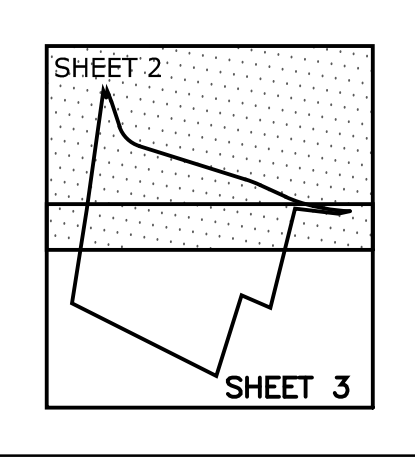
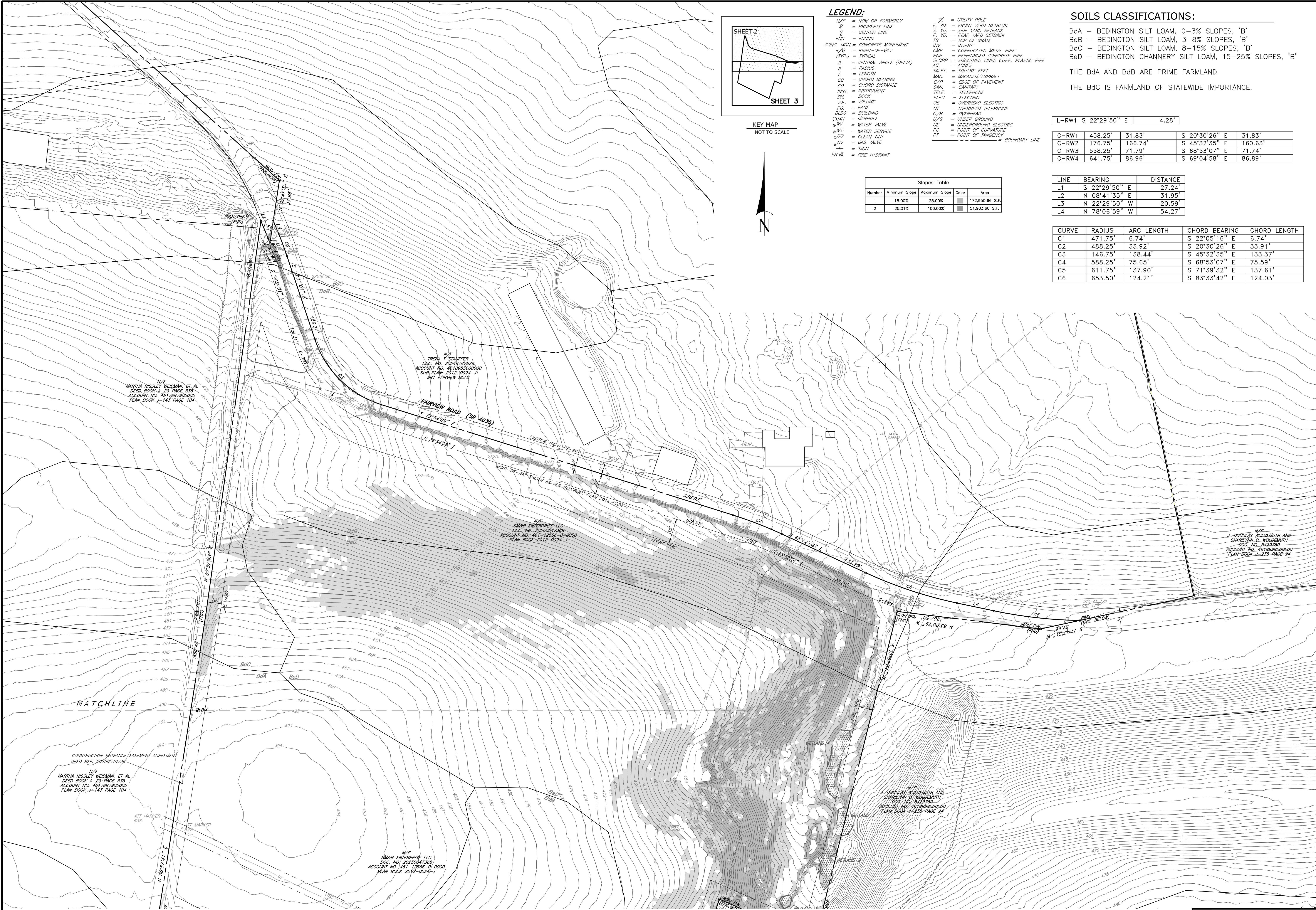


0 2000' 4000'

—



- LEGEND:**
- N/F = NOW OR FORMERLY
 - P = PROPERTY LINE
 - C = CENTER LINE
 - FND = FOUND
 - CONC. MON. = CONCRETE MONUMENT
 - R/W = RIGHT-OF-WAY
 - (TYP.) = TYPICAL
 - Δ = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - L = LENGTH
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - INST. = INSTRUMENT
 - BK. = BOOK
 - VOL. = VOLUME
 - PS. = PAGE
 - BLDG. = BUILDING
 - MH = MANHOLE
 - WV = WATER VALVE
 - WS = WATER SERVICE
 - CO = CLEAN-OUT
 - GV = GAS VALVE
 - TH = FIRE HYDRANT
 - Ø = UTILITY POLE
 - F.YD. = FRONT YARD SETBACK
 - S.YD. = SIDE YARD SETBACK
 - R.YD. = REAR YARD SETBACK
 - TG = TOP OF GRATE
 - INVT. = INVERT
 - CMP. = CORRUGATED METAL PIPE
 - RCP. = REINFORCED CONCRETE PIPE
 - SLOPP. = SMOOTH LINED CORR. PLASTIC PIPE
 - AC. = ACRES
 - SQ.FT. = SQUARE FEET
 - MAC. = MACADAM/ASPHALT
 - E/P. = EDGE OF PAVEMENT
 - SAN. = SANITARY
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - OE = OVERHEAD ELECTRIC
 - OT = OVERHEAD TELEPHONE
 - Q/H = OVERHEAD
 - U/G = UNDER GROUND
 - UE = UNDERGROUND ELECTRIC
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - = BOUNDARY LINE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	15.00%	25.00%	172,950.66 S.F.
2	25.01%	100.00%	51,903.60 S.F.

SOILS CLASSIFICATIONS:

BdA – BEDINGTON SILT LOAM, 0–3% SLOPES, 'B'
BdB – BEDINGTON SILT LOAM, 3–8% SLOPES, 'B'
BdC – BEDINGTON SILT LOAM, 8–15% SLOPES, 'B'
Bed – BEDINGTON CHANNERY SILT LOAM, 15–25% SLOPES, 'B'

THE BdA AND BdB ARE PRIME FARMLAND.

THE BdC IS FARMLAND OF STATEWIDE IMPORTANCE.

L–RW1| S 22°29'50" E | 4.28'

C–RW1	458.25'	31.83'	S 20°30'26" E	31.83'
C–RW2	176.75'	166.74'	S 45°32'35" E	160.63'
C–RW3	558.25'	71.79'	S 68°53'07" E	71.74'
C–RW4	641.75'	86.96'	S 69°04'58" E	86.89'

LINE	BEARING	DISTANCE
L1	S 22°29'50" E	27.24'
L2	N 08°41'35" E	31.95'
L3	N 22°29'50" W	20.59'
L4	N 78°06'59" W	54.27'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	471.75'	6.74'	S 22°05'16" E	6.74'
C2	488.25'	33.92'	S 20°30'26" E	33.91'
C3	146.75'	138.44'	S 45°32'35" E	133.37'
C4	588.25'	75.65'	S 68°53'07" E	75.59'
C5	611.75'	137.90'	S 71°39'32" E	137.61'
C6	653.50'	124.21'	S 83°33'42" E	124.03'

OWNER

NAME: SM&B ENTERPRISE LLC
ADDRESS: 645 DONEGAL SPRINGS ROAD
MOUNT JOY, PA 17552
TELEPHONE: 717-492-8126
SITE ADDRESS: FAIRVIEW ROAD
MOUNT JOY, PA 17552

REVISIONS

7/29/2026
REVIS PER TWP ENGINEER, LCCD

dc gohn Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgoinc.com

Surveyors - Engineers - Landscape Architects

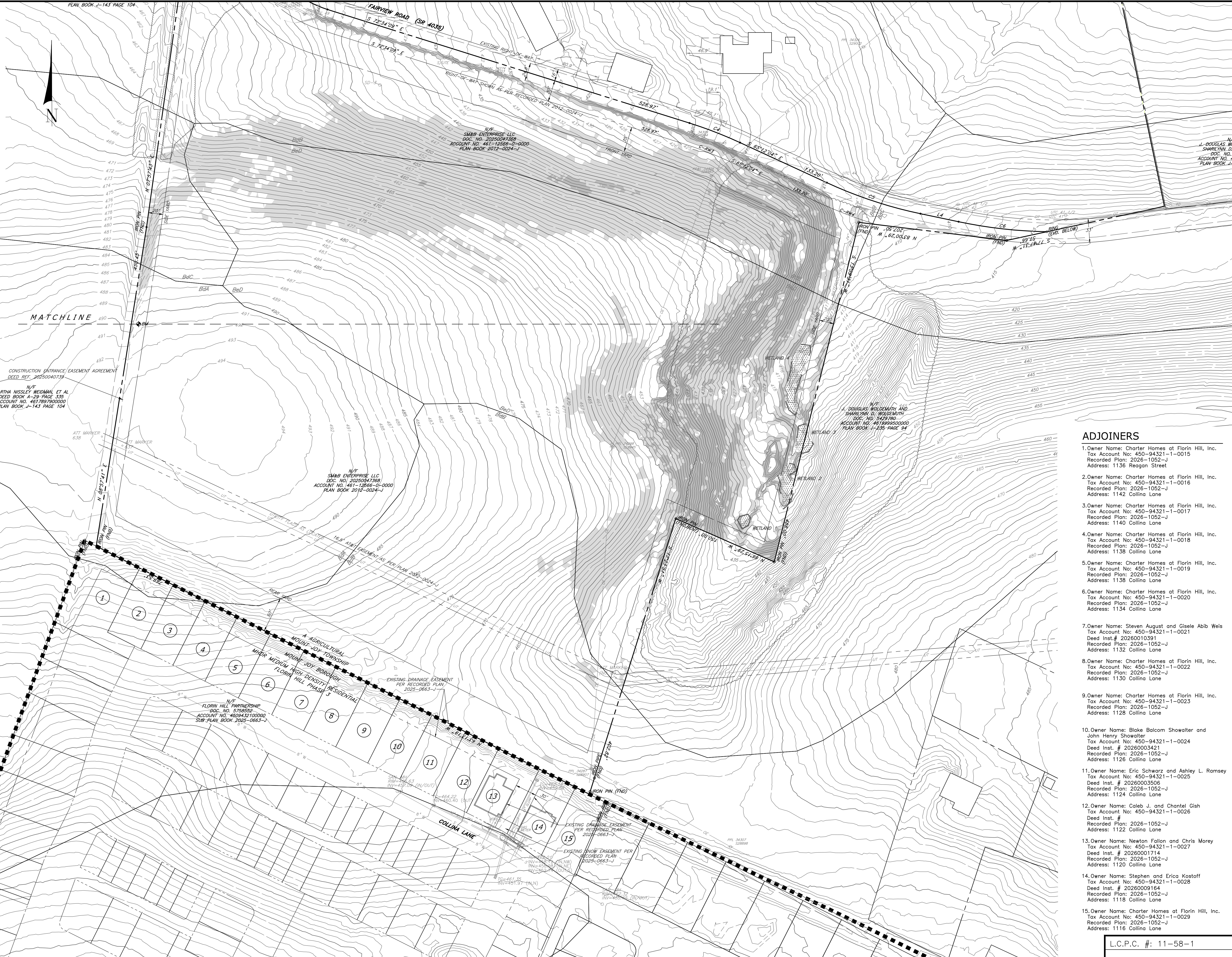
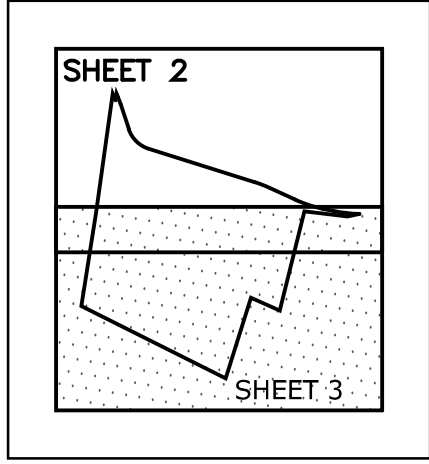
EXISTING CONDITIONS/DEMO PLAN

FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=60'
60' 30' 0' 60'
SCALE IN FEET

DRAWING #: CG-4082
SHEET #: 2 OF 31

L.C.P.C. #: 11-58-1



ADJOINERS

- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0015
Recorded Plan: 2026-1052-J
Address: 1136 Reagan Street
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0016
Recorded Plan: 2026-1052-J
Address: 1142 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0017
Recorded Plan: 2026-1052-J
Address: 1140 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0018
Recorded Plan: 2026-1052-J
Address: 1138 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0019
Recorded Plan: 2026-1052-J
Address: 1138 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0020
Recorded Plan: 2026-1052-J
Address: 1134 Collina Lane
- Owner Name: Steven August and Gisele Abib Weis
Tax Account No: 450-94321-1-0021
Deed Inst. # 20260010391
Recorded Plan: 2026-1052-J
Address: 1132 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0022
Recorded Plan: 2026-1052-J
Address: 1130 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0023
Recorded Plan: 2026-1052-J
Address: 1128 Collina Lane
- Owner Name: Blake Balcom Showalter and John Henry Showalter
Tax Account No: 450-94321-1-0024
Deed Inst. # 20260003421
Recorded Plan: 2026-1052-J
Address: 1126 Collina Lane
- Owner Name: Eric Schwarz and Ashley L. Ramsey
Tax Account No: 450-94321-1-0025
Deed Inst. # 20260003506
Recorded Plan: 2026-1052-J
Address: 1124 Collina Lane
- Owner Name: Caleb J. and Chantel Gish
Tax Account No: 450-94321-1-0026
Deed Inst. #
Recorded Plan: 2026-1052-J
Address: 1122 Collina Lane
- Owner Name: Newton Fallon and Chris Morey
Tax Account No: 450-94321-1-0027
Deed Inst. # 20260001714
Recorded Plan: 2026-1052-J
Address: 1120 Collina Lane
- Owner Name: Stephen and Erica Kostoff
Tax Account No: 450-94321-1-0028
Deed Inst. # 20260009164
Recorded Plan: 2026-1052-J
Address: 1118 Collina Lane
- Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0029
Recorded Plan: 2026-1052-J
Address: 1116 Collina Lane

L.C.P.C. #: 11-58-1

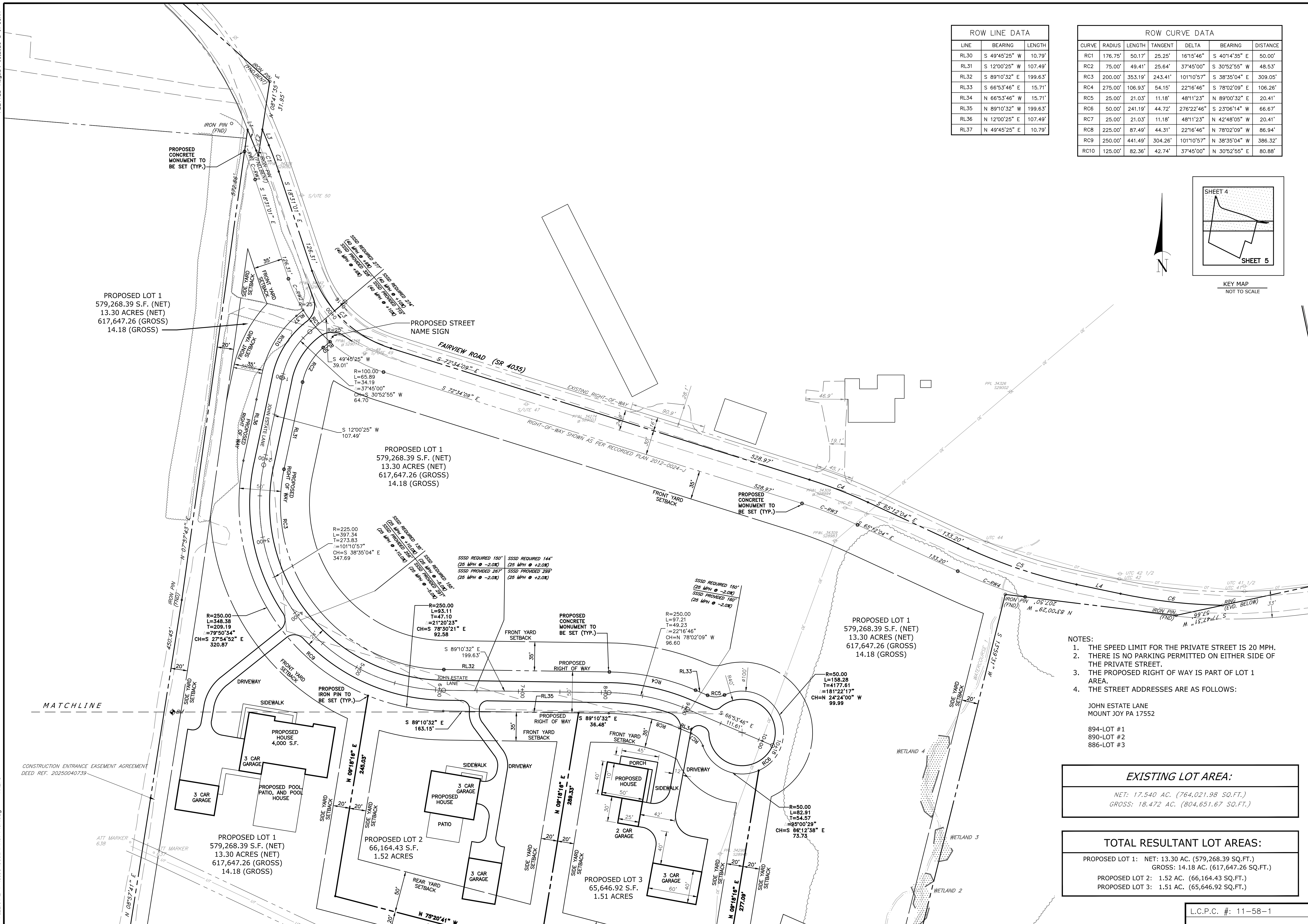
EXISTING CONDITIONS/DEMO PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082
SHEET #: 3 OF 31

dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
32 Mount Joy Street
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Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgoinc.com

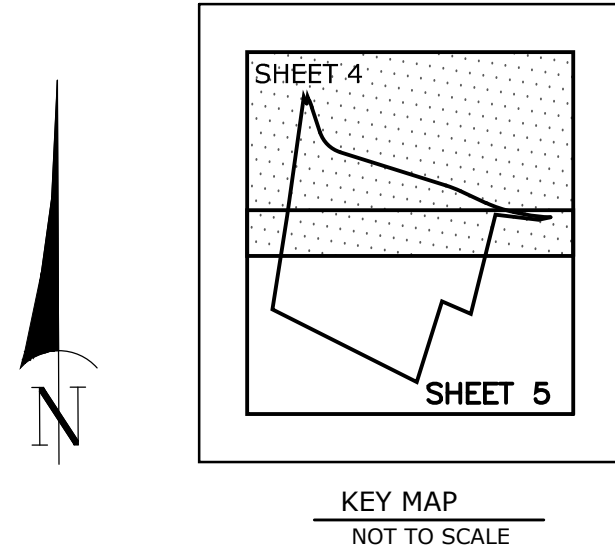
PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=60'
60' 30' 0' SCALE IN FEET

OWNER	SM&B ENTERPRISE LLC
NAME:	645 DONEGAL SPRINGS ROAD
ADDRESS:	MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368
LANCASTER TAX ACCT NO:	461-12566-0-0000
RECORDED PLAN:	2012-0024-J
REVIS PER TWP ENGINEER, LCCD	7/29/2026
REVISIONS	DATE



ROW LINE DATA		
LINE	BEARING	LENGTH
RL30	S 49°45'25" W	10.79'
RL31	S 12°00'25" W	107.49'
RL32	S 89°10'32" E	199.63'
RL33	S 66°53'46" E	15.71'
RL34	N 66°53'46" W	15.71'
RL35	N 89°10'32" W	199.63'
RL36	N 12°00'25" E	107.49'
RL37	N 49°45'25" E	10.79'

ROW CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC1	176.75'	50.17'	25.25'	16°15'46"	S 40°14'35" E	50.00'
RC2	75.00'	49.41'	25.64'	37°45'00"	S 30°52'55" W	75.00'
RC3	200.00'	353.19'	243.41'	101°10'57"	S 38°35'04" E	309.05'
RC4	275.00'	106.93'	5.15'	22°16'46"	S 78°02'09" E	106.26'
RC5	25.00'	21.03'	11.18'	48°11'23"	N 89°00'32" E	20.41'
RC6	50.00'	24.19'	44.72'	27°22'46"	S 23°06'14" W	66.67'
RC7	25.00'	21.03'	11.18'	48°11'23"	N 42°48'05" W	20.41'
RC8	225.00'	87.49'	44.31'	22°16'46"	N 78°02'09" W	86.94'
RC9	250.00'	441.49'	304.26'	101°10'57"	N 38°35'04" W	386.32'
RC10	126.00'	82.36'	42.74'	37°45'00"	N 30°52'55" E	80.88'



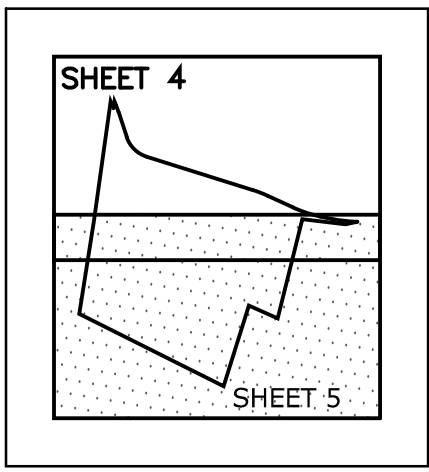
OWNER	
NAME: SM&B ENTERPRISE LLC	
ADDRESS: 645 DONEGAL SPRINGS ROAD	
MOUNT JOY, PA 17552	
TELEPHONE: 717-492-8126	
SITE ADDRESS: FAIRVIEW ROAD	
MOUNT JOY, PA 17552	
SOURCE OF TITLE: DEED REF. 20050047368	
LANCASTER TAX ACCT NO.: 461-12566-0-0000	
RECORDED PLAN: 2012-0026-J	
REVIEWS	DATE
REVS PER TWP ENGINEER, LCD	7/29/2026

dcgohn
Associates, Inc.

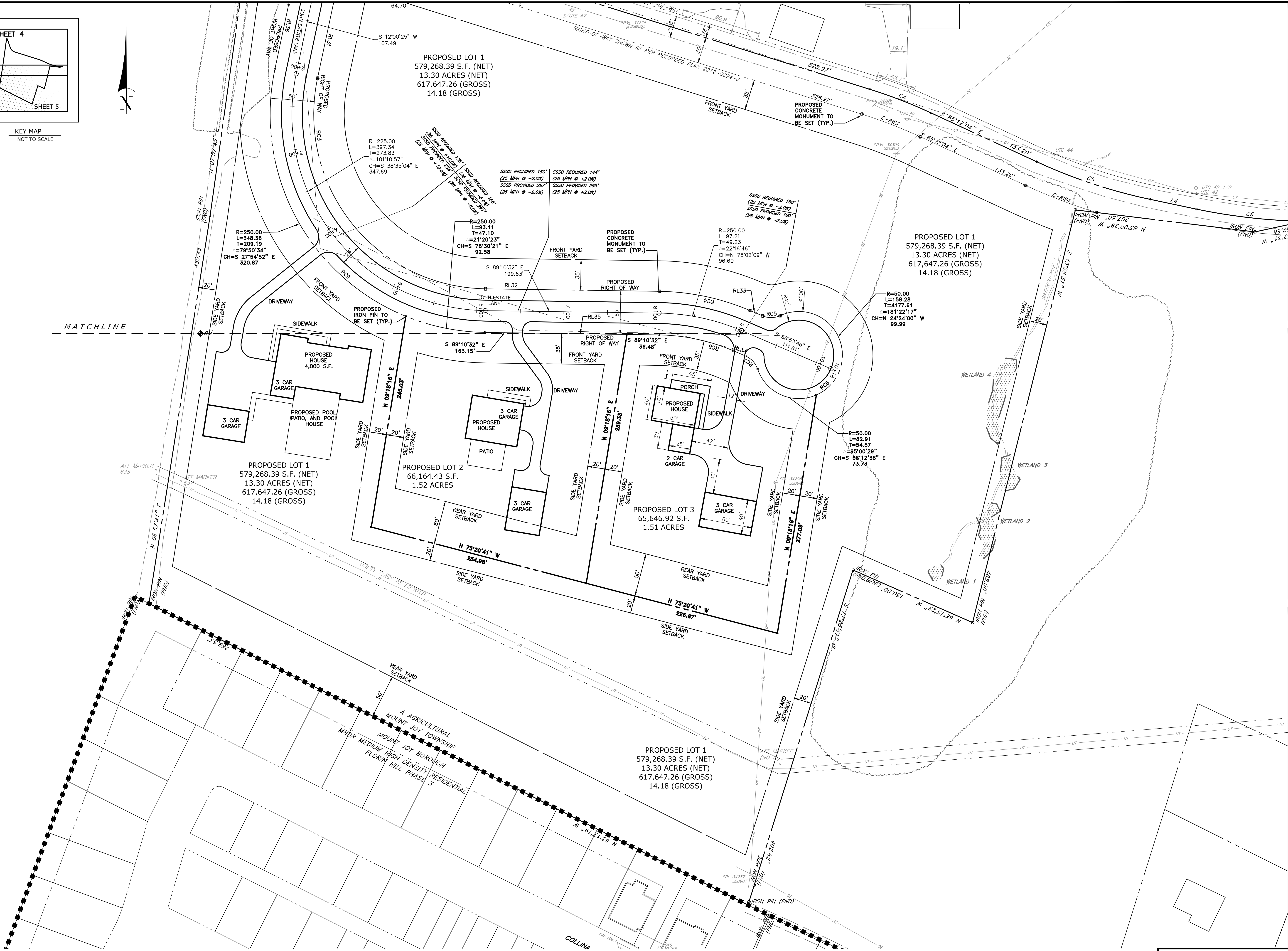
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph - (717) 659-5308
www.dcgohn.com

Surveyors - Engineers - Landscape Architects

LAYOUT AND SUBDIVISION PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	DRAWING #: CG-4082	PROJECT NO.: 5183-20
	SHEET #: 4 OF 31	DATE: JUNE 10, 2026
		DRAWN BY: BRC
		CHECKED BY: BRC
		SCALE: 1"=50'



KEY MAP
NOT TO SCALE



OWNER	SM&B ENTERPRISE LLC
NAME:	645 DONEGAN SPRINGS ROAD
ADDRESS:	MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 2025047368
LANCASTER TAX ACCT NO.:	461-12566-0-0000
RECORDED PLAN:	2012-0024-1
DATE	7/29/2026
REVISIONS	
REVIS PER TWP ENGINEER, LCCD	

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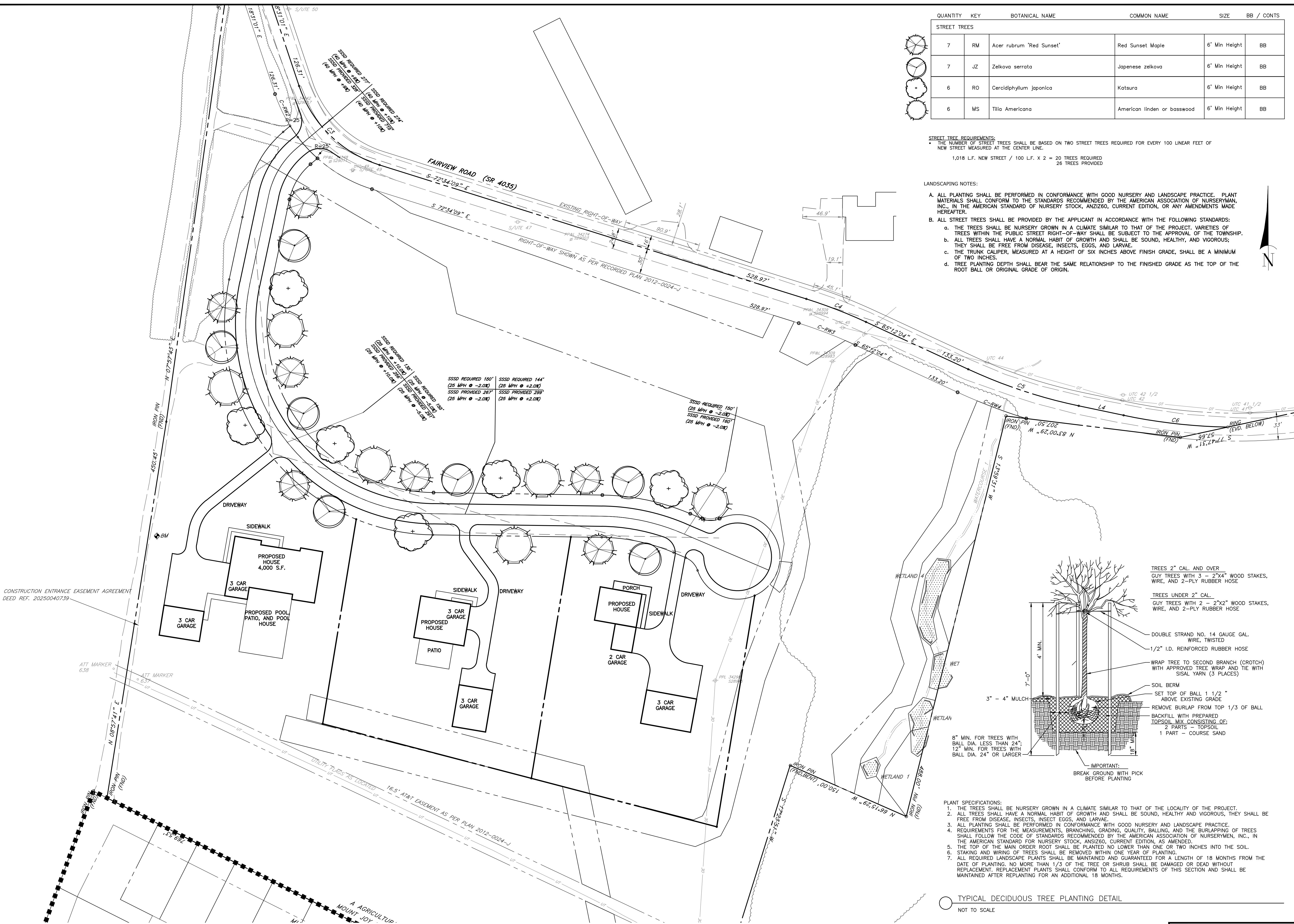
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgoinc.com

Surveyors - Engineers - Landscape Architects

PROJECT NO.:	5183-20
DATE:	JUNE 10, 2026
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	1"=50'
SCALE IN FEET	50' 0 25' 50'

LAYOUT AND SUBDIVISION PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	DRAWING #: CG-4082 SHEET #: 5 OF 31
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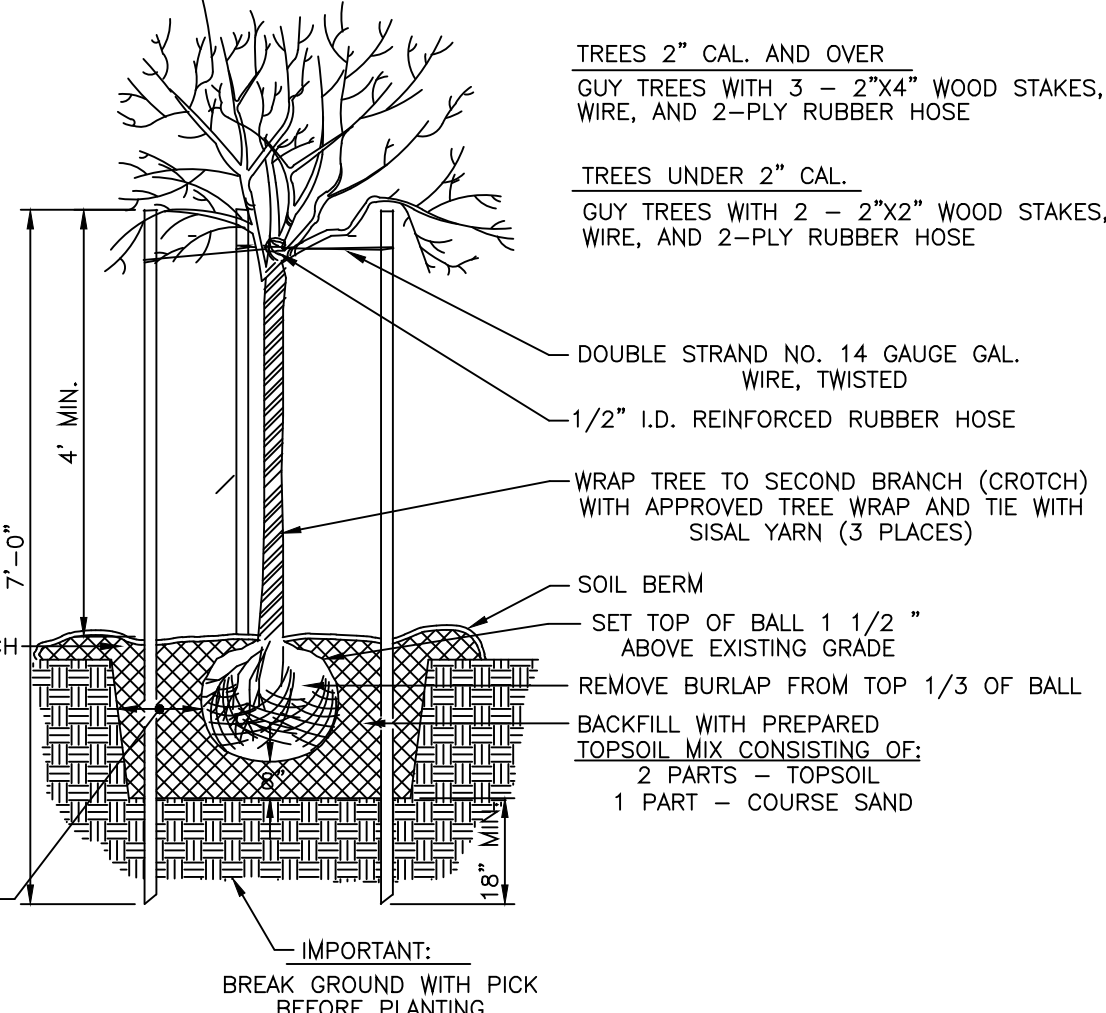
L.C.P.C. #: 11-58-1



QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	BB / CONTS
STREET TREES					
7	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	6' Min Height	BB
7	JZ	Zelkova serrata	Japanese zelkova	6' Min Height	BB
6	RO	Cercidiphyllum japonica	Katsura	6' Min Height	BB
6	MS	Tilia Americana	American linden or basswood	6' Min Height	BB

STREET TREE REQUIREMENTS:
THE NUMBER OF STREET TREES SHALL BE BASED ON TWO STREET TREES REQUIRED FOR EVERY 100 LINEAR FEET OF NEW STREET MEASURED AT THE CENTER LINE.
1,018 L.F. NEW STREET / 100 L.F. X 2 = 20 TREES REQUIRED
26 TREES PROVIDED

LANDSCAPING NOTES:
A. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD OF NURSERY STOCK, ANZIS60, CURRENT EDITION, OR ANY AMENDMENTS MADE HEREAFTER.
B. ALL STREET TREES SHALL BE PROVIDED BY THE APPLICANT IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
a. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE PROJECT. VARIETIES OF TREES WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL OF THE TOWNSHIP.
b. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, EGGS, AND LARVAE.
c. THE TRUNK CALIPER, MEASURED AT A HEIGHT OF SIX INCHES ABOVE FINISH GRADE, SHALL BE A MINIMUM OF TWO INCHES.
d. TREE PLANTING DEPTH SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE AS THE TOP OF THE ROOT BALL OR ORIGINAL GRADE OF ORIGIN.



- PLANT SPECIFICATIONS:
1. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE PROJECT.
 2. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS, THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
 3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
 4. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND THE BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANZIS60, CURRENT EDITION, AS AMENDED.
 5. THE TOP OF THE MAIN ORDER ROOT SHALL BE PLANTED NO LOWER THAN ONE OR TWO INCHES INTO THE SOIL.
 6. STAKING AND WIRING OF TREES SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.
 7. ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARANTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF THIS SECTION AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.

L.C.P.C. #: 11-58-1

OWNER

NAME: SM&B ENTERPRISE LLC

ADDRESS: 645 DONEGAL SPRINGS ROAD

TELEPHONE: 717-492-8126

SITE ADDRESS: FAIRVIEW ROAD

RECORDING: MOUNT JOY, PA 17552

SOURCE OF TITLE: DEED REF. 20250047368

LANCASTER TAX ACCT NO: 461-12566-0-0000

RECORDED PLAN: 2012-0024-1

DATE

7/29/2026

REVISIONS

PROJECT NO.: 5183-20

DATE: JUNE 10, 2026

DRAWN BY: BRC

CHECKED BY: BRC

SCALE: 1"=50'

50' 25' 0' SCALE IN FEET

LANDSCAPE PLAN

FOR

PRELIMINARY/FINAL SUBDIVISION AND

LAND DEVELOPMENT PLAN

SM&B ENTERPRISE LLC

FAIRVIEW ROAD

MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082

SHEET #: 6 OF 31

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 2
66,164.43 S.F.
1.52 ACRES

PROPOSED LOT 3
65,646.92 S.F.
1.51 ACRES

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

R=125.00
L=43.03
T=21.73
Δ=19°43'22"
CH=N 39°53'44" E
42.62

R=176.75
L=124.81
T=65.13
Δ=40°27'27"
CH=S 52°20'26" E
122.23

R=558.25
L=13.04
T=6.52
Δ=120°18"
CH=S 65°52'13" E
13.04

R=641.75
L=43.53
T=21.77
Δ=35°3'09"
CH=S 71°01'18" E
43.52

CONSTRUCTION ENTRANCE EASEMENT AGREEMENT
DEED REF. 20250040739

ATT MARKER
6.38

ATT MARKER
(NO. 18)

A AGRICULTURAL
MOUNT JOY TOWNSHIP
MOUNT JOY BOROUGH
MHPR MEDIUM HIGH DENSITY RESIDENTIAL
FLORIN HILL PHASE 3

EXISTING DRAINAGE EASEMENT
PER RECORDED PLAN
2025-0663-J

L.C.P.C. #: 11-58-1

DRAINAGE EASEMENT PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

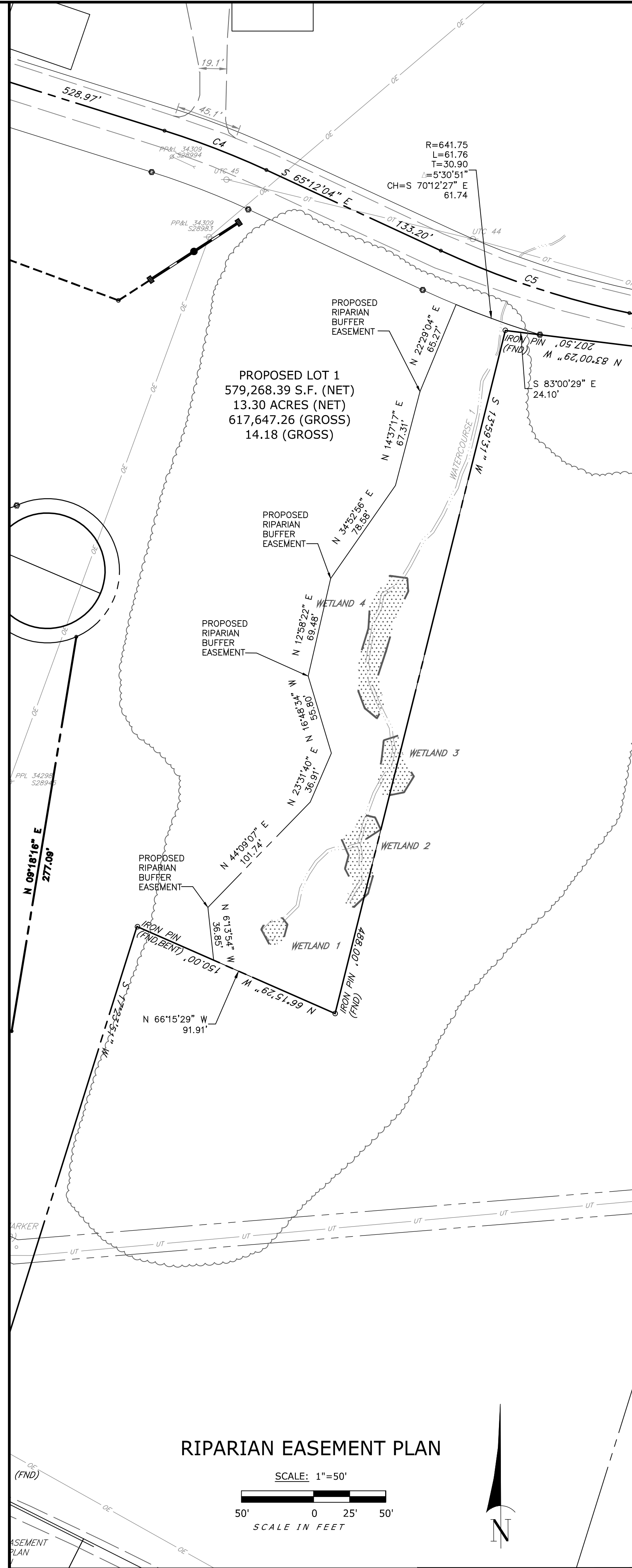
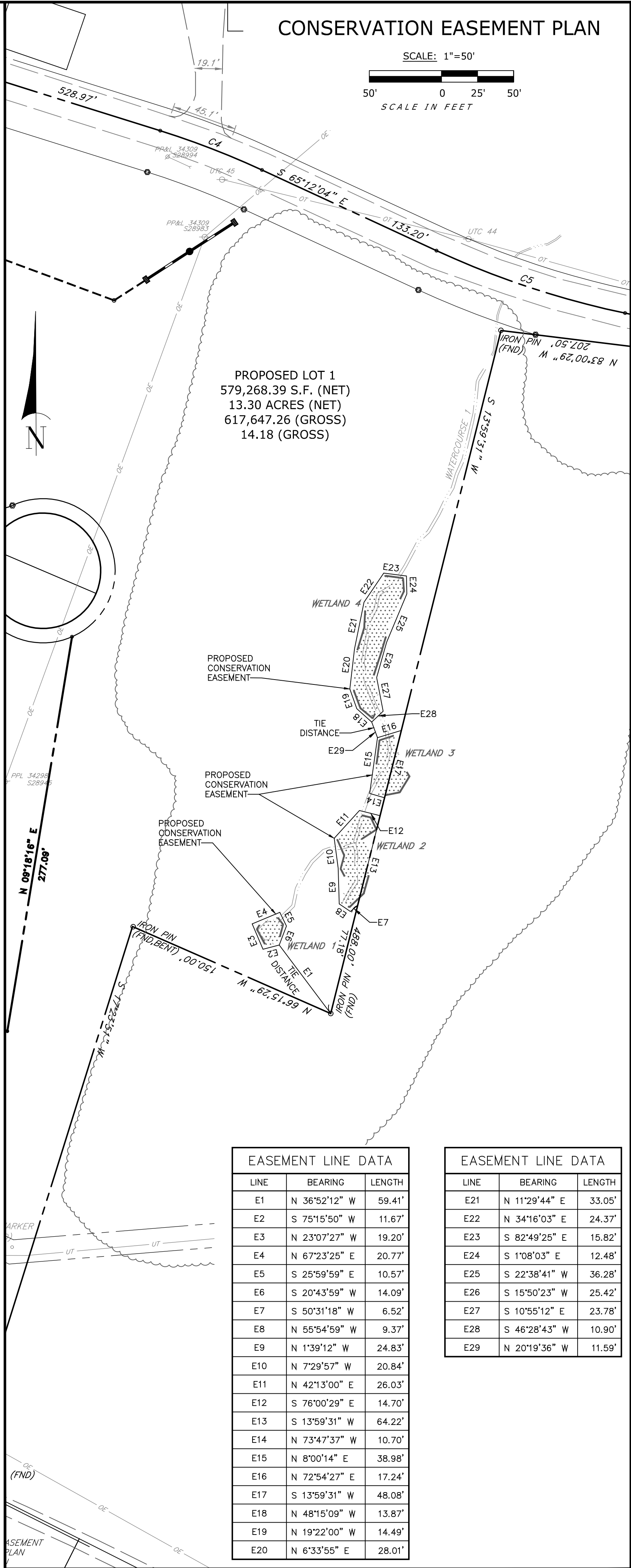
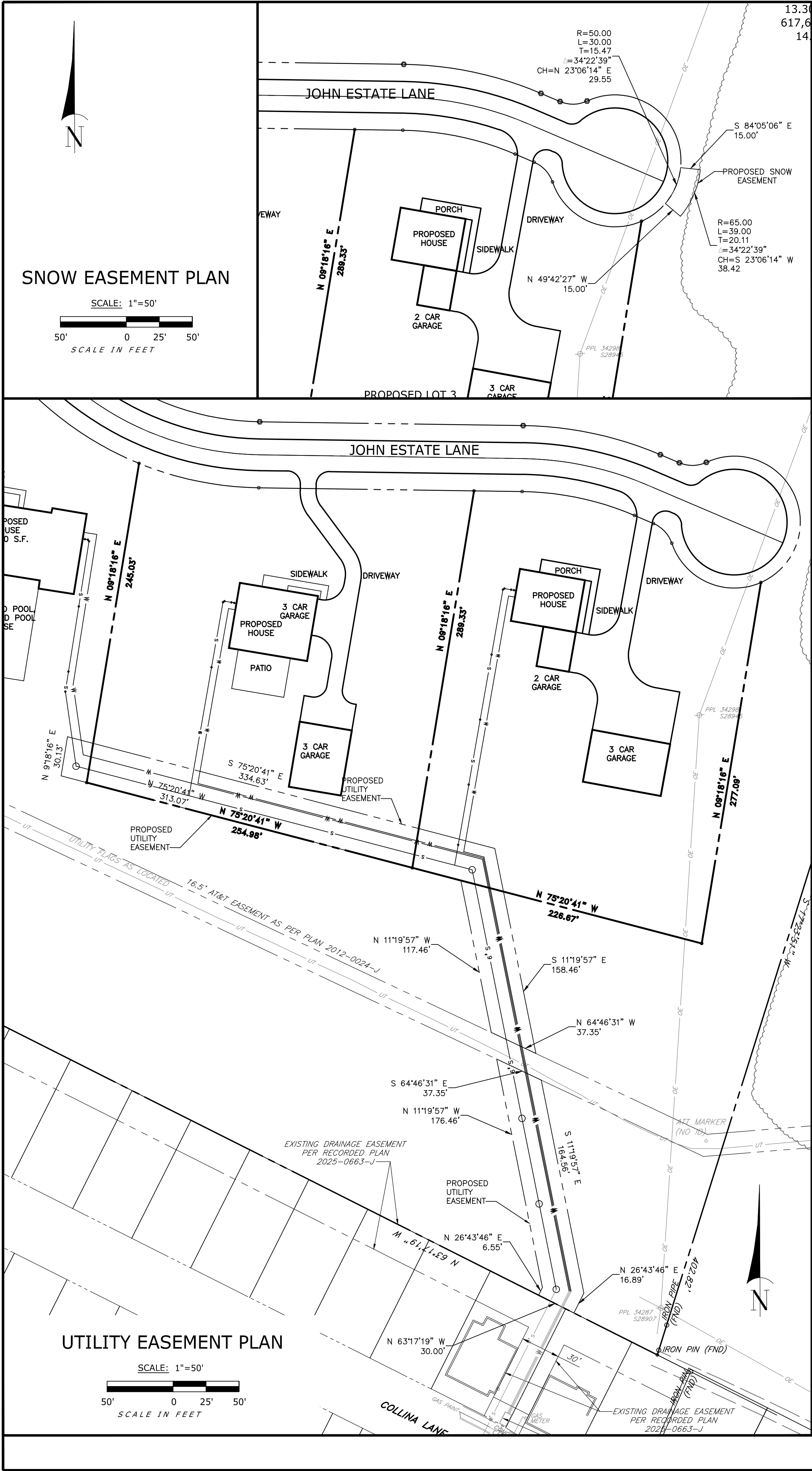
DRAWING #: CG-4082
SHEET #: 7 OF 31

PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=50'
50' 25' 0' SCALE IN FEET

dc gohn
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Ph- (717) 653-5308
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OWNER
NAME: SM&B ENTERPRISE LLC
ADDRESS: 645 DONEGAL SPRINGS ROAD
MOUNT JOY, PA 17552
TELEPHONE: 717-492-8126
SITE ADDRESS: FAIRVIEW ROAD
MOUNT JOY, PA 17552
SOURCE OF TITLE: DEED REF. 20250047368
LANCASTER TAX ACCT NO: 461-12566-0-0000
RECORDED PLAN: 2012-0024-1

REVIS PER TWP ENGINEER, LCCD
7/29/2026
DATE



OWNER	
NAME:	SM&B ENTERPRISE LLC
ADDRESS:	645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD MOUNT JOY, PA 17552

SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1	
REVIS PER TWP ENGINEER, LCCD	7/29/2026
REVISIONS	DATE

PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC	
SCALE: 1"=50'	SCALE IN FEET

FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #:	CG-4082
SHEET #:	8 OF 31

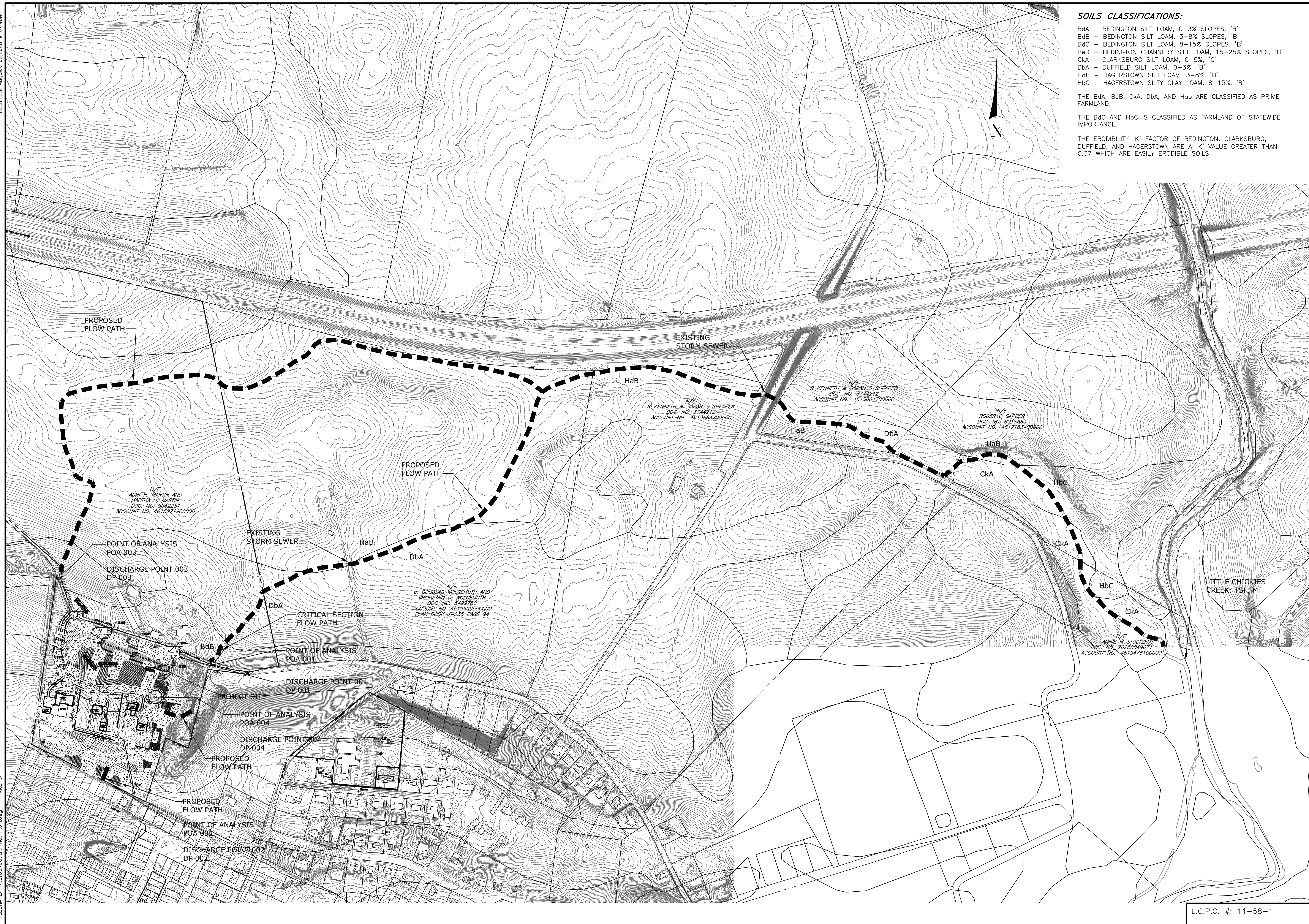
SITE NOTES: 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 3 SINGLE FAMILY LOTS, PRIVATE STREET, HOUSES, DRIVEWAYS, GARAGES, SIDEWALKS, STORMWATER MANAGEMENT FACILITIES, UTILITIES, AND OTHER SITE IMPROVEMENTS. 2. THE PROPOSED STREET IS A PRIVATE STREET. 3. THE SITE IS SERVED BY PRIVATE PUBLIC SEWER AND PUBLIC WATER BY MOUNT JOY BOROUGH AUTHORITY. 4. THIS PLAN SHOWS THE LOCATION OF RIGHT-OF-WAYS AND CARTWAYS FOR STREETS, ACCESS DRIVES, AND SERVICE STREETS AS WELL AS VISIBLE UTILITIES AND STORM WATER MANAGEMENT FACILITIES WITHIN 200 FEET OF THE SITE WHICH WERE OBSERVED BY PERSONNEL OF D. C. GOHN ASSOCIATES, INC. AS OF THE DATE OF THIS PLAN. EXACT LOCATIONS AND ROUTING OF UNDERGROUND FACILITIES MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. ANY CHANGES TO THE PROPOSED UTILITY (IE. STORMWATER MANAGEMENT) DESIGN DUE TO THE VERIFICATION OF UNDERGROUND FACILITIES SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL. 5. ALL UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. D. C. GOHN ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR SHALL REVIEW THE PROJECT SITE PRIOR TO INITIATING WORK, AND IN ACCORDANCE WITH ACT 287/172, PRIOR TO THE START OF CONSTRUCTION SHALL REQUEST FROM EACH USER'S OFFICE THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, BEING "INFORMATION AS TO THE POSITION AND TYPE OF USER'S LINES", BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION. 6. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREAS OF ANY EASEMENTS THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. ACCESS TO EASEMENTS INDICATED AS STORMWATER EASEMENTS APPLY TO LOCAL TOWNSHIP OFFICIALS OR THEIR DESIGNEES. 7. NO STRUCTURES, LANDSCAPING, OR GRADING MAY BE CONSTRUCTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF THE MOTORIST. 8. CONTRACTOR TO CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. 9. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. THE TOWNSHIP AND OWNER SHALL APPROVE ANY REVISIONS OR SUBSTITUTIONS. 10. AS-BUILT PLANS SHOWING ALL SITE IMPROVEMENTS, AND ANY CHANGES MADE TO APPROVED DESIGN DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL. 11. ANY PART OR PORTION OF A SITE WHICH IS NOT USED FOR BUILDING OR OTHER STRUCTURES SHALL BE PLANTED WITH AN ALL SEASON GROUND COVER. IT SHALL BE MAINTAINED TO PREVENT THE DEVELOPMENT OF AN APPEARANCE AND ALL NON-SURVIVING PLANTS SHALL BE REPLACED PROMPTLY. 12. SHOULD THE PLAN BE APPROVED BY THE BOARD OF SUPERVISORS, THE APPLICANT SHALL SUBMIT THREE PAPER SETS (24"x36") AS SPECIFIED BY THE RECORDER OF DEEDS TO THE TOWNSHIP, THE APPLICANT SHALL ALSO PROVIDE THE TOWNSHIP AND TOWNSHIP ENGINEER WITH DIGITAL COPIES OF THE PLANS AFTER RECORDING. ALL SHEETS OF THIS PLAN SET SHALL BE FILED WITH THE RECORDER OF DEEDS. 13. ALL FINAL PLANS MUST CONFORM WITH ALL CONDITIONS OF FINAL APPROVAL AND MUST BE RECORDED WITHIN THE TIME PERIOD ESTABLISHED IN THE MUNICIPAL PLANNING CODE. 14. A SET OF STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE TOWNSHIP SHALL BE ON FILE AT THE DEVELOPMENT SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY. PERIODIC INSPECTIONS MAY BE MADE BY THE TOWNSHIP OR DESIGNEE DURING CONSTRUCTION. 15. THERE IS A WETLAND REPORT PREPARED BY VORTEX ENVIRONMENTAL. THE WETLANDS ARE SHOWN ON THE PLANS. 16. THERE IS A GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS MID-ATLANTIC LLC WHICH IS PART OF THIS PROJECT. 17. THERE IS NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT PROPERTY. 18. DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES SHALL PROVIDE THAT NO STRUCTURE, LANDSCAPING OR GRADING SHALL BE ERECTED, INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS. 19. THERE IS A ROAD IMPROVEMENT AGREEMENT RECORDED AS 5982070 FOR ROAD IMPROVEMENTS ALONG FAIRVIEW ROAD. 20. ALL ROADS AND STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408. THE CONTRACTOR SHALL OBTAIN CONSTRUCTION MATERIALS FROM PENNDOT APPROVED SUPPLIERS AS LISTED IN PENNDOT BULLETIN 15. THE CONTRACTOR SHALL PROVIDE PENNDOT APPROVED MIX DESIGNS AND CERTIFICATES OF COMPLIANCE, FORM CS-4171, FOR ALL MATERIALS PROVIDED FOR THE WORK. DELIVERY TICKETS SHALL BE PROVIDED FOR ALL MATERIALS. 21. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL THE STREET NAME SIGNS THAT ARE PROVIDED ON THE PLANS. 22. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. THE NOTE SHALL BE INCLUDED IN ALL DEEDS FOR LOTS WHICH CONTAIN AN EASEMENT. 23. ALL PERMANENT MONUMENTS AND MARKERS WILL BE SET UPON THE COMPLETION OF CONSTRUCTION. 24. WARNING: THE RESIDENTIAL USES OR LOTS PROPOSED BY THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN ARE IN THE AGRICULTURAL ZONING DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL, AND RESIDENTS MUST EXPECT OCCURRENCES SUCH AS THE SMELL OF FARM ANIMALS AND THE ANIMAL WASTE THEY PRODUCE, INSECTS, TOXIC CHEMICAL SPRAYING, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BY-PRODUCTS OF AGRICULTURAL BUSINESS AND ACTIVITY. 25. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW,"[2] BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE PLANNING COMMISSION'S APPROVAL. OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED. 26. THERE ARE NO REMAINING RIGHTS OF FURTHER SUBDIVISION OR ERECTION OF SINGLE-FAMILY DWELLINGS OR OTHER PRINCIPAL NONAGRICULTURAL BUILDINGS ON ANY LOT. 27. DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES SHALL PROVIDE THAT NO STRUCTURE, LANDSCAPING OR GRADING SHALL BE ERECTED, INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS. 28. NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY MAY BE SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974 (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973 72 P.S. § 5400.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LANDOWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS; B) IF A CHANGE IN USE OCCURS, OR IF A CONVEYANCE, TRANSFER, SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR NOTIFYING THE COUNTY ASSESSOR WITHIN 30 DAYS; C) THE PAYMENT OF ROLL-BACK TAXES, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED SEVEN YEARS, WHICHEVER IS LESS, MAY BE REQUIRED; D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE THIRTY-DAY PERIOD, PRIOR TO LAND CONVEYANCE, THE PROPERTY OWNER MAY BE SUBJECT TO A CIVIL PENALTY OF \$100; E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX LAW. <td> MISCELLANEOUS: 1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS PLAN MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED. I.E., THE DETECTION OF SURFACE OR SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.R. TITLE 25-PA CODES 71, 101, 271, 273, 275, 27, 279, 281, 283, AND 285. 2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF THE PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF D. C. GOHN ASSOCIATES, INC. 3. CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE RESULTING FROM HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. 4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING, AND SHORING. 5. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL, TELECOMMUNICATIONS, GAS, AND OTHER UTILITY PROVIDER SERVICE AS APPLICABLE. 6. D. C. GOHN ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE AREA (I.E., THE EXISTENCE OR DEPTH OF ROCK, WATER TABLE, SOIL CONDITIONS, UTILITIES, ETC.). </td> <td> STORM DRAINAGE NOTES: 1. MAINTENANCE OF ALL INFILTRATION BEDS, STORMWATER BMP'S, AND STRUCTURES WITHIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE INDIVIDUAL LOT OWNER. THE LOCAL MUNICIPAL OFFICIALS RESERVE THE PERPETUAL RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE LOCAL MUNICIPAL OFFICIALS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THE PLAN. 2. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE KEPT FREE OF STRUCTURES, FILL, AND OTHER ENCROACHMENTS. 3. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. 4. THE PROPERTY OWNER, SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES TO ENSURE THAT THEY ARE KEPT IN GOOD WORKING ORDER IN ACCORDANCE WITH THE APPROVED O&M PLAN. 5. CONSTRUCTION OF STORM WATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWNSHIP AND LANCASTER COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. 6. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY. 7. STORM WATER MANAGEMENT FOR THE PROJECT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP STORM WATER MANAGEMENT ORDINANCE. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY GRADING THE SITE TO CONFORM TO THE GENERAL DRAINAGE PATTERNS SHOWN ON THE APPROVED PLANS. GRADING TO PROVIDE SHEET FLOW OF STORM WATER RUNOFF SHALL BE ENCOURAGED AND GRADING WHICH PROMOTES CONCENTRATION OF RUNOFF SHALL BE AVOIDED EXCEPT AS CALLED FOR ON THE APPROVED PLANS. 9. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORM WATER MANAGEMENT FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORM WATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT. 10. ANY DRAINAGE EASEMENT PROHIBITS EXCAVATION, THE PLACING OF FILL OR STRUCTURE AND ANY ALTERATION THAT MAY ADVERSELY AFFECT THE FLOW OF STORM WATER WITHIN ANY PORTION OF THE EASEMENT. 11. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORM WATER BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. 12. THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE. 13. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PAVED AREAS. 14. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP AND DC GOHN IMMEDIATELY. 15. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY. 16. AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS. 17. AN EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE FOR SM&B ENTERPRISES, LLC, PREPARED BY DC GOHN ASSOCIATES IS PART OF THIS PROJECT. 18. A POST CONSTRUCTION STORMWATER MANAGEMENT REPORT AND ASSOCIATED DRAINAGE MAPS FOR SM&B ENTERPRISES, LLC, PREPARED BY DC GOHN ASSOCIATES, IS PART OF THIS PROJECT. 19. WATERTIGHT JOINTS SHALL BE PROVIDED WHERE PIPE SECTIONS ARE JOINED. 20. THE INFILTRATION BASIN 1 IS DESIGNED FOR 65,089 SQUARE FEET OF IMPERVIOUS AREA. 21. THE TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES. 22. THERE ARE NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT PROPERTY. </td> <td> ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL MATERIAL 1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-COMPRESSIBLE, NON-FLAMMABLE, NON-TOXIC, NON-EROSIVE, NON-DEPLETING SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.) 2. INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL." 3. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. 4. 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 BURIED, BURNED, JUMPED, OR DISCHARGED AT THE SITE. IT IS ANTICIPATED THAT THE PROJECT SITE WILL CONTAIN BUILDING WASTE SUCH AS EXCESS BUILDING MATERIALS, CONCRETE, CARDBOARD, AND OTHER MATERIALS. </td> <td> MUNICIPAL NOTES AND REQUIREMENTS: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES OR SPECIFICATIONS AS APPLICABLE. 2. ALL CONSTRUCTION STANDARDS AND MATERIALS NOT SPECIFIED BY LOCAL MUNICIPAL REGULATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408, LATEST EDITION AND STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LATEST EDITION, UNLESS CERTAIN LOCAL REGULATIONS APPLY. 3. MAINTENANCE OF ALL DRAINAGE FACILITIES, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MUNICIPALITY RESERVES THE RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE MUNICIPALITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THESE PLANS. 4. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES. 5. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PARKING AND ROADWAY AREAS. 6. UPON COMPLETION AND FINAL STABILIZATION OF ALL STORM WATER STORAGE AND CONTROL FACILITIES, AN AS-BUILT SURVEY AND SUPPORTING CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND ACCEPTANCE. 7. UPON COMPLETION OF THE PLAN IMPROVEMENTS AND PRIOR TO THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN TO THE TOWNSHIP. THE AS-BUILT PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER. AS-BUILT TO BE REVIEWED BY TOWNSHIP ENGINEER. (1) THE AS-BUILT PLAN SHALL BE REVIEWED BY THE TOWNSHIP ENGINEER TO VERIFY THE PLAN INCLUDES ALL OF THE STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY AND THE FACILITIES ARE SHOWN AT THE CORRECT LOCATION. (2) THE TOWNSHIP ENGINEER SHALL EITHER APPROVE THE AS-BUILT PLAN OR IDENTIFY CORRECTIONS REQUIRED. (3) IF THE TOWNSHIP ENGINEER IDENTIFIES CORRECTIONS REQUIRED TO THE AS-BUILT PLAN, THE APPLICANT SHALL SUBMIT A REVISED AS-BUILT PLAN TO THE TOWNSHIP ADDRESSING THE CORRECTIONS. FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE SWM SITE PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS. RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER. UPON COMPLETION OF RECORDING, A DIGITAL COPY OF THE AS-BUILT PLAN, THE SWM SITE PLAN SIGNED AND SEALED WITH THE RECORDING INFORMATION AND CALCULATIONS, WAIVER REQUESTS AND OTHER DOCUMENTS SHALL BE SUBMITTED TO THE TOWNSHIP ALONG WITH ONE PAPER COPY OF THE RECORDED PLAN. (1) THE DIGITAL INVENTORY SHALL BE IN AN ELECTRONIC FORMAT ACCEPTABLE TO THE TOWNSHIP ENGINEER. (2) ALL COORDINATES AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLAN COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD88 FOR VERTICAL). </td> <td> OWNER NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD ADDRESS: MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD SITE ADDRESS: MOUNT JOY, PA 17552 </td> <td> SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1 </td> <td> 7/29/2026 DATE </td> <td> REVISIONS REV# PER TWP ENGINEER, LCCD </td>	MISCELLANEOUS: 1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS PLAN MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED. I.E., THE DETECTION OF SURFACE OR SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.R. TITLE 25-PA CODES 71, 101, 271, 273, 275, 27, 279, 281, 283, AND 285. 2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF THE PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF D. C. GOHN ASSOCIATES, INC. 3. CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE RESULTING FROM HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. 4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING, AND SHORING. 5. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL, TELECOMMUNICATIONS, GAS, AND OTHER UTILITY PROVIDER SERVICE AS APPLICABLE. 6. D. C. GOHN ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE AREA (I.E., THE EXISTENCE OR DEPTH OF ROCK, WATER TABLE, SOIL CONDITIONS, UTILITIES, ETC.).	STORM DRAINAGE NOTES: 1. MAINTENANCE OF ALL INFILTRATION BEDS, STORMWATER BMP'S, AND STRUCTURES WITHIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE INDIVIDUAL LOT OWNER. THE LOCAL MUNICIPAL OFFICIALS RESERVE THE PERPETUAL RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE LOCAL MUNICIPAL OFFICIALS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THE PLAN. 2. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE KEPT FREE OF STRUCTURES, FILL, AND OTHER ENCROACHMENTS. 3. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. 4. THE PROPERTY OWNER, SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES TO ENSURE THAT THEY ARE KEPT IN GOOD WORKING ORDER IN ACCORDANCE WITH THE APPROVED O&M PLAN. 5. CONSTRUCTION OF STORM WATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWNSHIP AND LANCASTER COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. 6. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY. 7. STORM WATER MANAGEMENT FOR THE PROJECT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP STORM WATER MANAGEMENT ORDINANCE. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY GRADING THE SITE TO CONFORM TO THE GENERAL DRAINAGE PATTERNS SHOWN ON THE APPROVED PLANS. GRADING TO PROVIDE SHEET FLOW OF STORM WATER RUNOFF SHALL BE ENCOURAGED AND GRADING WHICH PROMOTES CONCENTRATION OF RUNOFF SHALL BE AVOIDED EXCEPT AS CALLED FOR ON THE APPROVED PLANS. 9. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORM WATER MANAGEMENT FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORM WATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT. 10. ANY DRAINAGE EASEMENT PROHIBITS EXCAVATION, THE PLACING OF FILL OR STRUCTURE AND ANY ALTERATION THAT MAY ADVERSELY AFFECT THE FLOW OF STORM WATER WITHIN ANY PORTION OF THE EASEMENT. 11. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORM WATER BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. 12. THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE. 13. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PAVED AREAS. 14. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP AND DC GOHN IMMEDIATELY. 15. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY. 16. AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS. 17. AN EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE FOR SM&B ENTERPRISES, LLC, PREPARED BY DC GOHN ASSOCIATES IS PART OF THIS PROJECT. 18. A POST CONSTRUCTION STORMWATER MANAGEMENT REPORT AND ASSOCIATED DRAINAGE MAPS FOR SM&B ENTERPRISES, LLC, PREPARED BY DC GOHN ASSOCIATES, IS PART OF THIS PROJECT. 19. WATERTIGHT JOINTS SHALL BE PROVIDED WHERE PIPE SECTIONS ARE JOINED. 20. THE INFILTRATION BASIN 1 IS DESIGNED FOR 65,089 SQUARE FEET OF IMPERVIOUS AREA. 21. THE TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES. 22. THERE ARE NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT PROPERTY.	ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL MATERIAL 1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-COMPRESSIBLE, NON-FLAMMABLE, NON-TOXIC, NON-EROSIVE, NON-DEPLETING SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.) 2. INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL." 3. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. 4. 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 BURIED, BURNED, JUMPED, OR DISCHARGED AT THE SITE. IT IS ANTICIPATED THAT THE PROJECT SITE WILL CONTAIN BUILDING WASTE SUCH AS EXCESS BUILDING MATERIALS, CONCRETE, CARDBOARD, AND OTHER MATERIALS.	MUNICIPAL NOTES AND REQUIREMENTS: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES OR SPECIFICATIONS AS APPLICABLE. 2. ALL CONSTRUCTION STANDARDS AND MATERIALS NOT SPECIFIED BY LOCAL MUNICIPAL REGULATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408, LATEST EDITION AND STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LATEST EDITION, UNLESS CERTAIN LOCAL REGULATIONS APPLY. 3. MAINTENANCE OF ALL DRAINAGE FACILITIES, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MUNICIPALITY RESERVES THE RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE MUNICIPALITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THESE PLANS. 4. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES. 5. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PARKING AND ROADWAY AREAS. 6. UPON COMPLETION AND FINAL STABILIZATION OF ALL STORM WATER STORAGE AND CONTROL FACILITIES, AN AS-BUILT SURVEY AND SUPPORTING CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND ACCEPTANCE. 7. UPON COMPLETION OF THE PLAN IMPROVEMENTS AND PRIOR TO THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN TO THE TOWNSHIP. THE AS-BUILT PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER. AS-BUILT TO BE REVIEWED BY TOWNSHIP ENGINEER. (1) THE AS-BUILT PLAN SHALL BE REVIEWED BY THE TOWNSHIP ENGINEER TO VERIFY THE PLAN INCLUDES ALL OF THE STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY AND THE FACILITIES ARE SHOWN AT THE CORRECT LOCATION. (2) THE TOWNSHIP ENGINEER SHALL EITHER APPROVE THE AS-BUILT PLAN OR IDENTIFY CORRECTIONS REQUIRED. (3) IF THE TOWNSHIP ENGINEER IDENTIFIES CORRECTIONS REQUIRED TO THE AS-BUILT PLAN, THE APPLICANT SHALL SUBMIT A REVISED AS-BUILT PLAN TO THE TOWNSHIP ADDRESSING THE CORRECTIONS. FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE SWM SITE PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS. RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER. UPON COMPLETION OF RECORDING, A DIGITAL COPY OF THE AS-BUILT PLAN, THE SWM SITE PLAN SIGNED AND SEALED WITH THE RECORDING INFORMATION AND CALCULATIONS, WAIVER REQUESTS AND OTHER DOCUMENTS SHALL BE SUBMITTED TO THE TOWNSHIP ALONG WITH ONE PAPER COPY OF THE RECORDED PLAN. (1) THE DIGITAL INVENTORY SHALL BE IN AN ELECTRONIC FORMAT ACCEPTABLE TO THE TOWNSHIP ENGINEER. (2) ALL COORDINATES AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLAN COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD88 FOR VERTICAL).	OWNER NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD ADDRESS: MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD SITE ADDRESS: MOUNT JOY, PA 17552	SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1	7/29/2026 DATE	REVISIONS REV# PER TWP ENGINEER, LCCD
PLAN NOTES FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA						PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: NTS	DRAWING #: CG-4082 SHEET #: 9 OF 31	
L.C.P.C. #: 11-58-1								

DRAWING #: CG-4082

SHEET #: 10 OF 31

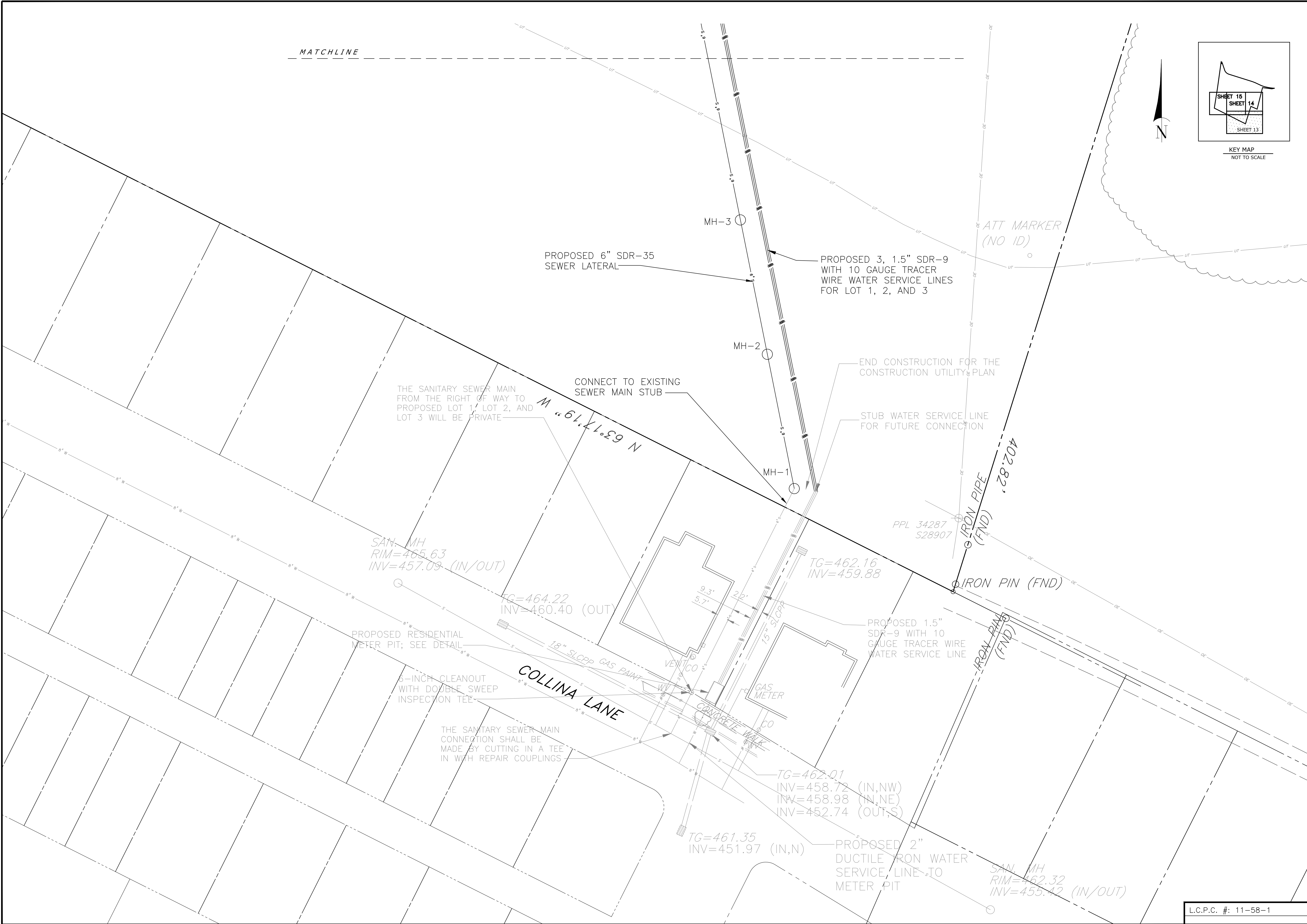


FINAL GRADING / PCSM PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50' 
		32 Mount Joy Street Po Box 128 Mount Joy, PA 17552 Ph: (717) 653-5308 www.dcgohm.com
Surveyors - Engineers - Landscape Architects		
OWNER NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552		
SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-J		
REVS PER TWP ENGINEER, LCDD REVISIONS		DATE 7/29/2026



THE ERODIBILITY 'K' FACTOR OF BEDINGTON, CLARKSBURG, DUFFIELD, AND HAGERSTOWN ARE A 'K' VALUE GREATER THAN 0.37 WHICH ARE EASILY ERODIBLE SOILS.

EROSION POTENTIAL ANALYSIS PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		PROJECT NO.: 51893-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50'
DRAWING #: CG-4082 SHEET #: 13 OF 31		



OWNER	NAME: SM&B ENTERPRISE LLC
	ADDRESS: 645 DONEGAL SPRINGS ROAD
	TELEPHONE: 717-492-8126
	SITE ADDRESS: FAIRVIEW ROAD
	MOUNT JOY, PA 17552
REVISIONS	DATE
REVIS PER TWP ENGINEER, LCDD	7/29/2026
RECORDED PLAN: 2012-0024-1	

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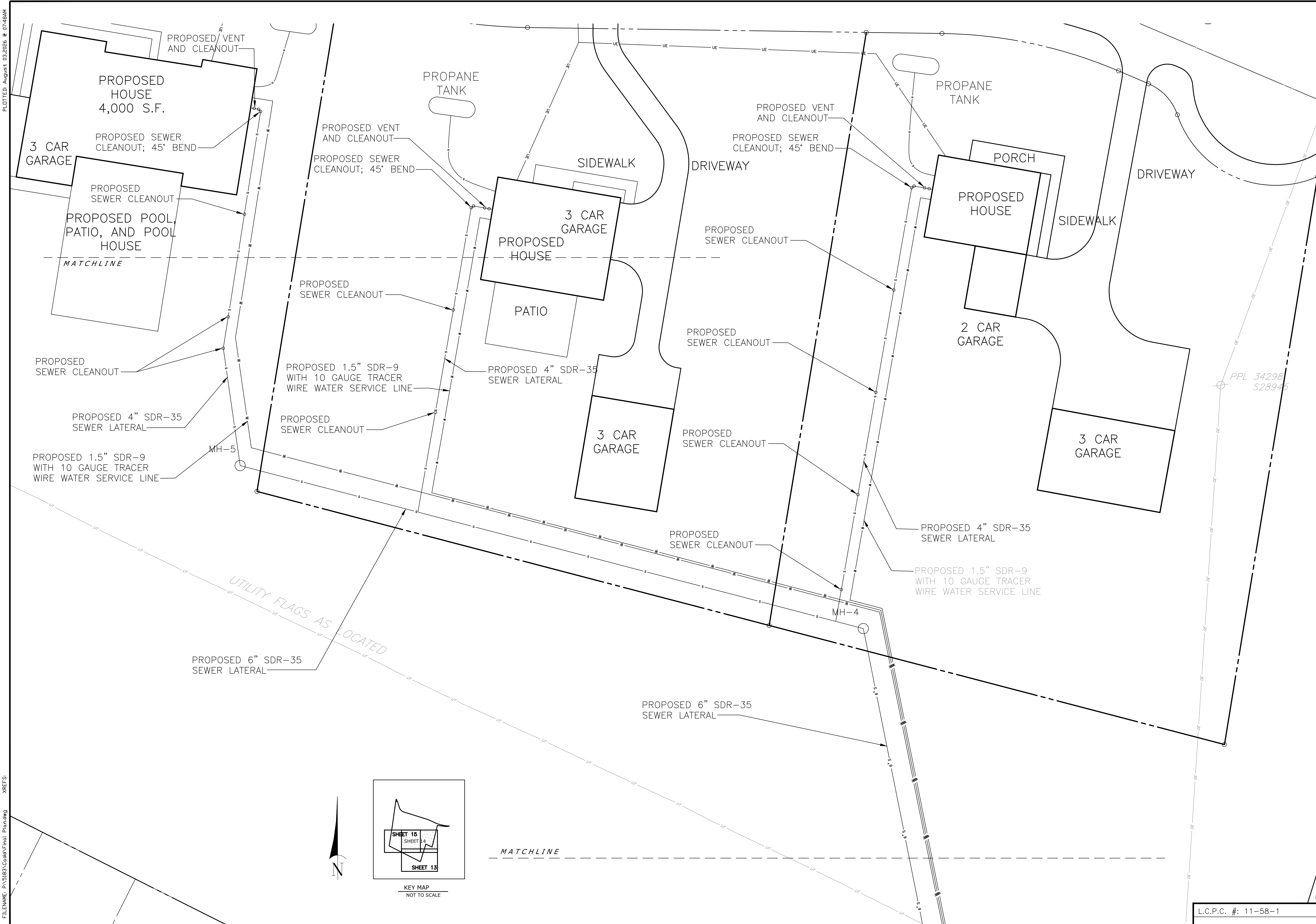
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5183-20	UTILITY PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA
DATE: JUNE 10, 2026	
DRAWN BY: BRC	
CHECKED BY: BRC	
SCALE: 1"=20'	SCALE IN FEET
DRAWING #: CG-4082 SHEET #: 14 OF 31	

L.C.P.C. #: 11-58-1

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OWNER	NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368 LANCASTER TAX ACCT NO.: 461-12566-0-0000
RECORDED PLAN:	2012-0024-1
REVIS PER TWP ENGINEER, LCCD	7/29/2026
DATE	

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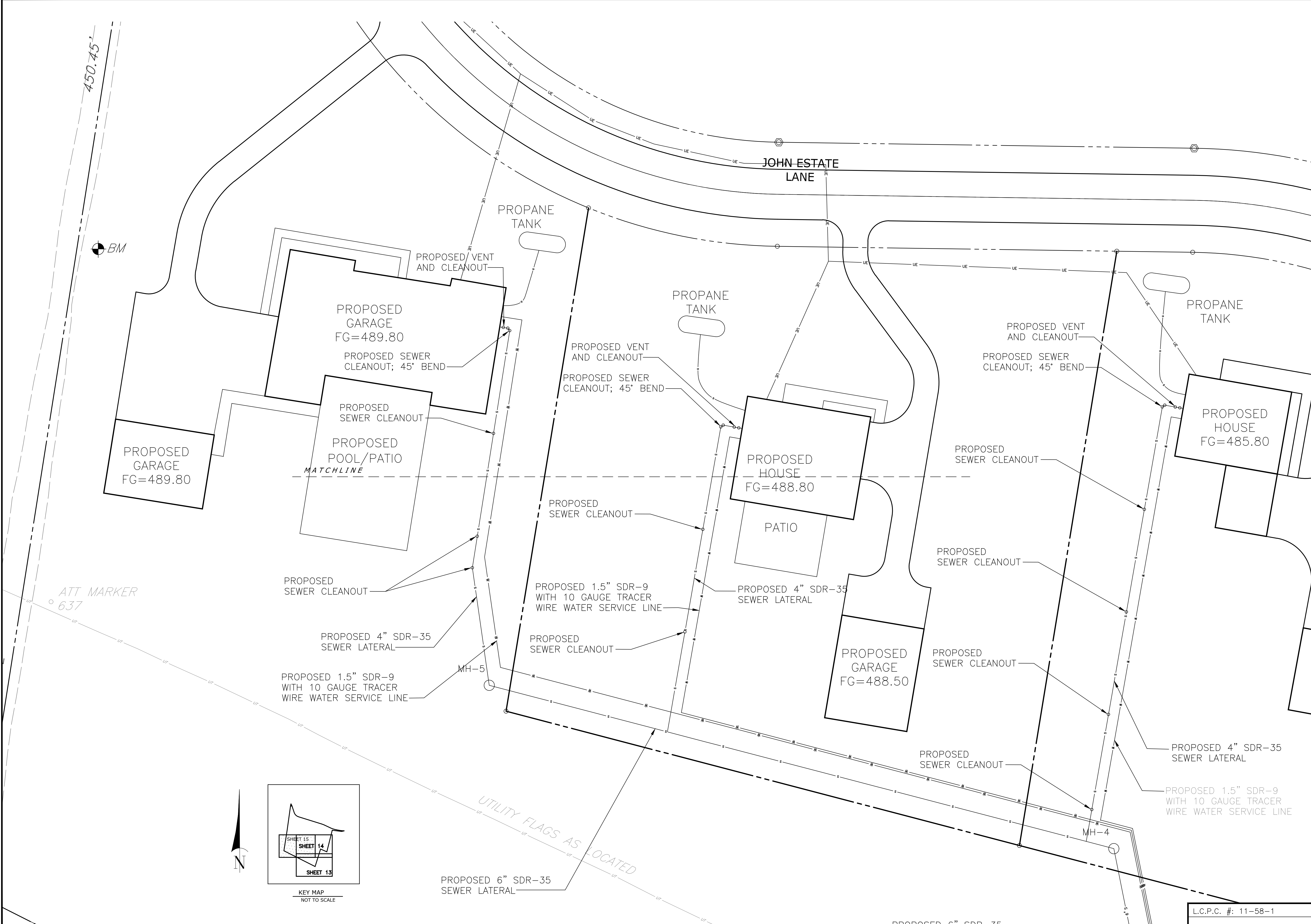
UTILITY PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
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L.C.P.C. #: 11-58-1

DRAWING #: CG-4082
SHEET #: 15 OF 31

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OWNER		NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126		SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552		SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1		REVIS PER TWP ENGINEER, LCDD REVISIONS		DATE	
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32 Mount Joy Street Po Box 128 Mount Joy, PA 17552 Ph: (717) 653-5308 www.dcgoinc.com Surveyors - Engineers - Landscape Architects											
PROJECT NO.: 5183-20		DATE: JUNE 10, 2026		DRAWN BY: BRC		CHECKED BY: BRC		SCALE: 1"=20'			
UTILITY PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA											
L.C.P.C. #: 11-58-1								DRAWING #: CG-4082		SHEET #: 16 OF 31	