# FINAL SUBDIVISION & LAND DEVELOPMENT PLAN **1376 CAMPUS ROAD - PHASE 3**

LANCASTER COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATE THIS PLAN, BEARING LCPC FILE NO. , WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON , AS REOUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCE, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

## SIGNATURE OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

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

SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

#### CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

1376 CAMPUS ROAD ASSOCIATES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED

BEING A MEMBER OF 1376 CAMPUS ROAD ASSOCIATES, LLC, WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, DEPOSES THE PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID ON BEHALF OF THE LIMITED LIABILITY COMPANY THAT THE LIMITED LIABILITY COMPANY DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE LIMITED LIABILITY COMPANY 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

MEMBER SIGNATURE

**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.

SURVEYOR'S SIGNATURE

## **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\_\_\_\_. ENGINEER'S SIGNATURE

**ELIZABETHTOWN REGIONAL SEWER AUTHORITY CERTIFICATE** THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY HEREBY CERTIFIES THAT: (A) THIS PLAN HAS BEEN APPROVED FOR, OR RESERVED CAPACITY FOR: <u>47</u>

- EQUIVALENT DWELLING UNITS; (B) THE AUTHORITY ENGINEER HAS APPROVED THE PROPOSED DESIGN AND
- CONSTRUCTION; (C) A SEWER EXTENSION / DEVELOPMENT AGREEMENT HAS BEEN EXECUTED; AND

(D) SUFFICIENT FINANCIAL SECURITY HAS BEEN PROVIDED TO THE AUTHORITY TO FULLY COVER THE COSTS FOR CAPACITY AND INSTALLATION OF THE PLANNED IMPROVEMENTS.

BOARD CHAIRMAN'S SIGNATURE

ALTERNATE AUTHORIZED OFFICIAL'S SIGNATURE

BOARD CHAIRMAN'S SIGNATURE

ALTERNATE AUTHORIZED OFFICIAL'S SIGNATURE

## ELIZABETHTOWN AREA WATER AUTHORITY CERTIFICATE

- THE ELIZABETHTOWN AREA WATER AUTHORITY HEREBY CERTIFIES THAT: (A) THIS PLAN HAS BEEN APPROVED FOR, OR RESERVED CAPACITY FOR: 47 EQUIVALENT DWELLING UNITS;
- (B) THE AUTHORITY ENGINEER HAS APPROVED THE PROPOSED DESIGN AND CONSTRUCTION:
- (C) A WATER EXTENSION / DEVELOPMENT AGREEMENT HAS BEEN EXECUTED; AND (D) SUFFICIENT FINANCIAL SECURITY HAS BEEN PROVIDED TO THE AUTHORITY TO FULLY COVER THE COSTS FOR CAPACITY AND INSTALLATION OF THE PLANNED

IMPROVEMENTS.

DATE

CERTIFICATION	OF	CARBONATE	GEOLOGY

, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS NOT UNDERLAIN BY CARBONATE GEOLOGY

## GEOLOGIST'S SIGNATURE

## SITE / ZONING DATA

128.50 AC. (GROSS)

127.53 AC. (NET)

4.28 AC. (LOT 2)

5.26 AC. (LOT 3)

0.39 AC. (LOT 4)

AGRICULTURAL

RESIDENTIAL

PUBLIC

PUBLIC

209 UNITS

489 UNITS

13 LOTS

N/A

N/A

N/A

N/A

11 (280 UNITS)

11 (280 UNITS)

280 UNITS

27 UNITS

47 UNITS

REQUIRED

8,500 SF MIN.

70 FT. MIN.

100 FT. MIN

20 FT. MIN.

35 FT. MIN.

20 FT. MIN.

6 FT. MIN.

8 FT. MIN.

6 FT. MIN.

\*35 FT. MAX

20 FT. MAX.

REQUIRED

35% MAX.

2 LOTS (LOTS 7 & 8)

3 LOTS (LOTS 2, 4, & 5)

2.37 DWELLING UNITS PER ACRE

7.10 DWELLING UNITS PER ACRE

7.08 DWELLING UNITS PER ACRE

R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT\*\*\*

PROPOSED

> 8,500 SF

> 70 FT.

> 100 FT.

20 FT

20 FT

6 FT.

8 FT.

6 FT.

< 35 FT.

< 20 FT.

0.2%

0.4%

TWO PARKING SPACES FOR EACH DWELLING UNIT WITH THREE

EXISTING

PROPOSED

< 30%\*\*

MEMBER SIGNATURE

PROFESSIONAL'S SIGNATURE

<35%\*\*

35 FT.

42.96 AC. (LOT 5)

PHASE 3 SITE ACREAGE

TOTAL SITE ACREAGE (ALL PHASES)

EXISTING LAND USE: PROPOSED LAND USE SEWER:

WATER:

PHASE 1A:

PROPOSED LOTS:

FULL-BUILD: PROPOSED SINGLE-FAMILY DETACHED: PROPOSED APARTMENT HOUSES: PROPOSED UNITS: PROPOSED LOTS:

PROPOSED SINGLE-FAMILY DETACHED: 70 UNITS PROPOSED APARTMENT HOUSES: N/A PROPOSED UNITS: 70 UNITS 10 LOTS (LOTS 1, 3, 5, 6, 7, 9, 10, 11, 12, & 13)

PHASE 1B: PROPOSED SINGLE-FAMILY DETACHED: PROPOSED APARTMENT HOUSES: PROPOSED UNITS: PROPOSED LOTS

PHASE 2: PROPOSED SINGLE-FAMILY DETACHED: PROPOSED APARTMENT HOUSES: PROPOSED UNITS: PROPOSED LOTS:

PHASE 3 PROPOSED SINGLE-FAMILY DETACHED: PROPOSED APARTMENT HOUSES: PROPOSED UNITS: PROPOSED LOTS:

DENSITY FULL-BUILD SINGLE-FAMILY DENSITY: PHASE 1A, 2 & 3 SINGLE-FAMILY DENSITY: 1.64 DWELLING UNITS PER ACRE LOT 1 APARTMENT DENSITY: LOT 9 APARTMENT DENSITY:

ZONING:

LOT AREA: SINGLE-FAMILY DETACHED: LOT WIDTH:

SINGLE-FAMILY DETACHED LOT DEPTH: SINGLE-FAMILY DETACHED

FRONT YARD SINGLE-FAMILY DETACHED

ACCESSORY BUILDINGS: RFAR YARD

SINGLE-FAMILY DETACHED: ACCESSORY BUILDINGS:

SIDE YARD: SINGLE-FAMILY DETACHED ACCESSORY BUILDINGS:

BUILDING HEIGHT: ACCESSORY BUILDINGS:

**BUILDING COVERAGE:** IMPERVIOUS COVERAGE:

PARKING:

#### SINGLE FAMILY: 47 UNITS PARKING REQUIRED: 94 SPACES

BEDROOMS OR FEWER.

PARKING PROPOSED: 94 SPACES (2 SPACES IN EACH DRIVEWAY) AN ADDITIONAL SIDE YARD SETBACK OF ONE FOOT SHALL BE PROVIDED FOR EVERY TWO-FOOT, OR

FRACTION THEREOF, INCREASE IN HEIGHT ABOVE 35 FEET. BUILDINGS DEVOTED TO AGRICULTURAL USE SHALL BE EXEMPT FROM HEIGHT REGULATIONS.

COVERAGE/STORMWATER CALCULATIONS FOR LOTS 2 AND 3 ASSUME THE MAXIMUM 30% BUILDING \*\* COVERAGE AND 35% IMPERVIOUS COVERAGE. COVERAGE/STORMWATER CALCULATIONS FOR LOT 5

ASSUMES 4,100 SF PER UNIT. LOT 4 IS OPEN SPACE. THE SUBJECT TRACT WAS REZONED FROM RURAL DISTRICT (R) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) ON OCTOBER 19TH 2020 PER ORDINANCE NO. 324-2020

## MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATE

AT A MEETING ON , 20 , THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FIL , BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 113, STORMWATER MANAGEMENT.

\* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

**OWNER STORMWATER MANAGEMENT ACKNOWLEDGMENT** 

THE STORMWATER MANAGEMENT FACILITIES ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE TOWNSHIP.

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 113, STORMWATER MANAGEMENT.

PRIOR PLANS OF RECORD AND STORMWATER MANAGEMENT AGREEMENTS

STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF FASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC ; DOCUMENT #: DATED

AGREEMENT FOR GRANT OF PUBLIC ACCESS AND TRAIL EASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC ; DOCUMENT #: DATED

FINAL LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 2 PREPARED BY RGS ASSOCIATES, INC DATED 10/24/24; REVISED ; DOCUMENT #:

AGREEMENT FOR GRANT OF PUBLIC ACCESS AND TRAIL EASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC DATED 1/24/25; DOCUMENT #: 20250002955

STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC DATED 1/24/25; DOCUMENT #: 20250002954

FINAL LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 1B PREPARED BY RGS ASSOCIATES, INC. DATED 8/9/24; REVISED 12/17/24 2025-0555-J

STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC DATED JULY 15, 2024; DOCUMENT #: 20246797244

AGREEMENT FOR GRANT OF PUBLIC ACCESS AND TRAIL EASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC DATED JULY 15, 2024; DOCUMENT #: 20246797245

AGREEMENT PROVIDING FOR GRANT OF CONSERVATION EASEMENT PREPARED BY MCNEES WALLACE AND NURICK LLC DATED JULY 15, 2024; DOCUMENT #: 20246797246

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 1A PREPARED BY RGS ASSOCIATES, INC. DATED 12/2/22; REVISED 5/7/24; DOCUMENT #: 2024-0333-

PRELIM/FINAL LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - ROADWAY EXTENSION PREPARED BY RGS ASSOCIATES, INC. DATED 5/20/22; REVISED 3/26/24; DOCUMENT #: 2024-0310-J

> FINAL MINOR SUBDIVISION PLAN FOR 1376 CAMPUS ROAD PREPARED BY RGS ASSOCIATES DATED 12/2/23; REVISED 3/20/24; DOCUMENT #: 2024-0178-J FINAL PLAN OF LOTS FOR RAYMOND H. AND ELIZABETH MYER

PREPARED BY CLIFFORD L. ROMIG DATED 11/6/80; DOCUMENT #: J-122-97 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE REFERENCED

PLANS ARE THE ONLY PRIOR RECORDED PLANS FOR THE SUBJECT TRACT AND THAT NO NOTES AND/OR RESTRICTIONS ON SUCH AFFECT THE CURRENT DEVELOPMENT. I AM ALSO NOT AWARE OF ANY STORMWATER MANAGEMENT AGREEMENTS ASSOCIATED WITH THE SUBJECT PROPERTY

PROFESSIONAL'S SIGNATUR

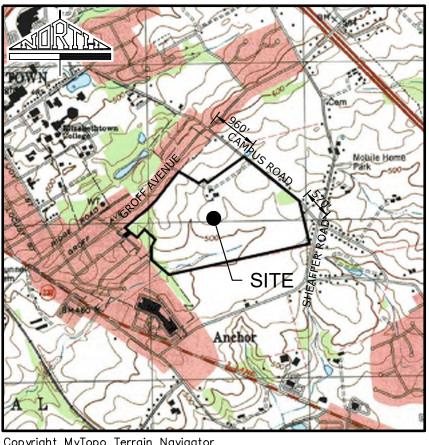
MODIFICATIONS

THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE REQUESTED:

- 1. SECTION 119-25.L(4)(C) PHASING ACTION: APPROVED DATE: 6/27/2022
- 2. SECTION 119-31.A(1) PLAN SCALE ACTION: APPROVED DATE: 6/27/2022
- 3. SECTION 119-53.B(1) SIDEWALK ALONG BOTH SIDES OF AN ACCESS DRIVE ACTION: APPROVED DATE: 6/27/2022
- 4. SECTION 119-53.B(10) GRASS PLANTING STRIP
- ACTION: APPROVED DATE: 6/27/2022 SECTION 119-54-D(3) - LOT WIDTH
- ACTION: APPROVED DATE: 6/27/2022 6. SECTION 119-56.D - UTILITY EASEMENT WIDTH
- ACTION: APPROVED DATE: 6/27/2022
- 7. SECTION 119-56.E STORMWATER EASEMENT WIDTH ACTION: APPROVED DATE: 6/27/2022
- 8. SECTION 119-57.D LOT LINE MARKERS ACTION: APPROVED DATE: 9/26/2022
- 9. SECTION 119-25.L(4)(C) PHASING ACTION: APPROVED DATE: 10/24/2022
- 10. SECTION 119-61 MANDATORY RECREATION DEDICATION (CREDIT FOR PROPOSED AMENITIES) ACTION: DEFERRED TO BOS DATE: 10/24/2022
- 11. SECTION 119-61 MANDATORY RECREATION DEDICATION (CREDIT FOR PROPOSED AMENITIES) ACTION: <u>APPROVED</u> DATE: <u>12/19/2022</u> CONDITIONS: <u>REDUCTION IN THE AMOUNT OF \$157,500.00 CONTINGENT ON THE</u>

HOA DOCUMENTS STATING THE TRAILS ARE OPEN TO THE GENERAL PUBLIC AND

- THE TOWNSHIP SOLICITOR'S REVIEW OF SAID DOCUMENTS 12. SECTION 119-23.B - MULTIPLE APPLICATIONS
- ACTION: APPROVED DATE: 12/28/2022 12. SECTION 119-25.L(4)(C) - PHASING
- ACTION: APPROVED DATE: 12/28/2022 13. SECTION 119-54.D(3) - LOT WIDTH
- ACTION: APPROVED DATE: 12/28/2022
- 14. SECTION: 119-61.H FEE-IN-LIEU OF DEDICATION (FEE AT BUILDING PERMIT) ACTION: DENIED DATE: 1/23/2023
- 15. SECTION: 119.62.D PEDESTRIAN EASEMENT LEGAL DESCRIPTIONS ACTION: APPROVED DATE: 1/23/2023
- THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE WERE REQUESTED
- 1. SECTION 113-32.A(1)(C) LOADING RATIOS ACTION: APPROVED DATE: 6/27/2022
- 2. SECTION 113-42.D PLAN SCALE ACTION: APPROVED DATE: 6/27/2022
- 3. SECTION 113.31.L(1) LIMITING ZONE ACTION: APPROVED DATE: 9/26/2022
- 4. 113-31.L(2)(a) INFILTRATION ACTION: APPROVED DATE: 9/26/2022
- 5. 113-34.F MINIMUM FLOOR ELEVATIONS ACTION: APPROVED DATE: 9/26/2022
- 6. 113-37.C(4)(D)[2] CURBED STREET INLET TOPS ACTION: APPROVED DATE: 9/26/2022



Copyright MyTopo Terrain Navigato LOCATION MAP

SCALE: 1" = 2000'

# WETLANDS INFORMATION WETLANDS DELINEATION PROVIDED BY:

VORTEX ENVIRONMENTAL, INC. 2819-I WILLOW STREET PIKE NORTH WILLOW STREET, PA 17584 (717)509-3934 DATE: 05-21-21

**GEOLOGIC INFORMATION** 

GEOLOGY STUDY PROVIDED BY: ECS MID-ATLANTIC LLC 56 GRUMBACHER ROAD, SUITE D YORK, PA 17406 (717) 767-4788

## **TRAFFIC INFORMATION**

DATE: 11-04-21

JOB NO.: 18:5291

TRAFFIC STUDY PROVIDED BY TRANSPORTATION RESOURCE GROUP, INC. 204 NORTH GEORGE STREET, SUITE 260 YORK, PA 17401 (717) 846-4660 DATE: JUNE 2021 LAST REVISED: DECEMBER 3, 2021 PROJECT NO.: 228.024.18

\_\_\_\_\_ 454 \_\_\_\_\_ \_\_\_\_\_ 455 \_\_\_\_\_ ×(428.17) \_\_\_\_\_ \_\_\_\_ \_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_\_ \_\_\_ . . . \_ \_\_\_ . . . \_ \_\_\_ . . . \_ \_\_\_ . . . \_ \_\_\_ . . . . \_ \_\_\_ . . . . \_ \_\_\_ . . . . \_ \_\_\_ 100 YEAR FLOODPLAIN

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## **OWNER OF RECORD**

1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428

## SOURCE OF TITLE

LANCASTER COUNTY, PA PARCEL ID: 4607260800000

DEED REF: 6776199 1376 CAMPUS ROAD, ELIZABETHTOWN, PA 17022

## LANCASTER COUNTY CODE

DISTRICT 460

## SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY: RETTEW ASSOCIATES, INC. 3020 COLUMBIA AVENUE LANCASTER, PA 17603 (800)-738-8395 DATE: 01-13-21 DWG NO.: 111902012

#### DRAWING INDEX COVER SHEET GENERAL NOTES **EXISTING CONDITIONS & DEMOLITION PLAN** OVERALL SITE PHASING & DENSITY PLAN SUBDIVISION & EASEMENT PLAN SUBDIVISION & EASEMENT PLAN SUBDIVISION & FASEMENT PLAN SUBDIVISION & EASEMENT PLAN SUBDIVISION & EASEMENT PLAN 10 SUBDIVISION & EASEMENT PLAN 11 SUBDIVISION & EASEMENT PLAN 12 SUBDIVISION & EASEMENT PLAN 13 SUBDIVISION & EASEMENT PLAN 14 LAYOUT PLAN 15 LAYOUT PLAN 16 CENTERLINE & SIGHT DISTANCE DATA 17 OVERALL GRADING PLAN 18 GRADING PLAN 19 GRADING PLAN 20 OVERALL UTILITY PLAN 21 UTILITY PLAN 22 UTILITY PLAN 23 LANDSCAPE PLAN 24 LANDSCAPE PLAN 25 LANDSCAPE NOTES & DETAILS 26 ROAD PROFILES 27 ROAD PROFILES 28 ROAD PROFILES 29 STORMWATER PROFILES 30 SITE DETAILS 31 SITE DETAILS 32 SEWER DETAILS 33 SEWER & WATER DETAILS 34 STORMWATER DETAILS

35 STORMWATER DETAILS 36 MATERIAL SPECIFICATIONS 37 OPERATION AND MAINTENANCE NOTES 38 BMP-001 PROFILES

\* ALL SHEETS TO BE RECORDED

## **EROSION AND SEDIMENT CONTROL PLAN RGS ASSOCIATES**

SHEETS 1 OF 20 DATED 12/13/2021 LAST REVISED: 3/23/2023

## **POST CONSTRUCTION STORMWATER** MANAGEMENT PLAN **RGS ASSOCIATES**

SHEETS 1 OF 39 12/13/2021 DATED LAST REVISED: 7/5/2023

#### LIGHTING PLAN **INDEPENDENCE LIGHTING**

SHEETS 1 OF 22 DATED 9/26/2023 LAST REVISED: 8/8/2024

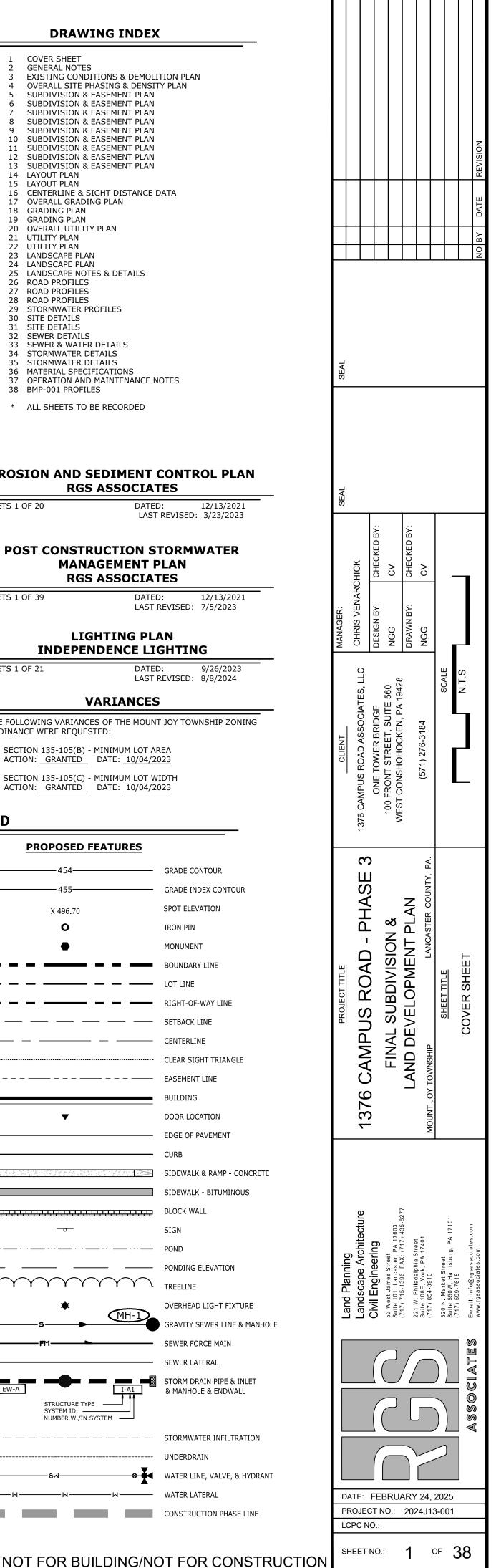
## VARIANCES

THE FOLLOWING VARIANCES OF THE MOUNT JOY TOWNSHIP ZONING ORDINANCE WERE REQUESTED: 1. SECTION 135-105(B) - MINIMUM LOT AREA ACTION: \_GRANTED DATE: 10/04/2023

2. SECTION 135-105(C) - MINIMUM LOT WIDTH ACTION: <u>GRANTED</u> DATE: <u>10/04/2023</u>

## SITE FEATURE LEGEND

EXISTING FEATURES	PROPOSED FEATURES	
GRADE CONTOUR	454	GRADE CONTOUR
	455	GRADE INDEX CONTOUR
SPOT ELEVATION	X 496.70	SPOT ELEVATION
BENCHMARK	ο	IRON PIN
IRON PIN	•	MONUMENT
MONUMENT		BOUNDARY LINE
BOUNDARY LINE		LOT LINE
— — ADJOINER		RIGHT-OF-WAY LINE
RIGHT-OF-WAY LINE		SETBACK LINE
CENTERLINE		CENTERLINE
EASEMENT LINE		CLEAR SIGHT TRIANGLE
MUNICIPAL BOUNDARY		EASEMENT LINE
ZONING BOUNDARY		BUILDING
— — — — BUILDING	▼	DOOR LOCATION
EDGE OF PAVEMENT		EDGE OF PAVEMENT
		CURB
— — — — EDGE OF GRAVEL/DRIVEWAY	Parta da la caracteria de la c	SIDEWALK & RAMP - CONCRETE
SIDEWALK		SIDEWALK - BITUMINOUS
WALL 1	<del></del>	BLOCK WALL
SIGN	<del>- 0 -</del>	SIGN
POND		POND
PLAIN EDGE OF FLOODPLAIN		PONDING ELEVATION
EDGE OF FLOODWAY		TREELINE
	*	OVERHEAD LIGHT FIXTURE
STREAM	s	GRAVITY SEWER LINE & MANHOL
TREELINE	FM	SEWER FORCE MAIN
1 TEST PIT LOCATION		SEWER LATERAL
SOILS		STORM DRAIN PIPE & INLET
OE OVERHEAD ELECTRIC	STRUCTURE TYPE	& MANHOLE & ENDWALL
-G GAS	SYSTEM ID	
UTILITY POLE		STORMWATER INFILTRATION
GRAVITY SEWER LINE & MANHOLE		UNDERDRAIN
STORM DRAIN PIPE, ENDWALL,		WATER LINE, VALVE, & HYDRANT
WARTICLE, & INLET	₩₩₩	WATER LATERAL
—		CONSTRUCTION PHASE LINE



## **GENERAL PLAN NOTES**

- 1 BENCHMARKS: BENCHMARK "A" IS A REBAR SET ON THE SOUTHEAST SIDE OF A FARM LANE. ELEVATION=543.21' NAVD88 DATUM. BENCHMARK "B" IS A REBAR SET ALONG THE MIDPOINT IN THE SOUTHEASTERN PROPERTY LINE. ELEVATION= 496.95' NAVD88 DATUM. (SEE SHEET EXISTING
- CONDITIONS & DEMOLITION PLAN FOR LOCATION). 2. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY RETTEW ASSOCIATES, PROJECT
- NAME: 1376 CAMPUS ROAD, PROJECT NO.: 111902012, DATED: 01/13/2021. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITHOUT
- THE BENEFIT OF A "TITLE SEARCH." HORIZONTAL DATUM: NAD83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM; SOUTH ZONE
- VERTICAL DATUM: NAVD88 UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, PA ONE CALL UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. PA ONE CALL NOTIFICATION SERIAL NUMBERS ARE 20203033598, ELIZABETHTOWN BORO & 20203033597, MOUNT JOY TWP, BOTH DATED 11/14/2020, (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY
- SUBSURFACE EXPLORATION, WHICH IS NOT WITHIN THE SCOPE OF THIS CONTRACT). PERMANENT MONUMENTS 
  AND LOT MARKERS 
  SHALL BE SET UPON COMPLETION OF FINAL GRADING AT THE LOCATIONS TO BE SHOWN ON THE FINAL PLAN.
- ANY ALTERATIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION
- SHALL NOT BE THE RESPONSIBILITY OF RGS ASSOCIATES, INC. THE TOWNSHIP SHALL HAVE THE RIGHT FOR ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES.

## UTILITY NOTES

- A. GENERAL NOTES SANITARY SEWER INIMUM OF 3'-6" OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER MAIN SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS. 2. SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ERSA
- SPECIFICATIONS THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS" PER THE AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE
- LOCATION AND DEPTH OF ALL SANITARY SEWER LATERAL LOCATIONS, AND SHALL PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR PREPARATION OF AS-BUILT DRAWINGS. 4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT
- SHALL BE PROVIDED. ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUNICIPAL SEWER AUTHORITY CONSTRUCTION SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS
- THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION. 5. 95% STANDARD PROCTOR FILL COMPACTION IS REQUIRED FOR ALL SANITARY SEWER FACILITIES LOCATED IN FILL MATERIAL. TESTING MUST BE IN ACCORDANCE WITH THE APPROPRIATE
- AASHTO AND ASTM STANDARDS. 7. ALL SANITARY SEWER MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THE MANHOLE CONE SECTION ROTATED TO MINIMIZE IMPACTS WITHIN THE VEHICLE WHEEL PATHS.
- 8. ALL CLEANOUTS & SANITARY MANHOLES LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING TOPS. 9. ALL PROPOSED SANITARY SEWERS WILL BE OFFERED FOR DEDICATION TO THE ELIZABETHTOWN
- REGIONAL SEWER AUTHORITY. 10. A MINIMUM OF 0.1FEET OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES. 11. ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS. IN AREAS WHERE COVER EXCEEDS 15 FEET, SDR-21 PVC SHALL BE USED FOR
- BOTH MAINS AND LATERALS. 12. SANITARY SEWER MAINS SHALL BE INSTALLED WITH AT LEAST 10 FEET HORIZONTAL SEPARATION AND/OR 18 INCHES OF VERTICAL SEPARATION FROM ALL OTHER UTILITIES. WHEN THESE CLEARANCES ARE NOT FEASIBLE, CONCRETE ENCASEMENT OF THE SEWER MAIN IS REQUIRED. SANITARY SEWERS SHALL BE INSTALLED BELOW WATER FACILITIES
- 13. ALL SANITARY SEWER STREAM CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PA DEP REGULATIONS CONTAINED IN THE STATE PROGRAMMATIC GENERAL PERMIT (PASPGP-2) AND PA DEP GENERAL PERMIT NO. 5 (UTILITY LINE STREAM CROSSINGS). PERMIT NO. GP043603222-001, GP053603222-002, & GP073603222-001.
- 14. MANHOLES IN EASEMENTS SHALL BE 12-18 INCHES ABOVE GRADE OR HAVE A WATERTIGHT FRAME AND COVER. 15. LATERALS AND TREES SHOULD BE INSTALLED AT A MINIMUM HORIZONTAL DISTANCE OF 10-FEET
- GENERAL NOTES WATER SERVICE CONTRACTOR SHALL INSTALL A COMPLETE WATER SYSTEM TO INCLUDE THE EXTENSION OF AN 8-INCH WATER MAIN AND INDIVIDUAL SERVICE LATERALS (EXACT LOCATION AND SIZE TO BE DETERMINED BY MEP) IN CONFORMANCE WITH THE SPECIFICATIONS AND DETAILS OF THE MUNICIPAL AUTHORITY
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND "RECORD DRAWINGS" PER AUTHORITY REOUIREMENTS. 3. ALL WATER MAINS CONSTRUCTION SHALL CONFORM TO THE ELIZABETHTOWN AREA WATER
- AUTHORITY DESIGN AND CONSTRUCTION MANUAL UNLESS SPECIFIC WAIVERS HAVE BEEN GRANTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION. 4. 95% FILL COMPACTION IS REQUIRED FOR ALL WATER DISTRIBUTION FACILITIES LOCATED IN FILL
- MATERIAL THE CONSTRUCTION OF WATER AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH PA DEP REGULATIONS RELATED TO HORIZONTAL AND VERTICAL SEPARATION
- ALL WATER APPURTENANCES SHALL BE SET TO FINISHED GRADE, UNLESS OTHERWISE NOTED. IF A FIRE DEPARTMENT CONNECTION (FDC) IS REQUIRED FOR ANY BUILDING, THE FDC SHALL BE PLACED WITHIN A DISTANCE AS DETERMINED BY LOCAL, STATE AND FEDERAL REGULATIONS, PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE, AS REVISED, IN COORDINATION WITH MUNICIPAL STAFF AND THE LOCAL FIRE DEPARTMENT. THE FIRE HYDRANT LOCATION(S) DEPICTED ON THE PLANS HAVE BEEN PLACED WITH THE BEST AVAILABLE INFORMATION AVAILABLE AT THIS TIME. HOWEVER, RELOCATION OR ADDITIONS OF THE FDC MAY CAUSE THE
- NEED TO RELOCATE FIRE HYDRANTS. 8. FOR LANDS WITHIN ANY WATER FACILITY EASEMENT, EAWA SHALL HAVE THE RIGHT TO TRIM. CUT, OR REMOVE ANY TREE, SHRUBBERY, FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT COULD REASONABLY INTERFERE WITH THE EFFICIENT, PROPER, AND SAFE ACCESS AND MAINTENANCE TO THE EASEMENT OR STRUCTURES THAT EXIST AT THE TIME OF THIS PLAN/AGREEMENT APPROVAL, AND EAWA SHALL HAVE NOT OBLIGATION TO CORRECT, REPLACE, REPLANT, RESTORE SUCH MATERIAL OR BE FINANCIALLY RESPONSIBLE FOR SAME.
- GENERAL NOTES STORM DRAINAGE THE OWNER OF EACH LOT WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER FACILITIES LOCATED THEREON TO ENSURE THEY ARE KEPT IN A DESIGN CONDITION. DEVELOPER ANTICIPATES THAT MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER MANAGEMENT FACILITIES LOCATED ON LOTS 3, 5, 6, 8, 10, 11 AND 12 WILL BE ASSIGNED TO A PLANNED COMMUNITY ASSOCIATION FOR ON-GOING MAINTENANCE UPON COMPLETION OF CONSTRUCTION DEVELOPER ANTICIPATES THAT MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER MANAGEMENT FACILITIES LOCATED ON LOTS 1 AND 9 WILL BE ASSIGNED TO A CONDOMINIUM ASSOCIATION FOR ON-GOING MAINTENANCE UPON COMPLETION OF CONSTRUCTION. BMP-013, SPECIFICALLY, WHICH SPANS LOTS 9 AND 10, WILL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION PURSUANT TO THE EASEMENT SET FORTH IN THE PLANNED COMMUNITY DECLARATION.
- THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS IN PLACE AT THE TIME OF PLAN APPROVALS. RGS ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL THAT WOULD REOUIRE ALTERNATE MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL CURRENT STANDARDS AND NOTIFY THE OWNER/DEVELOPER AND RGS ASSOCIATES OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE START OF CONSTRUCTION.
- . CONSTRUCTION OF STORMWATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
- 4. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY.
- THE MUNICIPALITY WILL HAVE THE RIGHT TO ACCESS FOR THE PURPOSE OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES.
- WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT ± 3% OF OPTIMUM UP TO THE PIPE BEDDING. REFER TO THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR A DESCRIPTION OF SELECT FILL MATERIAL 8. THE TOP OF THE GRATE OF ALL INLETS WITHIN VEHICULAR LOADING AREAS SHALL BE
- DEPRESSED 2 INCHES BELOW THE FLOWLINE. THE TOP OF GRATE OFF ALL INLETS WITHIN NON-VEHICULAR LOADING AREAS SHALL BE DEPRESSED 1 INCH BELOW THE FLOWLINE. 9. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR SLCPP/HDPEP PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER
- MANUFACTURER'S INSTALLATION REQUIREMENTS. <u>GENERAL NOTES - OTHER</u>
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE.
- THE EXISTING UTILITIES SHOWN HAVE BEEN DETERMINED AND REFERENCED BASED UPON INFORMATION RECEIVED FROM THE UTILITY COMPANIES, SURVEYORS, VISITS TO THE SITE AND GENERAL BEST INFORMATION. TO THE BEST OF RGS ASSOCIATES' KNOWLEDGE. AT THE TIME OF DESIGN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 A MINIMUM OF 3 DAYS PRIOR TO EXCAVATING OR WITH CAREFUL EXPLORATORY WORK, AT THE CONTRACTOR'S RISK, PRIOR TO CONSTRUCTION FOR THOSE PRIVATE LINES WHICH ARE NOT ABLE TO BE LOCATED THROUGH THE ONE CALL PROCESS. IT MAY BECOME NECESSARY TO ADJUST THE PROPOSED UTILITY LOCATION IN THE FIELD TO RESOLVE ANY UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. RGS ASSOCIATES SHALL BE NOTIFIED IMMEDIATELY IF ANY SUCH CONFLICTS ARE ENCOUNTERED.
- ALL UTILITY ELEVATIONS ARE AT THE INVERT UNLESS OTHERWISE NOTED.

## MUNICIPAL SPECIFIC NOTES

- PROPOSED DRIVEWAYS SHALL BE LOCATED NOT LESS THAN 5 FEET FROM THE SIDE LOT LINE. 2. LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 135-298, OF THE MOUNT JOY TOWNSHIP ZONING ORDINANCE AND SECTION 119-52.0 OF THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. ALL LIGHTING SHALL BE ACTUATED BY A PHOTOELECTRIC CONTROLLER. MAXIMUM POLE HEIGHT IS 15'. ALL LIGHTING FIXTURES SHALL MEET IESNA CUTOFF CRITERIA.
- 3. UNTIL SUCH TIME AS THE TOWNSHIP ACCEPTS A DEDICATION OF THE ASSOCIATED STREET, THE DEVELOPER OF THE TRACT (WHO HAS ESCROWED THE STREETLIGHTING) WILL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH EACH STREETLIGHT. SUCH COSTS SHALL INCLUDE, BUT NOT BE LIMITED TO, ADMINISTRATION, PLACEMENT, ELECTRICAL CHARGES, AND MAINTENANCE. DEVELOPER ANTICIPATES THAT MAINTENANCE RESPONSIBILITIES AND RESPONSIBILITIES FOR ELECTRICAL CHARGES FOR THE STREETLIGHTS WILL BE ASSIGNED TO THE PLANNED COMMUNITY ASSOCIATION
- 4. STREETLIGHTS NOT DEDICATED TO THE MUNICIPALITY WILL REMAIN THE RESPONSIBILITY OF THE DEVELOPER OF APPROPRIATE PRIVATE ENTITY, INCLUDING ALL COSTS AND RESPONSIBILITIES FOR THE LIGHTING IN PERPETUITY 5. ACCESS DRIVES PROPOSED AS PART OF THIS LAND DEVELOPMENT DO NOT QUALIFY FOR
- DEDICATION TO THE TOWNSHIP AND THE LANDOWNER ASSUMES ALL RESPONSIBILITY FOR THEIR MAINTENANCE AND REPAIR. 6. THE MUNICIPALITY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE, AND NO ALTERATION TO SWALES, OR BASINS, OR PLACEMENT
- OF STRUCTURES SHALL BE PERMITTED WITHIN FASEMENTS. 7. THE TYPICAL STREET CROSS-SECTION IS IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE. 8. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT
- AGREEMENT 9. PEDESTRIAN EASEMENTS SHALL BE FIVE FEET ON EITHER SIDE OF THE CENTERLINE OF THE TRAIL AS CONSTRUCTED. 10. TRASH DISPOSAL AND RECYCLING AT THE SINGLE FAMILY HOMES WILL BE PROVIDED BY
- INDIVIDUAL TRASH AND RECYCLING TOTES AT EACH RESIDENCE. THE INDIVIDUAL TRASH AND RECYCLING TOTES WILL BE EMPTIED ON A WEEKLY SCHEDULE THROUGH THE MOUNT 10Y TOWNSHIP TRASH AND RECYCLING PROGRAM. 11. LITTER CLEAN-UP WILL BE PROVIDING BY GROUNDSKEEPERS THAT WILL BE HIRED UNDER
- CONTRACT BY THE HOME OWNERS ASSOCIATION. 12. APPLICANT SHALL PAY MOUNT JOY TOWNSHIP TRAFFIC IMPACT FEES, AS REQUIRED BY CHAPTER 125 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF MOUNT 10Y. IN THE TOTAL DOLLAR AMOUNT OF \$332,008.00 (188 P.M. PEAK HOUR TRIPS @ \$1,766/TRIP). PAYMENT OF THE TRAFFIC FEES SHALL BE MADE AT THE TIME AN APPLICATION IS MADE FOR THE REQUIRED BUILDING PERMIT. AS AN ALTERNATIVE, APPLICANT MAY ENTER INTO AN AGREEMENT WITH THE TOWNSHIP TO SEEK A CREDIT FOR THE TRAFFIC IMPACT FEES IN RETURN FOR CONSTRUCTION OF THE CAMPUS ROAD ROUNDABOUT AS GENERALLY DEPICTED ON THE PLANS, APPLICANT SHALL NOT AT ANY TIME IN THE FUTURE SEEK RETURN OF SUCH IMPACT FEES, OR ANY EARNED ACCRUED INTEREST THEREON, OR AUTHORIZE ANY SUCCESSOR TO MAKE SUCH CLAIM, WHETHER OR NOT THE TOWNSHIP EXTENDS THE TRAFFIC IMPACT FEES WITHIN THE TIME LIMITATIONS SET FORTH IN ACT 209 OF 1990, AS AMENDED, 53 P.S. §10501-A, ET SEQ., EXPANDS THE TRAFFIC IMPACT FEES FOR IMPROVEMENTS SET FORTH IN THE TRANSPORTATION CAPITAL IMPROVEMENTS PLAN OR FOR OTHER ROAD IMPROVEMENTS NOT ADDRESSED IN THE TRANSPORTATION CAPITAL IMPROVEMENTS PLAN OR FOR ROAD IMPROVEMENTS TO ADDRESS EXISTING DEFICIENCIES OR FOR IMPROVEMENTS (REGARDLESS OF THE PERCENTAGE OF THE COST OF IMPROVEMENTS OR THE AMOUNT OF THE IMPROVEMENTS PAID FOR WITH TRAFFIC IMPACT FEES) TO STATE HIGHWAYS. 12.1. DEVELOPER AND MERIDIAN HEIGHTS PARTNERS LLC ENTERED INTO AN AGREEMENT WITH THE TOWNSHIP DATED JULY 10, 2024, WHICH WAS RECORDED ON AUGUST 27, 2024, AT

## SPECIFIC RIGHTS OF MOUNT JOY TOWNSHIP

DOCUMENT NO. 20246797225.

- LOT 1 AND LOT 9 CREATED BY THIS PLAN CONTAIN THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED. ALL LAND WITHIN LOT 1 AND ALL LAND WITHIN LOT 9 IS REQUIRED TO ENABLE THE DEVELOPMENT OF THE NUMBER OF DWELLING UNITS SHOWN ON THIS PLAN. NEITHER LOT 1 NOR LOT 9 MAY BE SUBDIVIDED IN THE FUTURE EXCEPT FOR THE CREATION OF UNITS AND COMMON ELEMENTS PURSUANT TO THE APPLICABLE DECLARATIONS CREATING A PLANNED COMMUNITY AND/OR CONDOMINIUM APPLICABLE TO SUCH LOTS, SUBJECT TO THE APPROVAL OF SUCH DECLARATIONS BY MOUNT JOY TOWNSHIP PURSUANT TO THE REMAINDER OF THIS NOTE. NO ADDITIONAL DWELLING UNITS OR PRINCIPAL STRUCTURES OF ANY TYPE MAY BE DEVELOPED ON LOT 1 OR LOT 9. LANDOWNER, FOR ITSELF AND SUCCESSOR OWNERS OF LOT 1 AND/OR LOT 9, AGREES THAT MOUNT JOY TOWNSHIP MAY WITHHOLD ANY PERMIT OR APPROVAL REOUIRED FOR THE DEVELOPMENT OF ANY ADDITIONAL DWELLING UNITS OR PRINCIPAL STRUCTURES ON LOT 1 AND LOT 9. LANDOWNER, FOR ITSELF AND SUCCESSOR OWNERS OF LOT 1 AND/OR LOT 9, WAIVES ANY CLAIM UNDER THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, PENNSYLVANIA
- CONSTRUCTION CODE ACT, UNIFORM CONSTRUCTION CODE OR TOWNSHIP ORDINANCE FOR A DEEMED APPROVAL IF THE TOWNSHIP REFUSED TO ISSUE ANY PERMIT OR APPROVAL FOR ANY ADDITIONAL DWELLING UNITS OR PRINCIPAL STRUCTURES ON LOT 1 AND/OR LOT 9 2. ALL OF THE DWELLING UNITS TO BE DEVELOPED ON LOT 1 AND LOT 9 SHOWN ON THIS PLAN SHALL BE HELD IN SINGLE OWNERSHIP. IF THE LANDOWNER DESIRES IN THE FUTURE TO CREATE A CONDOMINIUM AND/OR A PLANNED COMMUNITY ALLOWING INDIVIDUAL OWNERSHIP OF THE DWELLINGS ON LOT 1 AND/OR LOT 9, THE LANDOWNER SHALL SUBMIT THE DECLARATIONS OF CONDOMINIUM OR PLANNED COMMUNITY TO MOUNT JOY TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO RECORDING. SUCH DECLARATIONS SHALL MAKE PROVISION FOR PERMANENT MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES, ACCESS DRIVES, SIDEWALKS, OFF-STREET PARKING FACILITIES, REQUIRED LANDSCAPING AND THE TRAIL SYSTEM IN ONFORMANCE WITH ALL MOUNT 10Y TOWNSHIP ORDINANCES AND REGULATIONS AND THE CONDITIONS OF APPROVAL OF THIS PLAN. THE DECLARATIONS SHALL GRANT MOUNT JOY TOWNSHIP ALL RIGHTS SET FORTH IN PENNSYLVANIA MUNICIPALITIES PLANNING CODE SECTION 705 AND SHALL CONTAIN A PROVISION STATING THAT SUCH PROVISIONS CANNOT BE CHANGED
- WITHOUT THE PRIOR WRITTEN CONSENT OF MOUNT JOY TOWNSHIP. . NOTHING ON THIS PLAN SHALL BE INTERPRETED AS BEING A COMMITMENT OF MOUNT JOY TOWNSHIP TO ACCEPT DEDICATION OF ANY STREET OR OTHER IMPROVEMENT. NOTWITHSTANDING THE FOREGOING, MOUNT JOY TOWNSHIP MAY ACCEPT DEDICATION OF ANY STREET OR OTHER DEDICATED IMPROVEMENT SHOWN ON THIS PLAN.

#### **FLOOD PLAIN NOTES** AREAS IDENTIFIED AS 100-YR FLOODPLAIN WERE DELINEATED USING THE GEOHECRAS

SOFTWARE BASED ON AVAILABLE LIDAR AND SURVEY INFORMATION, AND ARE BASED ON THE FLOODPLAIN ANALYSIS REPORT PREPARED BY RGS ASSOCIATES DATED DECEMBER 13, 2021. . THE FLOODWAY SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS. WORK IS PROPOSED WITHIN THE 100 YEAR FLOODPLAIN OF BOTH OF THE UNNAMED TRIBUTARIES TO CONOY CREEK LOCATED ON SITE. ALL WORK WITHIN THESE FLOODPLAINS HAVE BEEN DOCUMENTED AND SUBMITTED TO THE TOWNSHIP AND THE LANCASTER COUNTY CONSERVATION DISTRICT IN ORDER TO OBTAIN THE NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS FOR THE WORK PROPOSED.

### WETLAND NOTES

PENNSYLVANIA ARE AS FOLLOWS:

1. WETLANDS DELINEATED ON THE PLANS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS. NO DISTURBANCE SHALL OCCUR WITHIN THE BOUNDARY OF THE WETLANDS. 2. IN APRIL 21, 2021 A PRELIMINARY WETLANDS INVESTIGATION AND A FIELD SURVEY TO DETERMINE THE EXTENT OF WETLANDS PRESENT ON THE SITE WAS CONDUCTED BY VORTEX ENVIRONMENTAL INC. THERE ARE TEN (10) REGULATED FEATURES THAT EXIST WITH THE APPROXIMATELY 126.5 ACRE STUDY AREA FOR CAMPUS ROAD, CONSISTING OF THREE (3) WATERCOURSES (WATERCOURSE 1-3) AND SEVEN (7) ASSOCIATED WETLAND AREAS.

## **EROSION AND SEDIMENT CONTROL NOTES**

1. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN. THESE MEASURES SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION, PER THE SEQUENCE OF CONSTRUCTION OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLANS. 2. SOIL TYPES PRESENT ON THE SITE, PER THE SOIL SURVEY OF LANCASTER COUNTY,

SYMBOL	NAME	SLOPE	HY
AbA	ABBOTTSTOWN SILT LOAM	3-8%	
Во	BOWMANSVILLE SILT LOAM	0-3%	
BuC	BUCKS SILT LOAM	8-15%	
LaB	LANDSDALE SILT LOAM	3-8%	
LaC	LANDSDALE SILT LOAM	8-15%	
LaD	LANDSDALE SILT LOAM	15-25%	
MbB	MOUNT LUCAS SILT LOAM	3-8%	
RaB	READINGTON SILT LOAM	3-8%	
UaB	UNGERS LOAM	3-8%	

### STREET NOTES

- 1. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT DEEDS TO ALL LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES AND LINE OF SIGHT EASEMENTS SHALL PROVIDE THAT NO STRUCTURE, PLANTINGS, OR GRADING SHALL BE ERECTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WILL OBSCURE THE VISION OF MOTORISTS. 2. SPEED LIMIT SHALL BE POSTED AT 25 MILES PER HOUR EXCEPT WHERE OTHERWISE NOTED ON
- THE LAYOUT PLAN. 3. DESIGN AND PLACEMENT OF TRAFFIC SIGNS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN PADOT PUBLICATION 236, HANDBOOK OF APPROVED SIGNS, AND PADOT PUBLICATION 201, ENGINEERING AND TRAFFIC STUDIES.

DRO GROUP C/D C/D

## **GRADING NOTES**

1. THE GARAGE FLOOR ELEVATIONS (GFE) SHOWN ON THE PLAN REPRESENT THE ELEVATION AT THE GARAGE DOOR OPENING. 2. THE CONTRACTOR AND/OR BUILDER SHALL CONFIRM ALL ELEVATION RELATIONSHIPS PRIOR TO

- CONSTRUCTION. ANY DISCREPANCIES SHALL BE SUBMITTED TO RGS ASSOCIATES IMMEDIATELY. 3. THE LOT GRADING AND GARAGE FLOOR ELEVATION (GFE) SHOWN FOR EACH RESIDENTIAL BUILDING IS SHOWN FOR FEASIBILITY PURPOSES ONLY.
- 4. THE SINGLE FAMILY HOMES HAVE BEEN GRADED TO SHOW CONCEPTUAL PAD GRADING WITH APPROXIMATE GARAGE FLOOR ELEVATIONS (GFE'S). THE INDIVIDUAL LOT GRADING CAN BE REVISED FOR EACH HOME, ASSUMING THE CONTRACTOR AND HOME BUILDER ARE RESPONSIBLE FOR MAINTAINING THE OVERALL DRAINAGE PATTERNS SHOWN ON THESE PLANS. ANY REVISIONS
- SHALL BE REFLECTED IN THE BUILDING PERMIT APPLICATION 5. THE CONTRACTOR AND HOME BUILDER ARE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. 6. THE FINISHED GRADE (FG) ELEVATION AROUND EACH BUILDING FOUNDATION MUST BE A
- MINIMUM OF EIGHT (8) INCHES LOWER THAN THE FFE, OR PROVIDE THE MINIMUM SEPARATION DISTANCE REQUIRED BY THE LOCAL BUILDING CODE. 7. ALL PERVIOUS SURFACES SHALL BE GRADED AWAY FROM THE PROPOSED BUILDINGS AT A MINIMUM FIVE (5) PERCENT FOR THE FIRST TEN (10) FEET, OR AS REQUIRED BY THE LOCAL
- BUILDING CODE 8. ALL IMPERVIOUS SURFACES SHALL BE GRADED AWAY FROM THE PROPOSED BUILDINGS AT A MINIMUM TWO (2) PERCENT FOR THE FIRST TEN (10) FEET, OR AS REQUIRED BY THE LOCAL
- BUILDING CODE. 9. ALL FINISHED FLOOR ELEVATIONS MUST BE SET A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION OF ANY ADJACENT STORMWATER FACILITY. 10. ALL FINISHED FLOOR ELEVATIONS MUST BE SET A MINIMUM OF TWO (2) FEET ABOVE THE 100
- YEAR WATER SURFACE ELEVATION OF ANY ADJACENT 100-YEAR FLOODPLAIN. 11. THE PROPOSED SEWER MAIN HAS NOT BEEN DESIGNED TO ACCOMMODATE BASEMENT ELEVATIONS. THIS PLAN ASSUMES THAT GRAVITY SEWER LATERALS WILL ACCOMMODATE THE FIRST FLOOR OF THE BUILDINGS AND THAT BASEMENT SEWERS ARE NOT INTENDED.
- 12. THIS PLAN ASSUMES THAT ONLY HOMES NOTED WITH A BASEMENT FLOOR ELEVATION (BFE) WILL HAVE BASEMENTS.

#### **GEOTECHNICAL NOTES** A. GENERAL RECOMMENDATIONS

- IF REDOXIMORPHIC FEATURES (SOIL MOTTLING AND COLORATION PATTERNS FORMED BY THE REDUCTION OF IRON AND/OR MANGANESE FROM SATURATED CONDITIONS IN THE SOIL) ARE ENCOUNTERED 1.1. A OUALIFIED PROFESSIONAL SHOULD DETERMINE IF THE FEATURES OBSERVED ARE
- ASSOCIATED WITH A HISTORICAL CONDITION (ASSOCIATED WITH FILL, PREVIOUS SITE CONDITION, OR NATURAL COLORATION) OR ARE ASSOCIATED WITH CONDITIONS THAT COULD PRESENTLY OCCUR (SEASONAL VARIATIONS IN THE WATER TABLE).
- 1.2. EVALUATE THE ELEVATION OF THE FEATURES RELATIVE TO THE PROPOSED DESIGN ELEVATION OF THE SWM FEATURE AND DETERMINE IF THE SIZE AND ELEVATION OF THE SWM FEATURE CAN BE ADJUSTED TO ALLEVIATE THE CONFLICT RETAIN ECS AND CIVIL ENGINEER TO EVALUATE ALTERNATE DESIGN CONCEPTS. ALTERNATE 1.3.
- DESIGNS PROPOSED BY THE PROFESSIONAL SHOULD BE SEALED AND SUBMITTED TO THE TOWNSHIP FOR APPROVAL. 2. IF THE FIELD VERIFIED INFILTRATION RATES ARE EXCESSIVELY HIGH (GREATER THAN 6 INCHES
- PER HOUR) 2.1. DETERMINE THE EXTENT OF THE MATERIALS EXHIBITING THE HIGH INFILTRATION RATES THROUGH A COMBINATION OF VISUAL-MANUAL CLASSIFICATION, HAND PROBING, DENSITY TESTING, OR OTHER SUITABLE METHODS AS DETERMINED BY ECS.
- 2.2. OVER0EXCAVATE THE MATERIALS TO THE DEPTH WHERE THE MATERIAL TYPE CHANGES OR A MAXIMUM DEPTH OF 2 FEET, WHICHEVER IS ENCOUNTERED FIRST. 2.3. IF EXCESSIVE RATES ARE ASSOCIATED WITH WEATHERED OR BROKEN ROCK, THE ROCK
- SURFACE SHOULD BE EXAMINED BY ECS, PRIOR TO REPLACEMENT OF SUITABLE MATERIAL 2.4. REPLACE THE EXCAVATED MATERIAL WITH FINER GRAINED MATERIALS APPROVED BY ECS. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFF-SITE MATERIALS AVAILABLE TO THE CONTRACTOR GENERALLY CONFORMING TO THE TABLE PROVIDED IN THE GEOTECHNICAL REPORT, WITH FIELD INFILTRATION RATES POST
- PLACEMENT DETERMINED AND APPROVED BY ECS. MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE IN NON-STRUCTURAL AREAS. IF MATERIAL REPLACEMENT IS REOUIRED IN STRUCTURAL AREAS (EX: BELOW-GRADE SWM 2.6. FACILITIES IN PAVED AREAS), MATERIAL PLACEMENT SPECIFICATIONS, INCLUDING MATERIAL TYPE, MIX RATIO, COMPACTIVE EFFORT AND REQUIRED DENSITY SHOULD BE DETERMINED BY ECS. TECHNICAL RECOMMENDATIONS SHOULD BE SEALED BY ECS AND SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
- B. IF THE FIELD VERIFIED INFILTRATION RATES ARE EXCESSIVELY LOW (LESS THAN 0.1 IN/HR): 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 ECS.
- 3.2. OVER-EXCAVATE THE MATERIALS TO THE DEPTH WHERE THE MATERIAL TYPE CHANGES OR A MAXIMUM DEPTH OF 2 FEET, WHICHEVER IS ENCOUNTERED FIRST. 3.3. IF ROCK IS ENCOUNTERED, THE ROCK SHOULD BE REMOVED TO A MINIMUM DEPTH OF 2 FEET BELOW THE BOTTOM OF BASIN AND SHOULD BE EXAMINED BY ECS, PRIOR TO REPLACEMENT
- OF SUITABLE MATERIAL 3.4. REPLACE THE EXCAVATED MATERIAL WITH MORE COARSELY GRAINED MATERIALS APPROVED BY ECS. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFF-SITE MATERIALS AVAILABLE TO THE CONTRACTOR, AND SUBJECT TO TESTING AND APPROVAL OF
- ECS. 3.5. SUITABLE SOIL MIXTURES MAY CONSIST OF MATERIALS BLENDED BY VOLUME RATIOS AS DETERMINED BY ECS. 3.6. MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE IN NON-STRUCTURAL AREAS.
- 4. CONSTRUCTION RECOMMENDATIONS IT IS RECOMMENDED THAT VERIFICATION OF THE SUBGRADE CONDITIONS AT THE TIME OF CONSTRUCTION BE CONDUCTED BY AN AUTHORIZED ECS REPRESENTATIVE.

DURING EXCAVATION OF THE BASIN, THE MATERIALS AT THE BOTTOM OF BASIN SHOULD BE VERIFIED TO BE CONSISTENT WITH THOSE ENCOUNTERED IN THE EXPLORATION. PROPER PERFORMANCE OF INFILTRATION 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 FLEVATION, 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.

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 THE REVIEW AND APPROVAL OF ECS.

5. ROCK EXCAVATION BEDROCK/BUCKET REFUSAL WAS ENCOUNTERED IN SEVERAL TEST PITS. SIGNIFIED BY BUCKET REFUSAL. LIMITED SCRAPING EFFORTS AT THE ROCK SURFACE INDICATED THAT THE UNDERLYING ROCK WAS COMPOSED OF SANDSTONE. THE SANDSTONE WAS ENCOUNTERED AT DEPTHS AS SHALLOW AT 4.0 FOOT BELOW EXISTING GRADE, SIGNIFICANT EXCAVATION DIFFICULTIES WHICH MAY SLOW DOWN THE CONSTRUCTION PROCESS MAY OCCUR. ESPECIALLY IN AREAS OF DEEP UTILITY EXCAVATIONS AND BASIN EXCAVATIONS. ROCK EXCAVATION SHOULD BE ANTICIPATED IN THE FOOTPRINT OF SEVERAL OF THE STORMWATER MANAGEMENT FACILITIES. REFER TO THE TABLE LOCATED IN THE INFILTRATION REPORT FOR SPECIFIC FACILITIES AND THE REFUSAL DEPTHS.

USUALLY, ROCK SAWS EMPLOYED FOR TRENCH EXCAVATIONS ARE CAPABLE OF EXCEEDING OUR REFUSAL DEPTHS BY SEVERAL FEET, BUT WITH SOME DIFFICULTY. THE USE OF HYDRAULIC RAMS ON HEAVY DUTY EXCAVATION EQUIPMENT, OR THE USE OF BLASTING, SHOULD BE ANTICIPATED. WE DO NOT RECOMMEND STRAIGHT LINE INTERPOLATION OF BEDROCK SURFACES FOR THE ESTIMATION OF EXCAVATION QUANTITIES DUE TO THE VARIABLE BEDROCK SURFACE THAT IS COMMON IN THIS GEOLOGY.

WE RECOMMEND THAT NO "ROCK" FILLS BE PLACED, AND THAT ALL FILLS MEET THE GRAIN SIZE CRITERIA PROVIDED IN THE INFILTRATION REPORT. ROCK FILL CONSISTS OF ROCK PARTICLES THAT HAVE A HIGH VOID CONTENT BETWEEN THE ROCK PARTICLES. ROCK FILLS ARE NOT SUITABLE FOR SATISFACTORY LONG-TERM PERFORMANCE. THESE ROCK MATERIALS CAN BE BLENDED WITH OTHER SOIL TYPES TO FORM A SUITABLE PARTICLE SIZE DISTRIBUTION FOR REUSE AS ENGINEERED FILL.

- 3. LIMITING ZON<u>E REMEDIATION NOTES</u>
- THE CONTRACTOR SHALL PROBE THE VIRGIN SOIL BENEATH THE EXCAVATED BOTTOM OF EACH OF THE SUB-SURFACE STORMWATER MANAGEMENT FACILITIES TO VERIFY THAT A MINIMUM OF 24 INCHES IS PROVIDED TO THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP STORMWATER BEST MANAGEMENT PRACTICES MANUAL. 2. IF A DEPTH OF 24 INCHES TO THE EXISTING BEDROCK IS NOT NATURALLY POSSIBLE, THE
- CONTRACTOR SHALL REMEDIATE THE MANTLE BELOW THE FACILITY IN ACCORDANCE WITH THE FOLLOW PROCEDURE: a. UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. THE CONTRACTOR SHALL OVER EXCAVATE THE BOTTOM OF THE FACILITY AN ADDITIONAL 24 INCHES. b. THE CONTRACTOR SHALL REMOVE ANY BEDROCK ENCOUNTERED WITHIN THE 24 INCHES.
- C UNDER THE SUPERVISION AND DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. THE CONTRACTOR SHALL CONSTRUCT A SOIL MANTLE BETWEEN THE REMAINING BEDROCK AND THE BOTTOM OF THE PROPOSED SUB-SURFACE STORMWATER MANAGEMENT FACILITY TO A DEPTH OF 24 INCHES. THE COMPOSITION, COMPACTION AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE
- WITH THE RECOMMENDATIONS OF THE PROJECT GEO-TECHNICAL ENGINEER.

## CONTRACTOR NOTES

- THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN. 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED
- EXISTING VEGETATION AND/OR OTHER SITE FEATURES WHICH ARE TO REMAIN. 3. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE
- DIRECTED BY THE OWNER'S REPRESENTATIVE. 4. PRIOR TO BUILDING STAKEOUT, CONTRACTOR SHALL VERIFY DIMENSIONS SET FORTH ON LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL REVIEW ALL DOOR LOCATIONS AND POINTS-OF-ACCESS TO BUILDINGS SHOWN ON THIS PLAN AND CONFIRM THAT THE DOOR
- LOCATIONS MATCH THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF CURB SIDEWALK AND HANDICAP RAMPS IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE SITE PLAN AND ARCHITECTURAL DRAWINGS, RGS ASSOCIATES SHALL BE CONTACTED IMMEDIATELY. ALL HANDICAP-ACCESSIBLE RAMPS, SIDEWALKS, AND PARKING SPACES MUST MEET ALL
- APPLICABLE ADA REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ADA COMPLIANCE PRIOR TO PLACEMENT OF PAVING OR CONCRETE. 6. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPAL AND PENNDOT STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE
- STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. MAINTENANCE AND PROTECTION OF TRAFFIC ON EXISTING ROADS
- NEIGHBORING THE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL MEP PLANS AND PROCEDURES SHALL BE IN ACCORDANCE WITH MUNICIPAL AND/OR PENNDOT STANDARDS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO RGS ASSOCIATES, INC. PRIOR TO CONSTRUCTION.
- 9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS, AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
- 10. DIMENSIONS AND GEOMETRY SHOWN ON THIS PLAN SHALL BE VERIFIED DURING STAKE-OUT CALCULATIONS AND FIFLD STAKE-OUT. 11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATTERN AS SHOWN ON
- THESE PLANS, AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND ALSO A MINIMUM SLOPE ON ALL UNPAVED AREAS. 12. CONTRACTOR SHALL SEQUENCE THE RELOCATION OF TELECOMM/ELECTRIC SERVICES TO MINIMIZE SERVICE INTERRUPTIONS TO EXISTING BUILDINGS. THE CONTRACTOR SHALL NOTIFY
- ALL POTENTIALLY IMPACTED PROPERTIES PRIOR TO CONSTRUCTION. 13. CROSSWALKS SHALL BE APPLIED ONTO TO THE FINAL WEARING COURSE AND SHALL BE PAINTED
- WITH TYPE I WHITE PAINT CONFORMING TO SECTION 962 OF PENNDOT PUBLICATION 408. 14. THE CONTRACTOR SHALL REFER TO PENNDOT PUBLICATION 111 FOR PAVEMENT MARKINGS AND
- SIGNAGE STANDARDS, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY. 15. ANY PROPOSED SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MOUNT JOY TOWNSHIP ZONING ORDINANCE.
- 16. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. RGS ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN.
- 17. CONTRACTORS SHALL VERIFY TO THEIR SATISFACTION, THE FINAL EARTHWORK OUANTITIES PRIOR TO COMMENCEMENT OF SITE WORK. RGS MAKES NO GUARANTEE THAT ON SITE SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION. 18. ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FROM FACE OF CURB TO FACE OF CURB
- UNLESS OTHERWISE NOTED. 19. IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- 20. FAILURE TO SPECIFICALLY IDENTIFY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM SUCH WORK.
- 21. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIOUES, SEOUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS. 22. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES AS NECESSARY TO MATCH PROPOSED GRADES, UNLESS OTHERWISE NOTED
- 23. CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS PER GRADES PROVIDED ON THE PLANS. 24. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH
- HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS. 25. ALL UNSUITABLE MATERIAL WITHIN STRUCTURAL FILL AREAS MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR
- THE MUNICIPALITY 26. GEOTECHNICAL RECOMMENDATIONS PRESENTED IN THE REPORT ENTITLED, "GEOTECHNICAL ENGINEERING REPORT FOR STORMWATER MANAGEMENT: CAMPUS ROAD DEVELOPMENT", PREPARED BY ECS MID-ATLANTIC, LLC, SHALL BE STRICTLY FOLLOWED. ANY DEVIATION MUST BE
- APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. WHERE IT IS NECESSARY TO CONNECT TO, OR EXTEND TO, EXISTING PAVING, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE
- 28. A GEOTECHNICAL ENGINEER OR OTHER TECHNICAL PROFESSIONAL SHALL BE PRESENT DURING THE CONSTRUCTION OF SLOPES EXCEEDING 3:1 FILL OR 2:1 CUT.
- 29. ALL ITEMS WHICH ARE REFERENCED AND NOT SPECIFICALLY DETAILED SHALL BE SELECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. 30. A LICENSED PROFESSIONAL GEOLOGIST/GEOTECHNICAL ENGINEER, RGS ASSOCIATES AND THE MUNICIPALITY SHALL BE CONTACTED UPON THE DISCOVERY OF ANY SINKHOLES OR CARBONATE GEOLOGY FORMATIONS DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES. IF A SINKHOLE IS ENCOUNTERED WITHIN OR IMMEDIATELY ADJACENT TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, PRIOR TO OR DURING CONSTRUCTION, THE SINKHOLE SHOULD BE PROMPTLY REPAIRED UNDER THE DIRECTION OF A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL VERIFY THAT THE SUBGRADE IS PREPARED IN ACCORDANCE WITH THE PROJECT'S GEO-TECHNICAL RECOMMENDATIONS. 32. THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS TO HIS SATISFACTION PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT. RGS ASSOCIATES MAKES NO GUARANTEE, WRITTEN OR IMPLIED, THAT THE SUBGRADE IS SUITABLE FOR DEVELOPMENT. RGS ASSOCIATES RECOMMENDS THAT ALL SUBGRADES BE INSPECTED BY A LICENSED PROFESSIONAL GEO-TECHNICAL ENGINEER
- PRIOR TO PLACEMENT OF PAVEMENTS 33. THE ASPHALT PAVEMENT SECTIONS SHOWN ON THE PLANS MEET OR EXCEED THE MUNICIPAL STANDARDS. IT IS ASSUMED THAT THE SUBGRADE, MATERIALS, CONDITIONS AND CONSTRUCTION METHODS ARE IN ACCORDANCE WITH ALL MUNICIPAL AND/OR PENNDOT CONSTRUCTION STANDARDS.
- THE ASPHALT PAVEMENT SECTIONS SHOWN ON THE PLANS MAY-NOT BE DESIGNED FOR CERTAIN LEVELS OF CONSTRUCTION RELATED TRAFFIC/EQUIPMENT. ADDITIONAL DEPTH OF STONE AND/OR ASPHALT BASE MAY BE REOUIRED TO SUPPORT CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ANALYSIS, MODIFICATIONS AND/OR REPAIRS FOR SUCH CHANGES AND ACTIVITIES.
- 35. RGS HAS NOT PROVIDED ANY STRUCTURAL DESIGN OF THE PAVEMENT CROSS SECTION OR DETERMINATION OF THE IN-SITU MATERIAL'S SUITABILITY AS A ROAD BASE. SUCH TESTING AND ANALYSIS IS THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION BEFORE THE PLACEMENT OF THE PAVING SECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY REQUIRED STRUCTURAL TESTING OR CERTIFICATION FOR THE INSTALLED PAVEMENT TO THE OWNER AND/OR MUNICIPAL REPRESENTATIVE.
- 36. AT ALL TIMES DURING AND AFTER CONSTRUCTION, THE SUBBASE AND BASE OF THE PAVING SECTION SHALL BE FREE DRAINING. THE CONTRACTOR SHALL INSTALL UNDER DRAINS, IN ACCORDANCE WITH RC-30M, AT ALL LOCATIONS WHERE THE PAVEMENT BASE IS NOT FREE DRAINING OR SUSCEPTIBLE TO FREEZE/THAW DAMAGE. WATER SHALL NOT BE IMPOUNDED ADIACENT TO PAVEMENT.
- 37. THE CONTRACTOR MAY NOT BEGIN CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED BY THE CONSERVATION DISTRICT OR PA DEP. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY WITH RGS ASSOCIATES, PRIOR TO BEGINNING CONSTRUCTION, THAT THE MOST CURRENT APPROVED PLANS ARE BEING UTILIZED.
- 38. TOPSOIL MUST BE FREE OF LARGE DEBRIS, ROOTS, ROCKS, BRUSH, SOD, FROZEN PARTICLES, OR OTHER FOREIGN OR OBJECTIONABLE MATERIAL THAT WOULD INHIBIT VEGETATIVE ESTABLISHMENT AND GROWTH TO MEET THE PROJECT REQUIREMENTS. TOPSOIL MUST BE SUITABLE TO SUPPORT A DENSE AND DIVERSE VEGETATIVE COVER, AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.

# **CONSTRUCTION SEQUENCE SCHEDULE**

CONSTR	UCTION SEQUE	INCE SCHEDULE
PHASE	DESCRIPTION	ANTICIPATED TIME FRAM
PHASE 1A	70 SINGLE-FAMILY	SUMMER 2024 - SPRING
	CLUBHOUSE	
	PUMP STATION	
PHASE 1B	280 APARTMENTS	FALL 2024 - FALL 2026
	CLUBHOUSE	
PHASE 2	27 SINGLE-FAMILY	SPRING 2025 - SPRING 2
PHASE 3	47 SINGLE-FAMILY	FALL 2025 - FALL 2027
PHASE 4	65 SINGLE-FAMILY	FALL 2025 - FALL 2027

2026 RING 2027 PARK & RECREATION NOTES

1. THE APPLICANT SHALL PAY A FEE-IN-LIEU OF DEDICATION OF RECREATION LAND IN ACCORDANCE WITH §119-61, AS MODIFIED BY THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS. AN OPINION OF PROBABLE COST FOR THE IMPROVEMENTS AND FEE SCHEDULE IN THE AMOUNT OF \$157,500 WAS APPROVED BY THE BOARD OF SUPERVISORS ON 12/19/22.

FEE: 47 UNITS X 0.054 ACRES X \$31,327.83 = \$79,510.03 CREDIT: POCKET PARK - \$50,000 TOTAL: \$79,510.03 - \$50,000 = \$29,510.03

## LOT IMPERVIOUS AREA CHART (FULL BUILDOUT)

Lot #	Total Lot Area (sf)	Impervious Area (sf)
1	637,512	176,653
2	186,500	65,275
3	229,135	80,197
4	17,032	5,961
5	1,754,766	274,700
6	250,485	87,670
7	109,927	38,474
8	94,474	33,066
9	1,082,312	289,590
10	169,214	59,225
11	194,856	68,200
12	176,748	61,862
13	7,840	2,329

#### 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, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OF DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

- 1. PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. 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, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY
- 2. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON 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(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND ELEPHONE NUMBER. 3. PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL
- SYSTEM AND SHOWN AS PROOF. THE SERIAL NUMBER OF ONE CALL NOTICE AND THE OLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL 4. IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS
- REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN. RGS ASSOCIATES, INC. 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, RGS ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 121 OF 2008. PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL):

DATE: \_\_\_\_\_ BY: \_\_\_\_ PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY):

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

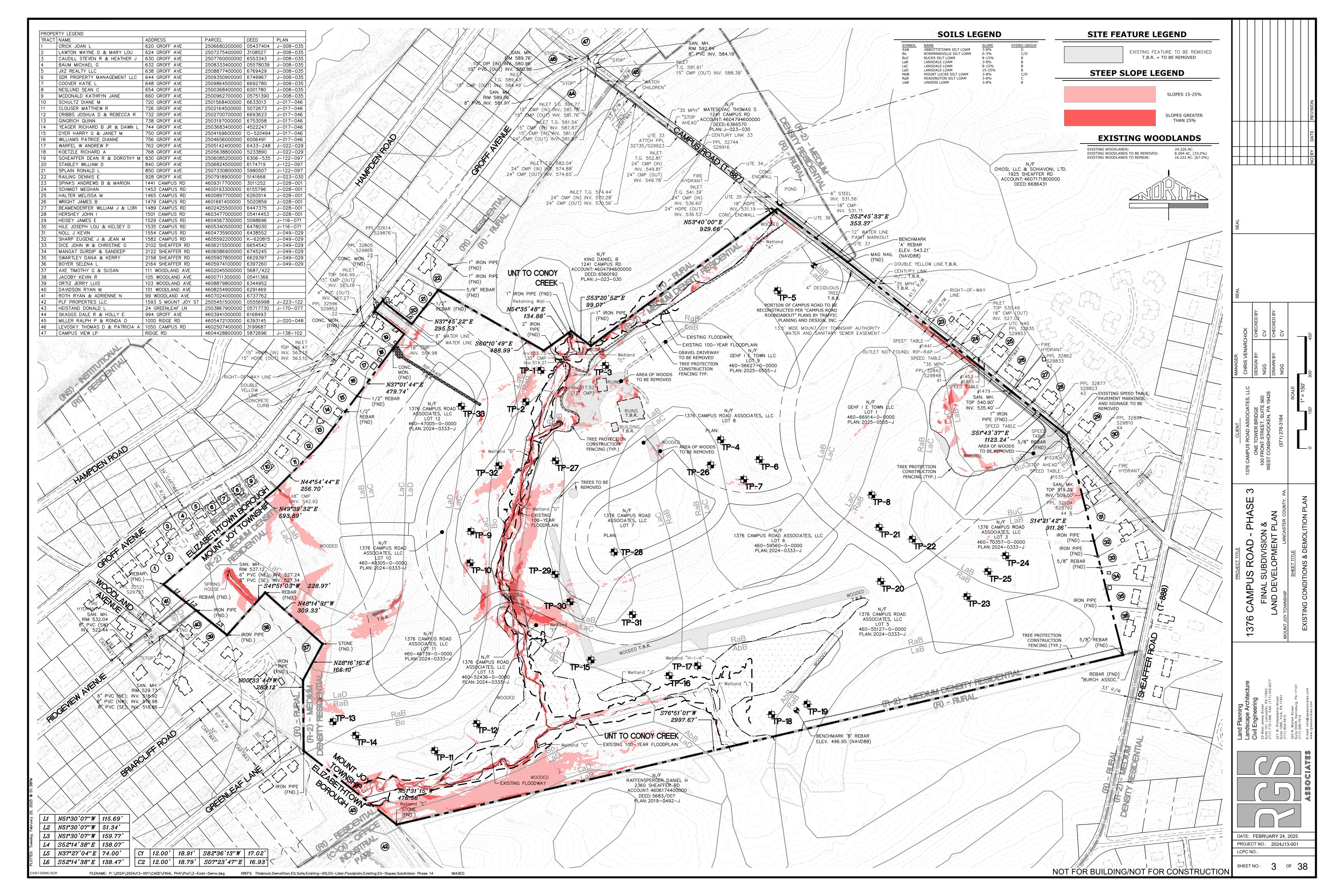
PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20203033598 & 20203033597 DATE: <u>11/14/2020</u> BY: <u>RETTEW</u>

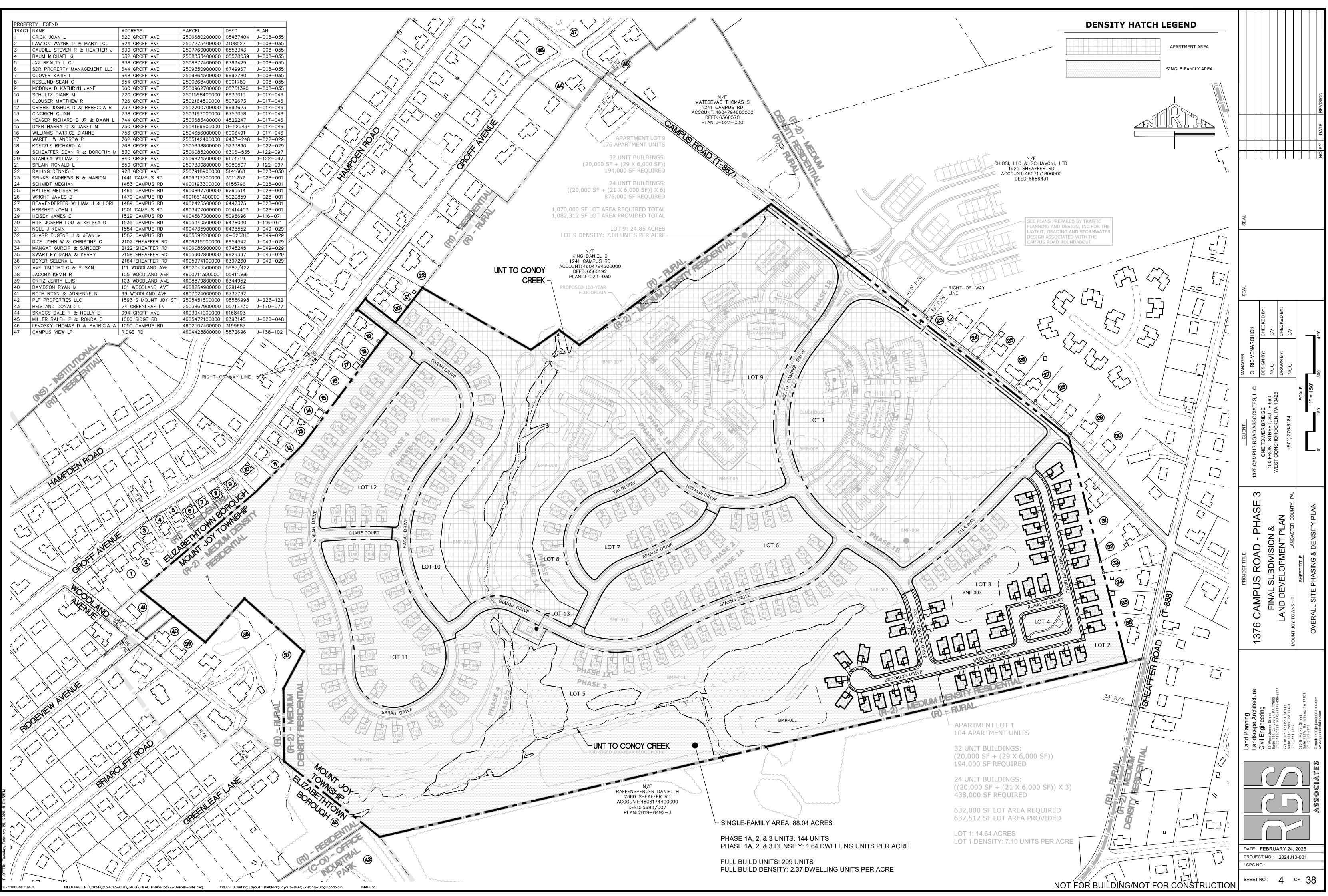


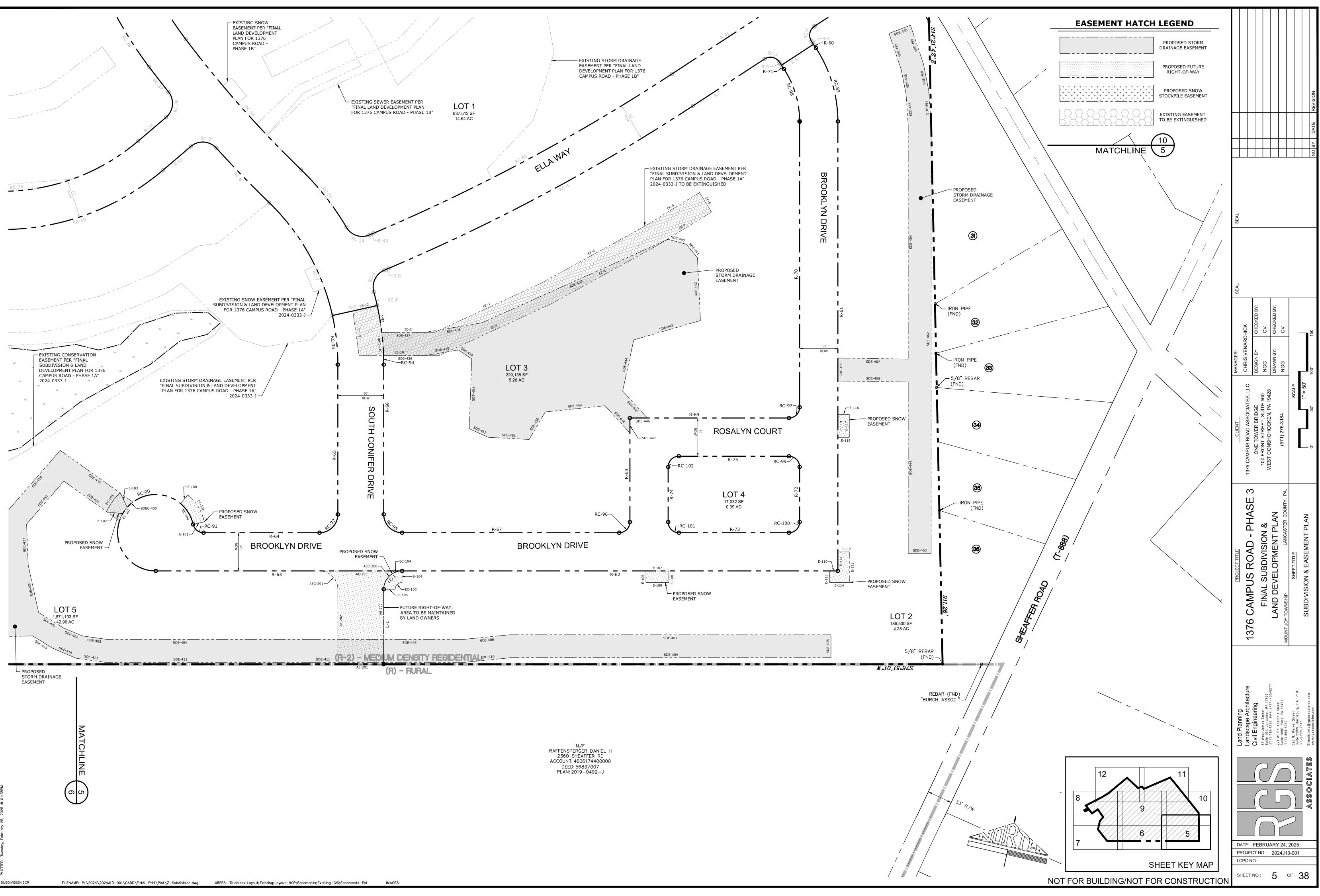
CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING **1-800-242-1776** DAYS IN DESIGN STAGE - STOP CALL

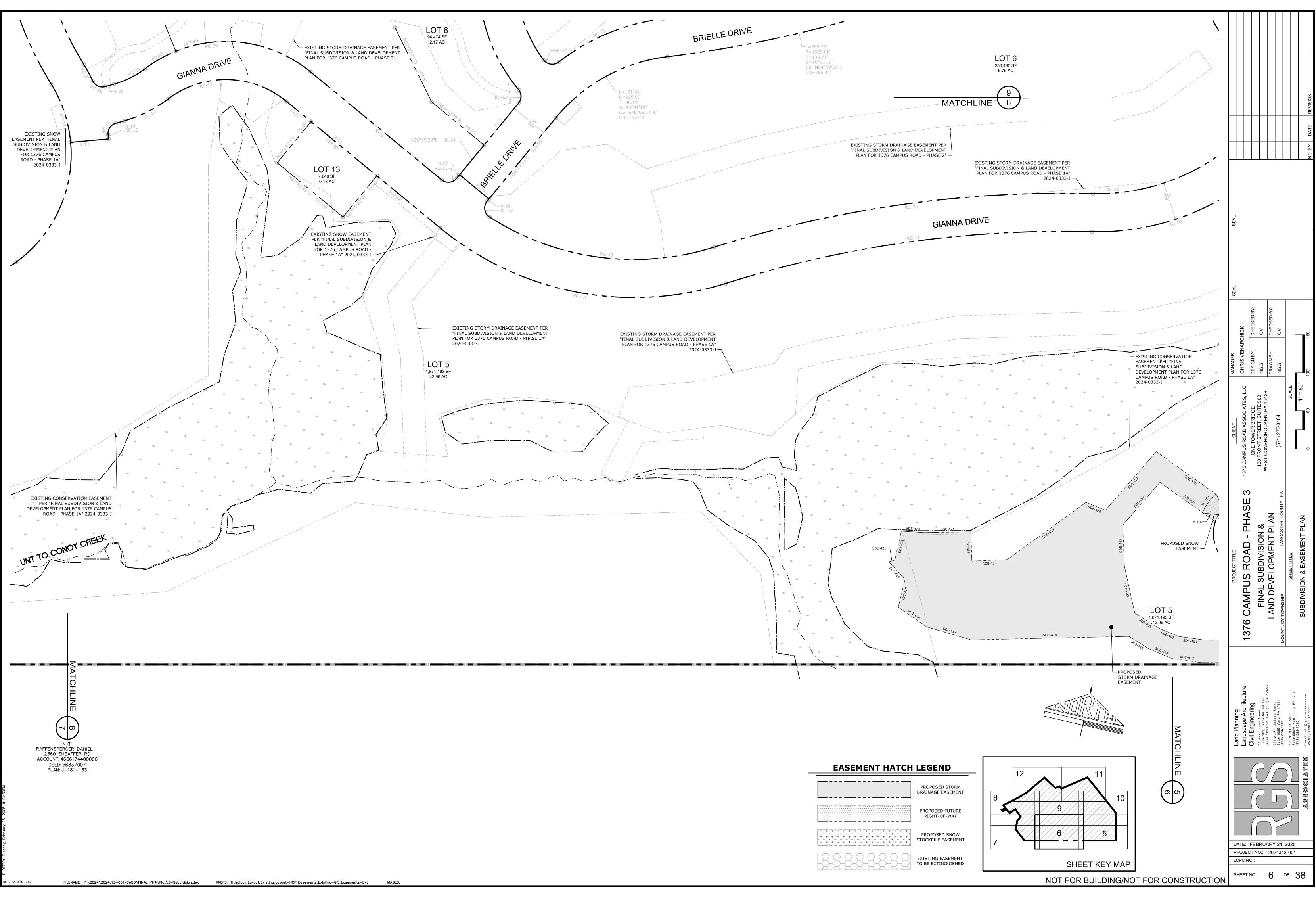
NOT FOR BUILDING/NOT FOR CONSTRUCTION

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Pi L(		Land Planning	PROJECT TITLE	CLIENT	MANAGER:	SEAL	SEAL		
ROJEC CPC N	ATE:	Landscape Architecture	1376 CAMPUS ROAD - PHASE 3	1376 CAMPUS ROAD ASSOCIATES, LLC	CHRIS VENARCHICK		 1		
CT N 10.:	Image: Constraint of the second se	Civil Engineering		ONE TOWER BRIDGE	DESIGN BY: CHECH	CHECKED BY:	 1		
10.:		53 West James Street Suite 101. Lancaster, PA 17603	FINAL SUBDIVISION &	100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN PA 19428	NGG		 1		
		(/1/) /15-1396 FAX: (/1/) 445-82// 221 W Dripadalaria Straat	LAND DEVELOPMENT PLAN		DRAWN BY: CHECH	CHECKED BY:	 <u> </u>		
24J1:		221 W Truitaderphira Street Suite 108E, York, PA 17401 (717) 854-3910	MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.	(571) 276-3184	NGG		 <u> </u>		
3-001	)	320 N. Market Street Suite 550W, Harrisburg, PA 17101	SHEET TITLE	SCALE			 1_		
	ASSOCIATES	(717) 599-7615 E-mail: info@rgsassocia www.rgsassociates.com	GENERAL NOTES	N.T.S.			 Ž	NO BY DATE REVISION	









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