

FINAL PHASE 1, LOT ADD-ON, SUBDIVISION & LAND DEVELOPMENT PLAN

AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT,

_____, 20____

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT,

_____, 20____

UTILITY DESIGN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PUBLIC SEWER AND WATER SYSTEMS HAS/HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WASTE WATER COLLECTION SYSTEM EXTENSIONS AND THE GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION OF MOUNT JOY TOWNSHIP AUTHORITY AND THE WATER SUPPLY WILL MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

_____, 20____

MOUNT JOY TOWNSHIP SHM SITE PLAN APPROVAL CERTIFICATION

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 113, STORMWATER MANAGEMENT.

CHAIRMAN _____ VICE CHAIRMAN _____

PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

_____, 20____

FINAL DESIGN REVIEW CERTIFICATE - WATER

THE ELIZABETHTOWN REGIONAL WATER AUTHORITY PRESENTLY HAS ADEQUATE CAPACITY IN THE EXISTING PUBLIC WATER SYSTEM TO DELIVER THE ESTIMATE GALLONS PER DAY WATER SUPPLY DEMAND TO THIS PROPOSED DEVELOPMENT. THE FACILITIES TO BE CONSTRUCTED MUST MEET WITH THE APPROVAL OF THE ELIZABETHTOWN AREA WATER AUTHORITY ENGINEER AND SOLICITOR AND COMPLY WITH THE AUTHORITY'S RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION.

_____, 20____

FINAL DESIGN REVIEW CERTIFICATE - SEWER

THE ELIZABETHTOWN AREA SEWER AUTHORITY PRESENTLY HAS ADEQUATE CAPACITY IN THE EXISTING PUBLIC SANITARY SEWER SYSTEM TO CONVEY THE ESTIMATED GALLONS PER DAY SANITARY SEWER FLOW FROM THIS PROPOSED DEVELOPMENT. THE FACILITIES TO BE CONSTRUCTED MUST MEET WITH THE APPROVAL OF THE ELIZABETHTOWN AREA SEWER AUTHORITY ENGINEER AND SOLICITOR AND COMPLY WITH THE AUTHORITY'S RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEM EXTENSIONS.

_____, 20____

CERTIFICATE FOR LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THE PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 241 OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

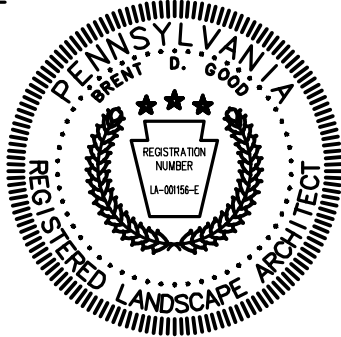
SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE _____

CERTIFICATE OF BUSINESS OR CORPORATE OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION OR LAND DEVELOPMENT PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

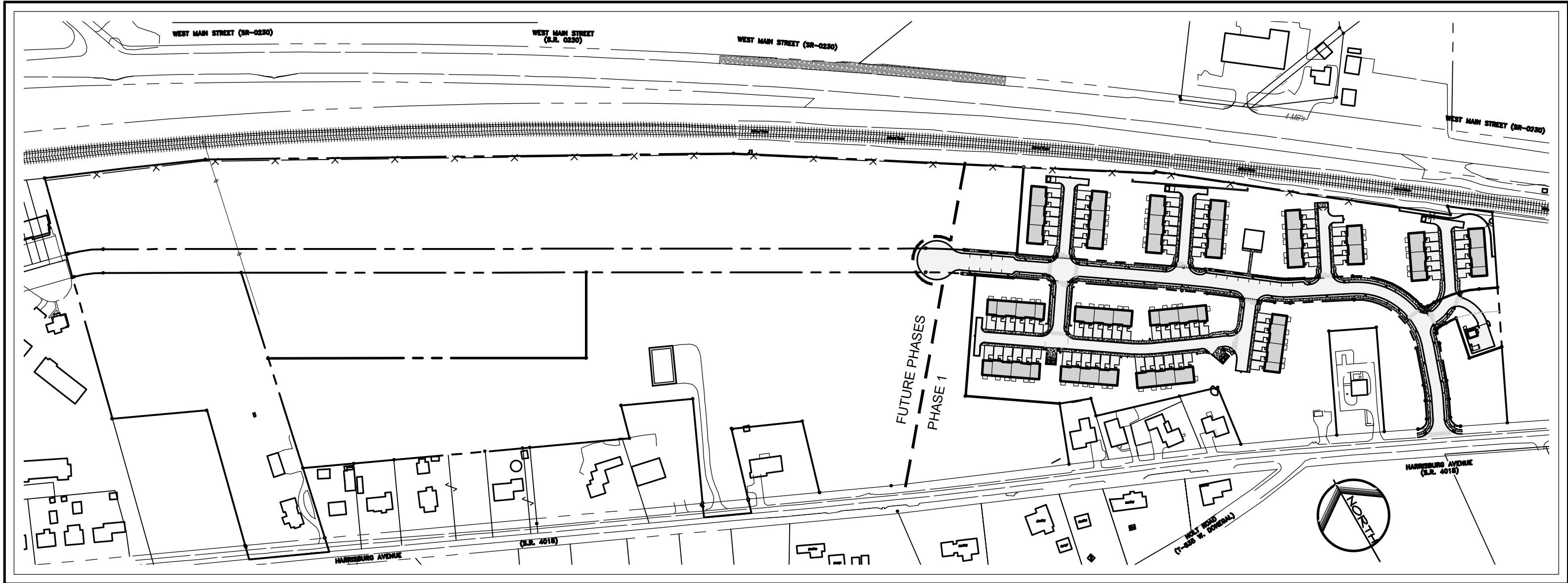
ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED **BRANDON CONRAD** BEING CEO OF **VISTABLOCK** **RESIDENTIAL, LLC** WHO, BEING DULY SHOWN OR AFFIRMED ACCORDING TO LAWS, DEPOSES AND SAYS THAT THE CORPORATION IS THE **OWNER** OF THE PROPERTY SHOWN ON THE PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID ON BEHALF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXPECTING THOSE AREAS LABELED 'NOT FOR DEDICATION') ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES _____, 20____



FOR WESTMOUNT

MOUNT JOY TOWNSHIP - LANCASTER COUNTY - PENNSYLVANIA



PARKING DATA (PHASE 1)

PER ZONING ORDINANCE SECTION 135-34.3

USE	REQUIREMENT	TOTAL UNITS	REQUIRED SPACES	PROPOSED SPACES
SINGLE-FAMILY ATTACHED ON-STREET	2 SPACES PER UNIT* N/A	86 UNITS 86 UNITS	172 SPACES N/A	172 172 SPACES 184 SPACES

*3 BEDROOM OR LESS

PROPOSED LOT DATA					
LOT	LOT AREA	LOT COVERAGE	BUILDING COVERAGE	LOT WIDTH	LOT DEPTH
LOT 1 (STORMWATER BASIN)	0.44 AC (21,560 S.F.)	0% (0 S.F.)	0% (0 S.F.)	214 FEET	118 FEET
LOT 2 (TOWNHOUSES)	5.14 AC (223,744 S.F.)	35.9% (80,328 S.F.)	12.0% (26,431 S.F.)	114 FEET	194 FEET
LOT 3 (APARTMENTS)	10.83 AC (471,467 S.F.)	23.0% (108,452 S.F.)	5.9% (28,015 S.F.)	811 FEET	266 FEET
LOT 4 (TOWNHOUSES)	2.84 AC (125,261 S.F.)	49.0% (61,640 S.F.)	18.3% (23,084 S.F.)	120 FEET	180 FEET
LOT 5 (SINGLE-FAMILY)	3.52 AC (153,287 S.F.)	4.4% (6,732 S.F.)	4.4% (6,732 S.F.)	168 FEET	575 FEET
LOT 6 (TOWNHOUSES)	8.83 AC (384,710 S.F.)	38.3% (147,373 S.F.)	14.8% (57,071 S.F.)	2,012 FEET	146 FEET
LOT 7 (TOWNHOUSES)	4.18 AC (181,427 S.F.)	40.1% (72,980 S.F.)	15.5% (28,281 S.F.)	406 FEET	142 FEET
LOT 8 (SEWER PUMP)***	0.33 AC (14,481 S.F.)	44.3% (6,408 S.F.)	2.4% (352 S.F.)	50 FEET	152 FEET

NOTE: LOTS 1, 2, 7 & 8 WILL BE IMPROVED IN PHASE 1. IMPROVEMENTS IN OTHER LOTS TO BE DONE IN FUTURE PHASES.

LANDOWNER ACKNOWLEDGEMENT OF PERMANENCE OF STORMWATER FACILITIES

I (WE) THE UNDERSIGNED (OWNERS) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE TO BE PERMANENT FEATURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE MOUNT JOY TOWNSHIP.

SIGNATURE _____ DATE _____

PRIOR RECORDED PLANS AND MUNICIPAL APPROVALS

1. 1990 HEIDMAN SUBDIVISION PLAN, NO. J-112-18
2. ZONING VARIANCE, CASE NO. 12-2014 GRANTED TO JEFFREY P. AND KATHRYN W. WITMAN FOR PROPERTY LOCATED AT 1349 HARRISBURG AVE. VARIANCES FOR MIN. LOT DEPTH AND MIN. FRONT YARD TO ENABLE SUBDIVISION.
3. 2015 WITHAM LOT LINE PLAN, NO. 2015-0114-J
4. 2016 STORMWATER MANAGEMENT AGREEMENT BETWEEN CLARENCE E. RAFFENSPERGER AND MOUNT JOY TOWNSHIP, NO. 6245640.
5. 2022 RAFFENSPERGER AS-BUILT PLAN, NO. 2022-0123-J

TO MY KNOWLEDGE, THE ABOVE LIST OF PRIOR MUNICIPAL APPROVALS AND PLAN IMPROVEMENTS INVOLVING THE SITE ARE COMPLETE AND CORRECT.

_____, 20____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION - INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS PERSONALLY APPEARED **HENRY & KRISTINA KERNER** WHO, BEING DULY SHOWN OR AFFIRMED ACCORDING TO LAWS, DEPOSES AND SAYS THAT THE CORPORATION IS THE **OWNER** OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXPECTING THOSE AREAS LABELED 'NOT FOR DEDICATION') ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES _____, 20____

SITE DATA (PHASE 1)

OVERALL SITE AREA:	36.321 ACRES (GROSS) (PARCELS A, B & C DEED AREAS)
SITE AREA FOR 8 LOT SUBDIVISION:	36.258 ACRES (NEW LOTS & EXISTING HARRISBURG AVENUE ROW NOT INCLUDED) 32.671 ACRES (NET) (LESS BRADFIELD DR. ROW)
EXISTING USES:	PARCEL A: CULTIVATED FIELD PARCEL B: CULTIVATED FIELD W/ POLE BARN PARCEL C: SINGLE-FAMILY

SITE AREA FOR PHASE 1 (LOTS 1, 2, 7, & 8):	10.14 ACRES
PROPOSED USES:	86 SINGLE-FAMILY ATTACHED (2-BR. TOWNHOUSES)**
PROPOSED UNITS/DENSITY: NUMBER OF LOTS:	86 DWELLING UNITS / 10.14 AC = 8.48 DU/AC

PROPOSED LOT AREA COVERAGE: TOWNHOUSES TOTAL:	OVERALL AREAS	COVERAGE
10.14 ACRES	154,716 SF (3.67 AC) OR 36%	
PROPOSED OPEN SPACE: TOWNHOUSES TOTAL:	10.14 ACRES	281,946 SF (6.47 AC) OR 64%

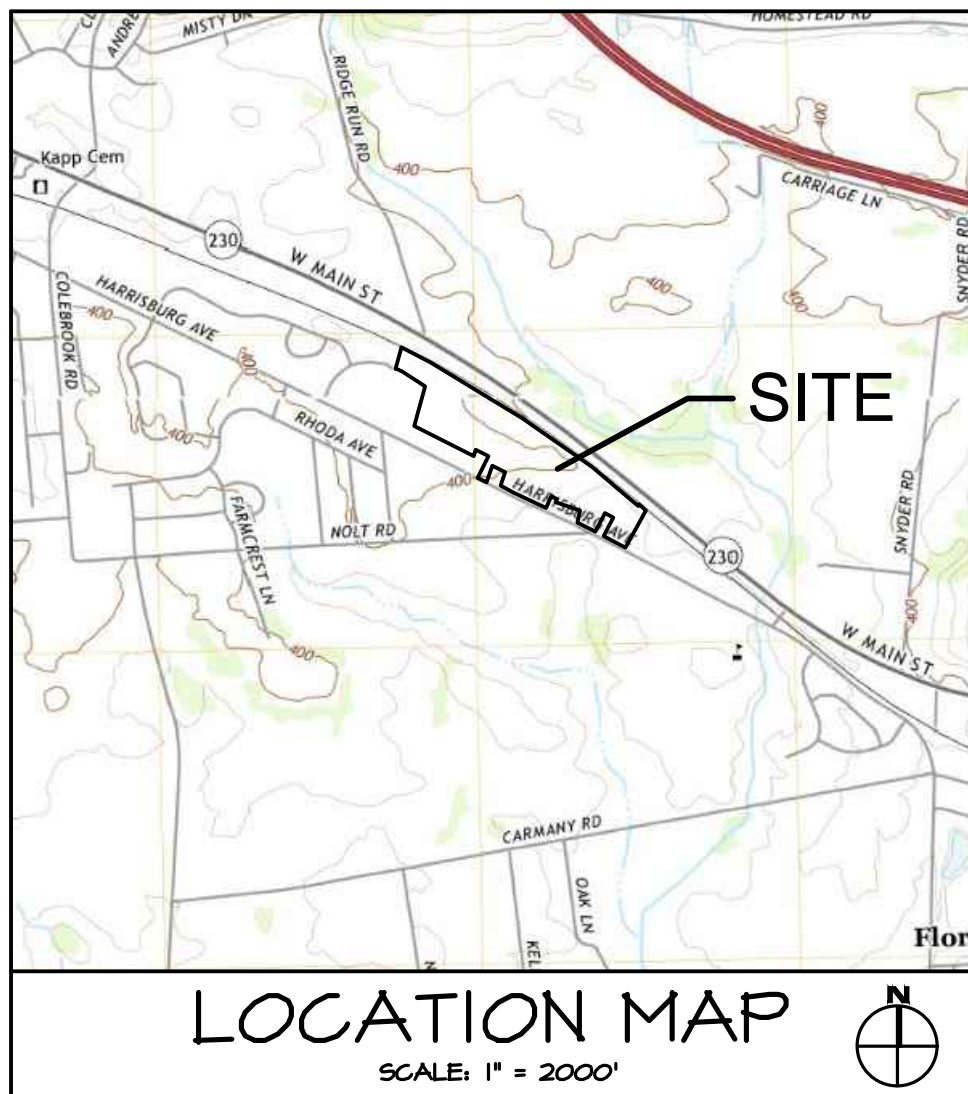
SANITARY SEWER: WATER:	PUBLIC PUBLIC
**ALL UNITS TO BE RENTED	
**PERMITTED USES	
***MUNICIPAL USES ARE EXEMPT FROM AREA AND COVERAGE REQUIREMENTS PER ZONING ORDINANCE SECTION 135-312	

ZONING DATA

ZONING DISTRICT: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

AREA AND BULK REGULATIONS:
(PER SECTIONS 135-105, 135-106, 135-216 AND 135-262)

BUILDING SETBACKS	
FRONT:	25 FEET, 40 FEET FOR ACCESSORY BUILDING
SIDE:	10 FEET FOR SINGLE-FAMILY DETACHED
REAR:	20 FEET FOR SINGLE-FAMILY ATTACHED
MAXIMUM IMPERVIOUS COVERAGE:	35 FEET FOR APARTMENTS
MAXIMUM BUILDING COVERAGE:	6 FEET FOR ACCESSORY BUILDING
MAXIMUM BUILDING HEIGHT:	35 FEET, 20 FEET FOR ACCESSORY BUILDING
MINIMUM LOT AREA	
SINGLE-FAMILY:	15,000 S.F.
APARTMENT:	20,000 S.F. FOR 3 UNITS, 6,000 S.F. FOR EACH ADDITIONAL UNIT
TOWNHOUSES:	3,000 S.F. PER DWELLING UNIT W/ MIN. 2 ACRE TRACT
MINIMUM LOT WIDTH	
SINGLE-FAMILY:	75 FEET
APARTMENTS:	100 FEET
TOWNHOUSES:	20 FEET PER DWELLING UNIT W/ MIN. 150' LOT WIDTH
MINIMUM LOT DEPTH	
SINGLE-FAMILY/APARTMENTS:	125 FEET
TOWNHOUSES:	120 FEET
MINIMUM INTERIOR BUILDING SEPARATION ON COMMON LOT (TOWNHOUSES)	
FRONT TO REAR:	70 FEET
ENDWALLS:	35 FEET
ENDWALL TO REAR OR FRONT:	35 FEET
MINIMUM INTERIOR BUILDING SEPARATION ON COMMON LOT (APARTMENTS)	
PARALLEL FACES:	100 FEET**
END WALLS:	30 FEET
40° END WALLS:	15 FEET
END WALLS & FACES:	30 FEET
* MAY BE REDUCED BY 10 FEET IF OBLIQUELY ALIGNED	



OWNER / APPLICANT

PARCEL A & B
VISTABLOCK WESTMOUNT, LLC

OWNER

PARCEL C
HENRY & KRISTINA KERNER
1791 HARRISBURG AVENUE
MOUNT JOY, PA 17552

SOURCE OF TITLE

PARCEL A
ACCOUNT NO.: 461-15688-0-0000
DEED INST.: 6681542
PLAN BOOK: 2015-0114-J

PARCEL B
ACCOUNT NO.: 461-15182-0-0000
DEED INST.: 6682246
PLAN BOOK: J-172, PAGE 78

PARCEL C
ACCOUNT NO.: 461-60495-0-0000
DEED BK/PG.: 5544 / 118

PROJECT SITE ADDRESS

1491 HARRISBURG AVENUE
MOUNT JOY, PA 17552

WAIVERS

THE FOLLOWING ARE WAIVERS TO THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE & STORMWATER ORDINANCE AS REQUESTED/GRANTED ON DATE INDICATED.

SECTION	WAIVER REQUEST	DATE APPROVED
113-31.1(2)	SHM BASINS WITHIN 100 FEET OF A SINKHOLE	1/24/2026
113-31.1(1)	DEPTH TO LIMITING ZONE	1/24/2026
113-31.1(1)(a)(3)	PIPE COVER	1/24/2026
113.31.1(4)(d)(2)	TYPE 'C' INLETS ALONG CURBED STREETS	1/24/2026
114-52.1(3)(a)	IMPROVEMENTS OF AN EXISTING ROAD ALONG A SUBDIVISION	2/26/2024 'DEFERRAL'
114-52.5(3)(d)	ACCESS DRIVES SHALL BE SEPARATED BY 200 FEET	5/24/2024
114-52.5(3)(i)	ACCESS DRIVES TO BE A MINIMUM OF 15 FEET FROM PROPERTY LINES	5/24/2024
114-52.5(3)(g)	NO MORE THAN TWO (2) ACCESS DRIVES ON A SINGLE STREET FRONTAGE	2/26/2024
114-52.5(1)	SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF STREETS AND ACCESS DRIVES	5/24/2024
114-53.1(1)	CONCRETE CURB REQUIRED ON ACCESS DRIVES	5/24/2024
114-53.1(2)	USE OF 6-INCH VERTICAL CURB AND SLANT CURB	2/26/2024
114-54.B	MAXIMUM LENGTH OF RESIDENTIAL BLOCKS IS 1,000 FEET	5/24/2024
114-55.E	NO DWELLING WITHIN 75 FEET OF RAILROAD RIGHT-OF-WAY	5/24/2024
114.56.E	DRAINAGE EASEMENT MINIMUM WIDTH OF 30'	1/24/2026
114.61	PRIVATELY-OWNED REG. FACILITIES	1/24/2026

LIST OF DRAWINGS

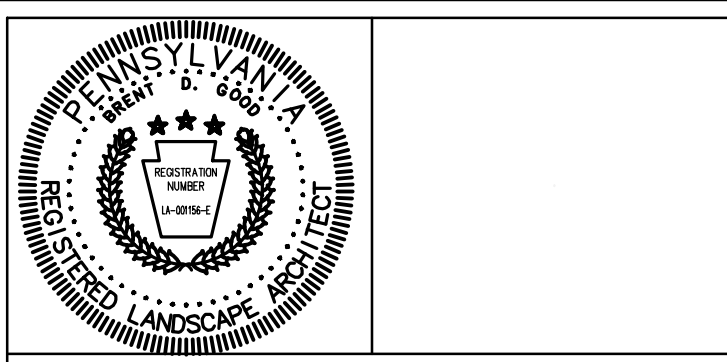
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** GENERAL PLAN NOTES	2 OF 71
** NOTES	3 OF 71
** ESC NOTES	4-5 OF 71
** OPERATION & MAINTENANCE	6 OF 71
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** EXISTING CONDITIONS & DEMOLITION PLAN	8-10 OF 71
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** SITE LAYOUT IMPROVEMENT PLAN	16 OF 71
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* ALL SHEETS TO BE RECORDED	
** PCGM PLAN SHEETS	

SURVEYOR OF RECORD

LAND GRANT SURVEYORS
3904 ABEL DRIVE
COLUMBIA, PA 17512
(717) 285-7872

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS
4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

COVER SHEET

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

DRAWING NO.

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PLAN NOTES

GENERAL NOTES:

- NO ONE SHALL SCALE FROM THESE PLANS TO CONSTRUCT OR LAYOUT ANY PART OF THIS PROJECT.
- ELA GROUP, INC. MAKES NO REPRESENTATIONS AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE INCLUDING DEPTH OF BEDROCK, GEOLOGICAL CONDITIONS, SOIL STABILITY, ETC.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR THIS PROJECT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT, AND THE MUNICIPALITY APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
- NO STRUCTURES, LANDSCAPING OR GRADING MAY BE CONSTRUCTED, INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE AT ROAD INTERSECTIONS WHICH WOULD OBSCURE THE VISION OF MOTORISTS. DEEDS OF LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES SHALL PROVIDE THE SAME RESTRICTIONS.
- 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.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR AND BEAR THE SOLE COST OF THE INSTALLATION OF ALL IMPROVEMENTS SHOWN ON THIS PLAN. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORM WATER MANAGEMENT ORDINANCE.
- THE OWNER/DEVELOPER SHALL OBTAIN ALL APPROVALS AS NECESSARY FROM THE APPLICABLE BUILDING CODE AGENCY PRIOR TO CONSTRUCTION OF ANY BUILDINGS OR STRUCTURES.
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE PA BUILDING CODE & THE AMERICANS WITH DISABILITIES ACT (ADA).
- DURING CONSTRUCTION OR UPON COMPLETION, THE MUNICIPALITY 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 CONSTRUCT OR MAINTAIN THE FACILITY.
- ANY REVISIONS TO THESE PLANS AFTER THE DATE OF THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA GROUP, INC., SUBSTITUTIONS FOR ANY MATERIALS, OR CHANGES TO THE PLAN, REQUIRES APPROVAL OF ELA GROUP, INC., THE MUNICIPALITY, OR THE AUTHORITY HAVING JURISDICTION (AS APPLICABLE).
- WETLAND INVESTIGATIONS WERE PERFORMED ON-SITE 4/2/2020, 5/17/2020, 7/9/2023 & 2/9/2025 AND CONCLUDED THAT NO WETLANDS EXIST WITHIN THE PROJECT AREA. A WETLAND REPORT DATED, 9/28/2023 DOCUMENTING SAME IS AVAILABLE, BUT THIS WILL BE UPDATED TO REFLECT 2/9/2025 VISIT AND A COPY PROVIDED.
- ACCESS DRIVES AS DEPICTED ON THESE PLANS TO SERVE TOWNHOMES AND APARTMENTS ARE "PRIVATE" AND ARE NOT FOR DEDICATION TO THE TOWNSHIP AND THE LANDOWNER SHALL BE RESPONSIBLE FOR THEIR MAINTENANCE AND REPAIR.
- SPECIFIC AREAS AS NOTED ON THIS PLAN WILL BE PRIVATELY-OWNED RECREATIONAL FACILITIES IN THE FORM OF TOT-LOT PLAYGROUNDS. A MAJORITY OF SEC. 194-61 WAS OBTAINED FOR THIS PRIVATE OWNERSHIP.
- OWNERS OF LOT 5, HENRY R. & KRISTINA L. WERNER, ARE NOT RESPONSIBLE FOR ANY IMPROVEMENTS REQUIRED BY THIS PLAN.

SURVEYING AND BASEMAPPING

- THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MAP THE BOUNDARY AND TOPOGRAPHY OF PARCEL 461-01802-0-0000 AT 1607 HARRISBURG AVENUE AS DESCRIBED IN DEED INSTRUMENT #6682246 AS DIRECTED BY THE CLIENT. THE LAST DATE OF FIELD SURVEY WAS ON JUNE 1, 2022.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) BASED ON GPS OBSERVATIONS AND CALIBRATING TO A PREVIOUS SURVEY BY THIS FIRM OF ADJOINING PROPERTY TO THE EAST OF THE SUBJECT PARCEL, PROJECT NUMBER 20002-06, DATED 5/27/2020.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GPS OBSERVATIONS MADE BY THIS FIRM, PROJECT BENCHMARK:

A CAPPED STRAUSSER REBAR NEXT TO UTILITY POLE #935435/284838 ON THE NORTH SIDE OF HARRISBURG AVENUE, EAST OF THE SUBJECT PROPERTY AND IS DEPICTED AND LABELED HEREON, ELEVATION+395.18' (NAVD 88).
- THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A CONVEYANCE "TITLE SEARCH".
- THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDS TO FEMA FLOOD INSURANCE RATE MAP #42071C0306F DATED APRIL 5, 2016.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (LAND GRANT SURVEYORS, LLC, CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).
- RIGHT OF WAY FOR HARRISBURG AVENUE (S.R. 4018) (FORMERLY L.R. 36148) WAS DETERMINED FROM COMMENTS RECEIVED FROM PENNDOT REFERENCING THE ACT OF MARCH 5, 1804 AND THE ORIGINAL "HARRISBURG PIKE" ALIGNMENT AS SHOWN ON A PREVIOUS SURVEY BY THIS FIRM OF ADJOINING PROPERTY TO THE EAST, PROJECT NUMBER 20002-06, DATED 5/27/2020, AND ALSO FROM A SURVEY BY JAKE ROBERTS, HILLARD & ASSOCIATES ON THE SOUTH SIDE OF HARRISBURG AVENUE, DATED NOVEMBER 1, 2010, PROJECT NO. 101062A, RECORDED IN SUBDIVISION PLAN 2011-0094-J ON 04/18/2011, SAID RIGHT OF WAY SHOWN THEREON AS HAVING A SIXTY FOOT (60') TOTAL WIDTH.
- OTHER DOCUMENTATION USED IN PREPARING THIS SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY OF 1344 HARRISBURG AVENUE BY THIS FIRM, DATED 5/27/2020, PROJECT NO. 20002-06, RIGHT-OF-WAY SURVEY OF CREAMERY ROAD BY D.C. GOHN ASSOCIATES, INC., DATED JANUARY 23, 1975, DRAWING NO. CG-275, PROPERTY SURVEY FOR ABRAHAM H. WEIDMAN BY D.C. GOHN ASSOCIATES, DATED JANUARY 21, 1975, DRAWING NO. CG-274, UPDATED ON DRAWING NO. CG-274A ON JULY 1, 1977, FINAL PLAN FOR JUDITH M. WEIDMAN, BY D.C. GOHN ASSOCIATES, INC., DATED NOVEMBER 14, 1978, RECORDED AS PLAN BK. J-712, PG. 78, PENNSYLVANIA RAILROAD VAL MAP V-23714, J233-47.
- MONUMENTS AND MARKERS SHALL BE SET AFTER FINAL GRADING AND SITE STABILIZATION ARE FINALIZED AND PRIOR TO ESCROW RELEASE.

DEMOLITION NOTES

- LIMIT OF PAVING, CURB, SIDEWALK, UTILITIES AND OTHER IMPROVEMENTS TO BE REMOVED, OR PARTIALLY REMOVED, IS APPROXIMATE. DEMOLITION OF EXISTING IMPROVEMENTS IS AS REQUIRED TO COMPLETE THE WORK REQUIRED FOR CONSTRUCTION.
- VERIFY ITEMS SCHEDULED FOR DEMOLITION AND LIMITS OF DEMOLITION PRIOR TO PROCEEDING WITH THE WORK.
- SAFECUT AT THE LIMIT OF ALL PAVEMENT AND CURB TO BE REMOVED OR REMOVE TO NEAREST EXPANSION JOINT OR CONTROL JOINT ADJACENT TO THE LIMIT OF SCHEDULED REMOVAL.
- REMOVE FOUNDATIONS OF EXISTING STRUCTURES TO BE DEMOLISHED TO A MINIMUM OF 24" BELOW FINISHED GRADING.
- BACKFILL BASEMENT, CRAWL SPACES, AND OTHER VOIDS RESULTING FROM STRUCTURE REMOVAL WITH SOIL BACKFILL OR APPROVED STONE BACKFILL.
- DO NOT REMOVE EXISTING UTILITIES REQUIRED FOR SERVICE UNTIL NEW UTILITIES HAVE BEEN PROVIDED OR TEMPORARY SERVICE CONNECTIONS PROVIDED. PROTECT ALL EXISTING UTILITIES TO REMAIN.
- CAP/ABANDON EXISTING UTILITIES IN ACCORDANCE WITH UTILITY COMPANIES AND/OR AUTHORITIES HAVING JURISDICTION.
- EXISTING UTILITIES TO BE ABANDONED MAY REMAIN IN-PLACE WHERE THEY WILL NOT INTERFERE WITH FINISHED WORK. ACCURATELY NOTE ALL UTILITIES ABANDONED IN-PLACE ON CONTRACTOR'S RECORD DRAWINGS.
- BURNING OF TREES, SHRUBS, BRUSH AND OTHER MATERIALS ON-SITE PERMITTED ONLY WHEN APPROVED BY LOCAL AND OTHER REGULATORY AGENCIES HAVING JURISDICTION. COORDINATE LOCATION OF BURN PITS WITH OWNER.
- LOCATION AND LIMIT OF TEMPORARY CONSTRUCTION FENCE IS APPROXIMATE. PROVIDE AS REQUIRED FOR THE WORK, TO ACCOMMODATE WORK OF OTHER TRADES, AND AS REQUIRED TO REDUCE POTENTIAL ACCIDENTAL TRESPASS. PROVIDE VEHICULAR ACCESS GATES AND MAN GATES WHERE REQUIRED FOR ACCESS (COORDINATE WITH CONSTRUCTION ENTRANCE LOCATIONS SHOWN ON EROSION AND SEDIMENT CONTROL PLAN).
- PROVIDE TEMPORARY TRUNK AND ROOT PROTECTION FOR ALL EXISTING SPECIMEN TREES TO REMAIN OR WHERE TREES TO REMAIN COULD BE DAMAGED BY CONSTRUCTION ACTIVITIES.
- REMOVE AND DISPOSE OF DEBRIS, INCLUDING, BUT NOT LIMITED TO TIRES, GLASS, SHEET METAL, DERELICT AUTOMOBILE(S) AND HOUSEHOLD APPLIANCES, LIMITS, COMPOSITION AND LOCATION OF DEBRIS APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD AND SECURE ALL PERMITS NECESSARY FOR PROPER DISPOSAL.

SANITARY SEWER AND WATER.

- ALL UTILITIES HAVE BEEN LOCATED BASED ON EXISTING SURFACE AFFURTEANCES AND IN ACCORDANCE WITH ACT 38 OF 1991. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING WORK ON THE SITE, THE CONTRACTOR MUST PROVIDE A ONE CALL TO HAVE ALL UNDERGROUND UTILITIES LOCATED AND MARKED IN THE FIELD.
- THE SITE IS SERVED BY PUBLIC SEWER. ALL DESIGN, CONSTRUCTION AND PERMITTING SHALL BE DONE PER THE REQUIREMENTS OF THE SEWER AUTHORITY THAT WERE DULY ADOPTED AND APPROVED BY THE AUTHORITY AND IN FULL FORCE AND EFFECT ON THE DATE OF CONSTRUCTION.
- THIS SITE IS SERVED BY PUBLIC WATER. ALL WATER MAIN CONSTRUCTION SHALL CONFORM TO THE ELIZABETHTOWN AREA WATER AUTHORITY DESIGN AND CONSTRUCTION MANUAL, UNLESS AN EXEMPTION OR WAIVER HAS BEEN FORMALLY APPROVED AND CITED ON THIS PLAN.
- WATER AND SEWER LINES MUST MAINTAIN A MINIMUM SEPARATION DISTANCE OF 18 INCHES VERTICALLY AND TEN (10') FEET HORIZONTALLY. OTHERWISE, CONCRETE ENCASEMENT OF THE SEWER LINE IS REQUIRED.
- ALL CONNECTIONS TO THE EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND PROPERLY SEALED WITH WATER-TIGHT JOINTS OR CONSTRUCTED PER THE SEWER AUTHORITY STANDARDS.

OTHER UTILITIES:

- LIGHTING WILL BE PROVIDED AS SHOWN ON THE PLANS BY THE DEVELOPER AND SHALL MEET ALL MUNICIPALITY SPECIFICATIONS. STREET LIGHTS IN PUBLIC STREET RIGHT-OF-WAY WILL BE DEDICATED TO THE MUNICIPALITY.

STORMWATER MANAGEMENT NOTES

- ALL STORM WATER FACILITIES ARE PERMANENT AND SHALL BE MAINTAINED BY THE OWNER, EXCLUDING THOSE DEDICATED FOR PUBLIC USE, IN THE MANNER PERFORMED BY THESE PLANS SO THAT THEY ARE PERFORMING THE DESIGNED FUNCTION, IN A MANNER ACCEPTABLE TO THE MUNICIPALITY AND AS REQUIRED BY THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE.
- THE STORMWATER MANAGEMENT FACILITIES ARE PERMANENT FIXTURES THAT ARE NOT PERMITTED TO BE ALTERED OR REMOVED UNLESS A REVISED PLAN AND ASSOCIATED DOCUMENTATION IS APPROVED BY THE MUNICIPALITY.
- THE MUNICIPALITY IS NOT RESPONSIBLE FOR INSTALLATION OR MAINTENANCE OF ANY STORM WATER FACILITIES NOT DEDICATED FOR PUBLIC USE.
- OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, THEIR SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN.
- NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF A DRAINAGE EASEMENT OR STORM DRAINAGE FACILITY THAT COULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, ANY EASEMENT AGREEMENT, OR THE STORM DRAINAGE FACILITY.

- THE MUNICIPALITY SHALL HAVE THE RIGHT TO ACCESS THE SITE TO INSPECT STORM WATER FACILITIES AT ANY TIME, REQUIRE THAT THE LAND OWNER TAKE CORRECTIVE MEASURES AND ASSIGN THE LAND OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION, AND AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF ALL WORK AGAINST THE PROPERTIES OF THE PRIVATE ENTITY RESPONSIBLE FOR MAINTENANCE. THIS MAY BE DONE BY THE OWNER FAIL TO PROPERLY MAINTAIN SUCH FACILITIES IN GOOD WORKING ORDER.
- MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DAMAGED FACILITIES. MAINTENANCE OF STORMWATER AREAS AS SHOWN ON THE APPROVED PLAN AND IN ACCORDANCE WITH THE SPECIFIC OWNERSHIP AND MAINTENANCE REQUIREMENTS NOTES/TABLES CONTAINED WITHIN THIS PLAN SET FOR THE SPECIFIC FACILITIES. THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE, AND IN ACCORDANCE WITH ALL STORMWATER MANAGEMENT AGREEMENTS EXECUTED WITH THE MUNICIPALITY.
- THE STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT RECORDED AT THE RECORDER OF DEEDS OR EXECUTED WITH THE MUNICIPALITY AS PART OF THIS PLAN WOULD FURTHER IDENTIFY THE REQUIRED RESPONSIBILITIES OF OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.
- THE MUNICIPALITY MAY REQUIRE ANNUAL INSPECTIONS AND REPORTING DOCUMENTATION REQUIREMENTS FOR CONSTRUCTED STORMWATER MANAGEMENT FACILITIES. IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO REVIEW ALL REQUIREMENTS NOTED ON THESE PLANS AND TO CONTACT THE MUNICIPALITY FOR ANY REQUIRED INSPECTION AND REPORTING REQUIREMENTS.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR IMPROVEMENTS AS SHOWN ON THESE PLANS. ANY ADDITIONAL INTERFERVOUS COVERAGE CHANGE IN LAND COVER, ADDITIONAL DRAINAGE AREA, ETC., BEYOND WHAT IS DOCUMENTED ON THESE PLANS AND THE POST CONSTRUCTION STORMWATER MANAGEMENT REPORT SHALL REQUIRE ADDITIONAL APPROVALS FROM THE MUNICIPALITY.
- ELA GROUP, INC. WILL PREPARE A POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) REPORT AS PART OF THE SUPPORTING DOCUMENTATION FOR THE PROPOSED IMPROVEMENTS AS DOCUMENTED ON THESE PLANS TO ADDRESS APPLICABLE COUNTY, STATE, AND MUNICIPAL REQUIREMENTS.

STORMWATER MANAGEMENT CONSTRUCTION NOTES

- CONTACT THE MUNICIPALITY PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, THE STORMWATER MANAGEMENT FACILITIES BY THE MUNICIPALITY, MUNICIPAL ENGINEER, AND RESPONSIBLE DESIGN PROFESSIONAL SHALL BE ESTABLISHED. FURTHER INFORMATION REGARDING REQUIRED CRITICAL STAGES OF STORMWATER INSPECTIONS UNDER THE PADEP NPDES PERMIT WILL BE PROVIDED WITHIN THIS PLAN SET.
- ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE MUNICIPALITY, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND SPECIFIC REQUIREMENTS AS NOTED.
- ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS, AND SPECIFICATIONS IDENTIFIED ON THIS PLAN.
- THE STORMWATER COLLECTION, CONVEYANCE, AND MANAGEMENT SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS REQUIRED AT THE TIME OF PLAN APPROVALS. ELA GROUP, INC. ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL THAT WOULD REQUIRE ALTERNATE MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL CURRENT STANDARDS AND NOTIFY THE OWNER/DEVELOPER AND ELA GROUP, INC. OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE START OF CONSTRUCTION.
- ALL INLET GRATES MUST BE SHALL BE BICYCLE SAFE. ALL TYPE 'C' INLETS SHALL BE SUMPED 2" WHERE SPECIFIED. THE TOP OF GRATE ELEVATION REFLECTS THE SPECIFIED SUMP.
- ROOF LEADERS FROM THE PROPOSED BUILDINGS SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE STRUCTURES WHERE INDICATED AND SHALL BE PROVIDED WITH WATER TIGHT JOINTS AND CONNECTIONS. BELASH BLOCS® AND OTHER APPROVED EROSION CONTROL MEASURES SHALL BE PROVIDED WHERE DOWNSPOUTS ARE SPECIFIED TO DISCHARGE AT-GRADE. THE ROOF LEADER CONVEYANCE PIPING SYSTEM SHALL BE FIELD ADJUSTED AS REQUIRED TO ACCOMMODATE PROPOSED UTILITIES. APPROPRIATE FITTINGS, CLEAN-OUTS, AND CONNECTIONS SHALL BE UTILIZED TO INSTALL ROOF LEADERS TO THE PROPOSED INLETS AND STORMWATER MANAGEMENT SYSTEMS. ROOF DOWNSPOUTS AND LEADER LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED TO ELA GROUP, INC. ANY CHANGES TO THE ROOF DRAINAGE AND ASSOCIATED POINTS OF CONNECTION SHALL BE APPROVED.
- FINAL GRADING AND STORMWATER DISCHARGE FROM SITE IMPROVEMENTS SHALL ENSURE THE APPROVED WATERSHED/DRAINAGE AREAS ARE DIRECTED TO THE COLLECTION, CONVEYANCE, AND STORMWATER MANAGEMENT FACILITIES AS PER THE APPROVED DESIGN. THE APPROVED WATERSHED/DRAINAGE AREAS SHOWN ON THESE PLANS AND THE PLAN SET AND/OR WITHIN THE POST CONSTRUCTION STORMWATER MANAGEMENT REPORT, ON-SITE DRAINAGE AREAS FOR EXISTING CONDITIONS HAVE BEEN DETERMINED/DELINEATED BASED UPON TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. IF ON-SITE DRAINAGE CONDITIONS DIFFER FROM WHAT IS REPRESENTED ON THE PLANS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, INCLUDING OVERLAND FLOWS, DISCHARGE FROM ROOF DOWNSPOUTS, AND OVERFLOW SYSTEMS.
- FOR ANY FIELD REVISIONS, CHANGES, OR DEVIATIONS FROM THE APPROVED PLANS, THE APPLICANT MUST OBTAIN APPROVAL FROM THE MUNICIPALITY AND RESPONSIBLE PROFESSIONAL SITE CONSULTANT PRIOR TO PROCEEDING WITH SUCH REVISIONS).
- ALL STORMWATER PIPING ARE TO BE PROVIDED WITH WATER TIGHT JOINTS AND CONNECTIONS. ALL SMOOTH LINED CORRUGATED POLYETHYLENE STORM PIPE (SLC/P) SHALL BE PROVIDED WITH INTEGRAL BELL AND SPIGOT JOINTS FOR A WATERTIGHT (WT) JOINT MEETING THE REQUIREMENTS OF AASHTO M252, AASHTO M294 OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT (WT) MEETING THE REQUIREMENTS OF ASTM D5212 AND PROVIDE A MINIMUM 1.0/8 PSI PRESSURE RATING. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F471 AND SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE OF DEBRIS. ALL REINFORCED CONCRETE STORM PIPE (RCP) SHALL BE PROVIDED WITH WATERTIGHT "O" RING GASKETS.
- SUB SURFACE STORMWATER MANAGEMENT FACILITIES SUCH AS INFILTRATION SYSTEMS, UNDERGROUND PIPE SYSTEMS, ETC. THAT ARE NOT ACCESSIBLE POST CONSTRUCTION SHALL BE SURVEYED DURING INSTALLATION TO PROVIDE COMPLETE INFORMATION INCLUDING: LOCATION, INVERTS, DIMENSIONS, STONE LIMITS, DISTRIBUTION PIPING, ETC. THIS INFORMATION SHALL BE PROVIDED AS PART OF THE REQUIRED SURVEYED AS-BUILT PLANS AND REQUIRED ENGINEERING ANALYSIS/CERTIFICATION.

STORMWATER AS BUILT AND CONSTRUCTION CLOSE-OUT NOTES

- IF REQUIRED BY THE MUNICIPALITY, AT THE COMPLETION OF THE PROJECT, AND AS PREREQUISITE FOR THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL PROVIDE CERTIFICATION OF COMPLETION FROM A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS AND APPROVED REVISIONS THERETO.
- SURVEYED AS-BUILT PLANS AND PROFESSIONAL AS-BUILT ENGINEERING ANALYSIS/CERTIFICATION OF COMPLETED STORMWATER MANAGEMENT IMPROVEMENTS ARE REQUIRED TO BE SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND APPROVAL. THE AS-BUILT PLANS MUST BE CERTIFIED BY A PROFESSIONAL SURVEYOR AND THE AS-BUILT ENGINEERING ANALYSIS/CERTIFICATION MUST BE CERTIFIED BY A PROFESSIONAL RECOGNIZED BY THE STATE FOR STORMWATER DESIGN. THE AS-BUILT PLANS SHALL SHOW COMPLETE INFORMATION FOR ALL CONSTRUCTED POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES AND SHALL PROVIDE AND MEET ALL REQUIRED MUNICIPAL AND PADEP NPDES PERMIT NOTICE OF TERMINATION (NOT) REQUIREMENTS (AS APPLICABLE). BOTH AN ELECTRONIC AND PDF FORMAT OF THE COMPLETED AS-BUILT WILL BE REQUIRED.
- SEE PADEP NPDES PERMIT NOTES FOR ADDITIONAL AS-BUILT REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NOTES

- IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODE, TITLE 25 (PA DEP RULES AND REGULATIONS), A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON-SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- THE MEASURES AND FACILITIES AS IDENTIFIED ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE APPLIED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING, SITE WORK, OR CONSTRUCTION - AS PER THE CONSTRUCTION SEQUENCE IDENTIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLANS. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL MEET THE REQUIREMENTS OF APPROVED EROSION AND SEDIMENT CONTROL PLAN, PADEP NPDES PERMIT (AS APPLICABLE), AND PA DEP CHAPTER 102 REGULATIONS.
- SOILS INFORMATION SHOWN ON THE PLANS IS BASED UPON MAPPING AND INFORMATION PROVIDED FROM THE WEB SOIL SURVEY (HTTP://WEB Soil SURVEY). OTHER GEOTECHNICAL INFORMATION NOTED. A QUALIFIED GEOTECHNICAL PROFESSIONAL SHALL BE CONSULTED FOR ALL SOIL-RELATED REQUIREMENTS INCLUDING LIMITATIONS, ISSUES, AND RESOLUTIONS INCLUDING UNSUITABLE SOILS, SUB SURFACE SUBSIDENCE, ETC.

PADEP NPDES PERMIT NOTES

- THE PLANS WILL BE APPROVED UNDER A PADEP NPDES PERMIT. ALL PERMIT CONDITIONS AND REQUIREMENTS OF THE ISSUED/APPROVED NPDES PERMIT MUST BE STRICTLY ADHERED TO INCLUDING PRE CONSTRUCTION MEETINGS, CRITICAL STAGES OF CONSTRUCTION, INSPECTIONS, AND CONSTRUCTION REPORTS, ADHERENCE TO APPROVED LIMITS OF DISTURBANCE, PROFESSIONAL CERTIFICATION OF COMPLETED STORMWATER MANAGEMENT FACILITIES, FILINGS OF NOTICE OF TERMINATION, ETC. A SUMMARY OF PERMIT CONDITIONS IS PROVIDED ON THE PLANS FOR REFERENCE.
- THE REQUIRED SURVEYED AS-BUILT DOCUMENTATION OF THE PADEP NOTICE OF TERMINATION (N.O.T.) OF PADEP NPDES PERMIT MUST BE PROVIDED IN AN ELECTRONIC FORMAT TO THE CERTIFYING PROFESSIONAL AND SHALL PROVIDE ALL REQUIREMENTS OF THE PADEP NOTICE OF TERMINATION AS-BUILT CHECKLIST, INCLUDING ALL STORMWATER STRUCTURES, PIPE SYSTEMS, BMP GRADINGS, OUTLET STRUCTURES, CLEANOUTS, ETC. THE N.O.T. FOR THE PADEP NPDES PERMIT REQUIRES THE APPROVED AS BUILT SURVEY BE RECORDED AT THE RECORDER OF DEEDS.

GEOTECHNICAL STORMWATER NOTES:

- ELA GROUP, INC. MAKES NO REPRESENTATIONS AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE INCLUDING DEPTH OF BEDROCK, GEOLOGICAL AND/OR ENVIRONMENTAL CONDITIONS, SOIL STABILITY, ETC.
- WHERE SPECIFIED ON THE PLANS, ENGINEERED STORMWATER MANAGEMENT INFILTRATION SYSTEMS RELY ON PERMEABLE SOIL CONDITIONS TO DENYATER AND FUNCTION PROPERLY. AS PART OF THE DESIGN PROCESS, SOIL TESTING WILL BE PERFORMED TO ASSURE SUB SURFACE CONDITIONS ARE CONJUNCTIVE TO THE INFILTRATION OF STORMWATER. EVERY PRECAUTION MUST BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION TO ASSURE THAT CONSTRUCTION DOES NOT OCCUR WHICH WOULD COMPROMISE THE SUBSURFACE CONDITIONS. THE INFILTRATION OF STORMWATER INTO THE INFILTRATION AREAS MUST BE PREVENTED AGAINST CONVEYANCE, FLOW, OR CONSTRUCTION ACTIVITIES, SEDIMENT RUN-OFF, AND STOCK PILING. IF AFTER INSTALLATION, THE INFILTRATION FACILITIES DO NOT FUNCTION AS DESIGNED, AND THE CAUSE IS DETERMINED TO BE CONFACTION BURNING, CONSTRUCTION FLOW, OR REACTION FLOW, THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM REMEDIATION, OUTLINED BY THE QUALIFIED PROFESSIONAL, TO RESTORE PROPER CONSTRUCTION PERMEABILITY.
- THE INSTALLATION OF ALL STORMWATER BASINS AND SUBSURFACE STORMWATER MANAGEMENT SYSTEMS SHALL BE OVERSEEN BY A GEOTECHNICAL PROFESSIONAL AND SHALL BE CERTIFIED BY SUBGRADE INSPECTIONS AND IN-SITU INFILTRATION TESTING TO CONFIRM THAT THE SUBSOIL PERMEABILITY HAS BEEN MAINTAINED. IF THE BASINS AND SUBSURFACE SYSTEMS ARE NOT DESIGNED FOR INFILTRATION, THE SUBGRADE AND ANY ASSOCIATED REQUIRED IMPERVIOUS LINERS OR COMPACTED SUBGRADE SHALL ALSO BE CERTIFIED BY INSPECTIONS BY THE GEOTECHNICAL PROFESSIONAL. ALL DOCUMENTATION SHALL BE PROVIDED TO THE CERTIFYING PROFESSIONAL AND MUNICIPALITY.
- THE MUNICIPALITY AND THE GEOLOGIST/GEOTECHNICAL ENGINEER OF RECORD SHALL BE NOTIFIED IN THE EVENT OF SUBSURFACE SUBSIDENCE ACTIVITY INCLUDING SINKHOLES AND ALL OTHER UNSUITABLE SUBSURFACE ANOMALIES. DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, A LICENSED PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO INVESTIGATE ALL UNSUITABLE SITE CONDITIONS AS IDENTIFIED ABOVE INCLUDING THE PREPARATION OF STABILIZATION PROCEDURES, DIRECTING THE STABILIZATION WORK, ROAD MAKING FOR CONSTRUCTION, FILLING, AND DESIGN MODIFICATIONS THAT WILL REDUCE THE POTENTIAL FOR FURTHER UNSUITABLE CONDITIONS AND POTENTIAL SUB SURFACE SUBSIDENCE.
- A GEOLOGICAL ENGINEERING REPORT WAS PERFORMED BY ADVANTAGE ENGINEERS DATED: NOVEMBER 7, 2019 TITLED STORMWATER INFILTRATION FEASIBILITY REPORT. THE RECOMMENDATIONS AND DOCUMENTATION PROVIDED WITHIN THE GEOTECHNICAL REPORT SHALL BE STRICTLY ADHERED TO, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL PROFESSIONAL.

KARST-RELATED SUBSURFACE GEOLOGIC HAZARD NOTES:

- THE LANDOWNER OF RECORD ACKNOWLEDGES THAT CARBONATE GEOLOGY AND THE ASSOCIATED RISK OF SINKHOLES AND SUBSURFACE SUBSIDENCE HAS BEEN IDENTIFIED ON THE SUBTRACT TRACT BY THE GEOTECHNICAL PROFESSIONAL PERFORMING THE STORMWATER INFILTRATION FEASIBILITY ANALYSIS.
- BY EXECUTING/SIGNING THESE PLANS, THE LANDOWNER UNDERSTANDS THAT SINKHOLE AND SUBSURFACE SUBSIDENCE RISKS EXIST FOR THE PROPOSED CONSTRUCTION. THE LANDOWNER AGREES TO WAIVE AND RELEASE THE LIABILITY TO AND ACCEPTS THE ASSOCIATED RISK OF SINKHOLE AND SUBSURFACE SUBSIDENCE FOR ANY ADVERSE CONDITIONS THAT MAY DEVELOP AS A RESULT OF STORMWATER SYSTEMS (INCLUDING INFILTRATION SYSTEMS) IN A CARBONATE GEOLOGY AREA. THE STORMWATER MANAGEMENT SYSTEMS SHALL BE MONITORED FOR PROPER PERFORMANCE AND A GEOTECHNICAL PROFESSIONAL SHALL BE CONSULTED FOR ANY ADVERSE SITUATIONS THAT MAY DEVELOP.

- THE DESIGN AND LOCATION OF THE STORMWATER SYSTEMS HAVE INCORPORATED PROVISIONS TO MINIMIZE THE POTENTIAL FOR SINKHOLES AND SUBSURFACE SUBSIDENCE. HOWEVER BASED UPON DOCUMENTED SUB SURFACE CONDITIONS AND THE INHERENT RISK OF INFILTRATION IN CARBONATE GEOLOGY, THE CURRENT AND FUTURE LANDOWNER(S) ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE CONDITIONS THAT MAY DEVELOP AS A RESULT OF EXPOSING THE INDIVIDUAL LOTS AND INSTALLING STORMWATER SYSTEMS IN A CARBONATE GEOLOGY AREA SUCH AS SINKHOLES, SUB-SURFACE SUBSIDENCE, AND ASSOCIATED PROPERTY DAMAGE.
- THE CURRENT LANDOWNER OF RECORD ASSUMES THE RESPONSIBILITY AND MEANS OF INFORMING ALL SUBSEQUENT PURCHASERS OF PROPOSED LOTS CREATED BY THIS PLAN OF THE INHERENT RISKS OF CARBONATE GEOLOGY AND STORMWATER MANAGEMENT FACILITIES ON THE LOTS AND THAT THE INDIVIDUAL LANDOWNER(S) ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE CONDITIONS THAT MAY DEVELOP.
- THE STORMWATER SYSTEMS SHALL BE MONITORED FOR PROPER PERFORMANCE FOLLOWING CONSTRUCTION AND SIGNS OF KARST ACTIVITY.

CONTRACTOR NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO CONFORM WITH THE OWNER THE PROPOSED LOCATION OF ALL EXISTING IMPROVEMENTS TO BE RELOCATED.
- CONTRACTOR IS REQUIRED TO COORDINATE PROVISIONS FOR NEW UTILITIES, OR PROVIDE TEMPORARY CONNECTIONS, IN ACCORDANCE WITH THE NEW WORK SCHEDULED TO BE COMPLETED FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL THE TRAFFIC BARRICADING AND OTHER TRAFFIC CONTROLS AS REQUIRED TO MAINTAIN OWNERS USE OF THE SITE DURING CONSTRUCTION OPERATIONS.
- PROVIDE TEMPORARY TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WHERE INDICATED ON DRAWINGS AND AS REQUIRED TO FACILITATE TRAFFIC MOVEMENTS FOR ALL TEMPORARY ROADWAYS, ACCESS DRIVES, PARKING AREAS, AND PERMANENT PAVEMENTS WHERE THE FINAL HEARING COURSE WILL NOT BE INSTALLED UNTIL A LATER CONSTRUCTION PHASE.
- CONSTRUCTION OF ALL IMPROVEMENTS SHALL BE BASED ON ACTUAL FIELD STAKING BY A REGISTERED SURVEYOR OR PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL NOT DEVIATE FROM THE GEOMETRY OR DIMENSIONS INDICATED ON THE PLAN WITHOUT APPROVAL OF THE ELA GROUP, MUNICIPALITY, OR THE AUTHORITY HAVING JURISDICTION. ALL BUILDINGS SHALL BE STAKED / CONSTRUCTED FROM THE ARCHITECTURAL PLANS.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO CONSTRUCTION PROPOSED ON THIS PLAN PRIOR TO INITIATING ANY WORK COVERED BY THE PERMIT.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
- ALL SPOT ELEVATIONS LOCATED ALONG ROADWAYS, ACCESS DRIVES, AND PARKING LOTS ARE BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
- IF FIELD CONDITIONS ARE DETERMINED TO BE DIFFERENT THAN SHOWN ON THIS PLAN, THE OWNER'S REPRESENTATIVE MUST BE NOTIFIED BEFORE PROCEEDING.
- THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CURB RAMPS AND DRIVEWAY APRONS TO THE LATEST ADA AND/OR PENNDOT STANDARDS AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AS-BUILT SURVEY OF THE CONSTRUCTED IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT SYSTEM PLANS AND PROFILES.
- ALL ROADS AND STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNDOT PUB. 408. THE CONTRACTOR SHALL OBTAIN CONSTRUCTION MATERIALS FROM PENNDOT APPROVED SUPPLIERS AS LISTED IN PENNDOT BULLETIN IS. THE CONTRACTOR SHALL PROVIDE PENNDOT APPROVED MIX DESIGN AND CERTIFICATES OF COMPLIANCE, FORM GS-471, FOR ALL MATERIALS PROVIDED FOR THE WORK. DELIVERY TICKETS SHALL BE PROVIDED FOR ALL MATERIALS.
- ALL REQUIRED LANDSCAPE PLANS 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.

CLEAN AND GREEN NOTE:

- "NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY MAY BE SUBJECT TO THE PENNSYLVANIA FARM/LAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, PL. 473, 12 P.S. 54401), AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1982, 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 LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, (B) IF A CHANGE IN THE 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 TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7-YEARS, WHICHEVER IS LESS, MAY BE REQUIRED; (D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE 30-DAY PERIOD, PRIOR TO THE LAND CONVEYANCE, THE PROPERTY OWNER MAY BE SUBJECT TO A \$100.00 civil PENALTY; (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."

DECLARATION OF CONDOMINIUM NOTE:

ALL OF THE PROPOSED DWELLING UNITS SHOWN ON THIS PLAN SHALL BE HELD IN SINGLE OWNERSHIP. IF THE LANDOWNER DESIRES IN THE FUTURE TO CREATE A PLANNED COMMUNITY ON THE LAND, THE LANDOWNER SHALL SUBMIT THE DECLARATION OF CONDOMINIUM OR DECLARATION OF PLANNED COMMUNITY TO MOUNT JOY TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO RECORDING. THE DECLARATION SHALL MAKE PROVISION FOR THE PERMANENT MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES, ACCESS DRIVES, SIDEWALKS, OFF-STREET PARKING FACILITIES, AND REQUIRED LANDSCAPING OR SCREENING IN ACCORDANCE WITH ALL MOUNT JOY TOWNSHIP ORDINANCES AND REGULATIONS. THE DECLARATION SHALL GRANT MOUNT JOY TOWNSHIP ALL RIGHTS SET FORTH IN SECTION 703 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND SHALL CONTAIN A PROVISION STATING THAT SUCH RIGHTS GRANTED TO MOUNT JOY TOWNSHIP CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF MOUNT JOY TOWNSHIP.

UTILITY LISTING

CONTACT PA ONE CALL AT 1-800-242-1778 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.

AT&T
1020 3RD AVE
ALTOONA, PA 16602
PAT BUTTON
P54364@ATT.COM

COMCAST
3394 BALTIMORE RD
SHIPPENSBURG, PA 17257
WILLIAM MATYS
william_mayes@comcast.com

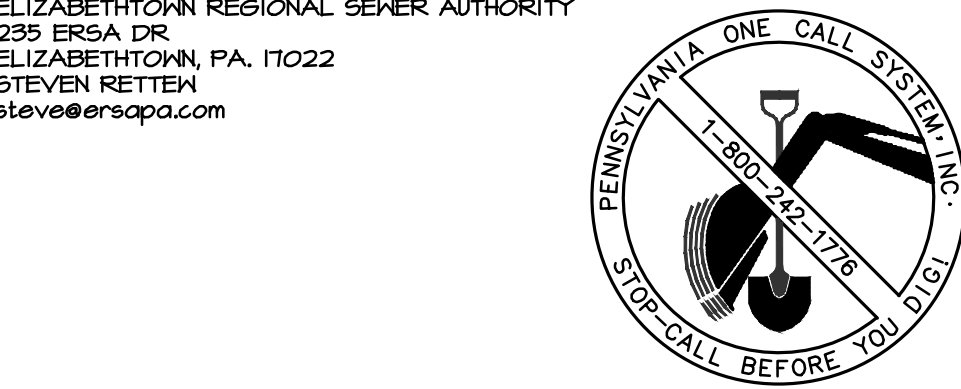
ELIZABETHTOWN AREA WATER AUTHORITY
211 H HUNMELSTOWN STREET
ELIZABETHTOWN, PA 17022
DEI BECKER

ELIZABETHTOWN REGIONAL SEWER AUTHORITY
229 E 85A DR
ELIZABETHTOWN, PA 17022
STEVEN RETTEN
steve@erscopa.com

FIRST ENERGY PENELEC
21 S MAIN ST
AKRON, OH 44308
CARA WARREN
CARAWARREN@FIRSTENERGYCORP.COM

VERIZON BUSINESS
FORMERLY MC4000 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081
DEAN BOTYERS
Investigations@verizon.com

MOUNT JOY TOWNSHIP
LANCASTER COUNTY
PADEP SURVEYORS, LLC HAS PERFORMED THE REQUIRED PRE-CONSTRUCTION MEETING AND SHALL BE RESPONSIBLE FOR THE PERMANENT MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES, ACCESS DRIVES, SIDEWALKS, OFF-STREET PARKING FACILITIES, AND REQUIRED LANDSCAPING OR SCREENING IN ACCORDANCE WITH ALL MOUNT JOY TOWNSHIP ORDINANCES AND REGULATIONS. THE DECLARATION SHALL GRANT MOUNT JOY TOWNSHIP ALL RIGHTS SET FORTH IN SECTION 703 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND SHALL CONTAIN A PROVISION STATING THAT SUCH RIGHTS GRANTED TO MOUNT JOY TOWNSHIP CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF MOUNT JOY TOWNSHIP.



PENNSYLVANIA ACT 287 AS AMENDED BY ACT 50 (2017) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. DATE: 05/28/2022 BY: TS SERIAL NO: 20221462227

NOTES: UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. §176, AS AMENDED BY ACT 121 OF 2008, AND THE SURVEYORS, LAND GRANT SURVEYORS, LLC, HAS REQUESTED THE ONE CALL SYSTEM TO LOCATE AND MARK ANY UTILITIES WHICH ARE NOT ADEQUATELY LOCATED OR MARKED ON THE DRAWINGS NEAR THE SERIAL NUMBER. THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE PUBLIC SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

1. PURSUANT TO 73 P.S. §176(c), LAND GRANT SURVEYORS, LLC, HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC, HAS STATED IN THE REQUEST THAT THE WORK IS PRELIMINARY.

2. PURSUANT TO 73 P.S. §176(c), LAND GRANT SURVEYORS, LLC, HAS SHOWN, UPON REQUEST THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. §176(c), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

3. PURSUANT TO 73 P.S. §176(c), LAND GRANT SURVEYORS, LLC, HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROVIDED, THE SERIAL NUMBER OF THE ONE CALL NOTICE AND THE TOLL FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.

4. IF, PURSUANT TO 73 P.S. §176(c), LAND GRANT SURVEYORS, LLC, HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC, HAS REQUESTED THE ONE CALL SYSTEM TO LOCATE AND MARK ANY UTILITIES WHICH ARE NOT ADEQUATELY LOCATED OR MARKED ON THE DRAWINGS NEAR THE SERIAL NUMBER.

LAND GRANT SURVEYORS, LLC, DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, LAND GRANT SURVEYORS, LLC, ASSUMES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 121 OF 2008.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING 1-800-242-1778. A MINIMUM OF THREE (3) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE ADVISED BY THE ONE CALL SYSTEM OF ANY UTILITIES LOCATED OR MARKED ON THE DRAWINGS NEAR THE SERIAL NUMBER. IF THE CONTRACTOR DOES NOT FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES WHICH ARE NOT ADEQUATELY LOCATED OR MARKED ON THE DRAWINGS NEAR THE SERIAL NUMBER. IF THE CONTRACTOR DOES NOT FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES WHICH ARE NOT ADEQUATELY LOCATED OR MARKED ON THE DRAWINGS NEAR THE SERIAL NUMBER. IF THE CONTRACTOR DOES NOT FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES WHICH ARE NOT ADEQUATELY LOCATED OR MARKED ON THE DRAWINGS NEAR THE SERIAL NUMBER. IF THE CONTRACTOR DOES NOT FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES WHICH ARE NOT ADEQUATELY LOCATED OR MARKED

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SITE SPECIFIC SEQUENCE OF BMP INSTALLATION

- GENERAL CONSTRUCTION STAGING:

1. EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTHMOVING ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED. CLEARING SHALL BE LIMITED ONLY TO THOSE AREAS STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE LANCASTER COUNTY CONSERVATION DISTRICT.

2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE GENERAL CONTRACTOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LAND OWNER, THE EROSION AND SEDIMENTATION CONTROL PLAN DESIGNER, APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE LANCASTER COUNTY CONSERVATION DISTRICT FOR AN ONSITE PRE-CONSTRUCTION MEETING.

3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INCORPORATED AT 1-800-242-7176 TO LOCATE BURIED UTILITIES.

4. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION AND SEDIMENT CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102 - EROSION CONTROL.

5. PROCEDURES ENSURING THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPT/COUNTY CONSERVATION DISTRICT REGULATIONS. INDIVIDUAL RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE BUT ARE NOT LIMITED TO: EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, AND SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED TO DISPOSAL.

6. 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 THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, DISTURBED AREAS OF THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED. IN ORDER FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE/PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING: (1) A MINIMUM UNIFORM 10% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION. (2) AN ACCEPTABLE BMP, WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

8. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED, WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS ACCEPTABLE.

4. NOTE THAT THE PADEP INDES REQUIRES INSPECTION OF THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES BY A LICENSED PROFESSIONAL. SEE REQUIREMENTS AS HIGHLIGHTED IN THE SEQUENCE BELOW.

10. NO SEDIMENT LADEN RUNOFF SHALL LEAVE THE PROJECT SITE AND/OR BE RECEIVED BY THE UNT. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WHERE CONDITIONS WARRANT.

11. ALL TRENCH EXCAVATION SHOULD BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE PLACED AND BACK-FILLED BY THE END OF EACH WORKDAY. ALL PIPE RUNS ARE TO BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM, PROVIDE INLET PROTECTION OR CAPPED INLETS, IMMEDIATELY AFTER INSTALLATION, AS INDICATED ON THE PLANS.

12. PUMPED WATER FILTER BAGS AND CONCRETE WASHOUT STATIONS MUST BE PROVIDED ONSITE AS UTILIZED THROUGHOUT CONSTRUCTION OF ALL STAGES AS NECESSARY.

UNDERGROUND MRC BMP'S #2, 4, 6, 8, 10, 12, 14, 17, 19, 22 & 25

1. REFER TO THE CONSTRUCTION SEQUENCE FOR GENERAL CONSTRUCTION SEQUENCING RELATIVE TO THE INSTALLATION OF PCSM BMP'S AND THE GENERAL ORDER IN WHICH BMP'S SHOULD BE INSTALLED.

2. THE FOLLOWING GENERAL STEPS SHALL BE FOLLOWED FOR CONSTRUCTION OF EACH UNDERGROUND MRC BMP.

3. WHEN THE AREA TRIBUTARY TO THE BMP HAS BEEN FINE GRADED AND STABILIZED TO THE EXTENT POSSIBLE BEGIN EXCAVATING THE AREA REQUIRED FOR THE BMP.

4. CONCURRENTLY, INSTALL THE OUTLET STRUCTURE AND OUTLET PIPE(S), INSTALL TRENCH PLUS AROUND THE ALL PIPES LEAVING THE SYSTEM TO PREVENT PIPING.

5. UPON ACHIEVING A LEVEL SUBGRADE AT THE SPECIFIED ELEVATION, COMPACT IN ACCORDANCE WITH BMP MANUFACTURER SPECIFICATIONS.

6. INSTALL IMPERMEABLE LINER, SANDWICHED BETWEEN SHEETS OF GEOTEXTILE FABRIC. THE LINER SHALL BE A SINGULAR SHEET OF PLASTIC AS SPECIFIED IN THE DETAILS, OR AN APPROVED EQUAL. THE LINER SHALL BE MANUFACTURED WITH DIMENSIONS SUFFICIENT TO LINE THE BOTTOM AND SIDES WITH EXCESS ENOUGH TO BE PULLED ABOVE AND OVER THE SIDES OF THE EXCAVATION AND STAKE WHILE STONE AND CHAMBERS ARE BEING INSTALLED.

7. LAY INITIAL BASE OF CLEAN WASHED AGGREGATE AS SPECIFIED IN THE DETAILS AND INSTALL THE PERFORATED PVC UNDERDRAIN.

8. CONTINUE BACKFILLING THE STONE BASE TO THE CHAMBER ELEVATION.

9. LEVEL THE STONE BASE, LAY 6 OZ NON-WOVEN GEOTEXTILE OVER THE STONE BASE TO PREVENT SEDIMENTATION OF THE STONE BASE DURING THE REMAINDER OF CONSTRUCTION, AND BEGIN INSTALLING CHAMBERS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

10. WHEN ALL CHAMBERS HAVE BEEN INSTALLED AND SEALED WRAP THE IMPERMEABLE LINER OVER THE TOP OF THE UNITS AND BEGIN BACKFILLING TO ESTABLISH THE FINISHED GRADE.

11. CONNECT ALL INFLOW AND OUTFLOW PIPES, BEGIN INSTALLING ALL UPSTREAM PIPES AND DRAINAGE STRUCTURES AS APPROPRIATE. IT IS IMPERATIVE TO PROTECT THE UNDERGROUND BMP FROM SEDIMENTATION RESULTING FROM POLLUTED INFLOW WATER. AS SUCH, A MULTI-TIERED APPROACH TO PROTECTING THE FACILITY MUST BE EMPLOYED. ENSURE ALL UPLAND DISTURBED AREAS HAVE BEEN STABILIZED (TEMPORARILY OR PERMANENTLY) TO THE EXTENT PRACTICAL AND ANY LOCATIONS WHERE CONCENTRATED FLOWS WILL ENTER INLETS BE STABILIZED WITH EROSION CONTROL MATTINGS. IMMEDIATELY INSTALL INLET FILTER BAGS IN ALL INLETS TRIBUTARY TO THE BMP. ALL UNDERGROUND BMP'S, EXCEPT BMP'S 14 AND 25, WILL BE PRE-TREATED VIA A HYDRODYNAMIC SEPARATOR, WHICH IS DESIGNED TO REMOVE SEDIMENT AND OTHER POLLUTANTS FROM THE RUNOFF AS IT PASSES THROUGH THE STRUCTURE. TO IMPROVE SEDIMENT CAPTURE EFFICIENCY, AND PROVIDE ADDITIONAL SEDIMENT REMOVAL POTENTIAL VIA REDUNDANCY, INSTALL A POLYACRYLAMIDE LOG (FLOC LOG) EQUIVALENT TO THE CAROLINA HYDROLOGIC 'FLOC LINE' IN THE LAST INLET OR DRAINAGE STRUCTURE PRIOR TO THE HYDRODYNAMIC SEPARATORS (WHERE SPECIFIED) OR UNDERGROUND SHM FACILITY (I.E. 1-825 FOR BMP 2, 1-825 FOR BMP 4, 1-854 FOR BMP 25, ETC.). THE FLOCCULANT WITHIN THE LINE WILL BIND TO SOILS AND CAUSE FLOCCULATION, WHICH WILL INCREASE THE EFFICIENCY OF THE WATER QUALITY UNIT AND MINIMIZE DISTRIBUTION OF SEDIMENT WITHIN THE BMP, CAUSING SEDIMENT TO SETTLE ON THE GEOTEXTILE FABRIC CLOSE TO THE INFLOW POINT AS OPPOSED TO BEING SPREAD ACROSS THE FACILITY.

12. WHEN THE ENTIRE TRIBUTARY AREA HAS ACHIEVED PERMANENT STABILIZATION (10% UNIFORM VEGETATION FOR UNPAVED AREAS), REMOVE INLET FILTERS FROM ALL INLETS EXCEPT THOSE DESIGNATED TO RECEIVE PERMANENT INLET FILTER BAGS, REMOVE THE FLOC LOGS, SET-VAC THE WATER QUALITY UNIT, AND REMOVE (IE. CUT OUT) ALL GEOTEXTILE FABRIC THAT HAS SEDIMENT DEPOSITION. PERMANENT NON-WOVEN GEOTEXTILE FABRIC IS ONLY NECESSARY AT INFLOW LOCATIONS. INSTALL A STRIP OF FABRIC 12" WIDE X 20' LONG AT EACH INFLOW LOCATION.
- INFILTRATION BASIN - BMP 15

1. BMP 15 IS TO BE UTILIZED TEMPORARILY AS A SEDIMENT TRAP (SEDIMENT TRAP 4)

2. PRIOR TO BEGINNING CONSTRUCTION OF BMP 15/SEDIMENT TRAP 4, INSTALL THE PIPES FROM THE PROPOSED OUTFALL TO I-6. THERE WILL BE MINIMAL COVER OVER THE PIPE BETWEEN I-4 AND I-5. THE CONTRACTOR SHALL INSTALL A TEMPORARY BERM OVER THE PIPE TO PROVIDE A MINIMUM 1' OF COVER.

3. STRIP TOPSOIL FROM THE AREA NECESSARY TO CONSTRUCT BMP 15.

4. BEGIN INSTALLING KEY TRENCH AND CLAY CORE TO THE EXTENTS SHOWN ON THE PCSM PLAN SHEETS. CONCURRENTLY, INSTALL THE OUTLET PIPE FROM I-6 TO OCS-I5, INCLUDING THE SPECIFIED ANTI-SEEP COLLARS.

5. BEGIN OR CONTINUE EXCAVATING TO THE FINAL GRADE ELEVATION AS SPECIFIED IN THE E45 PLAN DETAILS. A MINIMUM 1' SHALL BE MAINTAINED BETWEEN THE TEMPORARY SEDIMENT TRAP BOTTOM AND THE SUBGRADE ELEVATION OF BMP 15. EXCAVATION SHALL OCCUR FROM THE PERIMETER OF THE BOTTOM OR FROM EXISTING GROUND AT LEAST 1' ABOVE THE INFILTRATION ELEVATION USING A LOW GROUND PRESSURE MACHINE.

6. FINE GRADE THE BERM, SPREAD TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTINGS.

7. WHEN THE ENTIRE DRAINAGE AREA HAS REACHED UNIFORM STABILIZATION BEGIN CONVERTING TO THE PERMANENT CONFIGURATION OF BMP 15.

8. REMOVE TEMPORARY DEWATERING FACILITY AND EXCAVATE THE BOTTOM TO THE PROPOSED SUBGRADE ELEVATION UTILIZING A MACHINE WITH LOW GROUND PRESSURE, KEEPING THE EXCAVATION EQUIPMENT A MINIMUM 1' ABOVE THE SUBGRADE ELEVATION.

9. INSTALL UNDERDRAINS AND BEGIN PLACING AMENDED SOILS TO THE PROPOSED FINISHED GRADE, ACCOUNTING FOR SETTLEMENT.

10. PLANT PROPOSED VEGETATION AND REPAIR ANY PREVIOUSLY-SEEDED AREAS THAT MAY HAVE BEEN DISTURBED.

11. WHEN THE BASIN BOTTOM HAS ACHIEVED A UNIFORM 10% VEGETATED COVER INSTALL WATERTIGHT CAP OVER UNDERDRAIN OUTLET OR SEVER AND CAP THE UNDERDRAIN IN FRONT OF THE OUTLET BOX.

BIO-RETENTION BASIN - BMP 20

1. BMP 20 IS TO BE UTILIZED TEMPORARILY AS A SEDIMENT TRAP (SEDIMENT BASIN 3)

2. STRIP TOPSOIL FROM THE AREA NECESSARY TO CONSTRUCT BMP 20.

3. BEGIN INSTALLING KEY TRENCH AND CLAY CORE TO THE EXTENTS SHOWN ON THE PCSM PLAN SHEETS. CONCURRENTLY, INSTALL THE OUTLET PIPE AND SPECIFIED ANTI-SEEP COLLARS.

4. WHILE GRADING THE BERM, INSTALL AND STABILIZE SHALE 2.

5. BEGIN OR CONTINUE EXCAVATING TO THE FINAL GRADE ELEVATION AS SPECIFIED IN THE E45 PLAN DETAILS. A MINIMUM 1' SHALL BE MAINTAINED BETWEEN THE TEMPORARY SEDIMENT TRAP BOTTOM AND THE SUBGRADE ELEVATION OF BMP 20. EXCAVATION SHALL OCCUR FROM THE PERIMETER OF THE BOTTOM OR FROM EXISTING GROUND AT LEAST 1' ABOVE THE INFILTRATION ELEVATION USING A LOW GROUND PRESSURE MACHINE.

6. FINE GRADE THE BERM, SPREAD TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTINGS.

7. WHEN THE ENTIRE DRAINAGE AREA HAS REACHED UNIFORM STABILIZATION BEGIN CONVERTING TO THE PERMANENT CONFIGURATION OF BMP 20.

8. REMOVE TEMPORARY DEWATERING FACILITY AND EXCAVATE THE BOTTOM TO THE PROPOSED SUBGRADE ELEVATION UTILIZING A MACHINE WITH LOW GROUND PRESSURE, KEEPING THE EXCAVATION EQUIPMENT A MINIMUM 1' ABOVE THE SUBGRADE ELEVATION.

9. INSTALL UNDERDRAINS AND BEGIN PLACING AMENDED SOILS TO THE PROPOSED FINISHED GRADE, ACCOUNTING FOR SETTLEMENT.

10. PLANT PROPOSED VEGETATION AND REPAIR ANY PREVIOUSLY-SEEDED AREAS THAT MAY HAVE BEEN DISTURBED.

BIO-RETENTION BASIN - BMP 23

1. BMP 23 IS TO BE UTILIZED TEMPORARILY AS A SEDIMENT TRAP (SEDIMENT TRAP 2)

2. STRIP TOPSOIL FROM THE AREA NECESSARY TO CONSTRUCT BMP 23.

3. BEGIN OR CONTINUE EXCAVATING TO THE FINAL GRADE ELEVATION AS SPECIFIED IN THE E45 PLAN DETAILS. A MINIMUM 1' SHALL BE MAINTAINED BETWEEN THE TEMPORARY SEDIMENT TRAP BOTTOM AND THE SUBGRADE ELEVATION OF BMP 23. EXCAVATION SHALL OCCUR FROM THE PERIMETER OF THE BOTTOM OR FROM EXISTING GROUND AT LEAST 1' ABOVE THE INFILTRATION ELEVATION USING A LOW GROUND PRESSURE MACHINE.

4. FINE GRADE THE BERM, SPREAD TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTINGS.

5. WHEN THE ENTIRE DRAINAGE AREA HAS REACHED UNIFORM STABILIZATION BEGIN CONVERTING TO THE PERMANENT CONFIGURATION OF BMP 23.

6. REMOVE TEMPORARY DEWATERING FACILITY AND EXCAVATE THE BOTTOM TO THE PROPOSED SUBGRADE ELEVATION UTILIZING A MACHINE WITH LOW GROUND PRESSURE, KEEPING THE EXCAVATION EQUIPMENT A MINIMUM 1' ABOVE THE SUBGRADE ELEVATION.

7. INSTALL UNDERDRAINS AND BEGIN PLACING AMENDED SOILS TO THE PROPOSED FINISHED GRADE, ACCOUNTING FOR SETTLEMENT.

8. PLANT PROPOSED VEGETATION AND REPAIR ANY PREVIOUSLY-SEEDED AREAS THAT MAY HAVE BEEN DISTURBED.

BIO-RETENTION BASIN - BMP 26

1. BMP 26 IS TO BE UTILIZED TEMPORARILY AS A SEDIMENT TRAP (SEDIMENT TRAP 1)

2. STRIP TOPSOIL FROM THE AREA NECESSARY TO CONSTRUCT BMP 26.

3. BEGIN OR CONTINUE EXCAVATING TO THE FINAL GRADE ELEVATION AS SPECIFIED IN THE E45 PLAN DETAILS. A MINIMUM 1' SHALL BE MAINTAINED BETWEEN THE TEMPORARY SEDIMENT TRAP BOTTOM AND THE SUBGRADE ELEVATION OF BMP 26. EXCAVATION SHALL OCCUR FROM THE PERIMETER OF THE BOTTOM OR FROM EXISTING GROUND AT LEAST 1' ABOVE THE INFILTRATION ELEVATION USING A LOW GROUND PRESSURE MACHINE.

4. FINE GRADE THE BERM, SPREAD TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTINGS.

5. WHEN THE ENTIRE DRAINAGE AREA HAS REACHED UNIFORM STABILIZATION BEGIN CONVERTING TO THE PERMANENT CONFIGURATION OF BMP 26.

6. REMOVE TEMPORARY DEWATERING FACILITY AND EXCAVATE THE BOTTOM TO THE PROPOSED SUBGRADE ELEVATION UTILIZING A MACHINE WITH LOW GROUND PRESSURE, KEEPING THE EXCAVATION EQUIPMENT A MINIMUM 1' ABOVE THE SUBGRADE ELEVATION.

7. INSTALL UNDERDRAINS AND BEGIN PLACING AMENDED SOILS TO THE PROPOSED FINISHED GRADE, ACCOUNTING FOR SETTLEMENT.

8. PLANT PROPOSED VEGETATION AND REPAIR ANY PREVIOUSLY-SEEDED AREAS THAT MAY HAVE BEEN DISTURBED.

CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN

- THE CERTIFYING, LICENSED PROFESSIONAL OR THEIR DESIGNEE SHALL BE PRESENT ON SITE FOR THE FOLLOWING CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN:
1. CONFIRMATION OF INSTALLATION OF ALL WATER QUALITY UNITS (HYDRODYNAMIC SEPARATORS) AND PERMANENT INLET FILTER BAGS.

2. ALL STAGES OF CONSTRUCTION OF THE UNDERGROUND MRC BMP'S (BMP 2, 4, 6, 8, 10, 12, 14, 17, 19, 22 & 25) INCLUDING, BUT NOT LIMITED TO: CONFIRMATION OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, EXCAVATION, UNDERDRAIN INSTALLATION, CHAMBER INSTALLATION, CONFIRMATION OF IMPERMEABLE LINER, CONFIRMATION OF OUTLET STRUCTURE CONFIGURATION, AND CONFIRMATION OF SEDIMENT REMOVAL PRIOR TO TERMINATION OF THE NPDES PERMIT.

3. ALL STAGES OF CONSTRUCTION OF INFILTRATION BASIN I5 AND BIO-RETENTION BASINS 20, 23, & 26 INCLUDING, BUT NOT LIMITED TO, CLAY CORE/KEY TRENCH AND BERM CONSTRUCTION, GRADE CONTROL, LINEAR DRAIN LOCATIONS, THE CARBONATE ROCKS, WHICH ARE SUSCEPTIBLE TO DISSOLUTION IN WATER, AND THEREFORE POSES THE RISK FOR KARST FEATURE FORMATION, INCLUDING SINKHOLES.

A WRITTEN REPORT OF ALL CRITICAL STAGE INSPECTIONS, INCLUDING PHOTOGRAPHS, SHALL BE PRODUCED FOLLOWING EACH INSPECTION AND MADE AVAILABLE TO THE PADEP/LCDD, UPON REQUEST.

SOILS LEGEND

- DbA

DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- HaB

HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B

GEOLOGIC FORMATION

ACCORDING TO THE GEOLOGIC MAP OF PENNSYLVANIA 1480, THE PROJECT SITE IS UNDERLAIN BY THE EPLER FORMATION. THIS FORMATION IS A VERY FINELY CRYSTALLINE, MEDIUM-GRAY LIMESTONE INTERBEDDED WITH GRAUWACKES, Limestones, and thin beds of the CARBONATE ROCKS, WHICH ARE SUSCEPTIBLE TO DISSOLUTION IN WATER, AND THEREFORE POSES THE RISK FOR KARST FEATURE FORMATION, INCLUDING SINKHOLES.

REFER TO THE EGS MID-ATLANTIC, LLC GEOTECHNICAL ENGINEERING REPORT FOR STORMWATER MANAGEMENT, DATED OCTOBER 3, 2022, FOR DETAILED GEOLOGIC INFORMATION AND SITE SPECIFIC CONSTRUCTION RECOMMENDATIONS.

HYDRIC SOILS

GROUNDWATER WAS NOT ENCOUNTERED IN ANY TEST PITS DURING THE SUBSURFACE EXPLORATION PERFORMED BY EGS MID-ATLANTIC IN SEPTEMBER, 2022. ADDITIONALLY, NO APPARENT SIGNS OF THE SEASONAL HIGH GROUND WATER TABLE WERE OBSERVED WHILE PROBING BELOW THE INFILTRATION TEST DEPTHS. VARIATIONS IN THE LONG TERM WATER TABLE MAY OCCUR AS A RESULT OF CHANGES IN PRECIPITATION, EVAPORATION, SURFACE WATER RUNOFF, CONSTRUCTION ACTIVITIES, AND OTHER FACTORS.

A WETLAND INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL IN AUGUST, 2023 DID NOT IDENTIFY ANY REGULATED SURFACE WATERS WITHIN THE PROJECT SITE.

THERMAL IMPACTS

CONSTRUCTION THERMAL IMPACTS ARE MITIGATED VIA SEDIMENT LADEN RUNOFF FLOWING AND COOLING THROUGH COMPOST FILTER SOCKS AND/OR OTHER SEDIMENT REMOVAL FACILITIES.

POST CONSTRUCTION: THERE ARE NO ANTICIPATED THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT. NEARLY ALL OF THE PROPOSED IMPERVIOUS WILL BE CAPTURED AND DETAINED BY ONE OR MORE STORMWATER MANAGEMENT FACILITIES, INCLUDING BELOW GROUND MANAGED RELEASE CONCEPT BASINS AND ABOVY GRADE BIO-RETENTION BASINS, WHICH WILL PROVIDE AMPLE OPPORTUNITY FOR THE WATER TO BE COOLED UNDERGROUND PRIOR TO BEING DISCHARGED.

GEOTECHNICAL NOTES

KARST RELATED - GENERAL RISK

IF SUBSIDENCE FEATURES SUCH AS SINKHOLES, SURFACE DEPRESSIONS, AND EXPOSED ROCK PINNACLES ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER OF RECORD SHALL BE CONSULTED TO PROVIDE RECOMMENDATIONS FOR REPAIR ON A CASE BY CASE BASIS.

IN ORDER TO REDUCE THE POTENTIAL FOR FUTURE SINKHOLE DEVELOPMENT WHICH COULD IMPACT FOUNDATION PERFORMANCE, POSITIVE SURFACE DRAINAGE SHOULD BE MAINTAINED DURING AND AFTER CONSTRUCTION. TEMPORARY SEDIMENT TRAPS AND EROSION INFILTRATION AND FACILITATION FOR PRECIPITATION AND RAINFALL.

1. EARTHWORK OPERATIONS SHOULD BE GRADED TO DRAIN AWAY FROM THE BUILDING AREAS AT ALL TIMES. UPON COMPLETION OF DAILY EARTHWORK OPERATIONS, THE GROUND SURFACE SHOULD BE SEALED BY THOROUGH ROLLING TO REDUCE INFILTRATION AND FACILITATION FOR PRECIPITATION AND RAINFALL.

2. SEDIMENT CONTROL MANAGEMENT FACILITIES SHOULD BE LOCATED OUTSIDE OF PLANNED CONSTRUCTION AREAS. INLETS ASSOCIATED WITH STORM DRAIN SYSTEMS SHOULD NOT BE UTILIZED AS TEMPORARY SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.

3. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO REDUCE THE PONDING OF SURFACE WATER IN AND/OR ADJACENT TO BUILDINGS.

4. VISUAL OBSERVATIONS DURING ALL EARTHWORK OPERATIONS SHOULD BE CARRIED OUT IN ORDER TO DETECT ANY PREVIOUS UNEXPOSED OR RECENTLY CREATED COLLAPSE FEATURES. ANY SUCH FEATURES SHOULD BE CALLED TO THE GEOTECHNICAL ENGINEER'S ATTENTION FOR REMEDIAL IMPROVEMENT.

5. FINAL SITE GRADING SHOULD INCLUDE SLOPING GRADES AND PIPING OF DOWNSPOUTS AWAY FROM THE BUILDING.

6. STORM PIPING SHOULD BE DESIGNED SUCH THAT JOINTS AND STRUCTURE TIE-INS REMAIN WATERTIGHT WITH ALLOWANCE FOR SETTLEMENT. LEAKING STORM PIPES PROMOTE SUBSURFACE SEEPAGE AND CAN INSTIGATE SINKHOLE DEVELOPMENT IN THE FORM OF SURFICIAL DROP-OUTS WITH LITTLE OR NO WARNING. IT MAY BE BENEFICIAL TO USE BENTONITE CLAY AROUND ALL PIPE JOINTS TO REDUCE THE POTENTIAL FOR LONG TERM LEAKING.

AREAS IDENTIFIED TO BE SUSPECT DURING THE INITIAL EARTHWORK PHASE SHOULD BE FURTHER EXPLORED DURING CONSTRUCTION TO DETERMINE THE EXTENT, BOTH VERTICALLY AND HORIZONTALLY, OF POSSIBLE SOLUTION ACTIVITY. IT IS RECOMMENDED THAT ALL AVAILABLE GEOTECHNICAL DATA BE MADE AVAILABLE TO THE GEOTECHNICAL PROFESSIONAL DURING EARTHWORK OPERATIONS.

CONSTRUCTION RECOMMENDATIONS

IT IS RECOMMENDED THAT VERIFICATION OF THE SUBGRADE CONDITIONS AT THE TIME OF CONSTRUCTION BE CONDUCTED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL. THE GEOTECHNICAL ENGINEER ON RECORD IS EGS MID-ATLANTIC AND IT IS RECOMMENDED THAT AN AUTHORIZE EGS REPRESENTATIVE BE THE OVERSEEING GEOTECHNICAL PROFESSIONAL.

DURING EXCAVATION OF THE BASINS, THE MATERIALS AT THE BOTTOM OF EACH BASIN SHOULD BE VERIFIED TO BE CONSISTENT WITH THOSE ENCOUNTERED DURING THE EXPLORATION. PROPER PERMITS FOR EXCAVATION FACILITIES WILL BE INFLUENCED BY THE VARIABILITY IN THE SUBSURFACE. IT WILL BE IMPORTANT THAT CONSTRUCTION EQUIPMENT DOES NOT TRAFFIC ON THE MATERIALS AT THE INFILTRATION BED ELEVATION, AND THAT HAND PROBING ON AN APPROXIMATELY 25 FOOT GRID OR ISOLATED TEST PITS BE PROVIDED TO EVALUATE PROPER OFFSET DISTANCES FROM BEDROCK LIMITING ZONES.

IT SHOULD BE NOTED THAT VARIABLE DEPTHS TO LIMESTONE BEDROCK ARE VERY COMMON IN THIS AREA. SOME ROCK EXCAVATION MAY BE REQUIRED TO ACHIEVE BOTTOM OF BASIN ELEVATIONS WITH THE REQUIRED 2-FOOT BUFFER BELOW THE BASIN SUBGRADE.

STORMWATER MANAGEMENT FACILITIES SHOULD GENERALLY NOT BE LOCATED WITHIN 25 FEET OF A BUILDING. IF SITE CONSTRAINTS PROHIBIT THIS RECOMMENDATION, THE FACILITY MAY BE LOCATED CLOSER TO A BUILDING SUBJECT TO REVIEW AND APPROVAL OF EGS.

SINKHOLE REPAIR

IF A SINKHOLE DEVELOPS AT THE PROJECT SITE, THE GEOTECHNICAL ENGINEER OF RECORD SHALL BE CONTACTED FOR OBSERVATION, DOCUMENTATION, AND RECOMMENDATIONS FOR REPAIR. REFER TO THE TYPICAL SINKHOLE REPAIR DETAILS PROVIDED IN THE PLAN SET FOR GENERAL REPAIR METHODS.

POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) STANDARD NOTES

PERMIT TERMINATION

PCSM PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER §102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMP'S IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PCSM REQUIREMENTS). THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:

- (1) THE FACILITY NAME, ADDRESS AND LOCATION.

(2) THE OPERATOR NAME AND ADDRESS.

(3) THE PERMIT NUMBER.

(4) THE REASON FOR PERMIT TERMINATION.

(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH §102.8(M)(2).

PCSM REQUIREMENTS

PCSM REPORTING AND RECORDKEEPING. THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

LICENSED PROFESSIONAL OVERSIGHT OF CRITICAL STAGES. A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMP'S, STRUCTURALLY ENGINEERED BMP'S, OR OTHER BMP'S AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

FINAL CERTIFICATION. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION 'RECORD DRAWINGS' WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:
(1) I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. §4404 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE PENNSYLVANIA CONSERVATION DISTRICT. THE DEPARTMENT OF ENVIRONMENT AND PLANNING PROTECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES.

- (1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.

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

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE RESPONSIBLE PARTY WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMP'S ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

THE RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMP'S UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMP'S.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDING INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMP'S, AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER §102.7(B)(5) (RELATING TO PERMIT TERMINATION

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON TO TRANSFER RESPONSIBILITY FOR PCSM BMP'S OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.

A RESPONSIBLE PARTY THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S LOCATED ON THE PROPERTY.

RECYCLING OR DISPOSAL OF MATERIALS

1. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS.

2. INDIVIDUALS RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS.

3. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DISPOSAL OF CONSTRUCTION WASTES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS (25 PA CODE 2601 ET SEQ., 27I.E. SEQ. AND 2801 ET SEQ.).

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

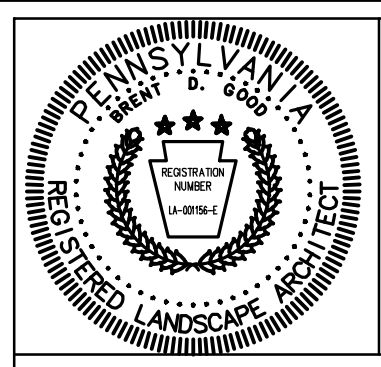


ELA GROUP

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
NPDES NOTES

FOR
WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC

150 FARMINGTON LANE
LANCASTER, PA 17601

717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	N/A

TEMPORARY CONTROL MEASURES

1. **STABILIZED CONSTRUCTION ENTRANCE**
- a. A STABILIZED PAD OF CRUSHED STONE (AASHTO NO. 1) SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC WILL BE ENTERING AND EXISTING THE SITE. THE STABILIZED CONSTRUCTION ENTRANCE IS USED TO REDUCE OR ELIMINATE THE TRACKING OR FLOWING OF SEDIMENT INTO THE EXISTING TRAVELWAYS AND STREETS BORDERING THE SITE.
 - b. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK AS NEEDED. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WATER SHALL NOT BE USED TO REMOVE SEDIMENT.
2. **TOPSOIL STOCKPILE**
- a. A STOCKPILE SHALL BE USED TO CONTAIN ALL STRIPPED TOPSOIL IN A LIMITED AREA IN ORDER TO KEEP DISTURBANCE TO A MINIMUM.
 - b. STOCKPILES SHALL BE IMMEDIATELY STABILIZED WITH A TEMPORARY COVER CROP OF ANNUAL RYEGRASS (1 LB. / 1,000 SQUARE FEET) OF WINTER RYE (3.5 LBS. / 1,000 SQUARE FEET) IN ACCORDANCE WITH ACCEPTED SEEDING PRACTICES.
 - c. STOCKPILE HEIGHTS MUST NOT EXCEED 36". STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
 - d. STOCKPILES SHALL BE LOCATED WHERE SHOWN ON THE PLANS OR AT AN ALTERNATE LOCATIONS APPROVED BY THE CONSERVATION DISTRICT.
 - e. BEFORE DISPOSING OF SOIL, OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 1102 REGULATIONS.
3. **FILTER SOCKS**
- a. FILTER SOCKS SHALL BE USED TO INTERCEPT SEDIMENT-LADEN RUNOFF FOR SMALL WATERSHEDS.
 - b. FILTER SOCKS SHALL BE INSTALLED IN ACCORDANCE WITH THE MAXIMUM SLOPE TO LENGTH RELATIONSHIPS AS PER MANUFACTURER, PADEP, AND CONSERVATION DISTRICT RECOMMENDATIONS.
 - c. THE CONTRACTOR SHALL MAINTAIN THE SOCK IN A FUNCTIONAL CONDITION AT ALL TIMES, AND IT SHALL BE ROUTINELY INSPECTED.
 - d. THE SOCK SHALL BE ROUTINELY MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRED WHEN NECESSARY.
 - e. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SOCK WHEN SEDIMENT DEPOSITS ARE ONE HALF OF THE EXPOSED HEIGHT OF THE SOCK, OR AS DIRECTED BY INSPECTION AUTHORITIES.
4. **INLET SEDIMENT PROTECTION**
- a. INLET SEDIMENT PROTECTION SHALL BE UTILIZED AT ALL STORM SEWER INLETS SUSCEPTIBLE TO RECEIVING SEDIMENT LADEN RUNOFF, AND WHICH DO NOT DISCHARGE TO A DESIGNATED SEDIMENT TRAP OR SEDIMENT BASIN.
 - b. THE CONTRACTOR SHALL UTILIZE THE TYPE OF INLET PROTECTION SHOWN ON THE EROSION CONTROL PLANS AND DETAILS. AT THE CONTRACTOR'S DISCRETION, A 6BAS TYPE INLET INQUIRY MAY BE USED FOR INLET PROTECTION IN ALL PROPOSED PAVED AREAS.
 - c. THE INLET SEDIMENT PROTECTION SHALL BE CHECKED AND FLUSHED, AS REQUIRED, AFTER EACH RAINFALL/RUNOFF EVENT. IF NECESSARY, THE INLET SEDIMENT PROTECTION SHALL BE REPLACED TO ENSURE SEDIMENTS DO NOT ENTER THE STORM SEWER SYSTEM.
 - d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INLET SEDIMENT PROTECTION TO MAINTAIN STORM WATER DRAINAGE, AND TO PREVENT SEDIMENT FROM COLLECTING AROUND THE INLET.
 - e. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT, OR WHEN THE DISTANCE BETWEEN THE GRATE AND THE SEDIMENT LEVEL IS REDUCED TO 18".
 - f. STORM WATER INLETS, WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.

5. **TEMPORARY SEEDING/MULCHING**
- a. TEMPORARY SEEDING AND MULCHING SHALL BE APPLIED WHERE INDICATED IN THE NARRATIVE TO PROVIDE STABILIZATION TO EXPOSED AREAS. ALL AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED SHALL IMMEDIATELY BE SEEDDED WITH THE SPECIFIED TEMPORARY SEED MIX.
 - b. STRAW OR HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 3.0 TONS PER ACRE (ENOUGH TO LIGHTLY COVER 75% TO 90% OF THE DESIGNATED AREAS).
 - c. THE TEMPORARY SEEDING/MULCHING SHALL BE AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLANS, AND AS OUTLINED IN THE SEEDING/MULCHING SECTION OF THIS NARRATIVE.
 - d. MULCH CONTROL NETTING, OR EROSION CONTROL BLANKETS, MUST BE INSTALLED ON ALL SLOPES GREATER THAN 3:1.

PERMANENT CONTROL MEASURES AND FACILITIES

1. **PERMANENT GRASS**
- a. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS IN ORDER TO MINIMIZE EROSION. SEED SHALL BE APPLIED AS SPECIFIED. IT MAY BE HYDRO-SEEDED BY A PERSON EXPERIENCED IN SUCH APPLICATIONS. SEED SHALL BE APPLIED DURING THE REGULAR GROWING SEASON OF THE SPECIES SPECIFIED.
 - b. PERMANENT SEEDING SHALL NOT OCCUR BEFORE APRIL 1 OR AFTER OCTOBER 15. DURING SUMMER APPLICATIONS, THE MIX AND THE RATE OF APPLICATION SHALL BE ADJUSTED TO COMPENSATE FOR INCREASED. IF SEEDING CANNOT OCCUR DURING THE REGULAR GERMINATION PERIOD, THE EXPOSED AREAS SHALL BE MULCHED AS INDICATED PREVIOUSLY, AND THEN SEEDDED WHEN THE GERMINATION PERIOD OCCURS.
 - c. SEED MIXTURES FOR PERMANENT SEEDING BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH SEEDING SCHEDULE ON THE DRAWINGS.
 - d. SOIL AMENDMENTS, SUCH AS LIME AND FERTILIZER, SHALL BE APPLIED IN ACCORDANCE WITH A SOIL TEST FOR THE TYPE OF SEED PROPOSED. IN LIEU OF A SOIL TEST, AMENDMENTS SHALL BE APPLIED AT THE RATES SPECIFIED IN THE SEEDING/MULCHING SECTION OF THIS NARRATIVE.
2. **MULCH**
- a. STRAW MULCH SHALL BE APPLIED TO SEEDING AREAS TO HELP ESTABLISH A PERMANENT GRASS COVER AND TO PREVENT EROSION.
 - b. STRAW OR HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 3.0 TONS PER ACRE (ENOUGH TO LIGHTLY COVER 75% TO 90% OF THE DESIGNATED AREA).
 - c. AREAS MAY BE HYDRO-MULCHED AS AN ALTERNATIVE TO STRAW MULCH, IF DESIRED.
3. **SO2**
- a. IN AREAS WHERE THE SLOPE IS 2:1 OR GREATER, THE DEVELOPER WILL INSTALL SOD. SOD MATERIAL AND INSTALLATION SHALL CONFORM TO THE GUIDELINE SPECIFICATIONS TO SODDING, BY THE AMERICAN SOD PRODUCERS ASSOCIATION.
 - b. SOD SHALL BE INSTALLED DURING THE REGULAR GROWING SEASON OF THE SEED SPECIES OF WHICH THE EROSION IS COMPOSED, OR GENERALLY NOT BEFORE APRIL 1 OR AFTER OCTOBER 15.
4. **EROSION CONTROL MATTING AND WATERCOURSE PROTECTION**
- a. EROSION CONTROL MATTING SHALL BE USED WHERE INDICATED ON THE PLAN AND AT THE OWNERS'/ CONTRACTOR'S DISCRETION AT ALL AREAS WHERE STABILIZATION APPEARS TO BE DIFFICULT.
 - b. EROSION CONTROL MATTING/WATERCOURSE PROTECTION SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE PLAN DETAILS.
 - c. EROSION CONTROL MATTING MAY BE USED ON STEEP SLOPE AREAS IF DISTURBANCE IS TO OCCUR DURING NON-GERMINATING PERIODS AND STABILIZATION APPEARS DIFFICULT.
 - d. EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES GREATER THAN 3:1.

102.4(b)(4) E&S PLANNING AND DESIGN NOTES

1. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES HAVE BEEN DESIGNED TO THE STANDARDS ESTABLISHED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATERWAYS ENGINEERING AND WETLANDS, DIVISION OF WETLANDS, ENCROACHMENT AND TRAINING) FINAL - MARCH 2012 (TECHNICAL GUIDANCE NUMBER 365-2134-00B).
2. THIS E45 PLAN MINIMIZES THE EXTENT AND DURATION OF EARTH DISTURBANCES THROUGH THE THOUGHTFUL AND INTENTIONAL SEQUENCING OF CONSTRUCTION ACTIVITIES. THE SEQUENCE OF CONSTRUCTION ATTEMPTS TO MINIMIZE AREA(S) OF THE SITE THAT ARE OPEN/DISTURBED AT ANY GIVEN TIME AND ENDEAVORS TO PROMOTE THE IMMEDIATE STABILIZATION OF DISTURBED AREAS THROUGH SEEDING/MULCHING AND/OR OTHER STABILIZATION METHODS.
3. THIS E45 PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION THROUGH THE INSTALLATION OF TREE PROTECTION FENCING AND OTHER PHYSICAL BARRIERS SUCH AS FILTER SOCKS TO HELP DELINEATE CONSTRUCTION AREAS AND TO PREVENT UNNECESSARY OR UNINTENTIONAL ENCROACHMENT.
4. THIS E45 PLAN MINIMIZES SOIL COMPACTION BY PROVIDING UNDISTURBED/SCARIFIED SUBGRADE FOR THE INFILTRATION FACILITY, BOTTOMLAND FIELDS AND ALSO THROUGH MINIMIZING DISTURBANCES OUTSIDE OF PROPOSED IMPERVIOUS AREAS.
5. THIS E45 PLAN UTILIZES OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER. THE MAIN MEASURE IS BY PRESERVING EXISTING FLOW PATHS AND ENSURING ALL RUNOFF IS CLEANED USING E45 BMPs PRIOR TO DISCHARGING TO EXISTING NATURAL DRAINAGE WAYS. SLOPE AND CHANNEL STABILIZATION ALSO HELP MINIMIZE THE GENERATION OF INCREASED STORMWATER AND EROSION.

THERMAL IMPACTS

CONSTRUCTION. THERMAL IMPACTS ARE MITIGATED VIA SEDIMENT LADEN RUNOFF FLOWING AND COOLING THROUGH COMPOST FILTER SOCKS AND/OR OTHER SEDIMENT REMOVAL FACILITIES.

POST CONSTRUCTION. THERE ARE NO ANTICIPATED THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT. NEARLY ALL OF THE PROPOSED IMPERVIOUS WILL BE CAPTURED AND DETAINED BY ONE OR MORE STORMWATER MANAGEMENT FACILITIES, INCLUDING BELOW GRADE MANAGED RELEASE CONCEPT BASINS AND ABOVE GRADE BIO-RETENTION BASINS, WHICH WILL PROVIDE AMPLE OPPORTUNITY FOR THE WATER TO BE COOLED UNDERGROUND PRIOR TO BEING DISCHARGED.

SOIL LIMITATIONS AND RESOLUTIONS

THE FOLLOWING RESOLUTIONS ADDRESS TYPICAL ON-SITE SOIL USE LIMITATIONS THAT MAY BE ENCOUNTERED AND GENERIC RESOLUTIONS. A QUALIFIED GEOTECHNICAL PROFESSIONAL SHALL BE CONSULTED DURING APPROPRIATE STAGES/PHASES OF CONSTRUCTION TO EVALUATE, MAKE RECOMMENDATIONS, AND PROVIDE RESOLUTIONS FOR ALL SOIL USE LIMITATIONS, CONSTRUCTION TECHNIQUES, AND OTHER SOILS-RELATED ITEMS.

1. **CAVING OF CUTBANKS:** EXCAVATIONS SHOULD BE ADEQUATELY SLOPED, BENCHED, OR SUPPORTED TO MINIMIZE COLLAPSE DURING PERSONNEL. ALL EXCAVATIONS SHOULD BE COMPLETED IN ACCORDANCE WITH OSHA REQUIREMENTS.
2. **CORROSION OF CONCRETE:** GENERALLY NOT WITNESSED DURING CONSTRUCTION AS THIS OCCURS OVER EXTENDED PERIODS OF TIME. WHERE SULFATES OF SODIUM, POTASSIUM, CALCIUM OR MAGNESIUM ARE NATURALLY OCCURRING IN THE SOIL OR GROUNDWATER, LOSS OF CONCRETE COHESION AND STRENGTH CAN OCCUR DUE TO REACTIONS WITH HYDRATED COMPOUNDS WITHIN THE HARDENED CEMENT. IF SOILS OR GROUNDWATER ARE FOUND TO CONTAIN SIGNIFICANT AMOUNTS OF THE ABOVE SULFATES, CONCRETE MIXTURES WITH A LOW WATER-TO-CEMENT RATIO AND CEMENT WITH LIMITED AMOUNTS OF TRICALCIUM ALUMINATES SHOULD BE USED. FLY ASH MEETING THE REQUIREMENTS OF ASTM C 618 AND SLAGS MEETING THE REQUIREMENTS OF ASTM C 959 CAN REDUCE THE LIFE EXPECTANCY OF CONCRETE EXPOSED TO SULFATES. CALCIUM CHLORIDE REDUCES SULFATE RESISTANCE, SO IT SHOULD NOT BE USED AS AN ACCELERATING ADMIXTURE.
3. **CORROSION OF STEEL:** GENERALLY NOT WITNESSED DURING CONSTRUCTION AS THIS OCCURS OVER EXTENDED PERIODS OF TIME. WHERE SOILS ARE HIGH IN CHLORIDES, LOW IN PH, OR WHERE SOILS HAVE HIGH MOISTURE CONTENT, CORROSION OF STEEL IS ACCELERATED. IF ON-SITE SOILS ARE FOUND TO BE HIGH IN CHLORIDES, LOW IN PH, OR WHERE SOILS HAVE HIGH MOISTURE CONTENT, THE THICKNESS OF STEEL COATINGS (E.G., HOT-DIPPED GALVANIZED) SHOULD BE INCREASED ACCORDING TO THE RECOMMENDATIONS OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI). SOILS WHERE STEEL IS BURIED OR PRESENT SHOULD BE KEPT DRY, IDEALLY WITH LESS THAN 15% MOISTURE CONTENT. MAINTAINING DRY SOILS ALSO PREVENTS CHLORIDES FROM BEING DRAWN TO STEEL. FINALLY, LIMING THE SOIL CAN RAISE THE PH TO 7.0, WHICH IS NOT CONSIDERED CORROSIVE TO STEEL.
4. **DROUGHT, DROUGHT VULNERABLE SOILS** HAVE AVAILABLE WATER STORAGE WITHIN THE ROOT ZONE FOR COMMODITY CROPS LESS THAN OR EQUAL TO 6". SOIL AMENDMENT/STABILIZATION TECHNIQUES (E.G., EMPLOYED TO INCREASE WATER HOLDING CAPACITY, IRRIGATION PRACTICES MAY BE NECESSARY FOR CERTAIN LANDSCAPING APPLICATIONS, PROVIDE DUST SUPPRESSION TECHNIQUES AS NECESSARY OR WHERE REQUIRED.
5. **EASILY ERODIBLE SOILS:** SITES WITH EASILY ERODIBLE SOILS SHOULD BE SLOPED TO PROMOTE DRAINAGE AWAY FROM WORK AREAS. DISTURBED SOILS SHOULD BE SEALED WITH A SMOOTH DRUM ROLLER EACH DAY AND PRIOR TO CONSTRUCTION, NETWORKS OF HAUL/CONSTRUCTION ROADS SHOULD BE ESTABLISHED AND CONSTRUCTION TRAFFIC RESTRICTED TO USING THEM IN ORDER TO KEEP DISTURBANCE MINIMAL. DISTURBED AREAS SHOULD BE SEEDDED AND MULCHED IMMEDIATELY.
6. **DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE:** IF GROUNDWATER IS ENCOUNTERED DURING TRENCHING PROCEDURES, THE SEDIMENT-LADEN WATER SHALL BE PUMPED TO AN APPROVED SEDIMENT-REMOVAL FACILITY SUCH AS A SILT FILTER BAS AND DISCHARGED AT A STABILIZED POINT OF DISCHARGE.
7. **EROSION ACTION:** FILL AND/OR BACKFILL SHALL NOT BE PLACED ON FROZEN OR SATURATED GROUND.
8. **HYDRIC/CLAY INCLUSIONS:** REFER TO THE SITE PLANS FOR LOCATIONS(S) OF WETLANDS AND THE APPLICABLE WETLANDS DELINEATION REPORT FOR DETAILED DESCRIPTION OF WETLANDS PRESENT ON SITE. DISTURBANCE WITHIN WETLAND AREAS IS STRICTLY PROHIBITED WITHOUT PADEP AND/OR ARMY CORP AUTHORIZATION.
9. **LOW STRENGTH/LANDSLIDE PRONE:** STRUCTURAL FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 10 INCHES IN LOOSE THICKNESS AND COMPACTED WITH A VIBRATORY ROLLER HAVING A MINIMUM STATIC WEIGHT OF 10 TONS. A MINIMUM OF 5 OVERLAPPING PASSES OF THE ROLLER SHOULD BE COMPLETED ACROSS THE ENTIRETY OF THE BUILDING PAD AND OTHER STRUCTURAL AREAS. IN AREAS WHERE STRUCTURAL FILL IS PLACED AND COMPACTED WITH HAND-OPERATED COMPACTION EQUIPMENT, A MAXIMUM LOOSE LIFT THICKNESS OF 4 INCHES IS RECOMMENDED. FOLLOWING COMPACTION, FILL SHOULD BE PERFORMED USING A LOADED, TANDEM-AXLE DUMP TRUCK, ANY LOOSE OR UNSTABLE AREAS ENCOUNTERED DURING PROOF-ROLLING AND COMPACTION SHOULD BE COMPACTED IN PLACE OR REMOVED AND REPLACED WITH STRUCTURAL FILL (AS DEFINED). THE NATIVE ON-SITE STRATUM II SOILS ARE WELL-SUITED FOR USE AS STRUCTURAL FILL AND SHOULD BE USED WHEREVER POSSIBLE. THOUGH QUANTITIES ARE EXPECTED TO BE LIMITED, STRATUM I SOILS MAY BE USED AS STRUCTURAL FILL BUT ARE EXPECTED TO BE MOISTURE SENSITIVE WITH HIGH SILT AND CLAY CONTENT. ALL FILL SHOULD BE PLACED AT, OR DEVIATE MAXIMALLY FROM, AN ANGLE OF 15 DEGREES OR FLATTER. FILL SHOULD BE PLACED AT AN ANGLE OF 15 DEGREES OR FLATTER AND COMPACTED TO THE MINIMUM PERCENTAGE OF THE SOIL'S MAXIMUM DRY DENSITY, WHICH IS 95%. CAUTION SHOULD BE EXERCISED TO NOT DISTURB FOUNDATION SUBGRADE SOILS, SHOULD THE SUBGRADE BE DISTURBED, THE SOIL SHOULD BE COMPACTED IN PLACE OR REMOVED UNTIL FIRM SOIL IS ENCOUNTERED AND THE RESULTING CONVEYANCE OF CONCRETE OR CONCRETE OR CONCRETE STRUCTURAL FILL. EVERY EFFORT SHOULD BE MADE TO PREVENT WATER FROM ENTERING OPEN EXCAVATIONS. IT IS RECOMMENDED THAT FOOTING EXCAVATION AND PLACEMENT OF FOUNDATION CONCRETE BE PERFORMED ON THE SAME DAY AND DURING FAIR WEATHER CONDITIONS.
10. **SLOPE PERCOLATION:** MAINTAIN POSITIVE GRADES ON SIDE AND SLOPE AWAY FROM BUILDINGS TO REDUCE PONDING OF WATER. IN-SITU INFILTRATION TESTING WITHIN INFILTRATION BMPs IS REQUIRED AS PART OF THE CRITICAL STAGES OF PCSM IMPLEMENTATION.
11. **PIPING:** INCORPORATE ANTI-SEEP COLLARS IN SEDIMENT TRAPS AND BASINS AND ON PCSM BASIN DISCHARGE PIPES. INSTALL TRENCH PLEGS (GLAY DIKES) WITHIN STORM DRAINAGE AND UTILITY TRENCHING.
12. **POOR SOURCE OF TOPSOIL:** PERFORM SOIL TESTING TO DETERMINE APPROPRIATE SUPPLEMENTATION, AMENDMENTS AND/OR RESTORATION PRACTICES MAY BE NECESSARY IN ORDER TO ESTABLISH PERMANENT VEGETATIVE STABILIZATION.
13. **SHRINK-SWELL POTENTIAL:** THE SHRINK-SWELL POTENTIAL IS THE EXTENT TO WHICH THE SOIL SHRINKS AS IT DRIES OR SWELLS AS IT GETS WET. THE SHRINK-SWELL POTENTIAL IS INFLUENCED BY THE TYPE AND AMOUNT OF CLAY PRESENT WITHIN THE SOIL. ADDITIONAL GEOTECHNICAL TESTING AND OVERSIGHT SHOULD BE EMPLOYED WHERE STRUCTURAL FILL IS REQUIRED. STRUCTURAL FILL MAY NEED TO BE IMPORTED FROM OFFSITE.
14. **POTENTIAL FOR SINKHOLE FORMATION:** THE POTENTIAL FOR SINKHOLE FORMATION EXISTS IN ALL AREAS WHERE CARBONATE BEDROCK IS PRESENT AND MAY BE INCREASED WHERE SUBSURFACE DRAINAGE PATTERNS ARE ALREADY DESIGNED TO MINIMIZE THE RISK OF FORMING SINKHOLES. SINKHOLE DEVELOPMENT, HOWEVER, DUE TO THE UNPREDICTABLE NATURE OF SINKHOLE FORMATION IT IS NOT POSSIBLE TO ENTIRELY ELIMINATE THE RISK. IN THE EVENT THAT A SINKHOLE IS OBSERVED PRIOR, DURING, OR FOLLOWINGS CONSTRUCTION A QUALIFIED GEOTECHNICAL PROFESSIONAL SHALL BE CONTACTED TO PROVIDE OVERSIGHT FOR REPAIR.
15. **PONDING:** PONDING OCCURS IN AREAS WITH COMPACTED OR POORLY DRAINED SOILS WITHOUT POSITIVE DRAINAGE. THE SITE SHOULD BE GRADED TO PROVIDE POSITIVE DRAINAGE TO THE MAXIMUM EXTENT POSSIBLE. DO NOT ALLOW PONDING NEAR STRUCTURAL IMPROVEMENTS OR IN AREAS OF STRUCTURAL FILL. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER EXCAVATIONS AS NECESSARY. SUBSURFACE DRAINAGE/E. UNDERDRAINS) SHOULD BE INSTALLED IN AREAS WHERE POST-CONSTRUCTION PONDING IS ANTICIPATED.
16. **WETNESS:** DUE TO THE HIGH AMOUNT OF FINES (SILT AND CLAY), THE NATIVE ON-SITE SOILS MAY BE MOISTURE SENSITIVE AND DIFFICULT TO PLACE DURING PERIODS OF ADVERSE WEATHER. IN ADDITION, THE OPTIMUM MOISTURE CONTENT IS EXPECTED TO BE SIGNIFICANTLY BELONG THE IN-PLACE MOISTURE CONTENT. THEREFORE, THIS SOIL WILL LIKELY REQUIRE MIXING OR SCARIFYING TO REDUCE THE MOISTURE CONTENT TO ACCEPTABLE LEVELS PRIOR TO PLACEMENT. EVERY EFFORT SHOULD BE MADE TO PREVENT WATER FROM ENTERING OPEN EXCAVATIONS. WHERE WATER INFLUX MAY OCCUR, THE BOTTOMS OF ALL EXCAVATIONS SHOULD BE REMOVED IMMEDIATELY. IF WETNESS IS PRESENT DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL PROFESSIONAL FOR FURTHER EVALUATION AND THE GEOTECHNICAL PROFESSIONAL SHALL PROVIDE SITE-SPECIFIC MEASURES TO RESOLVE THE SOIL LIMITATIONS.
17. A GEOTECHNICAL PROFESSIONAL IS REQUIRED FOR OBSERVATION AND APPROVAL OF PROOF-ROLLING PROCEDURES, STRUCTURAL FILL, PLACEMENT OF OTHER PERMANENT NON-VEGETATIVE COVERS WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

GEOLOGIC FORMATION

ACCORDING TO THE **GEOLOGIC MAP OF PENNSYLVANIA 1980**, THE PROJECT SITE IS UNDERLAIN BY THE EPLER FORMATION. THIS FORMATION IS A VERY FINELY CRYSTALLINE, MEDIUM-GRAIN LIMESTONE INTERBEDDED WITH GRAY DOLOMITE. **LIMESTONE AND DOLOMITE ARE CARBONATE ROCKS WHICH ARE SUSCEPTIBLE TO DISSOLUTION IN WATER, AND THEREFORE POSSESS THE RISK FOR KARST FEATURE FORMATION, INCLUDING SINKHOLES.**

REFER TO THE EGS MID-ATLANTIC, LLC **GEOTECHNICAL ENGINEERING REPORT FOR STORMWATER MANAGEMENT**, DATED OCTOBER 3, 2022, FOR DETAILED **GEOLOGIC INFORMATION AND SITE SPECIFIC CONSTRUCTION RECOMMENDATIONS.**

SITE STABILIZATION

1. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY, OR ANY STAGE OR PHASE OF AN ACTIVITY, THE OPERATOR SHALL IMMEDIATELY STABILIZE THE DISTURBED AREAS TO PROTECT FROM ACCELERATED EROSION. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1-YEAR MAY BE STABILIZED USING TEMPORARY SEEDING OR MULCHING. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1-YEAR, MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.
2. SPREAD TOPSOIL, (6") OVER ALL AREAS WHICH HAVE NOT BEEN PAVED (OR WILL NOT BE PAVED) AND ALL AREAS WHICH WERE NOT SEEDDED. FINAL PASSES DURING FINE GRADING SHALL BE MADE AT RIGHT ANGLES TO THE SLOPES. SEED ALL AREAS WITH A PERMANENT SEED MIX AS SPECIFIED, AND PROVIDE MULCH OVER ALL FRESHLY SEEDDED AREAS. ALL SEEDDED AREAS MUST BE MULCHED IMMEDIATELY AFTER SEEDING HAS BEEN COMPLETED.
3. ASSURE SITE STABILIZATION OF ALL AREAS OF THE SITE PRIOR TO REMOVING EROSION AND SEDIMENT CONTROLS. SEED AND MULCH AREAS OF MINIMAL DISTURBANCE RESULTING FROM THE REMOVAL OF EROSION AND SEDIMENT CONTROLS.
4. UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION, THE OWNER AND/OR CONTRACTOR SHALL PROPERLY IMPLEMENT, OPERATE, AND MAINTAIN ALL THE BEST MANAGEMENT PRACTICES. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL 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.
5. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 10% UNIFORM PERENNIAL VEGETATION OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E45 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 E45 PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE E45 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 1-800-242-1116 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 LANCASTER COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT 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 E45 BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E45 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 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 MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADINGS 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 AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
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 2601 ET SEQ., 2711, AND 2871 ET SEQ. 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 E45 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 CONTRACTOR TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE OBTAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
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 LOTS XX ONTO XX. (THIS STANDARD NOTE NOT APPLICABLE TO THIS PROJECT)
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 E45 BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E45 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. INSPECTION SHALL BE LOGGED ONTO DEP FORM 3150-FM-BNEX0083 DATED 2/2012 AND KEPT ON SITE AT ALL TIME.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY, AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SHIPPED 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 OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLUFFAGE, 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. SEEDDED AREAS WITHIN 50 FEET OF A SURFACE WATER OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
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 NOT TO 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 10% 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. E45 BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
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 FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E45 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 TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E45 BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E45 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 PROVIDING UP TO \$10,000 IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
34. 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.
35. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.
36. 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.
37. 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.
38. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
39. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
40. 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.
41. 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.
42. 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.
43. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.

GENERAL WASTE MANAGEMENT NOTES

1. PROCEDURES, WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE, WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS. INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. THE CONTRACTOR SHALL PLAN AND IMPLEMENT MEASURES FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL DURING CONSTRUCTION. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DISPOSAL OF CONSTRUCTION WASTES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS (CHAPTER 25 OF THE PENNSYLVANIA CODE).
2. ALL BUILDING MATERIALS AND WASTES THAT ARE REMOVED FROM THE SITE SHALL BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE §2601 ET SEQ., §2711 ET SEQ., AND §2871 ET SEQ. NO BUILDING MATERIAL OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
3. IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE CONTRACTOR, AND SUBJECT TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER. IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE WILL BE ON THE GEOTECHNICAL ENGINEER, ON BEHALF OF THE APPLICANT.
4. DEFINITIONS AND ENVIRONMENTAL DUE DILIGENCE
- 4.1. CLEAN FILL: UNCONTAMINATED, NON-HAZARDOUSLY SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND 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.)
- 4.1.1. 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 PA CODE CHAPTERS 2871 RESIDUAL WASTE MANAGEMENT OR 2711 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
- 4.1.2. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE OBTAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
- 4.2. ENVIRONMENTAL DUE DILIGENCE: ACCEPTABLE INVESTIGATIVE TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDBOX 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 REVEALS SUBSTANCES, IF THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL, OR RELEASE OF REGULATED SUBSTANCES. 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". ENVIRONMENTAL DUE DILIGENCE, INCLUDING ANY SAMPLING, WILL BE CONDUCTED BY THE GEOTECHNICAL ENGINEER, ON BEHALF OF THE APPLICANT.

HYDRIC SOILS

GROUNDWATER WAS NOT ENCOUNTERED IN ANY TEST PITS DURING THE SUBSURFACE EXPLORATION PERFORMED BY EGS MID-ATLANTIC IN SEPTEMBER 2022. ADDITIONALLY, NO APPARENT SIGNS OF THE SEASONAL HIGH GROUNDWATER TABLE WERE OBSERVED WHILE FRODING BELOW THE INFILTRATION TEST DEPTHS. VARIATIONS IN THE LONG TERM WATER TABLE MAY OCCUR AS A RESULT OF CHANGES IN PRECIPITATION, EVAPORATION, SURFACE WATER RUNOFF, CONSTRUCTION ACTIVITIES, AND OTHER FACTORS. A WETLAND INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL IN AUGUST, 2023 DID NOT IDENTIFY ANY REGULATED SURFACE WATERS WITHIN THE PROJECT SITE.

DISTURBED AREA BREAKDOWN	
DESCRIPTION	AREA (ac)
DISTURBED AREA FOR PCSM CALCULATION	36.73ac
OFFSITE UTILITY DISTURBANCE TO BE RESTORED TO PRE-DEVELOPMENT CONDITION	1.95ac
TOTAL DISTURBANCE	38.68ac

RECYCLING OR DISPOSAL OF MATERIALS

1. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS.
2. INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS.
3. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
4. THE CONTRACTOR SHALL PLAN AND IMPLEMENT MEASURES FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL DURING CONSTRUCTION.
5. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DISPOSAL OF CONSTRUCTION WASTES SHALL BE

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GENERAL OPERATIONS & MAINTENANCE NOTES FOR PCSM BMPs

NOTES:

1. THE POST CONSTRUCTION STORMWATER PLAN FOR THE PROPERTY AS APPROVED BY THE MUNICIPALITY, PROVIDES FOR DETENTION, RETENTION, INFILTRATION AND/OR TREATMENT OF STORMWATER WITHIN THE CONFINES OF THE PROPERTY.
2. THE MUNICIPALITY REQUIRES, THROUGH THE IMPLEMENTATION OF THE MUNICIPAL NPDES MS4 PROGRAM, THAT STORMWATER MANAGEMENT FACILITIES AND BMPs AS SHOWN ON THE PLAN BE CONSTRUCTED AND ADEQUATELY MAINTAINED BY THE OWNER, SUCCESSORS, HEIRS AND ASSIGNS.
3. THE ON-SITE AND OFF-SITE STORMWATER MANAGEMENT FACILITIES AND BMPs SHALL BE CONSTRUCTED BY THE OWNER, SUCCESSORS, HEIRS AND ASSIGNS, IN ACCORDANCE WITH THE TERMS, CONDITIONS, DETAILS AND SPECIFICATIONS IDENTIFIED IN THE PLANS.
4. THE OWNER, SUCCESSORS, HEIRS AND ASSIGNS, SHALL MAINTAIN THE STORMWATER MANAGEMENT FACILITIES AND BMPs IN GOOD WORKING CONDITION, ACCEPTABLE TO THE MUNICIPALITY SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTIONS.
5. THE OWNER, SUCCESSORS, HEIRS AND ASSIGNS, HEREBY GRANT PERMISSION TO THE MUNICIPALITY, ITS AUTHORIZED AGENTS AND EMPLOYEES, UPON PRESENTATION OF PROPER IDENTIFICATION, TO ENTER UPON THE PROPERTY AT REASONABLE TIMES, AND TO INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND BMPs WHENEVER THE MUNICIPALITY DEEMS NECESSARY. THE PURPOSE OF THE INSPECTION IS TO ASSURE SAFE AND PROPER FUNCTIONING OF THE FACILITIES.
6. AT A MINIMUM, MAINTENANCE INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SCHEDULE SPECIFIED IN THE BMP OPERATIONS AND MAINTENANCE PLAN.
7. IN THE EVENT THE OWNER, SUCCESSORS, HEIRS AND ASSIGNS, FAIL TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES AND BMPs IN GOOD WORKING CONDITION ACCEPTABLE TO THE MUNICIPALITY, THE MUNICIPALITY SHALL GIVE PROPER NOTICE TO OWNER SETTING FORTH THE SPECIFICS OF SUCH FAILURE TO MAINTAIN, THE REMEDIATION REQUIRED, AND DEADLINE TO COMPLETE SUCH ACTION.
8. THE OWNER, SUCCESSORS, HEIRS AND ASSIGNS, WILL PERFORM MAINTENANCE IN ACCORDANCE WITH THE BMP OPERATIONS AND MAINTENANCE PLAN FOR THE STORMWATER MANAGEMENT FACILITIES AND BMPs INCLUDING SEDIMENT REMOVAL AS OUTLINED ON THE APPROVED PLAN.
9. DURING EARTH MOVING ACTIVITIES, MAINTENANCE SHOULD INCLUDE DAILY INSPECTIONS OF ALL STORMWATER BMP FACILITIES AND THEIR STRUCTURAL COMPONENTS TO ASSURE THEY ARE FUNCTIONING PROPERLY. ALL PIPES, BASINS, AND OUTLET STRUCTURES SHALL BE KEPT FREE OF ANY SEDIMENT OR DEBRIS THAT WOULD IMPAIR THE FUNCTION OF THE FACILITY. CAREFUL ATTENTION SHALL BE TAKEN AFTER MAJOR STORM EVENTS AS TO THE AMOUNT OF SEDIMENT NEAR THE OUTLET STRUCTURE. PERIODIC REMOVAL OF SEDIMENT IS ESSENTIAL IN THE ESTABLISHMENT OF NEWLY SOWN OR PLANTED VEGETATION.
10. AFTER CONSTRUCTION HAS CEASED AND THE BMP IS STABILIZED TO ITS DESIGNED CONDITION, CAREFUL MONITORING DURING INSPECTIONS SHALL VERIFY IF THE BASIN IS FUNCTIONING PROPERLY.
11. WEEKLY MAINTENANCE WOULD INCLUDE SCHEDULED INSPECTIONS AND TURF MOWING AS APPROPRIATE IN AND AROUND THE BMP FACILITIES. REGULAR TURF MOWING TO A HEIGHT OF NOT LESS THAN THREE (3) INCHES INVOLVES MAINLY THE FACILITY BERMS AND SIDE SLOPES AND PREVENTING THE GROWTH OF WEEDS. AFTER TWO YEARS, REGULAR TURF MOWING AND OPERATION INSPECTIONS WILL GOVERN MOST OF THE MAINTENANCE INVOLVED WITH THE BMPs. CAREFUL OBSERVATION IS NECESSARY TO ENSURE UNWANTED PLANTS DO NOT ESTABLISH THEMSELVES AND DOMINATE THE DESIRED VEGETATIVE COMMUNITY, ESPECIALLY IN THE DESIGNATED BMP PLANTING AREAS. MOST OF THE BMP AREAS THAT HAVE BEEN DESIGNED TO BE PERIODICALLY INMATED WITH WATER DURING STORM EVENTS, THESE ZONES ARE ESPECIALLY IMPORTANT TO THE ESTABLISHMENT OF THE BIO-RETENTION PLANTINGS. THESE ZONES ARE NOT MOWED REGULARLY, HOWEVER, THEY NEED TO BE MOWED AT LEAST ONCE ANNUALLY IN THE EARLY SPRING AT A HEIGHT LESS THEN THREE (3) INCHES. THE CONTROL OF WEEDS AND EXOTIC PLANTS IN THESE ZONES ARE OF THE UTMOST IMPORTANCE. THE MANUAL REMOVAL OF INVASIVE WEEDS AND EXOTIC VEGETATION MUST ADEQUATELY ACHIEVE THIS TASK. THIS IS ESPECIALLY CRITICAL IN THE FIRST TWO YEARS FOR PLANT ESTABLISHMENT AND WILL ENSURE THE EFFECTIVENESS OF THE FACILITY AND REDUCE MAINTENANCE COSTS IN THE LONG RUN. IF MANUAL REMOVAL IS NOT PRACTICAL, THEN "HIGH MOWING" IS ADVISABLE. WHEN WEEDS DOMINATE THE "ZONE" AND BECOME TWELVE TO EIGHTEEN INCHES (12"-18") HIGH, IT IS RECOMMENDED THAT THE "ZONES" BE MOWED DOWN TO SIX TO EIGHT INCHES (6"-8"). THIS WILL HELP WARM UP THE SOIL AND WEAKEN THE COOL SEASON WEEDS TO DETER EXCESSIVE GROWTH AND WILL ENCOURAGE THE SPECIFIED PLANTS IN THE BIO-RETENTION AREA TO BECOME PROPERLY ESTABLISHED. CHEMICAL WEED CONTROL IS NOT RECOMMENDED BUT MAY BE USED IF FEDERAL, STATE AND LOCAL REGULATIONS ARE MET.
12. DURING AND AFTER CONSTRUCTION, THE BMP FACILITY SHALL BE MONITORED FOR ESTABLISHMENT PROGRESS AND TO VERIFY THE FUNCTIONALITY OF THE FACILITY. CAREFUL ATTENTION SHALL BE TAKEN AFTER MAJOR STORM EVENTS AS TO THE AMOUNT OF SEDIMENT NEAR THE OUTLET STRUCTURE. PERIODIC REMOVAL OF SEDIMENT IS ESSENTIAL IN THE ESTABLISHMENT OF NEWLY SOWN OR PLANTED VEGETATION.

UNDERGROUND MRC BMP

UNDERGROUND MRC BMPs ARE LARGE VOID SPACES CONSTRUCTED BENEATH THE GROUND, TYPICALLY COMPOSED OF CLEAN WASHED STONE AND ONE OR MORE OF THE FOLLOWING: PERFORATED PIPE, PRE-FABRICATED ARCH STRUCTURES OR CONCRETE VAULTS. THE MANAGED RELEASE CONCEPT IS APPLIED TO BMPs WHERE INFILTRATION IS NOT FEASIBLE AND RELIES ON EROSION PREVENTING TIES VIA A SMALL ORIFICE. THESE BMPs GENERALLY RELY ON PRE- AND/OR POST-TREATMENT TO ENSURE WATER QUALITY REQUIREMENTS ARE MET. AS SUCH, MAINTENANCE OF THE PRE- AND POST-TREATMENT FACILITIES IS IMPERATIVE TO ENSURE THE LONG TERM OPERATIONS OF THE MRC BMPs. A SUMMARY OF THE GENERAL INSPECTION AND MAINTENANCE CONSIDERATIONS IS PROVIDED BELOW.

- INSPECT AND MAINTAIN ALL PRE-TREATMENT DEVICES IN ACCORDANCE WITH MANUFACTURE SPECIFICATIONS. EXAMPLES INCLUDE: REPLACING INLET FILTER BAGS, VACUUMING/CLEANING WATER QUALITY DEVICES (HYDRODYNAMIC SEPARATORS, ETC.), MAINTAINING VEGETATED BMPs, ETC.
- VISUALLY INSPECT THE SURFACE ABOVE AND AROUND THE BMP FOR SIGNS OF SETTLEMENT OR SUBSIDENCE.
- INSPECT OUTLET STRUCTURE TO ENSURE ALL WEIRS AND ORIFICES ARE FREE OF DEBRIS. CLEAN/REMOVE DEBRIS AS NECESSARY.
- INSPECT AND VACUUM SUMPED AREAS AT OR PRIOR TO INFLOW POINTS WHEN THE DEPTH OF DEBRIS IS WITHIN 6" OF THE INVERT OUT OR BMP BOTTOM ELEVATION.

BIO-RETENTION BASIN (SEE INSPECTION AND MAINTENANCE ACTIVITIES)

A BIO-RETENTION BASIN IS A SHALLOW IMPOUNDMENT THAT IS DESIGNED TO CAPTURE AND DETAIN RUNOFF DURING STORM EVENTS WHILE FILTERING THE RUNOFF THROUGH A VEGETATED SUBSTRATE PRIOR TO DISCHARGE. A PORTION OF THE RUNOFF VOLUME IS RETAINED WITHIN THE SOIL MATRIX AND LATER UTILIZED BY THE VEGETATION. WHERE POSSIBLE, THE BASIN DOES NOT FEATURE AN IMPERMEABLE LINER. BIO-RETENTION BASINS ARE ALSO DESIGNED TO PROMOTE INFILTRATION INTO THE UNDERLYING SOILS.

INSPECTION/MAINTENANCE CONSIDERATIONS

- IT IS ESSENTIAL THAT VEGETATION IS ESTABLISHED AND MAINTAINED IN ORDER TO ENSURE FUNCTIONALITY OF THE BMP.
- MOWING SHOULD BE LIMITED AND PERFORMED ONLY AS NECESSARY TO CONTROL INVASIVE AND UNDESIRABLE SPECIES. UNLESS THE BMP IS SPECIFIED TO BE MAINTAINED AS LAWN.
- INSPECT AFTER LARGE RAINFALLS TO ENSURE PROPER DEWATERING TIMES.
- INSPECT FOR SIGNS OF EROSION AND SUBSIDENCE. REPAIR WHEN NOTED.
- INSPECT AND REMOVE TRASH/DEBRIS FROM OUTLET STRUCTURES.
- BASINS SHOULD BE MONITORED CONTINUALLY AND INSPECTED BI-ANNUALLY(TWICE PER YEAR) FOR SIGNS OF SINKHOLES OR SUBSIDENCE FOR THE FIRST FIVE YEARS, THEN ANNUALLY THEREAFTER. IN THE EVENT A SINKHOLE SHOULD OPEN SIGNS OF SUBSIDENCE ARE OBSERVED, A GEOTECHNICAL PROFESSIONAL AND THE CITY SHALL BE NOTIFIED. SINKHOLES ARE TO BE PROMPTLY REPAIRED.
- ROBERT HOLES ON A DAM OR BERM ON PIPE WATER, DESTROY THE RODENTS, PREFERABLY BY TRAPPING, AND REPAIR THE DAM OR BERM.
- UNDERDRAINS ARE PROVIDED AS MEANS OF DEWATERING THE FILTERED RUNOFF. UNDERDRAINS REMOVED OR DAMAGED DURING MAINTENANCE ACTIVITIES SHALL BE REPLACED.

IF PONDED WATER OR EXTENDED DEWATERING PERIODS ARE OBSERVED (12 HOURS OR IF VEGETATIVE GROWTH IS INHIBITED BY PONDED WATER)

- CONTACT A SOIL SCIENTIST OR GEOLOGIST TO DETERMINE THE EXTENT OF THE MATERIALS EXHIBITING THE LOW INFILTRATION RATES THROUGH A COMBINATION OF VISUAL-MANUAL CLASSIFICATION, HAND PROBING, DENSITY TESTING, OR OTHER SUITABLE METHODS AS DETERMINED BY THE PROFESSIONAL.
- REMOVE THE UNSUITABLE MATERIAL AND REPLACE WITH MORE COARSELY GRAINED MATERIALS APPROVED BY THE PROFESSIONAL. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFFSITE MATERIALS AVAILABLE TO THE CONTRACTOR, AND SUBJECT TO TESTING AND APPROVAL OF THE PROFESSIONAL, OR SHOULD BE CONSISTENT WITH THE BMP AMENDED SOIL SPECIFICATIONS.
- SUITABLE SOIL MIXTURES MAY CONSIST OF MATERIALS BLENDED BY VOLUME RATIOS AS DETERMINED BY THE PROFESSIONAL.
- MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE USING TRACKED EQUIPMENT WITH LOW GROUND PRESSURE, WHILE THE SOIL IS DRY.

OVERVIEW OF BEST MANAGEMENT PRACTICE (BMP) FACILITY - MAINTENANCE & INSPECTION GUIDELINES

THE OPERATION AND MAINTENANCE OF THE BMP FACILITIES IS VERY SIMILAR TO TRADITIONAL STORMWATER MANAGEMENT FACILITIES, LIKE TRADITIONAL FACILITIES. SOME TURF GRASS SHALL BE UTILIZED ON THE TERRESTRIAL (UPLAND) AREAS OF THE BMP FACILITIES. THE EXCEPTION WOULD BE ANY SPECIALIZED MAINTENANCE INVOLVED WITH THE NATIVE HERBACEOUS PLANT SPECIES ESTABLISHED WITHIN THE AQUATIC AREAS OF BMP FACILITIES, BECAUSE OF THE PERIODIC INMADATION OF STORMWATER AND THE ATTEMPT TO USE BIORETENTION. IT IS CRITICAL THAT SPECIALIZED PLANTS BE ESTABLISHED IN HAVANTAGE THE FACILITIES DESIGNER INTENTION. THE FIRST TWO YEARS OF VEGETATIVE ESTABLISHMENT IN THE BASIN BOTTOM IS THE MOST IMPORTANT TO THE FUNCTION OF THE BMP FACILITIES. AFTER THIS TIME, MAINTENANCE WILL BE MINIMIZED TO THE REGULAR WEEKLY OPERATION INSPECTIONS AND THE OCCASIONAL NEED TO REMOVE WEEDS AND EXOTIC PLANTS.

DURING EARTH MOVING ACTIVITIES, MAINTENANCE WOULD INCLUDE DAILY INSPECTIONS OF ALL STORMWATER & BMP FACILITIES AND THEIR STRUCTURAL COMPONENTS TO ASSURE THEY ARE FUNCTIONING PROPERLY. ALL PIPES, SHALES, BASINS AND OUTLET STRUCTURES SHALL BE KEPT FREE OF ANY SEDIMENT OR DEBRIS THAT WOULD IMPAIR THE FUNCTION OF THE FACILITY. CAREFUL ATTENTION SHALL BE TAKEN AFTER MAJOR STORM EVENTS AS TO THE AMOUNT OF SEDIMENT NEAR THE OUTLET STRUCTURES. PERIODIC REMOVAL OF SEDIMENT IS ESSENTIAL IN THE ESTABLISHMENT OF NEWLY SOWN OR PLANTED VEGETATION.

AFTER CONSTRUCTION HAS CEASED AND THE BMP IS STABILIZED TO ITS DESIGNED CONDITION, CAREFUL MONITORING DURING INSPECTIONS SHALL VERIFY IF THE FILTRATION/INFILTRATION BASINS ARE FUNCTIONING PROPERLY. INFILTRATION OF WATER IS NOT TAKING PLACE AFTER A PERIOD OF USE. THE SEDIMENT MUST BE REMOVED FROM THE BASIN BOTTOM, DISPOSED OF PROPERLY, AND THE AREA NEEDS TO BE IMMEDIATELY REESTABLISHED TO ITS ORIGINAL SPECIFIED DESIGN INCLUDING THE SOIL MIX AND PLANTINGS. THE USE OF STRAW MULCH OR SECURING APPROVED BIODEGRADABLE EROSION CONTROL MATTINGS AS NEEDED IS RECOMMENDED WHEN NEW SEEDING IS PERFORMED.

WEEKLY MAINTENANCE WOULD INCLUDE SCHEDULED INSPECTIONS AND TURF MOWING AS APPROPRIATE IN AND AROUND THE BMP FACILITIES. REGULAR TURF MOWING TO A HEIGHT OF NOT LESS THAN THREE (3) INCHES INVOLVES MAINLY THE FACILITY BERMS AND SIDE SLOPES AND PREVENTING THE GROWTH OF WEEDS. AFTER TWO YEARS, REGULAR TURF MOWING AND OPERATION INSPECTIONS WILL GOVERN MOST OF THE MAINTENANCE INVOLVED WITH THE BMPs. CAREFUL OBSERVATION IS NECESSARY TO ENSURE UNWANTED PLANTS DO NOT ESTABLISH THEMSELVES AND DOMINATE THE DESIRED VEGETATIVE COMMUNITY, ESPECIALLY IN THE DESIGNATED BMP PLANTING AREAS. MOST OF THE BMP AREAS THAT HAVE BEEN DESIGNED TO BE PERIODICALLY INMATED WITH WATER DURING STORM EVENTS, THESE ZONES ARE ESPECIALLY IMPORTANT TO THE ESTABLISHMENT OF THE BIO-RETENTION PLANTINGS. THESE ZONES ARE NOT MOWED REGULARLY, HOWEVER, THEY NEED TO BE MOWED AT LEAST ONCE ANNUALLY IN THE EARLY SPRING AT A HEIGHT LESS THEN THREE (3) INCHES. THE CONTROL OF WEEDS AND EXOTIC PLANTS IN THESE ZONES ARE OF THE UTMOST IMPORTANCE. THE MANUAL REMOVAL OF INVASIVE WEEDS AND EXOTIC VEGETATION MUST ADEQUATELY ACHIEVE THIS TASK. THIS IS ESPECIALLY CRITICAL IN THE FIRST TWO YEARS FOR PLANT ESTABLISHMENT AND WILL ENSURE THE EFFECTIVENESS OF THE FACILITY AND REDUCE MAINTENANCE COSTS IN THE LONG RUN. IF MANUAL REMOVAL IS NOT PRACTICAL, THEN "HIGH MOWING" IS ADVISABLE. WHEN WEEDS DOMINATE THE "ZONE" AND BECOME TWELVE TO EIGHTEEN INCHES (12"-18") HIGH, IT IS RECOMMENDED THAT THE "ZONES" BE MOWED DOWN TO SIX TO EIGHT INCHES (6"-8"). THIS WILL HELP WARM UP THE SOIL AND WEAKEN THE COOL SEASON WEEDS TO DETER EXCESSIVE GROWTH AND WILL ENCOURAGE THE SPECIFIED PLANTS IN THE BIO-RETENTION AREA TO BECOME PROPERLY ESTABLISHED. CHEMICAL WEED CONTROL IS NOT RECOMMENDED BUT MAY BE USED IF FEDERAL, STATE AND LOCAL REGULATIONS ARE MET.

DURING AND AFTER CONSTRUCTION ALL BMP FACILITIES SHALL BE MONITORED FOR ESTABLISHMENT PROGRESS AND VERIFY THEIR FUNCTIONALITY ON A DAILY BASIS. WHEN VEGETATION HAS ESTABLISHED ITSELF, WEEKLY INSPECTIONS SHOULD BE ADEQUATE. A REGULAR PROGRAM OF INSPECTING THE TERRESTRIAL (UPPER) AND AQUATIC (LOWER) BERCHES OF THE BMP FACILITIES SHOULD BE ESTABLISHED. ADDITIONAL INSPECTIONS SHALL OCCUR AFTER ANY MAJOR STORM EVENT TO ENSURE THE INTEGRITY OF THE STORMWATER & BMP FACILITIES. THE PURPOSES FOR THE INSPECTIONS ARE TO VERIFY THAT THE FACILITIES ARE FUNCTIONING PROPERLY BUT MORE IMPORTANTLY THAT THE FACILITIES ARE OPERATING SAFELY.

CATCH BASINS, MANHOLES AND INLETS (DRAINAGE STRUCTURES)

THE FOLLOWING ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY(IES) WHICH THE STRUCTURE(S) EXIST, EXCEPT THAT DRAINAGE STRUCTURES LOCATED WITHIN DEDICATED STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CITY OF LANCASTER FOR MAINTENANCE AND INSPECTION AS IDENTIFIED BELOW.

- CATCH BASINS TRAP SEDIMENT AND SOME OILS THAT CAN POLLUTE WATER BODIES. THEY NEED TO BE INSPECTED AND CLEANED ANNUALLY. REMOVE ACCUMULATED SEDIMENT, FLUIDS, AND TRASH.
- AVOID OR MINIMIZE SEDIMENT AND POLLUTANT DISCHARGES FROM THE WORK AREA.
- PREVENT PARKING AREAS, ROADS, DRAINAGE SYSTEMS, FACILITIES AND PROPERTY FROM BECOMING POLLUTANT SOURCES
- INSPECT CATCH BASINS AT LEAST ONCE PER YEAR.
- INLETS LOCATED OUTSIDE OF PAVED AREAS SHALL BE ROUTINELY INSPECTED FOR GRASS CLIPPINGS AND OTHER DETRITUS. REMOVE ALL GRASS CLIPPINGS AND DETRITUS IMMEDIATELY UPON DISCOVERY.
- PERIODICALLY INSPECT THE CATCH BASIN AND SURROUNDING AREAS FOR POLLUTANTS SUCH AS LEAKS FROM DUMPSTERS, MINOR SKIDS, AND OIL DUMPING. ACT TO HAVE THE POLLUTANT SOURCE REMOVED.
- CLEAN CATCH BASINS WHEN THEY BECOME ONE THIRD FULL. TO MAINTAIN SEDIMENT-TRAPPING CAPACITY.
- CATCH BASIN AND MANHOLE CLEANING SHOULD BE PERFORMED IN A MANNER THAT KEEPS REMOVED SEDIMENT AND WATER FROM BEING DISCHARGED BACK INTO THE STORM SEWER.
- CLEAN RUPRO MATERIALS FROM CATCH BASINS WHEN DISCOVERED OR REPORTED.
- KEEP THE INLET CLEARED OF DEBRIS AND LITTER.
- WORK INSIDE UNDERGROUND STRUCTURES REQUIRES SPECIAL OSHA-REQUIRED CONFINED SPACE EQUIPMENT AND PROCEDURES. THE MOST PRACTICAL OPTION MAY BE TO CONTRACT WITH A SEWER - CLEANING CONTRACTOR.
- DISPOSAL OF WASTE FROM MAINTENANCE OF DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- REMOVED SEDIMENT MUST BE DISPOSED OF IN THE GARBAGE AS SOLID WASTE. WATER SHOULD BE DISPOSED OF IN A SANITARY SEWER AFTER OILS ARE REMOVED USING OIL ABSORBENT MATERIALS OR OTHER MECHANICAL MEANS. USED OIL ABSORBENTS SHOULD BE RECYCLED OR DISPOSED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- REPAIR ANY DAMAGE THAT PREVENTS THE CATCH BASIN FROM FUNCTIONING AS DESIGNED.

STORM PIPES

THE FOLLOWING ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY(IES) WHICH THE PIPES EXIST, EXCEPT THAT STORM PIPES LOCATED WITHIN DEDICATED STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CITY OF LANCASTER FOR MAINTENANCE AND INSPECTION AS IDENTIFIED BELOW.

1. DETERIORATED OR DAMAGED PIPES. STORM PIPES MUST BE CLEAR OF OBSTRUCTIONS AND BREAKS TO PREVENT LOCALIZED FLOODING.
2. CLEAN PIPES WHEN SEDIMENT AFFECTS THE DESIGNED HYDRAULIC CAPACITY. WHEN CLEANING A PIPE, MINIMIZE SEDIMENT AND DEBRIS FROM PIPES TO THE STORM SEWER. INSTALL DOWNSTREAM DEBRIS TRAPS (WHERE APPLICABLE) BEFORE CLEANING AND THEN REMOVE MATERIAL.
3. WORK INSIDE UNDERGROUND STRUCTURES REQUIRES SPECIAL OSHA-REQUIRED CONFINED SPACE EQUIPMENT AND PROCEDURES. REPAIR OR REPLACE

OUTLET CONTROL STRUCTURES

1. INSPECT AFTER ALL SIGNIFICANT RAIN EVENTS (0.50 INCHES OR GREATER) OR WHEN THE FACILITY DOES NOT DRAIN PROPERLY OR OTHER PROBLEMS OCCUR.
 2. REMOVE SEDIMENT WITHIN ONE-THIRD OF THE BOTTOM OF AN ORIFICE PLATE.
 3. REMOVE TRASH AND DEBRIS THAT MAY BLOCK THE ORIFICE PLATE. REMOVE ANY TRASH OR DEBRIS THAT MAY BLOCK AN OVERFLOW PIPE.
 4. WORK INSIDE UNDERGROUND STRUCTURES REQUIRES SPECIAL OSHA-REQUIRED CONFINED SPACE EQUIPMENT AND PROCEDURES. THE MOST PRACTICAL OPTION MAY BE TO CONTRACT WITH A SEWER - CLEANING CONTRACTOR.
 5. DISPOSAL OF WASTE FROM MAINTENANCE OF DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
 6. REMOVED SEDIMENT MUST BE DISPOSED OF IN THE GARBAGE AS SOLID WASTE. WATER SHOULD BE DISPOSED OF IN A SANITARY SEWER AFTER OILS ARE REMOVED USING OIL ABSORBENT MATERIALS OR OTHER MECHANICAL MEANS. USED OIL ABSORBENTS SHOULD BE RECYCLED OR DISPOSED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
 7. REPAIR OR REPLACE TO ORIGINAL DESIGN SPECIFICATION ANY OUTLET ORIFICE THAT IS ENLARGED, BYPASSED OR DAMAGED.
 8. MAKE CERTAIN THAT OVERFLOW OUTLETS ARE NOT BLOCKED.
 9. STRUCTURES SHOULD BE SECURELY IN PLACE AND WITHIN 10 PERCENT OF VERTICAL.
 10. REPAIR OUTLET PIPE STRUCTURES THAT HAVE LEAKING CONNECTIONS OR HOLES NOT SPECIFIED BY THE DESIGN.
 11. REPAIR OR REPLACE A NON-FUNCTIONAL OR DAMAGED CLEANOUT GATE.
 12. REPAIR OR REPLACE DAMAGED ORIFICE PLATES TO ORIGINAL DESIGN SPECIFICATION.
- NO OUTFLOW CONTROLS CAN BE MODIFIED WITHOUT APPROVAL.

BEST MANAGEMENT PRACTICE (BMP) FACILITY NON-STRUCTURAL - REPAIR/REPLACEMENT GUIDELINES

NON-STRUCTURAL ITEMS, WHICH COMPRISE THE BMPs, ARE NATURAL COMPONENTS SUCH AS VEGETATION, MULCHES AND SOIL. IF NON-STRUCTURAL DAMAGE OCCURS TO ANY PORTION OF THE BMP FACILITIES, THE FOLLOWING GUIDELINES CAN BE UTILIZED.

MULCHES

WHERE APPROPRIATE AND SPECIFIED, MULCH LAYERS SHALL BE PROVIDED TO COVER THE SOIL. MEDIUM OF THE PLANTING AREAS, ACCEPTABLE MULCH TYPES WOULD INCLUDE ANY NATURAL SHREDDED AGED WOOD CHIP OR HARDWOOD/BARK MULCH FREE OF FOREIGN MATERIALS. MULCH LAYERS SHOULD BE AT A MINIMUM OF TWO INCHES (2") IN DEPTH BUT NOT MORE THAN FOUR INCHES (4").

SOIL

SOIL WITHIN BMP FACILITIES IS AN ESSENTIAL COMPONENT TO THE EFFECTIVENESS OF THE FACILITIES PURPOSE AND FUNCTIONALITY, SPECIFICALLY IN REGARD TO THE FILTRATION/INFILTRATION OF THE STORMWATER. A SPECIFIC SOIL MEDIUM MIX HAS BEEN SPECIFIED.

THE TOPSOIL MUST BE OF GOOD QUALITY. GOOD TOPSOIL WOULD CONSIST OF A LOAM OR SANDY LOAM SOIL OF UNIFORM COMPOSITION, CONTAINING NO MORE THAN FIVE PERCENT (5%) CLAY, BE LOOSE AND FREE OF OBJECTS SUCH AS ROCKS, ROOTS, ETC., OF LESS THAN TWO INCHES (2") IN DIAMETER. CAREFUL SELECTION OF TOPSOIL SHALL BE DONE SO THAT NO FOREIGN SUBSTANCES, SUCH AS INVASIVE WEEDS AND GRASSES, ARE WITHIN THE SOIL THAT WOULD HINDER THE GROWTH OF NEW PLANTINGS. ALSO, CHEMICAL SUBSTANCES SHALL NOT BE IN THE SOIL THAT WOULD PROVE TO BE TOXIC TO THE ENVIRONMENT.

LININGS

THE QUICK ESTABLISHMENT OF THE SPECIFIED VEGETATION WITHIN THE BMP FACILITIES INTO A DENSE STAND IS ESSENTIAL. A DENSE VEGETATIVE COVER WILL NOT ONLY PREVENT SOIL EROSION BUT ALSO WILL NATURALLY FACILITATE THE DESIGNED FUNCTION OF THE BMP VIA INFILTRATION AND PLANT TRANSPIRATION. INFLOW POINTS TO THE BMP FACILITIES SHALL BE PROTECTED WITH EROSION CONTROLS SUCH AS (E.G., APPROVED FABRIC MATINGS, ROCK RIPRAP, FLOW SPREADERS, ETC.). REPLACEMENTS OF THESE COMPONENTS SHALL BE EQUAL TO OR BETTER THAN SPECIFIED IN THE APPROPRIATE LAND DEVELOPMENT OR EROSION CONTROL PLANS.

PLANTING SPECIFICATIONS

THE OWNER/OPERATOR SHALL RE-ESTABLISH VEGETATION OF ALL SCoured/ERODED AREAS(WHEN/IF OBSERVED) AND AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED.

ANY TURF THAT NEEDS TO BE REPAIRED OR REPLACED BEYOND ITS NORMAL MAINTENANCE CARE SHOULD BE CAREFULLY INVESTIGATED PRIOR TO OVER-SEEDING OR APPLYING FERTILIZERS. SEEDING SPECIFICATIONS ARE AVAILABLE ACCORDING TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS. THE USE OF LOW-GROWING, STOLONIFEROUS, TUFTING GRASSES IS RECOMMENDED. FERTILIZATION OF THE TURF AREA SHOULD BE IN LIMITED AMOUNTS AND BE APPLIED ONLY AS NECESSARY TO AVOID CONTRIBUTING TO STORM AND GROUND WATER POLLUTION.

REPORTING

THE OWNER/OPERATOR SHALL MAINTAIN A WRITTEN LOG IDENTIFYING AND DETAILING SPECIFIC INSPECTION, MAINTENANCE AND REPAIR ACTIVITY PERFORMED ON STORMWATER MANAGEMENT FACILITIES/BMPs. THE LOG SHALL BE MADE AVAILABLE TO THE PADEP AND CITY UPON REQUEST.

SINKHOLE / SUBSIDENCE ACTIVITY

LANCASTER CITY AND THE GEOLOGIST/GEOTECHNICAL ENGINEER OF RECORD SHALL BE NOTIFIED IN THE EVENT THAT A SINKHOLE OR SUBSIDENCE ACTIVITY ARE ENCOUNTERED DURING POST-CONSTRUCTION OPERATIONS AND MAINTENANCE INSPECTIONS OF THE STORM WATER MANAGEMENT FACILITIES. A LICENSED PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER WITH EXTENSIVE EXPERIENCE IN KARST GEOLOGY STABILIZATION SHALL BE ENGAGED TO INVESTIGATE ALL SINKHOLES AND AREAS OF SUBSIDENCE, TO PREPARE SINKHOLE STABILIZATION PROCEDURES, TO DIRECT THE SINKHOLE STABILIZATION WORK, AND TO MAKE RECOMMENDATIONS FOR CONSTRUCTION TECHNIQUES/PROCEDURES AND DESIGN MODIFICATIONS THAT WILL REDUCE THE POTENTIAL FOR FURTHER SINKHOLE FORMATION. SINKHOLES ARE TO BE PROMPTLY REPAIRED.

SITE-SPECIFIC LONG TERM OPERATIONS & MAINTENANCE NOTES FOR PCSM BMPs

ALL PCSM BMPs AS DEFINED HEREIN SHALL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING SCHEDULES:

UNDERGROUND MRC BMP (BMP's 2,4,6,8,10,12,14,17,19,22 & 25)

SUBSURFACE MANAGED RELEASE CONCEPT (MRC) BMPs ARE LARGE VOID SPACES CONSTRUCTED BENEATH THE GROUND INTENDED TO TEMPORARILY STORE RUNOFF, ALLOWING IT TO COOL AND FOR SEDIMENT TO SETTLE.

INSPECTION/MAINTENANCE CONSIDERATIONS:

- THE BEST MAINTENANCE FOR SUBSURFACE SYSTEMS IS PROPER PREVENTATIVE MEASURES.
- SYSTEMS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SEQUENCE, AND UNDER THE SUPERVISION OF THE DESIGN PROFESSIONAL.
- MAINTAIN ALL TRIBUTARY STORM STRUCTURES AND WATER QUALITY FILTERS
- A WRITTEN REPORT SHALL BE COMPLETED FOR ALL BMP INSPECTIONS, REPAIRS AND MAINTENANCE ACTIVITIES. THE PADEP POST CONSTRUCTION STORMWATER MANAGEMENT INSPECTION REPORT, FORM 3800-FM-BCN0531q MAY BE USED FOR DOCUMENTING INSPECTIONS.

INSPECTION ACTIVITY	SCHEDULE
INSPECT AFTER EVERY MAJOR STORM EVENT WITH 0.50" OF PRECIPITATION OR GREATER FOR THE FIRST TWELVE (12) MONTHS TO ENSURE PROPER FUNCTIONING. DRAIN TIMES SHOULD BE OBSERVED TO CONFIRM THAT DESIGNED DRAIN TIMES OF LESS THAN 12 HOURS HAVE BEEN ACHIEVED.	POST CONSTRUCTION (0-12 MONTHS)
INSPECT FACILITY FOR SIGNS OF WEETNESS OR DAMAGE TO STRUCTURES, SIGNS OF PETROLEUM HYDROCARBON CONTAMINATION, STANDING WATER, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, SLOPE STABILITY, AND MATERIAL BUILDUP	SEMI-ANNUAL, AFTER RAIN EVENTS OF 0.50 INCHES OR GREATER, OR MORE FREQUENT
CHECK FOR STANDING WATER OR, IF AVAILABLE, CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE PROPER DRAIN TIME	
INSPECT PRETREATMENT DEVICES, DIVERSION STRUCTURES, AND UPSTREAM TRIBUTARY AREA FOR DAMAGE, SEDIMENT BUILDUP, AND STRUCTURAL DAMAGE.	
BEDS WITH FILTER FABRIC SHOULD BE INSPECTED FOR SEDIMENT DEPOSITS BY REMOVING A SMALL SECTION OF THE TOP LAYER. IF INSPECTION INDICATES THAT THE BED IS PARTIALLY OR COMPLETELY CLOGGED, IT SHOULD BE RESTORED TO ITS DESIGN CONDITION.	ANNUAL
INSPECT FOR SINKHOLES AND SIGNS OF SUBSIDENCE. SHOULD A SINKHOLE OPEN OR IF EVIDENCE OR SUBSIDENCE IS PRESENT, A GEOTECHNICAL PROFESSIONAL SHALL BE NOTIFIED IMMEDIATELY.	CONTINUALLY/ANNUAL
MAINTENANCE ACTIVITIES	SCHEDULE
REMOVE SEDIMENT, DEBRIS, AND OIL/GREASE FROM PRETREATMENT DEVICES AND OVERFLOW STRUCTURES	STANDARD MAINTENANCE, AS NEEDED
REPAIR UNDERCUT OR ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES	SEMI-ANNUAL (APRIL & SEPTEMBER) MORE OFTEN AS NEEDED
REMOVE TRASH, DEBRIS, GRASS CLIPPINGS, TREES, AND OTHER LARGE VEGETATION FROM THE BED PERIMETER AND DISPOSE OF PROPERLY.	
CLEAN OUTLET/OUTLET STRUCTURES, OVERFLOW SPILLWAY, AND BEDS, IF NECESSARY.	
REMOVE GRASS CLIPPINGS, LEAVES, AND ACCUMULATED SEDIMENT FROM THE SURFACE OF THE BED. REPAIR UNDERCUT OR ERODED AREAS AND FILTER FABRIC/SYNTHETIC TURF IF CLOGGING APPEARS ONLY TO BE AT THE SURFACE.	ANNUAL
IF BYPASS CAPABILITY IS AVAILABLE, IT MAY BE POSSIBLE TO REGAIN THE INFILTRATION RATE IN THE SHORT TERM BY PROVIDING AN EXTENDED DRY PERIOD. (INFILTRATION BMPs ONLY)	
FLUSH AND VACUUM SYSTEM WITH VACUUM TRUCK IF SEDIMENT OR OTHER DEBRIS IS OBSERVED.	5-YEAR MAINTENANCE

ADDITIONAL O&M REQUIREMENTS FOR RAINFALL EVENTS EXCEEDING 3" IN 24 HOURS
THE PARTY RESPONSIBLE FOR OPERATIONS AND MAINTENANCE OR A QUALIFIED REPRESENTATIVE SHALL CONDUCT AN INSPECTION OF ALL UNDERGROUND MRC FACILITIES FOLLOWING ALL RAINFALL EVENTS EXCEEDING 3 INCHES IN ANY 24 HOUR PERIOD IN ORDER TO ASSESS IMPACTS TO THE SYSTEM. THE INSPECTION SHALL INCLUDE, AT MINIMUM, THE FOLLOWING:
MONITOR DRANDOWN TIME TO ENSURE DEWATERING OCCURS WITHIN 1 DAYS.
INSPECT ALL PIPE OUTFALLS INTO THE SYSTEM FOR SIGNS OF SCOUR OR SEDIMENT/DEBRIS DEPOSITION.
INSPECT OUTLET STRUCTURE TO ENSURE ALL ORIFICES/WEIRS ARE OPEN AND FREE OF DEBRIS, ENSURE IT IS STRUCTURALLY SOUND AND FUNCTIONING AS INTENDED, ETC.
INSPECT ALL PRETREATMENT DEVICES ACCORDING TO THE MANUFACTURERS' SPECIFICATIONS.
CORRECTIVE ACTION SHALL BE TAKEN IN A TIMELY MANNER TO REPAIR ANY DEFICIENCIES OBSERVED WITHIN THE SYSTEM.
A DETAILED O&M REPORT AND LOG SHALL BE KEPT THAT DOCUMENTS ALL LARGE STORM EVENTS AND ANY O&M CORRECTIONS THAT WERE NECESSARY. THIS REPORT SHALL BE MADE AVAILABLE TO THE TOWNSHIP AND PADEP/COUNTY CONSERVATION DISTRICT UPON REQUEST.

BIO-RETENTION/WQ BASIN (BMP'S 15, 20, 23 & 26)

BIO RETENTION FACILITIES WITH AMENDED SOILS ARE FACILITIES WHOSE OUTLETS HAVE BEEN DESIGNED TO DETAIN THE STORMWATER RUNOFF FROM A WATER QUALITY DESIGN STORM FOR SOME MINIMUM TIME (E.G. 24 HOURS) TO ALL PARTICLES AND ASSOCIATED POLLUTANTS TO SETTLE AND POTENTIALLY INFILTRATE THROUGH THE GROUND OR EVAPOTRANSPIRATE THROUGH THE PLANT MATERIAL. AMENDED SOILS LINE THE BOTTOM OF THE FACILITY FOR A SPECIFIED DEPTH, TO RESTORE SOIL POROSITY AND RE-ESTABLISH THE SOILS LONG TERM POLLUTANT REMOVAL.

TO ASSURE PROPER IMPLEMENTATION, MAINTENANCE, AND CARE OF STORMWATER MANAGEMENT BMPs, THE BMPs SHALL BE INSPECTED BY A QUALIFIED PERSON, WHICH MUST INCLUDE THE LANDOWNER, OR THE OWNER'S DESIGNEE. AN INSPECTION AND MAINTENANCE PLAN SHALL BE DEVELOPED AND LOGS KEPT AT A MINIMUM OF THE FOLLOWING:

A WRITTEN REPORT SHALL BE COMPLETED FOR ALL BMP INSPECTIONS, REPAIRS AND MAINTENANCE ACTIVITIES. THE PADEP POST CONSTRUCTION STORMWATER MANAGEMENT INSPECTION REPORT, FORM 3800-FM-BCN0531q MAY BE USED FOR DOCUMENTING INSPECTIONS.

INSPECTION ACTIVITIES	FREQUENCY
• OBSERVE DRAIN TIME FOR STORM AFTER COMPLETION OF FACILITY TO CONFIRM THE DESIRED DRAIN TIME IS OBTAINED. • NEWLY ESTABLISHED VEGETATION SHALL BE INSPECTED SEVERAL TIMES TO DETERMINE IF ANY LANDSCAPE MAINTENANCE (RESEEDING, IRRIGATION, ETC.) IS NECESSARY.	POST CONSTRUCTION (0-12 MONTHS)
• POOR VEGETATION ESTABLISHMENT/BARE SPOTS • OVERGROWN VEGETATION AND INVASIVE WEEDS/PLANTS • SIGNS OF DUMPING (GREASE, PILES OF GRASS CLIPPINGS, DISCOLORED GRASS, ETC.) • DIFFERENTIAL ACCUMULATION OF SEDIMENT, LITTER OR DEBRIS • DIFFERENTIAL SETTLEMENT, CRACKING, OR EROSION OF FACILITY BANKS OR BOTTOM • LEAKAGE OF TREE GROWTH ON EMBANKMENT • CONDITION OF THE RIPRAP FROM INFLOW AND INADEQUACY OF THE INLET/OUTLET CHANNEL • EROSION (GULLIES FORMED ON BERMS, BASIN BOTTOM, IN/AROUND INFLOW AND OUTFLOWS) • OBSTRUCTED INLET/OUTLET • SIGNS OF RODENTS/ANIMALS • STANDING WATER OVER 12 HOURS • PRESENCE OF BURROWS • SUSPECTED SINKHOLE FORMATION • DAMAGE TO THE EMERGENCY SPILLWAY • CLOGGED PRETREATMENT DEVICES	SEMI-ANNUALLY, AFTER RAIN EVENTS EXCEEDING 1" OF PRECIPITATION OR MORE FREQUENT AS NEEDED
MAINTENANCE ACTIVITIES	FREQUENCY
• FACTORS RESPONSIBLE FOR CLOGGING SHALL BE REPAIRED IMMEDIATELY • WEED DONE MONTHLY DURING THE FIRST TWO GROWING SEASONS.	POST CONSTRUCTION
• STABILIZE ERODED BANKS • REPAIR UNDERCUT AND ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES • MAINTAIN ACCESS TO THE BASIN FOR REGULAR MAINTENANCE ACTIVITIES • MOW AS APPROPRIATE FOR VEGETATIVE COVER SPECIES • MONITOR HEALTH OF VEGETATION AND REPLACE, AS NECESSARY • CONTROL MOSQUITOS AS NECESSARY • REMOVE LITTER AND DEBRIS FROM BASIN AREA, AS REQUIRED • REMOVE SEDIMENT ACCUMULATION FROM PRETREATMENT DEVICES.	STANDARD MAINTENANCE
• MOW AND REMOVE GRASS CLIPPINGS, LITTER, AND DERIS • SINKHOLE OR SUBSIDENCE ACTIVITY ARE ENCOUNTERED DURING POST-CONSTRUCTION OPERATIONS AND MAINTENANCE INSPECTIONS OF THE STORM WATER MANAGEMENT FACILITIES. A LICENSED PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER WITH EXTENSIVE EXPERIENCE IN KARST GEOLOGY STABILIZATION SHALL BE ENGAGED TO INVESTIGATE ALL SINKHOLES AND AREAS OF SUBSIDENCE, TO PREPARE SINKHOLE STABILIZATION PROCEDURES, TO DIRECT THE SINKHOLE STABILIZATION WORK, AND TO MAKE RECOMMENDATIONS FOR CONSTRUCTION TECHNIQUES/PROCEDURES AND DESIGN MODIFICATIONS THAT WILL REDUCE THE POTENTIAL FOR FURTHER SINKHOLE FORMATION. SINKHOLES ARE TO BE PROMPTLY REPAIRED.	ANNUALLY, SEMI-ANNUALLY, OR MORE FREQUENT AS NEEDED
• SCRAPE BOTTOM AND REMOVE SEDIMENT WHEN ACCUMULATED SEDIMENT REDUCES ORIGINAL DESIGN INTENT. RESTORE ORIGINAL CROSS-SECTION. PROPERLY DISPOSE OF SEDIMENT. (THIS INCLUDES REPLACEMENT OF AMENDED SOILS) • SEED OR SOY TO RESTORE GRASS COVER • DISC OR OTHERWISE AERATE BOTTOM • DETHATCH BASIN BOTTOM	3-5 YEAR MAINTENANCE, OR MORE FREQUENT AS NEEDED

WATER QUALITY INLET FILTERS (FLEXSTORM FILTER BAGS)(BMP's 1,3,5,7,9,11,13,16,18,21 & 24)

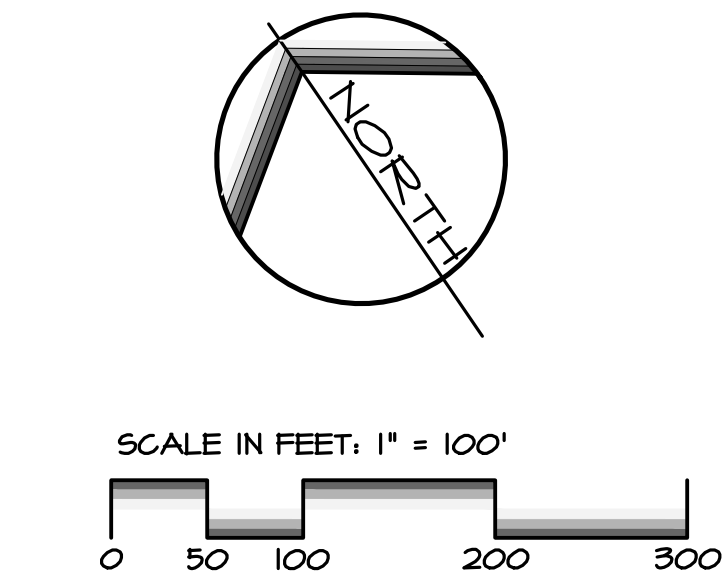
INLET FILTERS GENERALLY CONSIST OF A SEMI-PERMANENT, REMOVABLE BAG FITTED BENEATH THE INLET GRATE INTENDED TO REMOVE TRASH, DEBRIS, SEDIMENT, AND SOME GASES HYDROCARBONS. INLET FILTERS ARE NOT TYPICALLY A PRIMARY BMP BUT RATHER IMPLEMENTED AS A PRE-TREATMENT DEVICE TO PREVENT SEDIMENT AND OTHER DEBRIS FROM REACHING THE DOWNSTREAM BMP(S) WHICH ARE OFTEN MORE DIFFICULT TO INSPECT, MAINTAIN, AND/OR REPLACE.

INSPECTION/MAINTENANCE CONSIDERATIONS:

- SINCE THE INLET FILTER BAGS ARE TYPICALLY USED AS A PRE-TREATMENT DEVICE IT IS IMPORANT THAT THEY ARE PROPERLY MAINTAINED TO PREVENT FAILURE OF DOWNSTREAM BMPs.
- THE FILTER BAGS HAVE LIMITED STORAGE CAPACITY AND MUST BE CLEANED OUT REGULARLY TO PREVENT BYPASS OF THE FILTER BAG AND/OR BYPASS OF THE INLET STRUCTURE(S), WHICH COULD LEAD TO UNINTENDED CONSEQUENCES TO AREAS DOWNSLOPE OF THE INLET STRUCTURE(S)
- A WRITTEN REPORT SHALL BE COMPLETED FOR ALL BMP INSPECTIONS, REPAIRS AND MAINTENANCE ACTIVITIES. THE PADEP POST CONSTRUCTION STORMWATER MANAGEMENT INSPECTION REPORT, FORM 3800-FM-BCN0531q MAY BE USED FOR DOCUMENTING INSPECTIONS.

INSPECTION ACTIVITY	FREQUENCY
INSPECT TO DETERMINE IF MAINTENANCE IS REQUIRED.	INSPECT A MINIMUM OF 3 TIMES PER YEAR, APPROX. EVERY 3 TO 4 MONTHS.
MAINTENANCE ACTIVITIES	FREQUENCY
EMPTY OR VACUUM FILTER BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS. REMOVE GRATE, ENGAGE THE LIFTING BARS OR HANDLES WITH REMOVAL TOOL, AND LIFT FROM THE STRUCTURE. REMOVE CAKED ON SEDIMENT AND REVERSE FLUSH THE BAG WITH A MEDIUM SPRAY.	AS NEEDED/WHEN ACCUMULATION REACHES HALF THE DEPTH OF THE BAG
THE CLEAN OUT AND DISPOSAL TECHNIQUES SHALL BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS.	

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- SOILS LEGEND**
- DbA DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
 - HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
 - SOIL DELINEATION
 - TP-1 TEST PIT LOCATION
 - TP-01 THRU TP-52 = INFILTRATION LOCATIONS
 - TP-53 THRU TP-64 = EXPLORATORY TEST PIT LOCATIONS

- SLOPES LEGEND**
- SLOPES BETWEEN 15% AND 25%
 - SLOPES GREATER THAN 25%

EXISTING LEGEND

- | | |
|--|------------------------------|
| | ADJOINER PROPERTY LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | CENTERLINE |
| | EASEMENTS |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | SPOT ELEVATION |
| | CURB LINE |
| | EDGE OF PAVEMENT (E.O.P.) |
| | MIN. BLDG SETBACK LINE |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | UNDERGROUND TELEPHONE |
| | GAS LINE |
| | SANITARY SEWER LINE |
| | SANITARY FORCE MAIN |
| | WATER LINE |
| | STORM DRAINAGE PIPING |
| | FENCE |
| | ZONING LINE |
| | GUIDE RAIL |
| | EDGE OF WATER (STREAM) |
| | TREE LINE |
| | DECIDUOUS TREES |
| | CONIFEROUS TREE |
| | SIGN |
| | WELL |
| | LIGHT POLE |
| | GROUND LIGHT |
| | ROOF DRAIN |
| | MAILBOX |
| | BOLLARD |
| | REFLECTOR POST |
| | OBSERVED SINKHOLE/SUBSIDENCE |

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

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ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS
4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
OVERALL EXISTING CONDITIONS PLAN

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 100'

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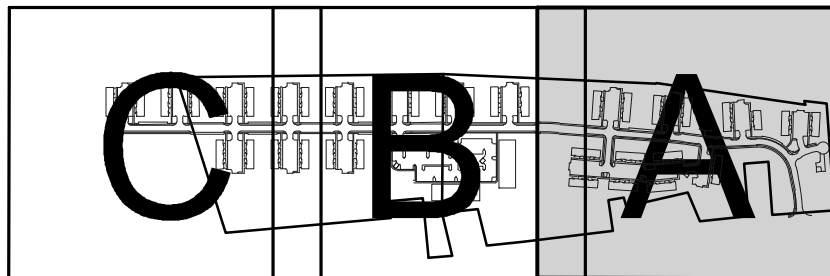
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EXISTING LEGEND

- ADJOINER PROPERTY LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
CENTERLINE
EASEMENTS
INDEX CONTOUR
INTERMEDIATE CONTOUR
SPOT ELEVATION
CURB LINE
EDGE OF PAVEMENT (E.O.P.)
MIN. BLDG SETBACK LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
SANITARY SEWER LINE
SANITARY FORCE MAIN
WATER LINE
STORM DRAINAGE PIPING
FENCE
ZONING LINE
GUIDE RAIL
EDGE OF WATER (STREAM)
FEMA 100 YEAR FLOODPLAIN
TREE LINE
DECIDUOUS TREES
CONIFEROUS TREE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL MAST
OBSERVED SINKHOLE/SUBSIDENCE

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

KEY MAP

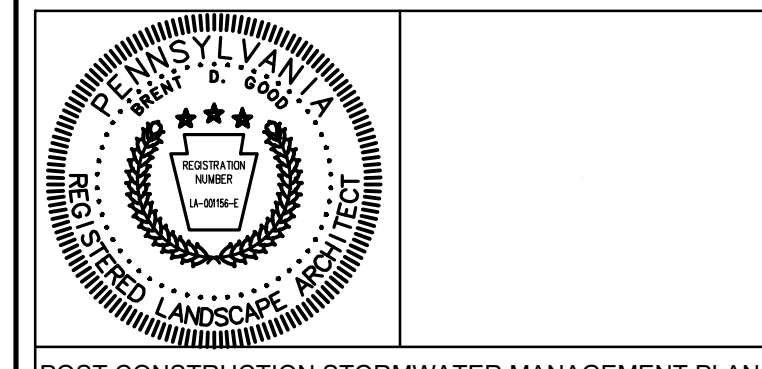


SCALE IN FEET: 1" = 50'



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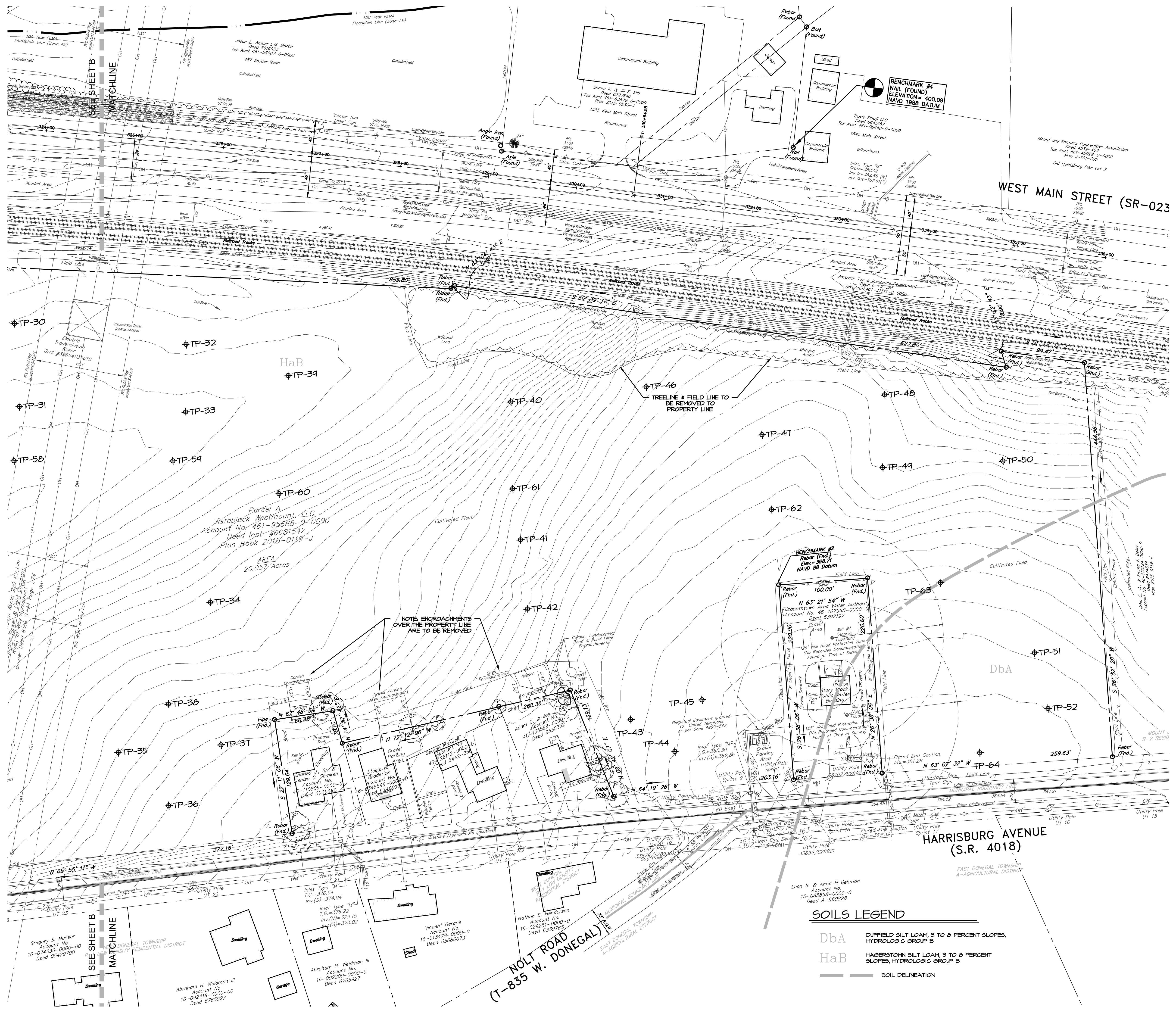


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
EXISTING CONDITIONS & DEMOLITION PLAN 'A'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

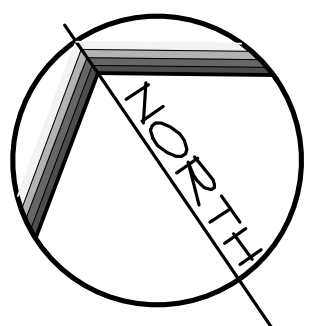
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ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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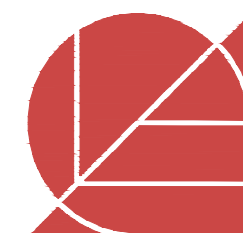
SOILS LEGEND

- DbA DUFFIELD SILT LOAM, 3 TO 6 PERCENT SLOPES, HYDROLOGIC GROUP B
HaB HAGERSTOWN SILT LOAM, 3 TO 6 PERCENT SLOPES, HYDROLOGIC GROUP B
SOIL DELINEATION

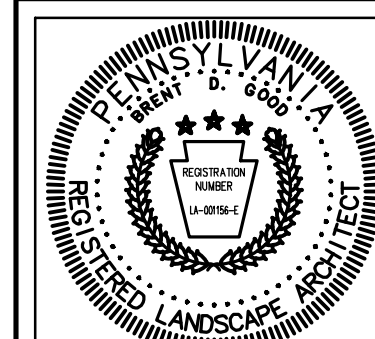


NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SUBJECT:
EXISTING CONDITIONS & DEMOLITION PLAN 'B'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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DbA DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
HYDROLOGIC GROUP B

HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT
SLOPES, HYDROLOGIC GROUP B

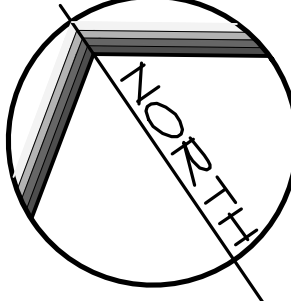
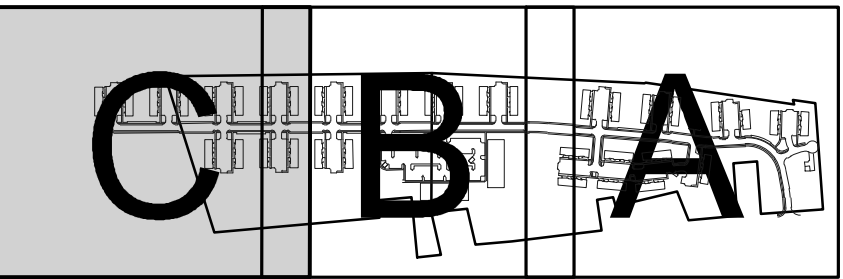
SOIL DELINEATION

EXISTING LEGEND

- Iron Pipe, Rebar
- Concrete Monument
- ADJOINER PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS LINE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- WATER LINE
- STORM DRAINAGE PIPING
- FENCE
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN
- MAILBOX
- BOLLARD
- REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST
- OBSERVED SINKHOLE/SUBSIDENCE

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

KEY MAP



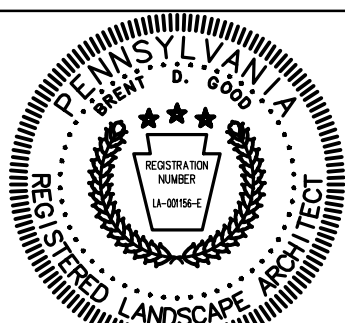
SCALE IN FEET: 1" = 50'



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
EXISTING CONDITIONS & DEMOLITION PLAN 'C'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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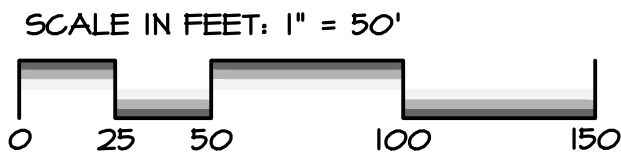
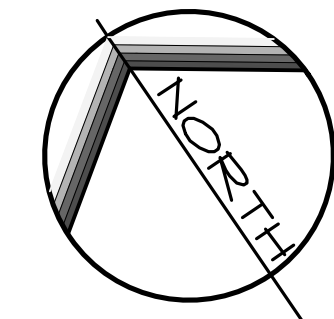


LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	PARCEL TIE BAR
	CONCRETE MONUMENT
	IRON PIN

NOTE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AND ADD-ON PROPERTY TO
CREATE NEW LOTS FROM EXISTING PARCELS

PROPOSED LOT LINE DATA FOR PLAN 'A'		
LINE	BEARING	LENGTH
L-1	N26°52'28"E	30.87'
L-2	S08°24'42"E	15.40'
L-3	S26°52'28"W	30.87'
L-4	N63°06'05"W	30.73'
L-5	N08°24'42"W	15.40'

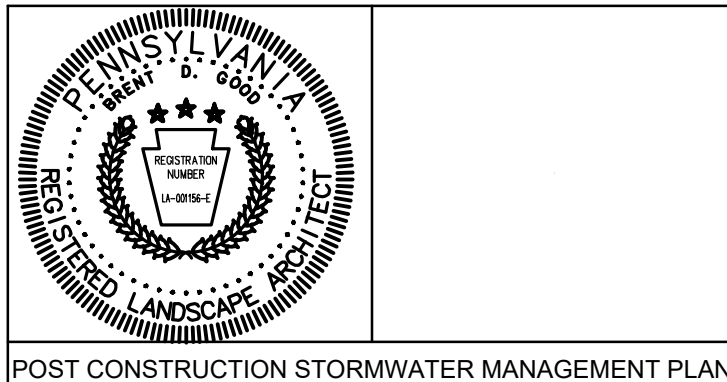
LOT CURVE DATA FOR PLAN 'A'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-6	20.00	31.42'	20.00'	90°00'00"	N08°07'32"W	20.20'
LC-8	325.00	30.75'	19.40'	6°44'56"	N23°27'30"E	30.73'
LC-4	176.00	22.08'	11.05'	7°11'13"	N16°26'56"E	22.06'
LC-10	12.00	16.47'	9.83'	70°30'50"	N52°10'44"E	15.21'
LC-11	175.00	23.74'	11.91'	1°47'21"	S04°36'02"E	23.77'
LC-12	275.00	32.74'	16.42'	6°44'56"	S23°27'30"W	32.77'
LC-13	20.00	31.42'	20.00'	90°00'00"	S71°52'28"W	20.20'
LC-14	975.00	53.86'	26.94'	3°04'55"	S52°58'33"E	53.86'
LC-15	175.00	32.27'	16.18'	10°33'58"	S56°40'34"E	32.23'
LC-16	126.00	18.14'	110.44'	82°24'34"	S21°12'18"E	166.15'
LC-17	224.83	99.68'	50.67'	25°24'12"	N75°48'11"W	90.87'
LC-18	12.00	16.47'	9.83'	70°30'50"	N44°10'13"W	15.21'
LC-19	176.00	161.36'	86.85'	52°31'51"	N36°06'34"W	155.77'
LC-20	125.00	23.05'	11.56'	10°33'58"	N56°40'34"W	23.02'
LC-21	1025.00	56.63'	28.32'	3°04'55"	N52°58'33"W	56.62'
LC-22	176.10	69.73'	35.33'	22°41'14"	N1°30'18"E	69.28'



NOTE:
ALL EIGHT (8) SUBDIVIDED
LOTS AS DEPICTED WILL BE
FINALIZED IN PHASE 1 PLAN.

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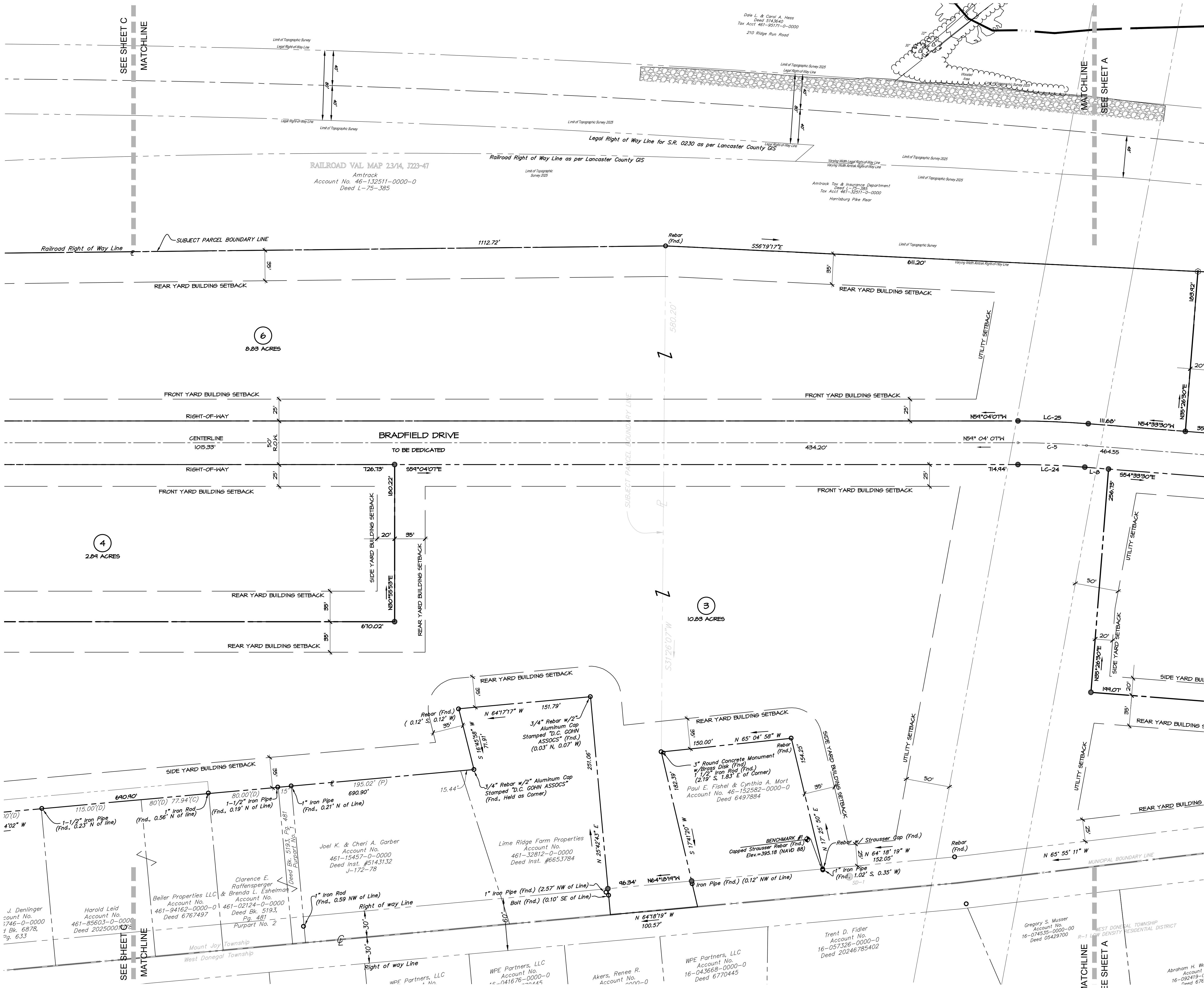
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
SUBDIVISION PLAN 'A'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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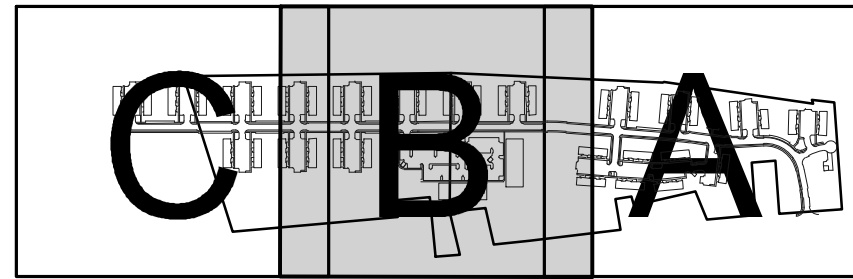
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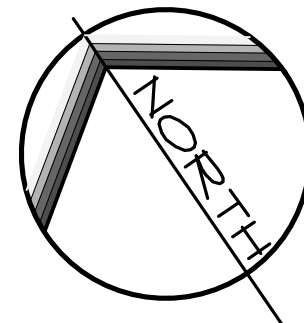
PROPOSED LOT LINE DATA FOR PLAN 'B'		
LINE	BEARING	LENGTH
L-8	S54°33'30"E	27.33'

LOT CURVE DATA FOR PLAN 'B'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-24	475.00	16.75'	30.34'	4°30'36"	S56°40'44"E	16.73'
LC-25	1025.00	80.68'	40.36'	4°30'36"	N56°40'44"W	80.66'

KEY MAP



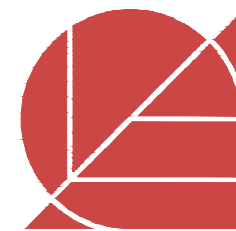
NOTE:
ALL EIGHT (8) SUBDIVIDED
LOTS AS DEPICTED WILL BE
FINALIZED IN PHASE 1 PLAN.



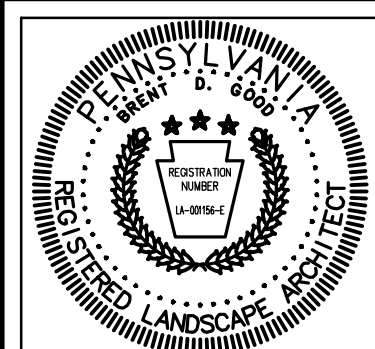
SCALE IN FEET: 1" = 50'



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBDIVISION PLAN 'B'

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:

VISTABLOCK, LLC

150 FARMINGTON LANE

LANCASTER, PA 17601

717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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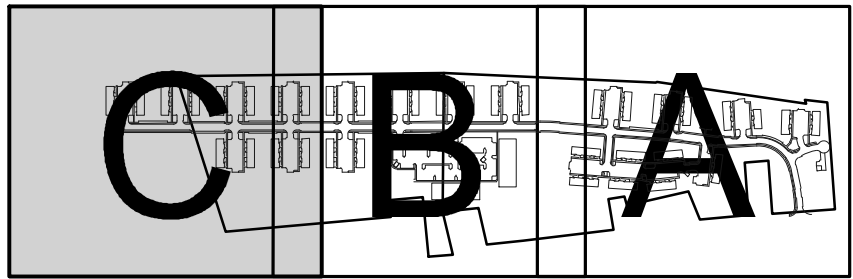
PROPOSED LOT LINE DATA FOR PLAN 'C'		
LINE	BEARING	LENGTH
L-II	N74°44'55"W	4.36'

LOT CURVE DATA FOR PLAN 'C'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-26	275.00'	75.26'	37.87'	15°40'48"	N66°54'31"W	75.02'

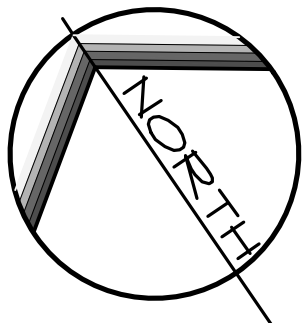
EXISTING LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-1	275.00'	75.26'	37.87'	15°40'48"	N66°54'31"W	75.02'

EXISTING LOT LINE DATA		
CURVE	RADIUS	LENGTH
L-1	N74°44'55"W	4.36'

KEY MAP



NOTE:
ALL EIGHT (8) SUBDIVIDED
LOTS AS DEPICTED WILL BE
FINALIZED IN PHASE 1 PLAN.



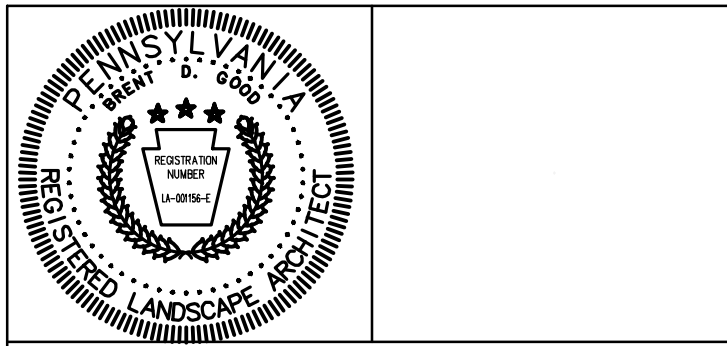
SCALE IN FEET: 1" = 50'



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
SUBDIVISION PLAN 'C'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

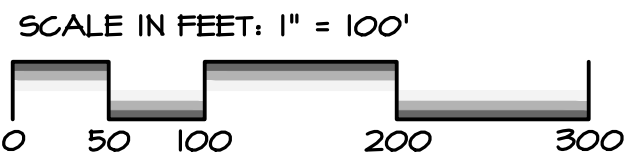
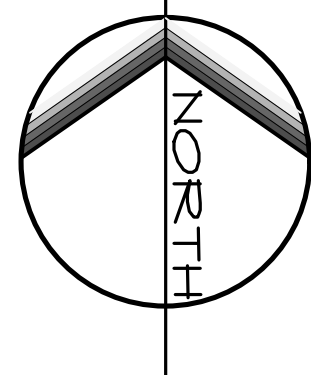
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ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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SIGHT DISTANCE SCHEDULE				
INTERSECTION	DIRECTION 'A' REQUIRED	DIRECTION 'A' PROPOSED	DIRECTION 'B' REQUIRED	DIRECTION 'B' PROPOSED
1	415' @ -4% @ 45 MPH	570'+	345' @ -2% @ 45 MPH	1,000'
2	370' @ +2% @ 45 MPH	1,000'+	406' @ -3% @ 45 MPH	1,000'
3	144' @ +2% @ 25 MPH	240'	151' @ -3% @ 25 MPH	200'
4	143' @ +3% @ 25 MPH	230'	151' @ -3% @ 25 MPH	200'
5	143' @ +3% @ 25 MPH	260'	151' @ -3% @ 25 MPH	200'
6	143' @ +3% @ 25 MPH	240'	155' @ -5% @ 25 MPH	300'
7	140' @ +5% @ 25 MPH	240'	153' @ -4% @ 25 MPH	250'

GENERAL PROJECT SCHEDULE

PHASE 1: FALL 2026 - FALL 2027
PHASE 2: SPRING 2028 - SPRING 2029
PHASE 3: FALL 2030 - FALL 2031



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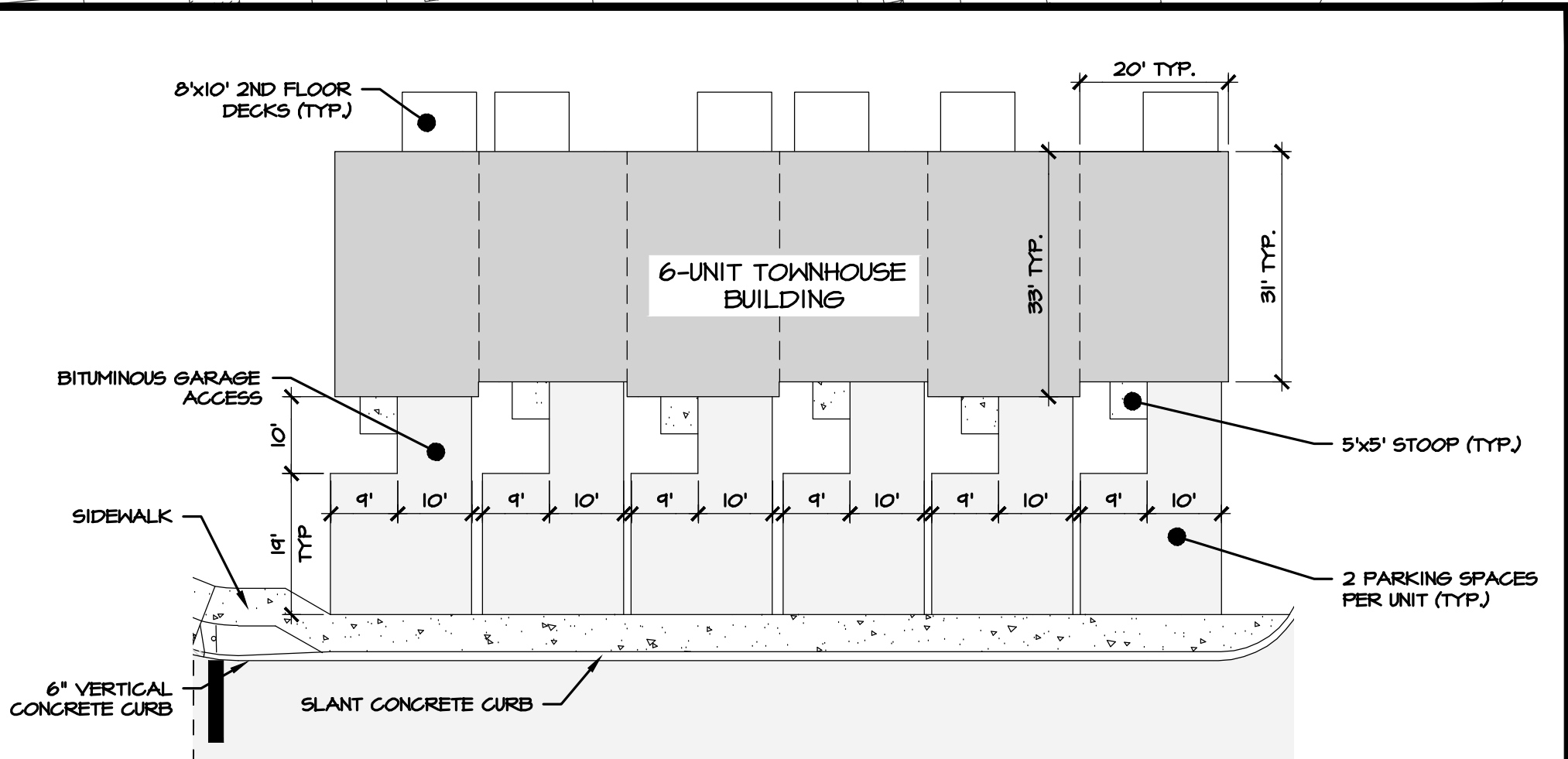
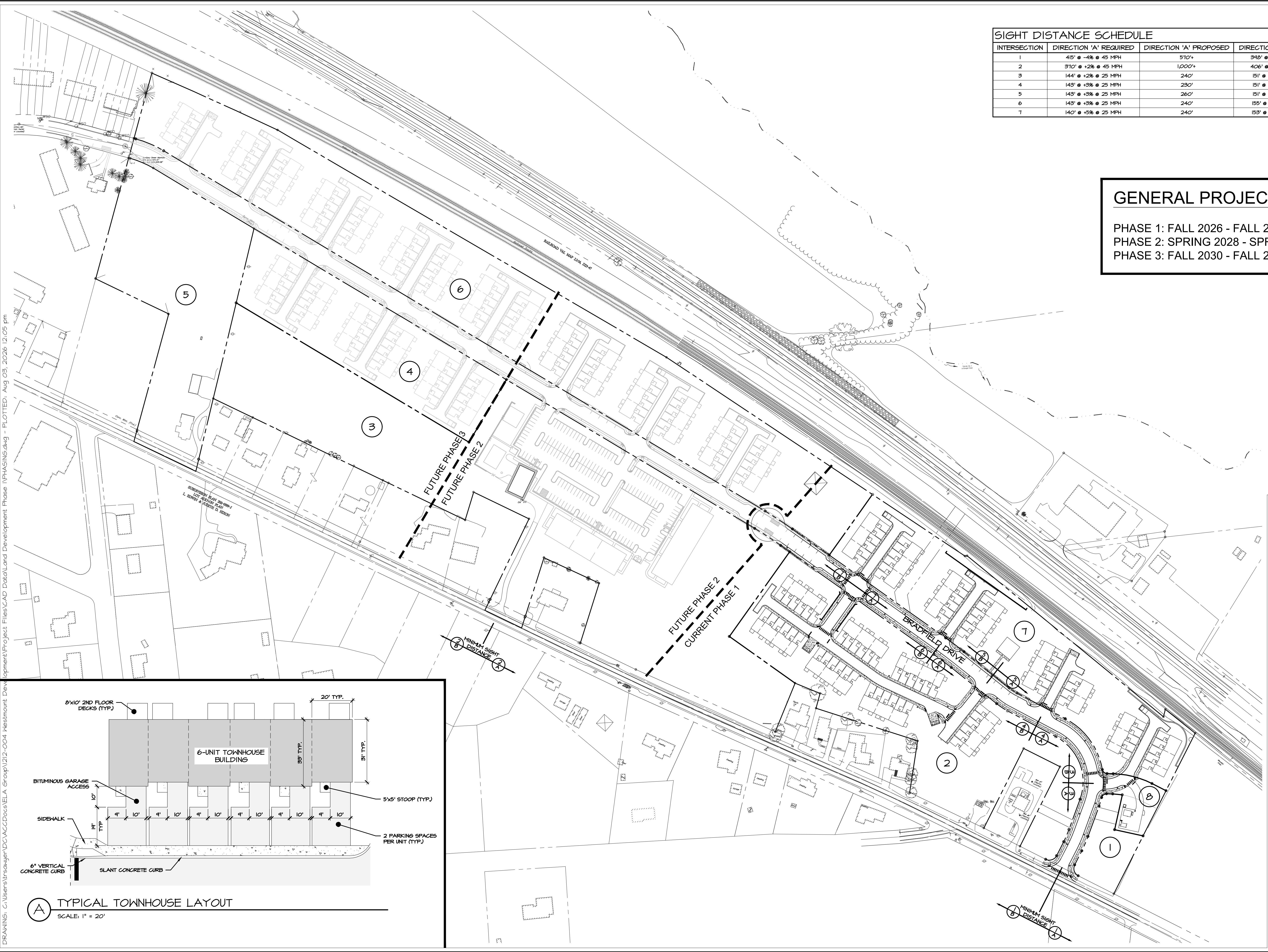
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
OVERALL SITE LAYOUT & PHASING PLAN
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 100'

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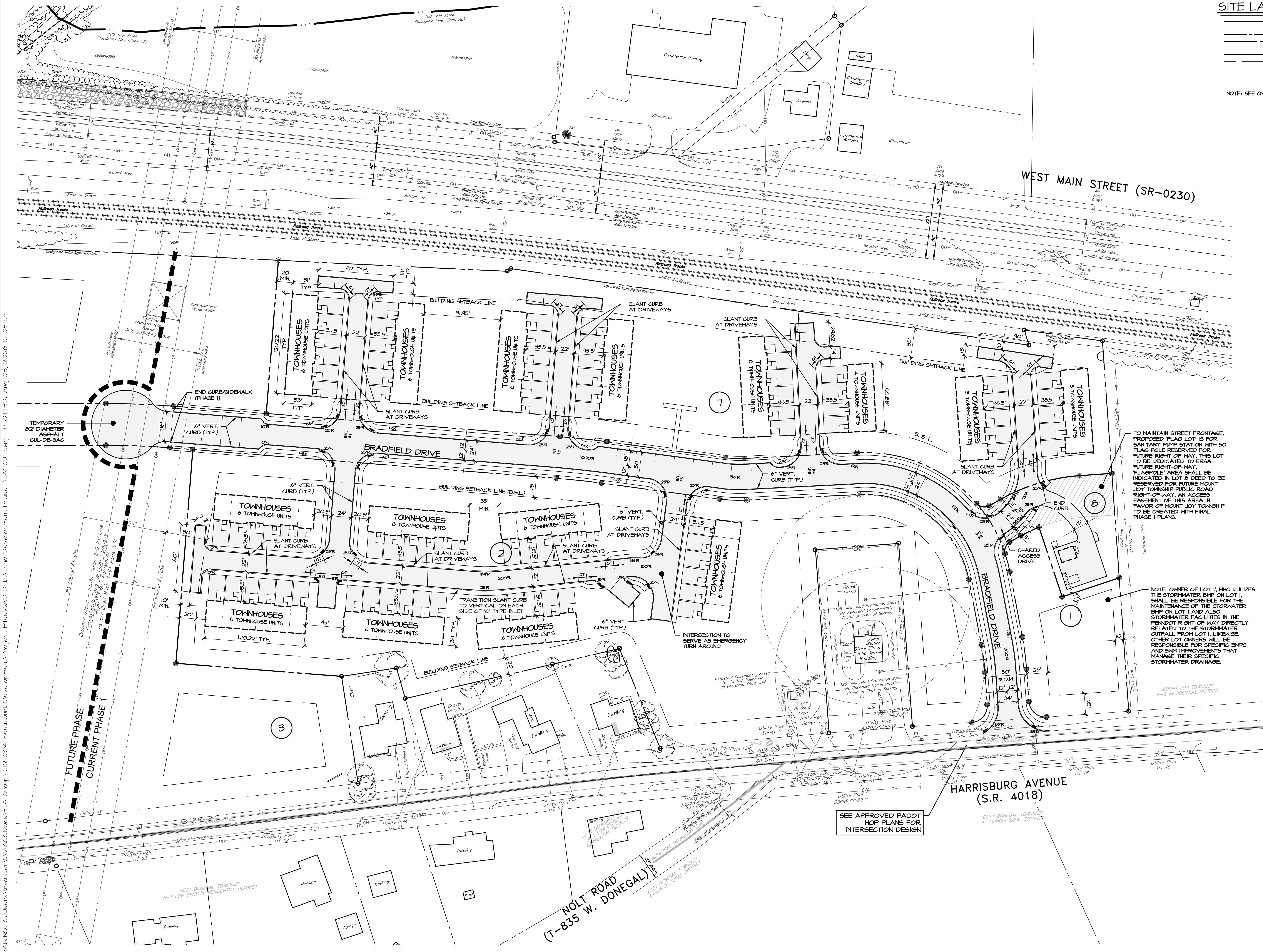
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TYPICAL TOWNHOUSE LAYOUT
SCALE: 1" = 20'

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DRAWING: c:\Users\rsauer\Documents\ELA_Group\12-02-04 Westmount Development\Project Files\CAD Data\Land Development Phase 1\Layout.dwg - PLOTTED: Aug 03, 2026 12:05 pm



SITE LAYOUT LEGEND

PROPERTY LINE

EASEMENT LINE

CENTERLINE

RIGHT OF WAY LINE

BUILDING SETBACK LINE

CONCRETE CURB

CLEAR SIGHT TRIANGLE (CST)

TRANSITION SLANT CURB TO 6" VERTICAL CURB

NOTE: SEE OVERALL SITE LAYOUT PLAN FOR SITE DISTANCE CHART.

NORTH

SCALE IN FEET: 1" = 50'

0

25

50

100

150

KEY MAP

C

B

A

KEY MAP NOTE: NO IMPROVEMENTS IN AREAS 'B' AND 'C'.

TO MAINTAIN STREET FRONTAGE, PROPOSED 'FLAG LOT' IS FOR SANITARY PUMP STATION WITH 50' FLAG POLE RESERVED FOR FUTURE RIGHT-OF-WAY. THIS LOT TO BE DEDICATED TO ERSA, FUTURE RIGHT-OF-WAY, 'FLAGPOLE' AREA SHALL BE INDICATED IN LOT 6 DEED TO BE RESERVED FOR FUTURE MOUNT JOY TOWNSHIP PUBLIC ROAD RIGHT-OF-WAY. AN ACCESS EASEMENT OF THIS AREA IN FAVOR OF MOUNT JOY TOWNSHIP TO BE CREATED WITH FINAL PHASE 1 PLANS.

NOTE: OWNER OF LOT 7, WHO UTILIZES THE STORMWATER BMP ON LOT 1, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BMP ON LOT 1 AND ALSO STORMWATER FACILITIES IN THE PENNDOT RIGHT-OF-WAY DIRECTLY RELATED TO THE STORMWATER OUTFALL FROM LOT 1. LIKEWISE, OTHER LOT OWNERS WILL BE RESPONSIBLE FOR SPECIFIC BMPs AND SHM IMPROVEMENTS THAT MANAGE THEIR SPECIFIC STORMWATER DRAINAGE.

SEE APPROVED PADOT HOP PLANS FOR INTERSECTION DESIGN

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:

SITE LAYOUT PLAN 'A'

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:

VISTABLOCK, LLC

150 FARMINGTON LANE

LANCASTER, PA 17601

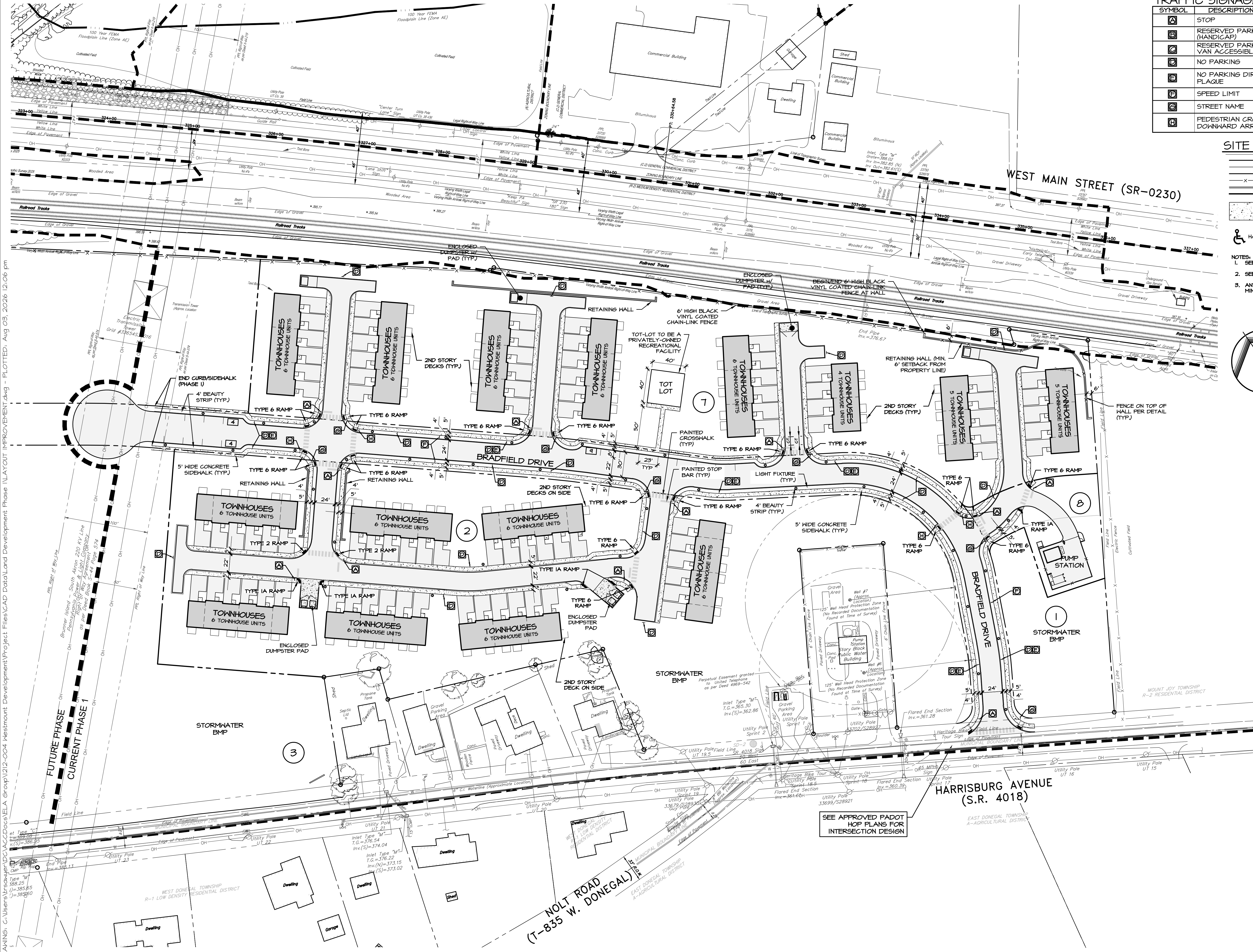
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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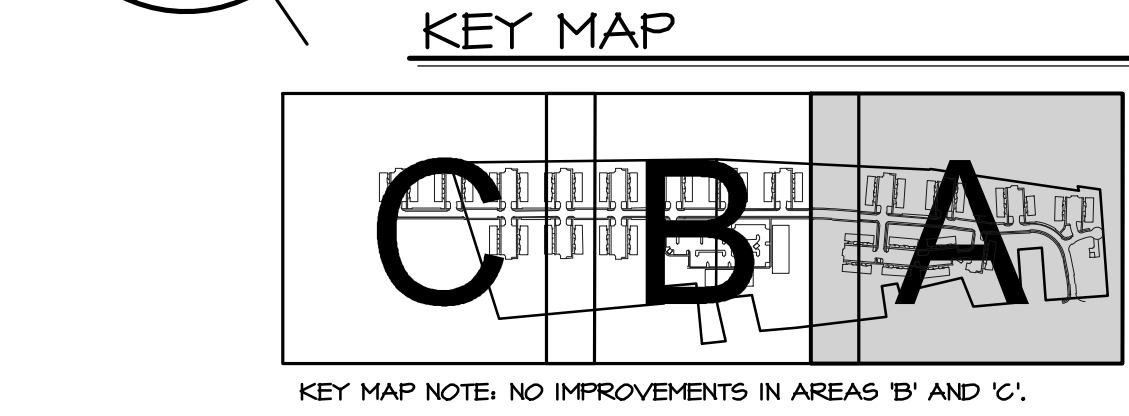
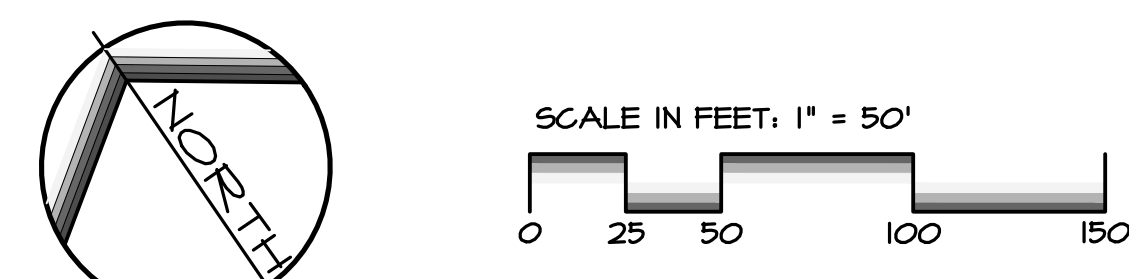
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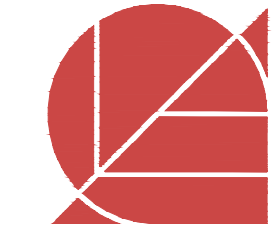
TRAFFIC SIGNAGE LEGEND				
SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
	STOP	30"x30"	RI-1	-
	RESERVED PARKING (HANDICAP)	12"x18"	RT-8	-
	RESERVED PARKING-VAN ACCESSIBLE	12"x18" 12"x 6"	RT-8 W/ RT-8A	-
	NO PARKING	12"x12"	R8-3	-
	NO PARKING DIRECTIONAL ARROW PLAQUE	12"x6"	RT-301	-
	SPEED LIMIT	24"x30"	R2-1	25 MPH
	STREET NAME	PER TOWNSHIP SPECIFICATIONS		
	PEDESTRIAN CROSSING SIGN W/ DOWNGRARD ARROW PLAQUE	18"x18"	W11-2 & W16-TP	-

SITE LAYOUT LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	FENCE LINE
	CONCRETE CURB
	PROPOSED STORMWATER BASIN
	CONCRETE PAVING
	BITUMINOUS DRIVEWAY
	HANDICAP ACCESSIBLE PARKING
	SIGNAGE

- NOTES:
- SEE OVERALL SITE LAYOUT PLAN FOR SITE DISTANCE CHART.
 - SEE GRADING PLAN FOR STORMWATER/UTILITY STRUCTURE NAMES.
 - ANY RETAINING WALL ABOVE 30-INCH HEIGHT MUST HAVE A MINIMUM 42-INCH TALL SECURITY FENCE ON TOP PER CODE.



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
SITE LAYOUT IMPROVEMENT PLAN 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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EASEMENT PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	FENCE LINE
	CONCRETE CURB
	PROPOSED STORMWATER BASIN
	TREE LINE
	STORMWATER EASEMENT

KEY MAP

KEY MAP NOTE: NO IMPROVEMENTS IN AREAS 'B' AND 'C'.

SCALE IN FEET: 1" = 50'

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER EASEMENT PLAN 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

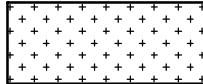
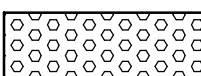
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ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

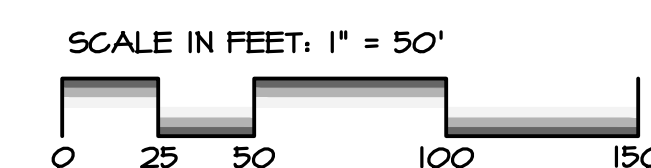
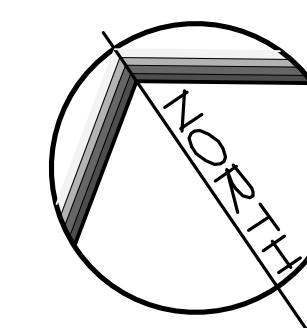
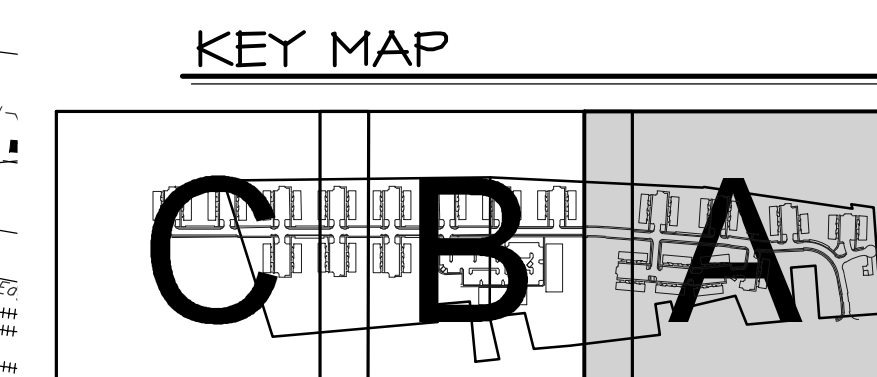
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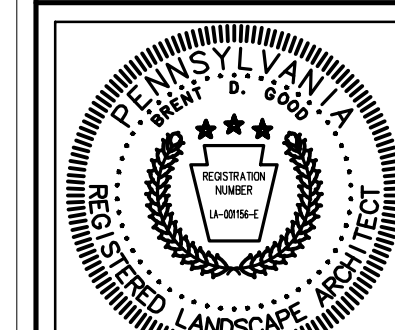


EASEMENT PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	FENCE LINE
	CONCRETE CURB
	PROPOSED STORMWATER BASIN
	TREE LINE
	5' WIDE PEDESTRIAN EASEMENT
	SANITARY SEWER EASEMENT
	RIGHT-OF-WAY EASEMENT
	SNOW REMOVAL STOCKPILE EASEMENT



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN SUBJECT: EASEMENT PLAN 'A' FOR WESTMOUNT MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA CLIENT: VISTABLOCK, LLC 150 FARMINGTON LANE LANCASTER, PA 17601 717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2024
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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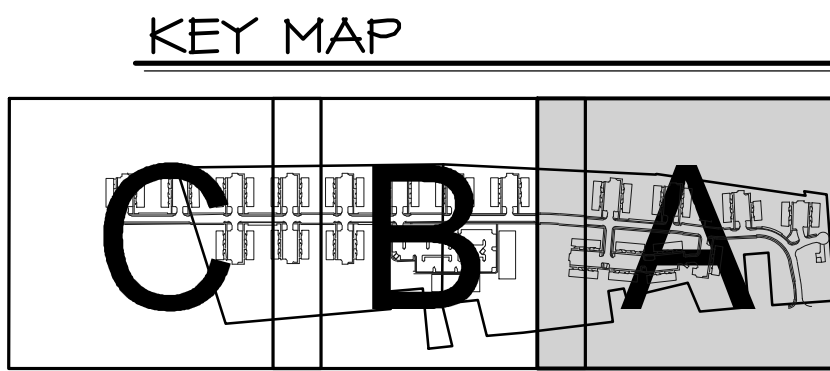
DRAWING: C:\Users\rsawyer\Documents\DC\WACC\Docs\ELA_Group\U12-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\GRADING.dwg - PLOTTED: Aug 03, 2026 12:07 pm



GRADING LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING STORM DRAINAGE PIPING
	PROPOSED STORM DRAINAGE PIPING
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY FORCE MAIN
	EXISTING WATER LINE
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	SLOPE GRADIENT AND DIRECTION
	DOWNSPOUT DIRECTION ARROW

NOTE:
1. ANY RETAINING WALL ABOVE 30-INCH HEIGHT MUST HAVE A MINIMUM 42-INCH TALL SECURITY FENCE ON TOP PER CODE.
2. ADA PARKING AREAS NOT TO EXCEED 2%.

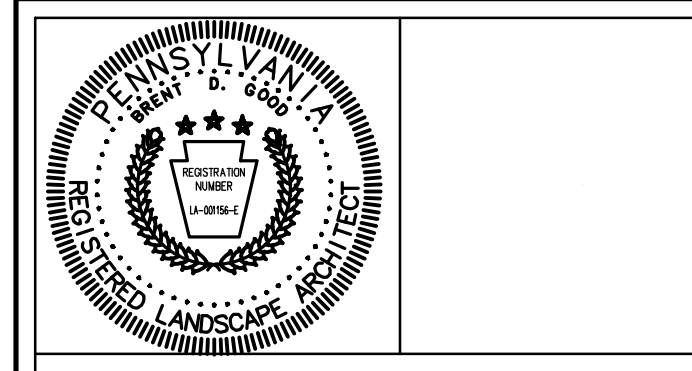


North Arrow

SCALE IN FEET: 1" = 50'

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ENGINEERS + LANDSCAPE ARCHITECTS
4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
GRADING & DRAINAGE PLAN 'A'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
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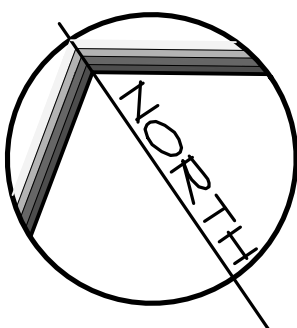
Diagram illustrating the proposed storm drainage piping system, showing existing and proposed contours, existing storm drainage piping, proposed storm drainage piping, existing overhead electric, existing underground electric, existing underground telephone, existing gas line, existing sanitary sewer line, existing sanitary force main, existing water line, existing spot grade, proposed spot grade, slope gradient and direction, and downspout direction arrow.

Legend:

- Existing Contour
- Existing Storm Drainage Piping
- Proposed Storm Drainage Piping
- Existing Overhead Electric
- Existing Underground Electric
- Existing Underground Telephone
- Existing Gas Line
- Existing Sanitary Sewer Line
- Existing Sanitary Force Main
- Existing Water Line
- Existing Spot Grade
- Proposed Spot Grade
- Slope Gradient and Direction
- Downspout Direction Arrow

NOTE:

1. ANY RETAINING WALL ABOVE 30-INCH HEIGHT MUST HAVE A MINIMUM 42-INCH TALL SECURITY FENCE ON TOP PER CODE.
2. ADA PARKING AREAS NOT TO EXCEED 2%.



SCALE IN FEET: 1" = 50'

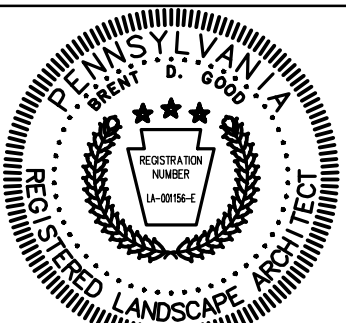


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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

GRADING & DRAINAGE PLAN 'B'

FOR
WESTMOUNT

UNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO

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The diagram illustrates a proposed storm drainage system layout. It features a main horizontal line with several components and connections:

- Headwall:** Located at the far left, connected to a vertical line labeled "Utility Pole".
- Manhole:** A circular symbol on the main line, connected to a vertical line labeled "Electric Meter".
- Inlet:** A rectangular symbol on the main line, connected to a vertical line labeled "Electric Transformer".
- Endwall:** A rectangular symbol at the far right, connected to a vertical line labeled "Telephone Box".
- Gas Valve:** A circular symbol on the main line, connected to a vertical line labeled "Gas Meter".
- Sanitary Sewer Line:** A line labeled "S" with a circular symbol, connected to a vertical line labeled "Sanitary Sewer Main".
- Water Line:** A line labeled "W" with a circular symbol, connected to a vertical line labeled "Water Valve".
- Spot Grade:** A vertical line labeled "Spot Grade" with a circular symbol, connected to a vertical line labeled "Spot Grade".
- Proposed Spot Grade:** A vertical line labeled "Proposed Spot Grade" with a circular symbol, connected to a vertical line labeled "Proposed Spot Grade".
- Slope Gradient and Direction:** A vertical line labeled "Slope Gradient and Direction" with a circular symbol, connected to a vertical line labeled "Slope Gradient and Direction".

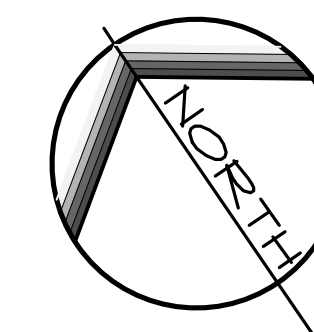
Additional labels and symbols include:

- Utility Pole:** A vertical line with a circular symbol.
- Electric Meter:** A vertical line with a circular symbol.
- Electric Transformer:** A vertical line with a rectangular symbol.
- Telephone Box:** A vertical line with a rectangular symbol.
- Gas Meter:** A vertical line with a circular symbol.
- Sanitary Sewer Main:** A vertical line with a circular symbol.
- Water Valve:** A vertical line with a circular symbol.
- Spot Grade:** A vertical line with a circular symbol.
- Proposed Spot Grade:** A vertical line with a circular symbol.
- Slope Gradient and Direction:** A vertical line with a circular symbol.

The diagram also includes a scale bar at the top indicating distances of 355 and 355.5. A north arrow is located at the bottom left. A legend at the bottom right defines the symbols used for the various components.

NOTE:

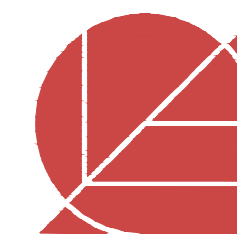
1. ANY RETAINING WALL ABOVE 30-INCH HEIGHT MUST HAVE A MINIMUM 42-INCH TALL SECURITY FENCE ON TOP PER CODE.
2. ADA PARKING AREAS NOT TO EXCEED 2%.



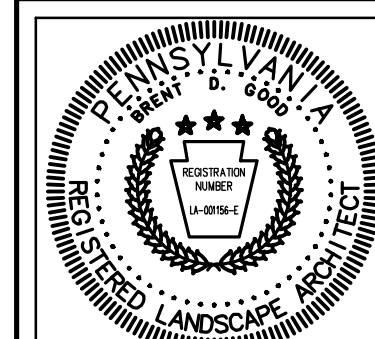
SCALE IN FEET: 1" = 50'



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SUBJECT:
GRADING & DRAINAGE PLAN 'C'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
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ENGINEER:	TEH	PROJECT NO.	1212-004
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CAD DESIGNER:	TRS	SCALE:	1" = 50'
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