order, and submit complete set.
16. Coordinate preparation of operation and maintenance manuals if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
17. Temporary facilities, including the following:
    a. Site enclosure fencing

B. MEPFP Coordinator: Coordination activities of MEPFP coordinator include, but are not limited to, the following:
1. Coordinate the preparation and resolution of coordination drawings.
2. Schedule and sequence mechanical and electrical activities.
3. Coordinate sharing access to workspaces by mechanical and electrical contractors.
4. Coordinate integration of mechanical and electrical work into limited spaces.
5. Coordinate protection of mechanical and electrical contractors' work.
6. Coordinate cutting and patching for mechanical and electrical work.

7. Prepare mechanical and electrical coordination drawings.
8. Coordinate tests and inspections for mechanical and electrical work.
9. Coordinate mechanical and electrical temporary services and facilities.

1.6 GENERAL REQUIREMENTS OF CONTRACTS

A. Extent of Contract: Unless the Agreement contains a more specific description of the Work of each Contract, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.

1. **General, Electrical and Plumbing contractor should familiarize themselves with drawings of other trades. Information needed for each trade is spread through civil/structural/arch/MEP drawings.**

2. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.
3. Each contractor is responsible to obtain and pay for all required permits and plan review fees for its own work.
4. Exterior trenches and other excavation for the work of each contract shall be the work of the Each contract for their own work.
5. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of each contract for its own work.
6. Furnishing of access panels for the work of each contract shall be the work of each contract for its own work. Installation of access panels shall be the work of each contract for its own work. All access panels must be provided by the same manufacturer,
7. Interior equipment pads for the work of each contract shall be the work of each contract for its own work.
8. Painting for the work of each contract shall be the work of each contract for its own work.
9. Coordinate product selections for compatibility shall be the work of each contract for its own work.
10. Provide photographic documentation of existing conditions shall be the work of each contract for its own work.
11. Providing storage and office trailers for each contractor shall be the work of each contractor, including connection and disconnection of utilities.
12. Provide quality-assurance and quality-control services specified in Section 014000 "Quality Requirements" shall be the work of each contract for its own work.
13. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections shall be the work of each contract for its own work.
14. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction shall be the work of each contract for its own work.
15. Prepare coordination drawings in collaboration with each contractor to coordinate work by more than one contract shall be the work of each contract for its own work.
16. Cutting and Patching: Provided by the General Construction Contract. General contractor shall be responsible to review mechanical, electrical, plumbing and sprinkler drawings to determine the location and extent of all cutting and patching.
17. Through-penetration firestopping for the work of each contract shall be provided by each contract for its own work.

18. Contractors' Startup Construction Schedule: Within five working days after startup horizontal bar-chart-type construction schedule submittal has been received from Project coordinator, submit a matching startup horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.

B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.

1. Project coordinator shall coordinate substitutions.

C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 "Temporary Facilities and Controls," each contractor is responsible for the following:

1. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section.
2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
3. Its own field office, complete with necessary furniture, utilities, and telephone service.
4. Its own storage and fabrication sheds.
5. Temporary enclosures for its own construction activities.
6. Staging and scaffolding for its own construction activities.
7. General hoisting facilities for its own construction activities, up to 2 tons (2000 kg).
8. Progress cleaning of work areas affected by its operations on a daily basis.
9. Secure lockup of its own tools, materials, and equipment.
10. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.

D. Temporary Heating, Cooling, and Ventilation: The **General Construction Contract** is responsible for temporary heating, cooling, and ventilation before weathertight enclosure of building is complete. The **General Construction Contract** is responsible for temporary heating, cooling, and ventilation after permanent enclosure of building is complete. (since HVAC is not a separate prime)

1.7 GENERAL CONSTRUCTION CONTRACT

A. Work of the General Construction Contract includes, but is not limited to, the following:

1. Remaining work not identified as work under other contracts.
2. Site preparation, including clearing, earthwork, grading, asphalt and concrete paving and similar work.
3. Site improvements, including, pedestrian paving, site development furnishings and equipment, and landscaping.
4. Traffic controls related to sitework and improvements along streets
5. Selective demolition.
6. Cutting and patching of concrete /asphalt slab for the work of this contract and all other contracts
7. Interior trenching, excavation and concrete patching for utilities required by other contracts

8. Foundations, including footings, foundation walls and underpinning.
9. Slabs-on-grade, including earthwork, and insulation.
10. Railings, stairs and guardrails
11. Below-grade building construction, including excavation, backfill, and insulation and water/dampproofing.
12. Steel structure, including floor and roof and canopy work
13. Masonry construction include concrete masonry units.
14. Exterior closure, including walls, parapets, doors, and windows.
15. Cast-in-place concrete work
16. Roofing, including roof insulation, coverings, flashings, gutters and downspouts. Includes EPDM
17. Interior construction, including partitions, doors, interior glazed openings, and fittings.
18. Hollow metal doors and frames
19. Wood doors
20. Door hardware
21. Interior & Exterior stairs, including railings and finishes.
22. Interior finishes finish carpentry architectural woodwork interior specialties, wall, floor and ceiling finishes.
23. Wood casework.
24. Interior and exterior painting
25. Exterior concrete slabs required for equipment provided by other contracts
26. Hydraulic elevator conveyance systems.
27. Site furnishings, sitework, finishes, equipment
28. Sprinkler system working drawing/shop drawings coordination with utilities and permit coordination where required
29. Coordination of sprinkler heads and piping with architectural, structural, mechanical, electrical drawings, and field conditions.
30. Playground field equipment & furnishings including retaining walls, fences and finishes
31. Pavilion and all footers – cut outs for electric
32. Unpiped toilet fixtures
33. Supply and Install operator on existing relocated garage door.
34. All excavating and boring all boring under roads and pathways where indicated to serve MEP. Including backfill
35. **Gas piping for backup generator**

B. Temporary facilities and controls in the General Construction Contract include, but are not limited to, the following:

1. Temporary facilities and controls that are not otherwise specifically assigned to the Plumbing Contract, HVAC Contract, Electrical Contract and Sprinkler Contract.
2. General waste disposal facilities, including collection and legal disposal of hazardous, dangerous, unsanitary, or other harmful waste materials for all prime contracts.
3. Sediment and erosion control.
4. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
5. Stormwater control.

6. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies. A minimum of 2 temporary toilets shall be provided and maintained throughout the duration of the construction period.
7. Temporary enclosure for building exterior, except as indicated.
8. Temporary roads and paved areas.
9. Dewatering facilities and drains.
10. Excavation support and protection, unless required solely for the Work of another contract.
11. Temporary signs.
12. Pest control.
13. Protection of permanent stairs used by all prime contractors during construction
14. Temporary fire-protection facilities.
15. Covered walkways.
16. Security enclosure and lockup.
17. Environmental protection.
18. Maintenance and restoration of Owner's existing facilities used as temporary facilities.
19. Perform all work assigned in accordance with OSHA regulations.
20. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite.

C. PLUMBING CONTRACTOR SCOPE

D. Work of the Plumbing Contract includes, but is not limited to, the following:

~~**1. Gas piping for backup generator**~~
2. Plumbing fixtures material and equipment. (sink + toilet)
3. Domestic water distribution.
4. Sanitary waste drains and vent systems.
5. Water heater system
6. Plumbing connections to equipment furnished by the General Construction Contract, Plumbing Contract, Mechanical Contract and Electrical Contract and Sprinkler contract.
~~7. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities associated with this contract~~
8. Exterior splashpad fountain features including water control device **and fixtures**
9. Misc plumbing rework near splash pad
10. Exhaust piping for bathroom exhaust fans

E. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:

1. Piped sewerage and drainage.
2. Piped gas service.
3. Piped water service.
4. Perform all work assigned in accordance with OSHA regulations.
5. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite.

~~F. MECHANICAL DUTIES UNDER GENERALS CONTRACTOR SCOPE~~

~~G. Work of the Mechanical Contract includes, but is not limited to, the following:~~

~~1. Energy supply, including heating and cooling systems.~~
~~2. HVAC systems and equipment.~~
~~3. HVAC instrumentation and controls.~~
~~4. HVAC testing, adjusting, and balancing.~~
~~5. Radiant heating systems and equipment~~
~~6. Automatic Temperature control.~~
~~7. Mechanical connections to existing and new equipment furnished by the General Construction Contract Plumbing Contract HVAC Contract and Electrical Contract.~~
~~8. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities associated with this contract~~

H. Temporary facilities and controls in the Mechanical SUB-Contract (And Therefore the General contractor) include, but are not limited to, the following:

1. Temporary heat required after the building is enclosed.

2. Perform all work assigned in accordance with OSHA regulations.
3. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite

1.8 ELECTRICAL CONTRACT

A. Work of the Electrical Contract includes, but is not limited to, the following:

1. Site electrical distribution.

~~2. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities~~
3. Exterior and interior lighting.
4. Electrical items related to backup generator, ATS & Wiring
5. Communication and security, including conduit with pull string and boxes for communications systems to be provided and installed by owner.
6. Access control systems, including card reader.
7. Fire alarm system.

   Electrical connections to equipment furnished by the General Construction Contract, Plumbing Contract, ~~HVAC Contract, Electrical Contract and Sprinkler Contract.~~
8. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite
9. Security cameras & IT wiring
10. Provide and coordinate existing security provider.
~~11. Bring Power all electronic hardware components. Power up the power supply, incl batteries and wiring, Power up all the elec components and bring cable to center point. Coordinate installation and programming with owners building security provider~~
12. Coordinate and install internet / data cables, equipment and power, coordinate locations with owner & elec drawings.

13. Install and wire all interior & exterior cameras and speakers. Coordinate with owners building security about hook-up. EC to bring all cables to hook-up points
14. Coordinate powering up of IT equipment with owners building service provider
15. Hook up controls fountain control feature
16. Misc electric rework near splash pad
17. Wire operator for relocated existing garage door operator
18. bathroom exhaust fan and associated wiring.
19. Adjusting heights of existing electrical vault boxes on site

B. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:

1. Electric power service and distribution.
2. General OSHA compliant construction lighting, including site lighting.
3. Electrical connections to existing systems and temporary facilities and controls furnished by the General Construction Contract, Plumbing Contract, HVAC Contract, Electrical Contract and Sprinkler Contract.
4. Perform all work assigned in accordance with OSHA regulations.

1.9 FIRE PROTECTION CONTRACT – NOT APPLICCABLE

~~A. Work of the Fire Protection Contract includes, but is not limited to, the following:~~
~~1. Sprinkler system working drawing/shop drawings and coordination with utilities and permits where required~~
~~2. Coordination of sprinkler heads and piping with architectural, structural, mechanical, electrical drawings, and field conditions.~~
~~3. Wet and/or Dry sprinkler system~~
~~4. Concrete slabs required for the equipment provided under this contract~~

~~B. Temporary facilities and controls in the Fire Protection Contract include, but are not limited to, the following:~~
~~1. Perform all work assigned in accordance with OSHA regulations.~~
~~2. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite~~

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS:

A. All drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for alternates.

1.3 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this section.

1.4 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.5 PROCEDURES

A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

BASE BID: WHOLE PACKAGE: ALL MEP/STRUCTURAL/CIVIL PER INDIVIDUAL TRADE
Reading Housing Authority may utilize any combination Deduct alternatives
Any deduct value should be listed individually

DEDUCT ALTERNATE 1: PAVILION BUILDING

1. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 1:
   a. Delete the cost of supply and install pavilion building as indicated on drawings; Including footers and slab underneath the pavilion. Finish w/ stone finish instead
   b. Delete the cost of supply and install 4 tables underneath the pavilion.
   c. Delete the cost of excavation and boring as required for the Electrical and Plumbing contractor.

2. ELECTRICAL DEDUCT ALTERNATE 1:
   a. Delete the cost of supply and installation any electrical equipment inside the pavilion building: wiring, additional conduits, camera or speaker .
   b. Relocating / adjusting adjacent electrical vaults to accommodate grading is to be kept in scope.
   c. Excavation & Boring is by general contractor

3. PLUMBING DEDUCT ALTERNATE 1:
   a. There is no plumbing deduct associated with Pavilion building

DEDUCT ALTERNATE 2: BACKUP GENERATOR

4. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 2:
   a. Delete the cost of supply and install concrete pad & fencing around the electrical generator.
   b. Delete the cost of excavation and boring as required for the Electrical and Plumbing contractor.
   c. Delete the cost of supply and installation gas supply line serving backup generator .

5. ELECTRICAL DEDUCT ALTERNATE 2:
   a. Delete the cost of supply and installation of electrical generator backup generator, associated wiring for both buildings including ATS and other modifications required.
   b. Any adjacent demo work near the generator, or work related transformers is to remain in base bid

c. Contractor is required to familiarize itself with the buildings and electrical diagrams in such matter that any deviations or assumptions made with this electrical deduct may not result in a non functional facility
d. Excavation & Boring is by general contractor

~~6. PLUMBING DEDUCT ALTERNATE 2:~~
~~a. Delete the cost of supply and installation gas supply line serving backup generator~~
~~b. Excavation & Boring is by general contractor~~

DEDUCT ALTERNATE 3: SPLASH PAD

7. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 3:
   a. Delete the cost of supply and install of new concrete slab & coating. Including the approximate 5x5 patch on the east side of the splash pad.
   b. Keep the original pad as is in its current condition. Remove demo from scope
   c. Eliminate the cost of required excavation for Electrical & Plumbing contractors

8. ELECTRICAL DEDUCT ALTERNATE 3:
   a. Delete the cost any electrical work related to the splashpad area including but not limited to:
      1) Demo of existing wiring
      2) New electrical feed required for control of fountain
      3) Install electrical vault box and intercept and replace existing electrical lines
   b. In surrounding coordination for any work associated with the backup generator should not be included or excluded in this alternate.
   c. Excavation & Boring is by general contractor

9. PLUMBING DEDUCT ALTERNATE 3:
   a. Delete the cost any plumbing work related to the splashpad area including but not limited to:
      1) Demo of existing supply lines
      2) Install plumbing vault box and intercept and replace water electrical lines
      3) Demo and replacement existing water lines
      4) Demo and replacement of existing water features
   b. Excavation & Boring is by general contractor

DEDUCT ALTERNATE 4: GAS STRUT WINDOW

10. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 4:
    a. Delete the cost of supply and install gas strut window at concession building
    b. Delete the cost of supply and install polycarbon screen and removal clips

11. ELECTRICAL DEDUCT ALTERNATE 4:
    a. There is no Electrical deduct associated with Gas-Strut window

12. PLUMBING DEDUCT ALTERNATE 4:
    a. There is no plumbing deduct associated with Gas-Strut window

DEDUCT ALTERNATE 5: PLAYGROUND EQUIPMENT

13. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 5:
    a. General contractor is to provide a deduct value for individual items:
    b. Deduct number are mapped on duplicate playground drawing in set, marked in blue
    c. Removing pieces of equipment may result in shifting few features around more optimal. Coordination of shifting should not bear any cost
    d. Item list below:
    e. Poured in place rubber should be accounted for the full area filled.

1 – 30'-9" x 24'9" x 12'-0" Structure
2 – 18'-11" x 18'1" x 13'-4" Structure
3 – 13'2" x 13'8" x 9'" Structure
4 – 4 bay swing
5 – Curved Balance Beam
6 – Ridge grip spinner
7- Truck
8 – Graden sensory panel
9 – Canoe
10 – Infant fun center
11 - Fish
12 – Turtle
13 – spin cup
14 – Unity ring
15 – Turn & Twist
16 – T-Swing
17 – Quattro Seesaw

14. ELECTRICAL DEDUCT ALTERNATE 5:
    a. There is no plumbing deduct associated with this deduct alternate.

15. PLUMBING DEDUCT ALTERNATE 5:
    a. There is no plumbing deduct associated with this deduct alternate.

END OF SECTION 012300

"General Decision Number: PA20260076 05/18/2026

State: Pennsylvania

Construction Types: Building

Counties: Pennsylvania Counties of
Berks

Modification Number	Publication Date
1	01/09/2026
2	05/18/2026

ASBE0023-008 07/01/2024

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR - MECHANICAL (DUCT, PIPE & MECHANICAL SYSTEM INSULATION)	$ 40.00	29.81

BOIL0013-008 01/01/2025

	Rates	Fringes
BOILERMAKER	$ 55.00	35.48

BRPA0001-017 05/01/2022

	Rates	Fringes

TILE FINISHER.....$ 26.05
21.00
TILE SETTER.....$ 51.36
30.02

BRPA0001-017 05/01/2024

Rates
Fringes
TILE FINISHER.....$ 26.05
21.00
TILE SETTER.....$ 51.36
30.02

BRPA0005-067 05/01/2022

Rates
Fringes
BRICKLAYER (INCLUDING POINTING, CAULKING, AND
CLEANING).....$ 37.83
16.98

CARP0492-005 06/01/2025

Rates
Fringes
CARPENTER (INCLUDING DRYWALL HANGING, METAL STUD
INSTALLATION, FLOOR LAYING-VINYL, AND FORM WORK)....$ 36.84
20.19

ELEC0743-014 09/01/2025

Rates
Fringes
ELECTRICIAN (INCLUDES ALARM INSTALLATION,
INSTALLATION OF SOUND AND COMMUNICATION SYSTEMS,
AND LOW VOLTAGE WIRING; EXCLUDES HVAC/TEMPERATURE
CONTROLS INSTALLATION).....$ 46.02
27.98

ELEV0084-005 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC FOOTNOTES: A. VACATION CREDIT: EMPLOYER CONTRIBUTES 8% BASIC HOURLY RATE FOR 5 YEARS OR MORE OF SERVICE AS VACATION PAY CREDIT, AND 6% FOR 6 MONTHS TO 5 YEARS OF SERVICE. B. EIGHT PAID HOLIDAYS (PROVIDED EMPLOYEE HAS WORKED 5 CONSECUTIVE DAYS BEFORE AND THE WORKING DAY AFTER THE HOLIDAY): NEW YEARS'S DAY; MEMORIAL DAY; INDEPENDENCE DAY; LABOR DAY; VETERAN'S DAY; THANKSGIVING DAY AND THE FRIDAY AFTER THANKSGIVING DAY, AND CHRISTMAS DAY	$ 61.41	38.44

ENGI0066-004 06/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR (MECHANIC)	$ 32.59	18.10

ENGI0542-033 05/01/2020

	Rates	Fringes
POWER EQUIPMENT OPERATOR: CRANE, GRADALL, BULLDOZER, BOBCAT/SKID STEER/ SKID LOADER, GRADER/BLADE, LOADER, PAVER (ASPHALT, AGGREGATE, AND CONCRETE)	$ 40.57	28.15
POWER EQUIPMENT OPERATOR (PUMP)	$ 34.18	26.26
POWER EQUIPMENT OPERATOR (OILER)	$ 32.86	25.86
POWER EQUIPMENT OPERATOR (HOIST (WITH TWO TOWERS), FORKLIFT (20 FT AND OVER, EXCLUDES MASONRY WORK))	$ 38.05	27.39
POWER EQUIPMENT OPERATOR (HOIST (SINGLE DRUM),		

FORKLIFT (UNDER 20 FT., EXCLUDES MASONRY WORK).....$ 35.32
26.59

IRON0401-005 07/01/2025

Rates
Fringes
IRONWORKER, REINFORCING.....$ 56.50
45.30

IRON0404-024 07/01/2024

Rates
Fringes
IRONWORKER, STRUCTURAL.....$ 37.26
32.63

LABO0135-001 05/01/2024

Rates
Fringes
LABORER (MASON TENDER- BRICK).....$ 36.37
25.32

LABO0413-009 05/01/2014

Rates
Fringes
LABORER (MASON TENDER- CEMENT/CONCRETE).....$ 26.00
23.97

LABO1174-011 05/01/2017

Rates
Fringes
LABORER (FORKLIFT (MASONRY WORK ONLY)).....$ 27.27
15.04
LABORER (CONCRETE SAW (HAND HELD/WALK BEHIND);

CONCRETE WORKER; FIRE WATCH).....$ 21.57
15.04

PAIN0021-036 05/01/2021

Rates
Fringes
PAINTER: SPRAY ONLY.....$ 29.51
20.15

PLUM0420-011 05/01/2024

Rates
Fringes
PIPEFITTER: INCLUDING HVAC PIPE INSTALLATION.....$ 59.65
42.78

ROOF0030-009 05/01/2021

Rates
Fringes
ELECTRICIAN (COMMUNICATION TECHNICIAN ONLY) ZONE
PAY ZONE A: 1-25 MILES - $0.00 ZONE B: 25-55
MILES - $7.00 ZONE C: OVER 55 MILES NNSS - $7.00
ZONE D: NTTR - $7.50.....$ 40.33
32.62

SFPA0669-004 04/01/2025

Rates
Fringes
SPRINKLER FITTER (FIRE SPRINKLERS).....$ 49.75
28.96

SHEE0019-015 06/01/2024

Rates
Fringes
SHEET METAL WORKER: INCLUDES HVAC DUCT INSTALLATION

FOOTNOTE: PAID HOLIDAY: ELECTION DAY.....$ 43.09
42.52

SUPA2011-034 08/20/2014

Rates
Fringes
TRUCK DRIVER: DUMP TRUCK.....$ 22.64
0.00
PLUMBER.....$ 40.90
18.13
PAINTER (BRUSH AND ROLLER ONLY).....$ 27.07
15.79
OPERATOR: DRILL.....$ 28.55
15.78
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....$ 34.34
15.47
LABORER: COMMON OR GENERAL.....$ 19.43
8.63
LABORER: ASBESTOS ABATEMENT (REMOVAL FROM FLOORS,
WALLS, & CEILINGS).....$ 21.43
11.13
IRONWORKER, ORNAMENTAL.....$ 34.27
22.55
GLAZIER.....$ 41.14
3.94
CEMENT MASON/CONCRETE FINISHER.....$ 24.95
16.78

UAVGPA0017 01/01/2025

Rates
Fringes
ELECTRICIAN (HVAC/TEMPERATURE CONTROLS INSTALLATION
ONLY).....$ 40.84
28.36

WELDERS - Receive rate prescribed for craft performing

operation to which welding is incidental.
==========
Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts

regardless of when they were awarded. If a contract is subject to
Executive Order 13658, the contractor must pay all covered workers
at least $13.65 per hour (or the applicable wage rate listed on this
wage determination, if it is higher) for all hours spent performing on
the contract from May 11, 2026, through December 31, 2026. The
applicable Executive Order minimum wage rate will be adjusted annually.
Additional information on contractor requirements and worker
protections under Executive Order 13658 is available at
www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within
the scope of the classifications listed may be added after
award only as provided in the labor standards contract clauses
(29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications
and wage rates that have been found to be prevailing for the
type(s) of construction and geographic area covered by the wage
determination. The classifications are listed in alphabetical
order under rate identifiers indicating whether the particular
rate is a union rate (current union negotiated rate), a survey
rate, a weighted union average rate, a state adopted rate, or a
supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than
□SU□, □UAVG□, □SA□, or □SC□ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for
this classification, which in this example would be Plumbers.
0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next
number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the
example, is the effective date of the most current negotiated
rate.

Union prevailing wage rates are updated to reflect all changes
over time that are reported to WHD in the rates
in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for
those classifications, but that 100% of the data reported for
the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio.
The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024
in the example, indicates the date the wage determination was
updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to

reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The □SU□ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

□SU□ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The □SA□ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007

01/03/2024. SA reflects that the rates are state adopted. ME
refers to the State of Maine. 2023 is the year during which the
state completed the survey on which the listed classifications
and rates are based. The next number, 007 in the example, is an
internal number used in producing the wage determination.
The date, 01/03/2024 in the example, reflects the date on which
the classifications and rates under the □SA□ identifier took
effect under state law in the state from which the rates were
adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can
be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on
a wage determination matter
d) an initial conformance (additional classification
and rate) determination

On survey related matters, initial contact, including requests
for summaries of surveys, should be directed to the WHD Branch
of Wage Surveys. Requests can be submitted via email to
davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as
conformance decisions, requests for initial decisions should be

directed to the WHD Branch of Construction Wage Determinations.
Requests can be submitted via email to BCWD-Office@dol.gov or
by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7).
Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION