FINAL PHASE 1, LOT ADD-ON, SUBDIVISION & LAND DEVELOPMENT PLAN
AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP - LANCASTER COUNTY - PENNSYLVANIA

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____

_____

SANITARY SEWER SYSTEM DESIGN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PUBLIC SEWER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS AND SPECIFICATIONS FOR SANITARY SEWER SYSTEM CONSTRUCTION FOR ELIZABETHTOWN REGIONAL SEWER AUTHORITY AND THE SANITARY SEWER SYSTEMS WILL MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

_____, 20____

_____

WATER SYSTEM DESIGN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE WATER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR ELIZABETHTOWN AREA WATER AUTHORITY AND THE WATER SUPPLY WILL MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

_____, 20____

_____

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

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 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.

*_____, *_____,

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

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 247 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

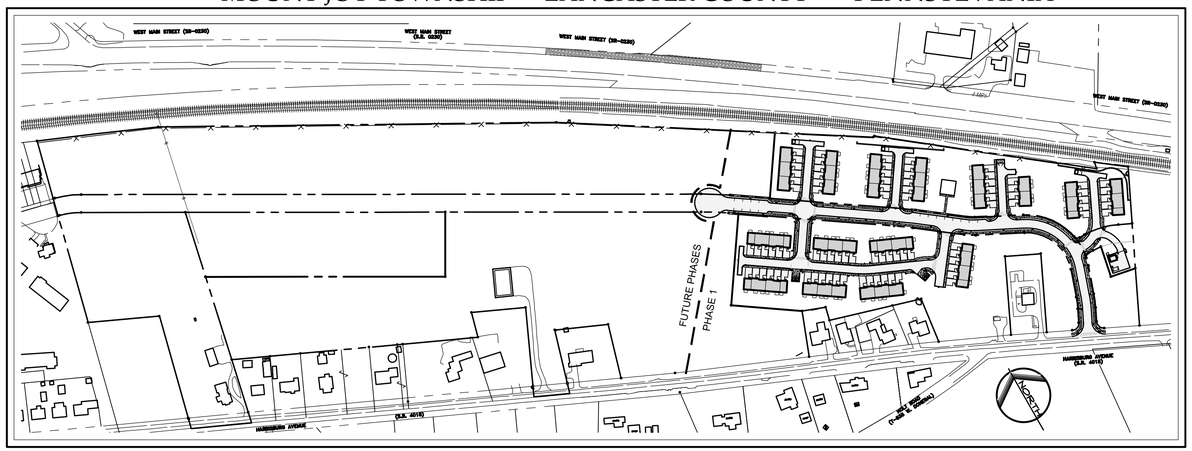
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS THE ____DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED **BRANDON CONRAD** BEING **CEO** OF **VISTABLOCK WESTMONT, LLC** WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, 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____



PARKING DATA (PHASE 1)

PER ZONING ORDINANCE SECTION 135-343

USE	REQUIREMENT	TOTAL UNITS	REQUIRED SPACES	PROPOSED SPACES
SINGLE-FAMILY ATTACHED	2 SPACES PER UNIT*	86 UNITS	172 SPACES	172
ON-STREET	N/A	N/A	N/A	17 SPACES
		86 UNITS	172 SPACES	189 SPACES

*3 BEDROOM OR LESS

PROPOSED LOT DATA

LOT	LOT AREA	LOT COVERAGE	BUILDING COVERAGE	LOT WIDTH	LOT DEPTH
LOT 1 (STORMWATER BASIN)	0.49 AC (21,360 S.F.)	0% (0 S.F.)	0% (0 S.F.)	219 FEET	118 FEET
LOT 2 (TOWNHOUSES)	5.14 AC (223,744 S.F.)	35.9% (80,328 S.F.)	12.0% (26,931 S.F.)	1,119 FEET	194 FEET
LOT 3 (APARTMENTS)	10.83 AC (471,967 S.F.)	23.0% (108,452 S.F.)	5.9% (28,015 S.F.)	817 FEET	266 FEET
LOT 4 (TOWNHOUSES)	2.89 AC (125,861 S.F.)	49.0% (61,690 S.F.)	18.3% (23,084 S.F.)	720 FEET	180 FEET
LOT 5 (SINGLE-FAMILY)	3.52 AC (153,281 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% (147,313 S.F.)	14.8% (57,071 S.F.)	2,012 FEET	196 FEET
LOT 7 (TOWNHOUSES)	4.18 AC (181,921 S.F.)	40.1% (72,980 S.F.)	15.5% (28,281 S.F.)	906 FEET	192 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 OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE TO BE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE MOUNT JOY TOWNSHIP.

_____ SIGNATURE

_____ DATE

CARBONATE GEOLOGY CERTIFICATE

I, _____, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT/BMP FACILITIES IS UNDERLAIN BY CARBONATE GEOLOGY.

_____, 20____

_____ SIGNATURE

PRIOR RECORDED PLANS AND MUNICIPAL APPROVALS

1. 1990 WEIDMAN SUBDIVISION PLAN, NO. J-172-78
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 WITMAN LOT LINE PLAN, NO. 2015-0119-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 R. & KRISTINA L. WERNER** WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE **OWNER** OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF HAS 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 INDENTIFIED 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:	36.327 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) 32.647 ACRES (NET) (LESS BRADFIELD DR. R.O.W.)
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:	86 DWELLING UNITS / 10.14 AC = 8.48 DU/AC
NUMBER OF LOTS:	8

	OVERALL AREAS	COVERAGE
PROPOSED LOT AREA COVERAGE, TOWNHOUSES TOTAL:	10.14 ACRES	159,716 SF (3.67 AC) OR 36%
PROPOSED OPEN SPACE, TOWNHOUSES TOTAL:	10.14 ACRES	281,996 SF (6.47 AC) OR 64%
SANITARY SEWER:	PUBLIC	
WATER:	PUBLIC	

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

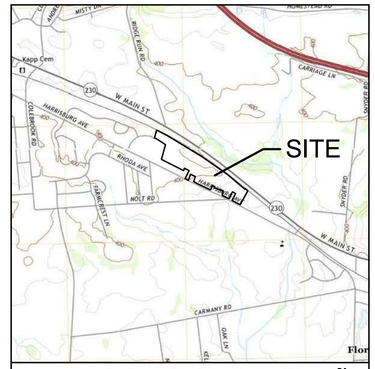
ZONING DATA

ZONING DISTRICT: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

AREA AND BULK REGULATIONS:
(PER SECTIONS 135-109, 135-106, 135-216 AND 135-262)

BUILDING SETBACKS	
FRONT:	25 FEET, 40 FEET FOR ACCESSORY BUILDING
SIDE:	10 FEET FOR SINGLE-FAMILY DETACHED
SIDE:	20 FEET FOR SINGLE-FAMILY ATTACHED
SIDE:	35 FEET FOR APARTMENTS
SIDE:	6 FEET FOR ACCESSORY BUILDINGS
REAR:	35 FEET, 6 FEET FOR ACCESSORY BUILDING
MAXIMUM IMPERVIOUS COVERAGE:	30% FOR APARTMENTS 60% FOR TOWNHOUSES
MAXIMUM BUILDING COVERAGE:	25%
MAXIMUM BUILDING HEIGHT:	35 FEET, 20 FEET FOR ACCESSORY BUILDINGS
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
90° END WALLS:	15 FEET
END WALLS & FACES:	30 FEET

* MAY BE REDUCED BY 10 FEET IF OBLIGUELY ALIGNED



LOCATION MAP
SCALE: 1" = 2000'

OWNER / APPLICANT

PARCEL A & B
VISTABLOCK WESTMOUNT, LLC

OWNER

PARCEL C
HENRY & KRISTINA WERNER
1754 HARRISBURG AVENUE
MOUNT JOY, PA 17552

PROJECT SITE ADDRESS

1444 HARRISBURG AVENUE
MOUNT JOY, PA 17552

SOURCE OF TITLE

PARCEL A
ACCOUNT NO.: 461-45688-0-0000
DEED INST.: 6681542
PLAN BOOK: 2015-0119-J

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

PARCEL C
ACCOUNT NO.: 461-60955-0-0000
DEED BK/PG.: 5594 / 178

SURVEYOR OF RECORD

LAND GRANT SURVEYORS
3904 ABEL DRIVE
COLUMBIA, PA 17512
(717) 285-7812

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.J(2)	SWM BASINS WITHIN 100 FEET OF A SINKHOLE	1/29/2026
113-31.L(1)	DEPTH TO LIMITING ZONE	1/29/2026
113-37.C(1)(a)[3]	PIPE COVER	1/29/2026
113.37.C.(4)(a)[2]	TYPE 'C' INLETS ALONG CURBED STREETS	1/29/2026
119-52..J(3)(a)	IMPROVEMENTS OF AN EXISTING ROAD ALONG A SUBDIVISION	2/26/2024 "DEFERRAL"
119-52.5(3)(d)	ACCESS DRIVES SHALL BE SEPARATED BY 200 FEET	5/29/2024
119-52.5(3)(i)	ACCESS DRIVES TO BE A MINIMUM OF 15 FEET FROM PROPERTY LINES	5/29/2024
119-52.5(3)(g)	NO MORE THAN TWO (2) ACCESS DRIVES ON A SINGLE STREET FRONTAGE	2/26/2024
119-52.B(1)	SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF STREETS AND ACCESS DRIVES	5/29/2024
119-53.C(1)	CONCRETE CURB REQUIRED ON ACCESS DRIVES	5/29/2024
119-53.C(2)	USE OF 6-INCH VERTICAL CURB AND SLANT CURB	2/26/2024
119-54.B	MAXIMUM LENGTH OF RESIDENTIAL BLOCKS IS 1,000 FEET	5/29/2024
119-55.E	NO DWELLING WITHIN 75 FEET OF RAILROAD RIGHT-OF-WAY	5/29/2024
119.56.E	DRAINAGE EASEMENT MINIMUM WIDTH OF 30'	1/29/2026
119.61	PRIVATELY-OWNED REG. FACILITIES	1/29/2026

LIST OF DRAWINGS

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** GENERAL PLAN NOTES ..... 2 OF 79
** NPDES NOTES ..... 3 OF 79
** ESC NOTES ..... 4-5 OF 79
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** OVERALL EXISTING CONDITIONS PLAN ..... 7 OF 79
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LOT ADD-ON & SUBDIVISION PLAN ..... 11-13 OF 79
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** SITE LAYOUT IMPROVEMENT PLAN ..... 16 OF 79
** EASEMENT PLANS ..... 17-18 OF 79
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UTILITY PLAN & PROFILES ..... 37-46 OF 79
SITE DETAILS ..... 47-50 OF 79
ESC DETAILS ..... 51-55 OF 79
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** WATERSHED MAPPING ..... 72-74 OF 79

* ALL SHEETS TO BE RECORDED
** PCSM PLAN SHEETS

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
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
SUBJECT:
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.
1 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\COVER-LD.dwg - PLOTTED: Oct 20, 2026 2:48 pm

PLAN NOTES

GENERAL NOTES:

1. NO ONE SHALL SCALE FROM THESE PLANS TO CONSTRUCT OR LAYOUT ANY PART OF THIS PROJECT.
2. ELA GROUP, INC. MAKES NO REPRESENTATIONS AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE INCLUDING DEPTH OF BEDROCK, GEOLOGICAL CONDITIONS, SOIL STABILITY, ETC.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE OWNER/DEVELOPER SHALL OBTAIN ALL APPROVALS AS NECESSARY FROM THE APPLICABLE BUILDING CODE AGENCY PRIOR TO CONSTRUCTION OF ANY BUILDINGS OR STRUCTURES.
8. ALL SITE CONSTRUCTION SHALL CONFORM TO THE PA BUILDING CODE & THE AMERICANS WITH DISABILITIES ACT (ADA).
9. 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.
10. 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).
11. WETLAND INVESTIGATIONS WERE PERFORMED ON-SITE 4/2/2020, 5/17/2022, 7/31/2023 & 2/9/2025 AND CONCLUDED THAT NO WETLANDS EXIST WITHIN THE PROJECT AREA. A WETLAND REPORT DATED, 8/28/2023 DOCUMENTING SAME IS AVAILABLE, BUT THIS WILL BE UPDATED TO REFLECT 2/9/2025 VISIT AND A COPY PROVIDED.
12. 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.
13. SPECIFIC AREAS AS NOTED ON THIS PLAN WILL BE PRIVATELY-OWNED RECREATIONAL FACILITIES IN THE FORM OF TOT-LOT PLAYGROUNDS. A WAVIER OF SEC. 119-61 WAS OBTAINED FOR THIS PRIVATE OWNERSHIP.
14. OWNERS OF LOT 5, HENRY R. & KRISTINA L. WERNER, ARE NOT RESPONSIBLE FOR ANY IMPROVEMENTS REQUIRED BY THIS PLAN.

SURVEYING AND BASEMAPPING

1. THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MAP THE BOUNDARY AND TOPOGRAPHY OF PARCEL 461-15182-0-0000 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.
2. 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.
3. 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 #33593/S28983 ON THE NORTH SIDE OF HARRISBURG AVENUE, EAST OF THE SUBJECT PROPERTY AND IS DEPICTED AND LABELED HEREON, ELEVATION=395.18' (NAVD 88).
4. 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 COMPLETE "TITLE SEARCH".
5. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42071C0306F DATED APRIL 5, 2016.
6. 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).
7. 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 LAKE ROEDER HILLARD & ASSOCIATES ON THE SOUTH SIDE OF HARRISBURG AVENUE, DATED NOVEMBER 1, 2010, PROJECT NO. 10L062A, RECORDED IN SUBDIVISION PLAN 2011-0099-J ON 04/18/2011, SAID RIGHT OF WAY SHOWN THEREON AS HAVING A SIXTY FOOT (60') TOTAL WIDTH.
8. OTHER DOCUMENTATION USED IN PREPARING THIS SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY OF 1349 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 ABRAM H. WEIDMAN BY D.C. GOHN ASSOCIATES, DATED JANUARY 21, 1975, DRAWING NO. CG-274 AND 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, 1990, RECORDED AS PLAN BK. J-172, PG. 78, PENNSYLVANIA RAILROAD VAL MAP V-23/14, J233-47.
9. MONUMENTS AND MARKERS SHALL BE SET AFTER FINE GRADING AND SITE STABILIZATION ARE FINALIZED AND PRIOR TO ESCROW RELEASE.

DEMOLITION NOTES

1. 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.
2. VERIFY ITEMS SCHEDULED FOR DEMOLITION AND LIMITS OF DEMOLITION PRIOR TO PROCEEDING WITH THE WORK.
3. SAWCUT 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.
4. REMOVE FOUNDATIONS OF EXISTING STRUCTURES TO BE DEMOLISHED TO A MINIMUM OF 24" BELOW FINISHED GRADING.
5. BACKFILL BASEMENT, CRAWL SPACES, AND OTHER VOIDS RESULTING FROM STRUCTURE REMOVAL WITH SOIL BACKFILL OR APPROVED STONE BACKFILL.
6. 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.
7. CAP/ABANDON EXISTING UTILITIES IN ACCORDANCE WITH UTILITY COMPANIES AND/OR AUTHORITIES HAVING JURISDICTION.
8. 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.
9. 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.
10. 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).
11. PROVIDE TEMPORARY TRUNK AND ROOT PROTECTION FOR ALL EXISTING SPECIMEN TREES TO REMAIN OR WHERE TREES TO REMAIN COULD BE DAMAGED BY CONSTRUCTION ACTIVITIES.
12. 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:

1. ALL UTILITIES HAVE BEEN LOCATED BASED ON EXISTING SURFACE APPURTENANCES 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.
2. 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.
3. THE SITE IS SERVED BY PUBLIC SEWER. ALL DESIGN, CONSTRUCTION AND PERMITTING SHALL BE DONE PER THE REQUIREMENTS OF THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY THAT WERE DULY ADOPTED AND APPROVED BY THE AUTHORITY AND IN FULL FORCE AND EFFECT ON THE DATE OF CONSTRUCTION.
4. 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.
5. 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.
6. 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.
7. SHOP DRAWINGS MUST BE SUBMITTED TO ENGINEER OF RECORD FOR INITIAL REVIEW, THEN ELIZABETHTOWN REGIONAL SEWER AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
8. ERSA AND EAWA SHALL BE PROVIDED A MINIMUM OF 48-HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION.
9. A PRECONSTRUCTION CONFERENCE, INCLUDING REPRESENTATIVES FROM ERSA AND EAWA SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
10. TESTING OF ALL SANITARY SEWER IMPROVEMENTS SHALL BE PERFORMED IN THE PRESENCE OF ERSA AND IN ACCORDANCE WITH ERSA'S SPECIFICATIONS.
11. AS-BUILT DOCUMENTS SHALL BE PROVIDED TO ERSA AND EAWA AT THE COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONISBLE FOR SURVEYING THE COMPLETED IMPROVEMENTS AND FURNISHING THIS SURVEY TO ERSA AND EAWA.

OTHER UTILITIES:

1. 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

1. ALL STORM WATER FACILITIES ARE PERMANENT AND SHALL BE MAINTAINED BY THE OWNER, EXCLUDING THOSE DEDICATED FOR PUBLIC USE, IN THE "DESIGN CONDITION" ESTABLISHED BY THESE PLANS SO THAT THEY ARE PERFORMING THEIR DESIGNED FUNCTION, IN A MANNER ACCEPTABLE TO THE MUNICIPALITY AND AS REQUIRED BY THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE.
2. 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.
3. THE MUNICIPALITY IS NOT RESPONSIBLE FOR INSTALLATION OR MAINTENANCE OF ANY STORM WATER FACILITIES NOT DEDICATED FOR PUBLIC USE.
4. OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, THEIR SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN.
5. 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.
6. 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 SHOULD THE OWNER FAIL TO PROPERLY MAINTAIN SUCH FACILITIES IN GOOD WORKING CONDITION.
7. MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORMWATER AREAS TO CONDITIONS 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.
8. 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.
9. 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.
10. THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR IMPROVEMENTS AS SHOWN ON THESE PLANS. ANY ADDITIONAL IMPERVIOUS 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.
11. 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

1. CONTACT THE MUNICIPALITY PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, REQUIRED INSPECTIONS OF 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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. SPLASH BLOCKS 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.
7. 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 MAPPING ARE LOCATED WITHIN 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 THAN WHAT IS REPRESENTED ON THE PLANS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER.
8. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, INCLUDING OVERLAND FLOWS, DISCHARGE FROM ROOF DOWNSPOUTS, AND OVERFLOW SYSTEMS.
9. 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 REVISION(S).
10. ALL STORMWATER PIPING ARE TO BE PROVIDED WITH WATER TIGHT JOINTS AND CONNECTIONS. ALL SMOOTH LINED CORRUGATED POLYETHYLENE STORM PIPE (SLCPP) 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) ACCORDING TO THE REQUIREMENTS OF ASTM D3212 AND PROVIDE A MINIMUM 10.8 PSI PRESSURE RATING. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 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.
11. 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

1. 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.
2. 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 NDPES PERMIT NOTICE OF TERMINATION (NOT) REQUIREMENTS (AS APPLICABLE). BOTH AN ELECTRONIC AND PDF FORMAT OF THE COMPLETED AS-BUILT WILL BE REQUIRED.
3. SEE PADEP NPDES PERMIT NOTES FOR ADDITIONAL AS-BUILT REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. 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.
3. SOILS INFORMATION SHOWN ON THE PLANS IS BASED UPON MAPPING AND INFORMATION PROVIDED FROM THE WEB SOIL SURVEY (HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV), UNLESS OTHERWISE 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

1. THE PLANS WILL BE APPROVED UNDER A PADEP NDPES PERMIT. ALL PERMIT CONDITIONS AND REQUIREMENTS OF THE ISSUED/APPROVED NPDES PERMIT MUST BE STRICTLY ADHERED TO INCLUDING PRE CONSTRUCTION MEETINGS, CRITICAL STAGES OF INSPECTION BY A LICENSED PROFESSIONAL, CONSTRUCTION REPORTS, ADHERENCE TO APPROVED LIMITS OF DISTURBANCE, PROFESSIONAL CERTIFICATION OF COMPLETED STORMWATER MANAGEMENT FACILITIES, FILING OF NOTICE OF TERMINATION, ETC. A SUMMARY OF PERMIT CONDITIONS IS PROVIDED ON THE PLANS FOR REFERENCE.
2. 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 GRADING, OUTLET STRUCTURES, CLEANOUTS, ETC. THE N.O.T. FOR THE PADEP NDPES PERMIT REQUIRES THE APPROVED AS BUILT SURVEY BE RECORDED AT THE RECORDER OF DEEDS.

GEOTECHNICAL STORMWATER NOTES:

1. 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.
2. WHERE SPECIFIED ON THE PLANS, ENGINEERED STORMWATER MANAGEMENT INFILTRATION SYSTEMS RELY ON PERMEABLE SOIL CONDITIONS TO DEWATER AND FUNCTION PROPERLY. AS PART OF THE DESIGN PROCESS, SOIL TESTING WILL BE PERFORMED TO ASSURE SUB SURFACE CONDITIONS ARE CONDUCIVE TO THE INFILTRATION OF STORMWATER. EVERY PRECAUTION MUST BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION TO ASSURE THAT COMPACTION DOES NOT OCCUR WHICH WOULD COMPROMISE THE PERMEABILITY OF THE SUBGRADE OF THE INFILTRATION FACILITIES. THE INFILTRATION AREAS MUST BE PROTECTED AGAINST COMPACTION FROM CONSTRUCTION ACTIVATES, SEDIMENT LADEN RUN-OFF, AND STOCK PILING. IF AFTER INSTALLATION, THE INFILTRATION FACILITIES DO NOT FUNCTION AS DESIGNED, AND THE CAUSE IS DETERMINED TO BE COMPACTION DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE TO PERFORM REMEDIATION, OUTLINED BY THE QUALIFIED PROFESSIONAL, TO RESTORE PRE-CONSTRUCTION PERMEABILITY.
3. 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.
4. 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 CONDITIONS IF ENCOUNTERED 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, AND MAKING RECOMMENDATIONS FOR CONSTRUCTION TECHNIQUES/PROCEDURES AND DESIGN MODIFICATIONS THAT WILL REDUCE THE POTENTIAL FOR FURTHER UNSUITABLE CONDITIONS AND POTENTIAL SUB SURFACE SUBSIDENCE.
5. 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:

1. 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.
2. BY EXECUTING/SIGNING THESE PLANS, THE LANDOWNER UNDERSTANDS THAT SINKHOLE AND SUBSURFACE SUBSIDENCE RISKS EXIST FOR THE PROPOSED STORMWATER MANAGEMENT SYSTEMS AS DESIGNED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE LANDOWNER ASSUMES ALL RESPONSIBILITY 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.
3. 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 DEVELOPING THE INDIVIDUAL LOT(S) AND INSTALLING STORMWATER SYSTEMS IN A CARBONATE GEOLOGY AREA SUCH AS SINKHOLES, SUB-SURFACE SUBSIDENCE, AND ASSOCIATED PROPERTY DAMAGE.
4. 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.
5. THE STORMWATER SYSTEMS SHALL BE MONITORED FOR PROPER PERFORMANCE FOLLOWING CONSTRUCTION AND SIGNS OF KARST ACTIVITY.

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS TO CONFIRM WITH THE OWNER THE PROPOSED LOCATION OF ALL EXISTING IMPROVEMENTS TO BE RELOCATED.
3. 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.
4. CONTRACTOR IS RESPONSIBLE FOR ALL THE TRAFFIC BARRICADING AND OTHER TRAFFIC CONTROLS AS REQUIRED TO MAINTAIN OWNERS USE OF THE SITE DURING CONSTRUCTION OPERATIONS.
5. 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 WEARING COURSE WILL NOT BE INSTALLED UNTIL A LATER CONSTRUCTION PHASE.
6. 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.
7. 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.
8. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
9. ALL SPOT ELEVATIONS LOCATED ALONG ROADWAYS, ACCESS DRIVES, AND PARKING LOTS ARE BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
10. IF FIELD CONDITIONS ARE DETERMINED TO BE DIFFERENT THAN SHOWN ON THIS PLAN, THE OWNER'S REPRESENTATIVE MUST BE NOTIFIED BEFORE PROCEEDING.
11. 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.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AS-BUILT SURVEY OF THE CONSTRUCTED IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT SYSTEM PLANS AND PROFILES.
13. 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 15. THE CONTRACTOR SHALL PROVIDE PENNDOT APPROVED MIX DESIGN AND CERTIFICATES OF COMPLIANCE, FORM CS-4171, FOR ALL MATERIALS PROVIDED FOR THE WORK. DELIVERY TICKETS SHALL BE PROVIDED FOR ALL MATERIALS. TESTING SHALL BE PERFORMED ON ALL NEW STREETS IN ACCORDANCE WITH THE CURRENT VERSION OF PENNDOT PUBLICATION 408.
14. 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:

1. "NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY MAY BE SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS; (B) IF A CHANGE IN 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 CONDOMINIUM OR 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 705 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 1-800-242-1776 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.

AT&T
1100 3RD AVE
ALTOONA, PA. 16602
PAT SUTTON
PS4364@ATT.COM

COMCAST
339 BALTIMORE RD
SHIPPENSBURG, PA. 17257
WILLIAM MAYS
william_mays@cable.comcast.com

ELIZABETHTOWN AREA WATER AUTHORITY
211 W HUMMELSTOWN STREET
ELIZABETHTOWN, PA. 17022
DEL BECKER

ELIZABETHTOWN REGIONAL SEWER AUTHORITY
235 ERSA DR
ELIZABETHTOWN, PA. 17022
STEVEN RETTEW
steve@ersapa.com

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

VERIZON BUSINESS
FORMERLY MCI400 INTERNATIONAL PARKWAY
RICHARDSON, TX. 75081
DEAN BOYERS
investigations@verizon.com

MOUNT JOY TOWNSHIP
LANCASTER COUNTY
8853 ELIZABETHTOWN RD
ELIZABETHTOWN, PA. 17022

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

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: 05/26/2022 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, LAND GRANT SURVEYORS, LLC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR 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), 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(3), LAND GRANT SURVEYORS, LLC. HAS SHOWN, UPON REQUEST THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVES 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 TELEPHONE NUMBER.

3. PURSUANT TO 73 P.S. §176(5), LAND GRANT SURVEYORS, LLC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, 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(2), 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 INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

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, INCLUDES 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 THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 A MINIMUM OF THREE (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 IN THE FIELD TO ADJUST THE PROPOSED UTILITY LOCATION TO RESOLVE AND UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. LAND GRANT SURVEYORS, LLC. SHALL BE NOTIFIED IMMEDIATELY OF ANY SUCH CONFLICTS ARE ENCOUNTERED. THE INFORMATION CONTAINED IN THIS SECTION AS IT RELATES TO THE DUTIES OF CONTRACTORS DOES NOT CONSTITUTE LEGAL ADVICE AND IN NO WAY REPRESENTS THE EXTENT OF THE CONTRACTOR'S DUTIES PURSUANT TO THE UNDERGROUND UTILITY LINE PROTECTION ACT. CONTRACTORS WITH QUESTIONS REGARDING THE UNDERGROUND UTILITY LINE PROTECTION ACT SHOULD CONSULT WITH AN ATTORNEY IMMEDIATELY.

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
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

SUBJECT:
PLAN 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

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\COVER-LD.dwg - PLOTTED: Oct 20, 2026 2:48 pm

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, GRUBBING AND TOPSOIL 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 1-800-242-1776 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 DEP/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 70% 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 UNACCEPTABLE.
9. NOTE THAT THE PADEP NPDES PERMITS REQUIRE 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.

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-15, INCLUDING THE SPECIFIED ANTI-SEEP COLLARS.
5. BEGIN OR CONTINUE EXCAVATING TO THE FINAL GRADE ELEVATION AS SPECIFIED IN THE E&S 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 MATTING.
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 70% 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 SWALE 2.
5. BEGIN OR CONTINUE EXCAVATING TO THE FINAL GRADE ELEVATION AS SPECIFIED IN THE E&S 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 MATTING.
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 E&S 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 MATTING.
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 E&S 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 MATTING.
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.

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 PLUG AROUND THE ALL PIPES LEAVING THE SYSTEM TO PREVENT PIPING.
5. UPON ACHIEVING A LEVEL SUBGRADE AT THE SPECIFIED ELEVATION, COMPACT IN ACCORDING 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 MATTING. 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 SWM FACILITY (I.E. I-825 FOR BMP 2, I-805 FOR BMP 4, I-859 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 (70% UNIFORM VEGETATION FOR UNPAVED AREAS), REMOVE INLET FILTERS FROM ALL INLETS EXCEPT THOSE DESIGNATED TO RECEIVE PERMANENT INLET FILTER BAGS, REMOVE THE FLOC LOG, JET-VAC THE WATER QUALITY UNIT, AND REMOVE (I.E. CUT OUT) ALL GEOTEXTILE FABRIC THAT HAS SEDIMENT DEPOSITION. PERMAMENT NON-WOVEN GEOTEXTILE FABRIC IS ONLY NECESSARY AT INFLOW LOCATIONS. INSTALL A STRIP OF FABRIC 12' WIDE X 20' LONG AT EACH INFLOW LOCATION.

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 15 AND BIO-RETENTION BASINS 20, 23, & 26 INCLUDING, BUT NOT LIMITED TO, CLAY CORE/KEY TRENCH AND BERM CONSTRUCTION, OUTLET PIPE AND ANTI-SEEP COLLAR INSTALLATION, CONFIRMATION OF OUTLET STRUCTURE CONFIGURATION, EXCAVATION, IN-SITU INFILTRATION TESTING, UNDERDRAIN INSTALLATION, AMENDED SOIL PLACEMENT, CONFIRMATION OF VEGETATION ESTABLISHMENT.

A WRITTEN REPORT OF ALL CRITICAL STAGE INSPECTIONS, INCLUDING PHOTOGRAPHS, SHALL BE PRODUCED FOLLOWING EACH INSPECTION AND MADE AVAILABLE TO THE PADEP/LCCD, 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 <u>GEOLOGIC MAP OF PENNSYLVANIA</u>, 1980, THE PROJECT SITE IS UNDERLAIN BY THE EPLER FORMATION. THIS FORMATION IS A VERY FINELY CRYSTALLINE, MEDIUM-GRAY LIMESTONE INTERBEDDED WITH GRAY DOLOMITE. **<u>LIMESTONE AND DOLOMITE ARE CARBONATE ROCKS WHICH ARE SUSCEPTIBLE TO DISSOLUTION IN WATER, AND THEREFORE POSES THE RISK FOR KARST FEATURE FORMATION, INCLUDING SINKHOLES.</u>**

REFER TO THE ECS 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 ECS 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

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

<u>POST CONSTRUCTION:</u>
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 ABOVE 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. ADDITIONALLY, THE FOLLOWING PREVENTATIVE MEASURES SHALL BE FOLLOWED TO REDUCE THE POTENTIAL INDUCEMENT OF SINKHOLE FORMATION IN PROPOSED DEVELOPMENT AREAS AND TO INCORPORATE GOOD CONSTRUCTION PRACTICES:

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 OF PRECIPITATION AND FACILITATE RUNOFF.
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 DROPOUTS 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 ECS MID-ATLANTIC AND IT IS RECOMMENDED THAT AN AUTHORIZE ECS 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 IN THE EXPLORATION. PROPER PERFORMANCE OF STORMWATER 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 ECS.

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

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER §102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS 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 BMPS 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 BMPS, STRUCTURALLY ENGINEERED BMPS, OR OTHER BMPS 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:
'I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. §4904 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 RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT 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 THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS.

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 BMPS 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 BMPS UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS.

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 RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPS 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 THE RESPONSIBILITY FOR PCSM BMPS 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 BMPS 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 260.1 ET SEQ., 271.IE. SEQ. AND 287.1 ET SEQ).

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3.	-	-	-
4.	-	-	-
5.	-	-	-

ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS
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elagroup.com

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

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\COVER-LD.dwg - PLOTTED: Oct 20, 2026 2:48 pm

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 35'. 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 SPOIL 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 SOCK
   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 DEPTHS REACH 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 ©BAG TYPE^ INLET INSERT 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 SEEDED 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. THE SEED MIXTURE SHALL BE APPLIED AS SPECIFIED OR 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 PERCENTAGE OF HARD SEED IN THE MIX, AND THE RATE OF APPLICATION, SHALL BE INCREASED. IF SEEDING CANNOT OCCUR DURING THE REGULAR GERMINATION PERIOD, THE EXPOSED AREAS SHALL BE MULCHED AS INDICATED PREVIOUSLY, AND THEN SEEDED WHEN THE GERMINATION PERIOD OCCURS.
   c. SEED MIXTURE 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. SOD
   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 SOD IS COMPRISED, 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 OWNER'S/ 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 NO-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 363-2134-008).
2. THIS E&S 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 E&S 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 E&S PLAN MINIMIZES SOIL COMPACTION BY PROVIDING UNDISTURBED/SCARIFIED SUBGRADE FOR THE INFILTRATION FACILITY BOTTOM FIELDS AND ALSO THROUGH MINIMIZING DISTURBANCES OUTSIDE OF PROPOSED IMPERVIOUS AREAS.
5. THIS E&S 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 E&S 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 GROUND 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 AND TO PROTECT 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 989 CAN INCREASE 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 ONSITE SOILS ARE FOUND TO BE HIGH IN CHLORIDES, LOW IN PH, OR HIGH IN MOISTURE AS IS TYPICAL IN CLAYEY SOILS, THE THICKNESS OF THE 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 17.5% MOISTURE CONTENT. MAINTAINING DRY SOILS ALSO PREVENTS CHLORIDES FROM BECOMING CORROSIVE TO STEEL. FINALLY, LIMING THE SOIL CAN RAISE THE PH TO >7.0, WHICH IS NOT CONSIDERED CORROSIVE TO STEEL.
4. DROUGHTY: DROUGHT VULNERABLE SOILS HAVE AVAILABLE WATER STORAGE WITHIN THE ROOT ZONE FOR COMMODITY CROPS LESS THAN OR EQUAL TO 6". SOIL AMENDMENT/RESTORATION TECHNIQUES MAY BE EMPLOYEDT 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 PRECIPITATION. 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 SEEDED 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 BAG AND DISCHARGED AT A STABILIZED POINT OF DISCHARGE.
7. FROST ACTION: FILL AND/OR BACKFILL SHALL NOT BE PLACED ON FROZEN OR SATURATED GROUND.
8. HYDRIC/HYDRIC INCLUSIONS: REFER TO THE SITE PLANS FOR LOCATION(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 PROCEDURES, PROOF-ROLLING 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 ONSITE 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 NOMINALLY FROM (+/- 2%) THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D1557 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 EXCAVATION BACKFILLED WITH CONCRETE OR CONTROLLED 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. SLOW 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 PLUGS (CLAY DIKES) WITHIN STORM DRAINAGE AND UTILITY TRENCHING.
12. POOR SOURCE OF TOPSOIL: PERFORM SOIL TESTING TO DETERMINE APPROPRIATE SUPPLEMENTATION. SOIL 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 BECOMES 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 ALTERED. THE PCSM BMPS HAVE BEEN DESIGNED TO MINIMIZE THE RISK FOR 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 FOLLOWING 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 PROVIDED 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(I.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 ONSITE 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 BELOW 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 FOUNDATION EXCAVATIONS. ANY WATER WHICH MAY ACCUMULATE IN THE BOTTOMS OF THE EXCAVATIONS SHOULD BE REMOVED IMMEDIATELY. IF WETNESS IS PRESENT DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL PROFESSIONAL FOR FURTHER EVALUATION AND INSTRUCTION. 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, FOUNDATION SUBGRADE REVIEW, STORMWATER BASIN BERM CONSTRUCTION, AND ALL CRITICAL EARTHWORK OPERATIONS.

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-GRAY LIMESTONE INTERBEDDED WITH GRAY DOLOMITE. **LIMESTONE AND DOLOMITE ARE CARBONATE ROCKS WHICH ARE SUSCEPTIBLE TO DISSOLUTION IN WATER, AND THEREFORE POSES THE RISK FOR KARST FEATURE FORMATION, INCLUDING SINKHOLES.**

REFER TO THE ECS 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 IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. 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 SEEDED. 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 SEEDED AREAS. ALL SEEDED 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 ANY 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 70% UNIFORM PERENNIAL VEGETATIVE COVER OF 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 E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE 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 E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT 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 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM 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 E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. INSPECTION SHALL BE LOGGED ONTO DEP FORM 3150-FM-BWEW0083 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 SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT 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 E&S BMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
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 MATERIAL/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 PROERTY.
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 §260.1 ET SEQ., §271.1 ET SEQ., AND §287.1 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-WATER 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 287 RESIDUAL WASTE MANAGEMENT OR 271 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 RETAINED 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, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED 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.

MAINTENANCE

1. ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CHECKED FOR DAMAGE WEEKLY AND/OR AFTER EACH PRECIPITATION EVENT. ALL FACILITIES THAT ARE DAMAGED, CLOGGED, OR CAN NO LONGER EFFECTIVELY PERFORM THE JOB IN WHICH THEY ARE DESIGNED, SHALL BE REPLACED.
2. ALL SEDIMENT REMOVED FROM SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE EROSION OR SEDIMENTATION, AND SHALL BE PLACED IN AN AREAS WITHIN THE DEFINED LIMITS OF DISTURBANCE.
3. ANY PERMANENTLY SEEDED AREAS THAT BECOME ERODED OR DISTURBED SHALL HAVE THE TOPSOIL REPLACED, THE GRASS RESEEDED, AND THE MULCH REAPPLIED, OR, AT THE DISCRETION OF THE OWNER, SOD MAY BE INSTALLED.
4. UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION, THE OWNER AND OR CONTRACTOR SHALL PROPERLY IMPLEMENT, OPERATE AND MAINTAIN, ALL THE BEST MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROL FEATURES. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT, AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
5. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF, ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AS INDICATED IN CHAPTER 25 OF THE PENNSYLVANIA CODE.

HYDRIC SOILS

GROUNDWATER WAS NOT ENCOUNTERED IN ANY TEST PITS DURING THE SUBSURFACE EXPLORATION PERFORMED BY ECS 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.

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 IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1E. SEQ. AND 287.1 ET SEQ).

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS
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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
ESC 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

DRAWING NO.
4 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\COVER-LD.dwg - PLOTTED: Oct 20, 2026 2:48 pm

CONSTRUCTION SEQUENCE (CRITICAL STAGES OF IMPLEMENTATION ARE IN RED BELOW)

CONSTRUCTION IS EXPECTED TO BEGIN IN SPRING OF 2027 AND CONTINUE THROUGH 2027, AFTER ALL MUNICIPAL AND STATE APPROVALS HAVE BEEN RECEIVED. CONSTRUCTION WILL PROCEED IN A TIMELY MANNER IN ORDER TO LIMIT THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION SEQUENCE PRIOR TO BREAKING GROUND TO MINIMIZE THE POTENTIAL FOR ANY SCHEDULING CONFLICTS. THE SEQUENCE OF EARTH MOVING ACTIVITIES SHALL BE APPROXIMATED AS FOLLOWS:

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, GRUBBING AND TOPSOIL 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 1-800-242-1776 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 DEP/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 70% 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 UNACCEPTABLE.
9. NOTE THAT THE PADEP NPDES PERMITS REQUIRE 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. TO SANTO DOMINGO CREEK AT ANY TIME. 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.
13. SITE ACCESS SHALL BE LIMITED TO THE PROPOSED ROCK CONSTRUCTION ENTRANCE LOCATIONS, WITH THE PRIMARY POINT OF INGRESS/EGRESS BEING RCE #1. RCE #3 IS A SECONDARY ACCESS POINT THAT SHOULD BE USED MINIMALLY, ON AN AS NEEDED BASES TO LIMIT CONSTRUCTION TRAFFIC THROUGH THE ADJOINING NEIGHBORHOOD. ROCK CONSTRUCTION ENTRANCE LOCATIONS SHALL BE MOVED/RE-ESTABLISHED ALONG BRADFIELD DRIVE ANYTIME A SEGMENT IS PAVED, AT THE POINT(S) WHERE PAVING ENDS. RCE #4 IS PROVIDED AT THE CONTRACTOR'S CONVENIENCE FOR LIGHT VEHICULAR AND DELIVERY ACCESS TO THE STAGING AREA. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING NOT SEDIMENT IS TRACKED OFFSITE.

STAGE 1 CONSTRUCTION SEQUENCE

14. DELINEATE LIMITS OF DISTURBANCE AND NPDES PERMIT BOUNDARY AS PART OF THE GRADING/STAKING PROCESS. LIMITS OF DISTURBANCE SHALL BE DEFINED BY THE LIMITS OF PROPOSED GRADING OR AS INDICATED ON THE PLANS.
15. CLEAR AND GRUB ONLY THE AREAS NECESSARY TO INSTALL ROCK CONSTRUCTION ENTRANCE(S) AND FILTER SOCKS AS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED. RCE #1 IS TO BE ESTABLISHED AT THE BEGINNING OF CONSTRUCTION. RCE #3 MUST NOT BE INSTALLED UNTIL STAGE 2 OF LAND DEVELOPMENT PLAN OR MUST BE INSTALLED WHEN THE BRADFIELD DRIVE CONNECTION IS MADE.
16. INSTALL FILTER SOCKS AS SHOWN ON THE PLAN. ADJUST SOCKS ACCORDINGLY THROUGHOUT CONSTRUCTION. BOTH ENDS OF THE SOCK SECTIONS MUST EXTEND AT LEAST 8 FEET UP-SLOPE AT 45 DEGREES TO THE MAIN FILTER SOCK ALIGNMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ONE-HALF OF THE HEIGHT OF THE EXPOSED FILTER SOCK OR AS DIRECTED BY THE ENGINEER. ANY SECTION THAT BECOMES COMPROMISED MUST IMMEDIATELY BE REPLACED OR REPAIRED.
17. ROUGH GRADE APPROXIMATELY 100' AT THE PROPOSED ROCK CONSTRUCTION ENTRANCE (RCE #1) LOCATION AND INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED ON PLANS, OR AS DIRECTED BY THE COUNTY CONSERVATION DISTRIC.
18. CONCURRENTLY, DELINEATE, STRIP TOPSOIL AND STABILIZE AREA(S) TO BE UTILIZED FOR CONSTRUCTION STAGING WITHIN THE PRIMARY PROJECT SITE AS NEEDED. SUGGESTED STAGING AREA(S) ARE PROVIDED ON THE E&S PLAN SET. THE CONTRACTOR(S) MAY USE DISCRETION REGARDING SIZE AND LOCATION OF STAGING AREA(S) AS NECESSARY. ANY ALTERNATIVE STAGING AREA(S) SHALL BE APPROVED BY THE LANCASTER COUNTY CONSERVATION DISTRICT. THE CONSTRUCTION STAGING AREA MUST BE IMMEDIATELY STABILIZED WITH 2A MODIFIED STONE AND MAINTAINED IN ORDER TO PREVENT ANY SEDIMENT LADEN RUNOFF. STONE OR OTHER SUITABLE STABILIZATION FOR THE STAGING AREA SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. SEDIMENT LADEN RUNOFF IS NOT PERMITTED FROM THE CONSTRUCTION STAGING AREAS.
19. IN CONJUNCTION WITH ESTABLISHMENT OF THE STAGING AREA, THE CONTRACTOR MAY INSTALL RCE #4 IF DESIRED. RCE #4 IS OPTIONAL AND INTENDED TO PROVIDE DIRECT ACCESS TO THE STAGING AREA FOR LIGHT VEHICULAR TRAFFIC AND DELIVERIES. RCE #4 IS NOT INTENDED FOR HAULING OF BULK MATERIALS AND SHALL NOT BE USED FOR SUCH. VEHICULAR ACCESS VIA THE EXISTINIG GRAVEL LANE AT THE LOCATION OF RCE #4 SHALL BE RESTRICTED TO ACCESSING THE EXISTING BARN UNTIL SUCH TIME THAT RCE #4 IS INSTALLED.
20. IN CONJUNCTION WITH THE INSTALLATION OF STAGING AREA, THE CONTRACTOR IS TO INSTALL STONED HAUL ROAD FROM STAGE 1 TO SOIL STOCKPILE AS SHOWN ON THE ESC STAGE 1 PLAN. INSTALL PROPOSED 18" CFS ALONG THE STONE HAUL ROAD.
21. CONCURRENTLY WITH INITIAL WORK COMMENCING WEST OF THE EXISTING UTILITY RIGHT OF WAY TO ESTABLISH PERIMETER DRAINAGE FOR STAGE 1 EAST OF THE R-O-W MAY COMMENCE. BEGIN TO STRIP THE TOPSOIL FROM THE AREA OF DISTURBANCE FOR STAGE 1 CONSTRUCTION. TOPSOIL STRIPPING SHALL BE LIMITED TO THE AREA NECESSARY FOR CONSTRUCTION AT ANY GIVEN TIME. THE TOPSOIL SHALL BE STOCKPILED AT THE LOCATION SHOWN ON THE PLAN OR LOCATED AT THE CONTRACTOR'S DISCRETION UPON APPROVAL OF THE LANCASTER COUNTY CONSERVATION DISTRICT. PROVIDE SILT FENCE OR FILTER SOCK DOWNSLOPE OF THE STOCKPILE TO CONTAIN SEDIMENT AT THE STOCKPILE LOCATION. STOCKPILES AND BERMS SHALL BE IMMEDIATELY SEEDED WITH AN APPROVED TEMPORARY SEED MIXTURE AND MULCHED. SEDIMENT LADEN RUNOFF IS NOT PERMITTED TO LEAVE THE SITE.
22. REMOVE THE EXISTING 20"X27" ERCP CROSSING HARRISBURG AVE, REPLACE WITH THE PROPOSED CULVER AND BEGIN INSTALLING THE PIPES FROM THE MH-1 TO OCS-15, HW-3, EX. I-23 TO OCS-20, EXISTING INLET TO I-49 THEN TO OCS-23 AND EXISTING INLET TO OCS-26. CONTRACTOR IS TO MODIFIED RCE #1 TO PROVIDE MOUNTABLE BERM OVER PIPE CROSSING TO ENSURE ADEQUATE COVER AND DIRECT RUNOFF TO SWALE 1B. INLET I-4 AND I-5 SHALL BE COVERED WITH PLYWOOD WHILE THE MOUNTABLE BERM IS IN PLACE. INSTALL TEMPORARY SWALE 25 AND IMMEDIATELY SEED AND STABILIZE WITH EROSION CONTROL MATTING AS SPECIFIED. ONCE THE CURB HAS BEEN POURED ALONG BRADFIELD DRIVE, THE MOUNTABLE BERM IS TO BE REMOVED AND TEMPORARY INLET FILTER BAG PLACED IN I-4 AND I-5.
23. CONCURRENTLY, CONSTRUCT DIVERSION BERM USING DIVERSIONSOXX ALONG BRADFIELD TO CREATE TEMPORARY SWALE 26 TO COLLECT RUNOFF AND DIRECT IT TO SEDIMENT TRAP 6 AND FILTERSOCK #18 AND 19 ALONG BRADFIELD DRIVE. CONTRACTOR TO INSTALL 5LB FLOC FLAT WITH ROCK FILTER CHECK DAM AT END OF SWALE 26.
24. CONCURRENTLY, BEGIN CONSTRUCTION OF SEDIMENT TRAP 1 (BMP 26), SEDIMENT TRAP 2 (BMP 23), SEDIMENT TRAP 3 (BMP 20), SEDIMENT TRAP 4 (BMP 15) AND SEDIMENT TRAP 6 INCLUDING EXCAVATION, CLAY CORE, BERM OUTLET STRUCTURE, OUTLET PIPE, ANTI-SEEP COLLARS, AND TEMPORARY DEWATERING FACILITIES. WHILE GRADING SEDIMENT TRAP 1, SEDIMENT TRAP 2 AND SEDIMENT TRAP 3, INSTALL SWALES 2(A&B), 4, 5 & 13 TO DIVERT UPSLOPE RUNOFF TO THE TRAPS. INSTALL 5 LB FLOC FLAT AND ROCK FILTER CHECK DAM WHERE SWALE 2B OUTLETS TO TRAP 3. THE FLOC LOG SHOULD BE INSTALLED DOWNSLOPE OF THE CHECK DAM AND PLACED IN THE CENTER OF THE FLOWPATH. A SHALLOW CHANNEL MAY BE FORMED AS NECESSARY TO DIRECT WATER OVER THE FLOC LOG. THE CONTRACTOR SHALL MONITOR THE EFFECTIVENESS OF THE FLOC LOGS THROUGHOUT THE DURATION OF CONSTRUCTION BY VISUALLY INSPECTING FOR FLOCCULATED SEDIMENT DOWNSLOPE OF THE CHECK DAMS. REPLACE LOGS/ CLEAN/REPLACE CHECK DAMS, AND ADD ADDITIONAL CHECK DAMS UPSLOPE IF NECESSARY WHEN PROLONGED SEDIMENTATION IS OBSERVED WITHIN THE RECEIVING SEDIMENT TRAPS.
25. WHILE GRADING TRAP 2, INSTALL SWALE 3B. WHILE GRADING SEDIMENT TRAP 4, INSTALL THE SWALE 15 AND HW-6B. IMMEDIATELY PLACE TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTING. BULK EARTHWORK SHOULD GENERALLY BE LIMITED TO AREAS UPSLOPE OF SEDIMENT TRAP 3 AND SEDIMENT TRAP 4 TO THE EXTENT PRACTICAL, AND WITH EXCEPTION TO CONSTRUCTION OF BRADFIELD DRIVE OR AS OTHERWISE NOTED IN THIS SEQUENCE. SEDIMENT TRAPS AND BASIN WILL BE CONVERTED TO PERMANENT BMP ONCE ALL UPSTREAM AREA HAVE BEEN STABILIZED.
26. DURING CONSTRUCTION OF SEDIMENT TRAP 6 AND PARTICULARLY DURING INSTALLATION OF THE UPPER PORTION OF SWALE 13 AND THE 24" DIVERSION SOXX, INSTALL 24" SILTSOXX CHECK DAMS WITH 5 LB FLOC LOG STAKEDIN THE MIDDLE OF THE FLOWPATH ON THE DOWNSTREAM SIDE OF THE ROCK RILTER CHECK DAM WHERE SHOWN ON THE PLANS. A SMALL CHANNEL MAY BE FORMED AS NECESSARY TO DIRECT WATER OVER THE FLOC LOG. THE CONTRACTOR SHALL MONITOR THE EFFECTIVENESS OF THE FLOC LOGS THROUGHOUT THE DURATION OF CONSTRUCTION BY VISUALLY INSPECTING FOR FLOCCULATED SEDIMENT DOWNSLOPE OF THE CHECK DAMS. REPLACE LOGS/ CLEAN/REPLACE CHECK DAMS, AND ADD ADDITIONAL CHECK DAMS UPSLOPE IF NECESSARY WHEN PROLONGED SEDIMENTATION IS OBSERVED WITHIN THE RECEIVING SEDIMENT TRAPS.
27. SEDIMENT TRAP 2 AND 4 WILL BE CONVERTED AT THE END OF STAGE 1. SEDIMENT TRAP 6 WILL BE REMOVED ONCE THE BMP 17 AND 19 ARE CONSTRUCTED AND ALL DRAINAGE AREA TO SEDIMENT TRAP 6 HAS BEEN STABILIZED WITHIN STAGE 1.
28. BEGIN ROUGH GRADING TO ESTABLISH BRADFIELD DRIVE SUBBASE AND THE ROAD LEADING TO THE PROPOSED PUMP STATION. ALL ROADS, PARKING AND OTHER PAVED AREAS SHOULD BE FINE GRADED AND STABILIZED WITH 2A MODIFIED STONE AS QUICKLY AS PRACTICAL TO ESTABLISH A STABLE PATH FOR CONSTRUCTION TRAFFIC ACROSS THE SITE.
29. CONCURRENTLY, GRADE SWALES 1A, 1B, 17A & 17B. IMMEDIATELY SPREAD TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTING. INSTALL I-889A TO EW-21 AND HW-19 TO EW-20. CONTRACTOR IS TO INSTALL ROCK FILTER #2 AND #3 AS PART OF GRADING PROCESS.
30. BEGIN BULK EARTHWORK TO CONSTRUCT THE PROPOSED TOWNHOUSES INCLUDED IN STAGE 1 OF CONSTRUCTION, BEGINNING WITH THE EASTERNMOST UNITS AND PROCEEDING WEST.
31. INSTALL ALL INLET STRUCTURES AND ASSOCIATED PIPING THAT IS TRIBUTARY TO SEDIMENT TRAP 4 (EW-8 TO I-880, I-10, MH-8A TO OCS-14).
32. ONCE ALL E&S CONTROLS ARE INSTALLED, CONTRACTOR CAN START INSTALLATION OF THE UNDERGROUND UTILITY INSTALLATION SUCH AS SEWER, WATER, ELECTRIC AND GAS. LIMIT ANY NECESSARY OFFSITE TRENCHING OR PAVEMENT CUTS ASSOCIATED WITH THE SEWER AND WATER LINES TO THE THE LENGTH OF THE PIPE THAT CAN BE PLACED AND BACKFILLED BY THE END OF EACH WORK DAYS. PROVIDE EROSION CONTROL MEASURES AS NECESSARY. SEDIMENT LADEN RUNOFF IS NOT PERMITTED TO LEAVE THE AREA OF UTILITY INSTALLATION. PROVIDE SUPPLEMENTAL CONTROL MEASURES AS NECESSARY.
33. WHEN BULK EARTHWORK FOR THE TOWNHOUSES IN THE VICINITY OF BMP 14 IS COMPLETE, BEGIN FINE GRADING TO ESTABLISH BUILDING PADS, AS WELL AS STREET AND DRIVEWAY SUBGRADES. ROLL BUILDING PADS TO STABILIZE AND INSTALL SUBBASE FOR ROADWAY AND DRIVEWAYS UPSLOPE OF BMP 14 TO THE EXTENT PRACTICAL. SPREAD TOPSOIL, SEED AND STABILIZE WITH MULCH AND/OR MATTING (WHERE SHOWN AND AS NECESSARY) IN ALL AREAS UPSLOPE OF BMP 14 THAT WILL NOT REQUIRE FURTHER DISTURBANCE TO COMPLETE CONSTRUCTION. DO NOT INSTALL SWALE 21 OR COMPLETE SWALE 14 UNTIL BUILDING PADS ARE ESTABLISHED AND BMP 14 IS IN PLACE.
34. BEGIN EXCAVATION AND INSTALLATION OF BMP 14. THE INITIAL EXCAVATED MATERIAL SHOULD PLACED AROUND THE UPSLOPE SIDES OF THE EXCAVATION TO DIVERT RUNOFF. WHEN EXCAVATED TO THE SPECIFIED DIMENSIONS, INSTALL GEOTEXTILE FABRIC AND IMPERMEABLE LINER. PLACE STONE BASE AND INSTALL TEMPORARY GEOTEXTILE FABRIC ON STONE BASE TO PREVENT SEDIMENTATION DURING THE REMAINING STAGES OF CONSTRUCTION. THIS FABRIC WILL NEED TO BE CUT OUT WHEN ALL CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED. INSTALL CHAMBER UNITS. WRAP UNITS WITH IMPERMEABLE LINER, PLACE STONE BACKFILL AND WRAP WITH GEOTEXTILE FABRIC BEFORE PLACING FILL OVER THE FACILITY.
35. INSTALL I-883, I-882 & I-88. IMMEDIATELY INSTALL INLET PROTECTION AND FINE GRADE, SEED AND STABILZE SURROUNDING AREAS. INSTALL FLOC LOG IN I-883. THE FLOC LOG SHOULD BE FASTENED TO THE INLET GRATE USING A NYLON ROPE SUCH THAT THE LOG RESTS ON THE INLET BOTTOM.
36. INSTALL SWALE 21 AND FINISH INSTALLING SWALE 14 TO I-885 IF NOT COMPLETED IN THE PRIOR STEP. THE SWALES SHALL BE IMMEDIATELY TOPSOILED, SEEDED AND STABILIZED WITH EROSION CONTROL MATTING.
37. FINISH GRADING AND INSTALLING PAVEMENT BASE FOR ROADWAY AND REMAINING DRIVEWAYS. CURB INSTALLATION, PAVING AND TOWNHOUSE CONSTRUCTION MAY COMMENCE WHEN APPROPRIATE.
38. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 14 HAS ACHIEVED PERMANENT STABILIZATION, REMOVE FLOC LOG, FLUSH PIPES AS NECESSARY, AND ACCESS BMP INTERIOR TO REMOVE GEOTEXTILE FABRIC FROM TOP OF STONE BASE.
39. SITE PAVING CAN GENERALLY OCCUR AT THE CONTRACTOR'S DISCRETION. THE CONTRACTOR SHALL NOTE SPECIFIC LOCATIONS WHERE TEMPORARY BERMS AND BYPASS OF INLETS IS NECESARY AS OUTLINED IN LATER STEPS WITHIN THIS SEQUENCE. PAVEMENT WHICH WILL DIRECT SEDIMENT LADEN RUNOFF TO UNDERGROUND FACILTIES SHALL NOT BE INSTALLED UNTIL SUCH TIME THAT SUFFICIENT SITE STABILIZATION HAS BEEN ACHIEVED, OR BY IMPLEMENTING SUFFICENT TECHNIQUES TO ACHIEVE THE NECESSARY DRAINAGE PATTERNS OUTLINED IN THIS SEQUENCE.
40. AS GRADING CONTINUES WEST TOWARDS THE SECOND SET OF TOWNHOUSES NORTH OF BRADFIELD DRIVE AND THE 'TOT LOT', INSTALL THE PIPE RUN FROM EW-25 TO I-27. BLOCK THE OPENING FOR CONNECTION TO I-28. INSTALL TEMPORARY BERM/DIP IN ROADWAY AT I-27 AND I-26 TO DIRECT UPSLOPE RUNOFF INTO THE INLETS. CONSTRUCT SWALE 27 AND IMMEDIATELY SPREAD TOPSOIL, SEED AND INSTALL MATTING IN THE SWALE AND ADJACENT FILL SLOPE. CONTRACTOR IS TO INSTALL ROCK FILTER WITH FLOC BLOCK WITHIN SWALE 27 UNTIL ALL DRAINAGE AREA TO SWALE HAS BEEN STABILIZED.
41. BEGIN WORK GRADING THE THIRD GROUP OF TOWNHOUSES NORTH OF BRADFIELD DRIVE, WEST OF TRAP 6, AS WELL AS THE 'TOT LOT', INCLUDING SWALES 11, 12 AND 13 RUNOFF SHOULD BE DIRECTED TOWARDS SEDIMENT TRAP 6 WHILE WORKING IN THIS AREA. SPREAD TOPSOIL IN ALL AREAS NOT BEING PAVED OR CONSTRUCTED UPON AND IMMEDIATELY SEED AND STABILIZE.
42. FINE GRADE, INSTALL UTILITIES AS APPROPRIATE, INSTALL PAVEMENT BASE FOR ROAD STUB AND DRIVEWAYS, AND ESTABLISH BUILDING PADS. CONSTRUCT TOWNHOUSES AND FINAL PROPOSED IMPROVEMENTS(CURB/SIDEWALK, PAVEMENT, ETC.) WHEN APPROPRIATE.
43. INLETS I-42 THROUGH I-46 MAY BE INSTALLED AT THE CONTRACTOR'S DISCRETION. IF INSTALLED PRIOR TO BMP 19, LEAVE THE TOP OF GRATE (TG) ABOVE THE SUBBASE ELEVATION AND DO NOT DIRECT WATER TO THESE INLETS UNTIL UPSLOPE DRAINAGE AREAS ARE ESTABLISHED AND DOWNSTREAM PIPE NETWORK IS INSTALLED.
44. BEGIN OR CONTINUE BULK GRADING THE AREA SOUTH OF BRADFIELD DRIVE IN THE VICINITY OF BMP'S 17 & 19 AND CONTINUING WEST TO THE INTERSECTION NEAR BMP 22, INCLUDING THE SPUR CONNECTING TO BRADFIELD DRIVE. INSTALL A BERM AND BROAD BASED DIP TO DIRECT RUNOFF TOWARDS SEDIMENT TRAP 2. IMMEDIATELY FINE GRADE SWALE 23 & 24, LAWN AREAS, DRIVEWAYS AND BUILDING PADS TO THE EXTENT PRACTICAL AND IMMEDIATELY STABILIZE AREAS TO BE PAVED WITH 2A MODIFIED STONE BASE AND SPREAD TOPSOIL, SEED AND STABILIZE AREAS TO BE ESTABLISHED AS LAWN.
45. WHEN ALL AREAS UPSLOPE UP BMP 17 AND 19 ARE TEMPORARILY STABILIZED TO THE EXTENT POSSIBLE, INSTALL PIPE RUN FROM EW-31 TO OCS-17 AND OCS-19.
46. BEGIN INSTALLING BMP'S 17 & 19 (REFER TO THE SITE SPECIFIC SEQUENCE OF BMP INSTALLATION ON SHEET 3 OF PCSM PLAN SET). THE INITIAL EXCAVATED MATERIAL SHOULD PLACED AROUND THE UPSLOPE SIDES OF THE EXCAVATION TO DIVERT RUNOFF. WHEN EXCAVATED TO THE SPECIFIED DIMENSIONS, INSTALL GEOTEXTILE FABRIC AND IMPERMEABLE LINER. PLACE STONE BASE AND INSTALL TEMPORARY GEOTEXTILE FABRIC ON STONE BASE TO PREVENT SEDIMENTATION DURING THE REMAINING STAGES OF CONSTRUCTION. THIS FABRIC WILL NEED TO BE CUT OUT WHEN ALL CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED. INSTALL CHAMBER UNITS. WRAP UNITS WITH IMPERMEABLE LINER, PLACE STONE BACKFILL AND WRAP WITH GEOTEXTILE FABRIC BEFORE PLACING FILL OVER THE FACILITY. IF UPSLOPE INLETS TRIBUTARY TO THESE INLETS HAVE BEEN INSTALLED ENSURE THAT THE GRATES ARE ABOVE GRADE AND WATER FROM ALL UPSLOPE AREAS IS DIRECTED TO SEDIMENT TRAP 3 OR 6.
47. UPON INSTALLATION OF BMP 19, INSTALL PIPES AND STRUCTURES FROM I-44 TO BMP 19, I-47 TO I-42, I-46A I-35 AND I-895. IMMEDIATELY INSTALL INLET PROTECTION IN I-35 AND I-895. INSTALL FLOC LOG IN I-41, SECURING TO THE INLET STRUCTURE USING NYLON ROPE SUCH THAT THE LOG LAYS FLAT ON THE INLET BOTTOM. WQU-41A SHALL BE VACUUMED AND CLEANED OUT WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED
48. UPON INSTALLATION OF BMP 17, INSTALL ALL UPSTREAM INLETS, STRUCTURES AND ASSOCIATED PIPES (WQU-MH-138, I-39, I-40 AND I-897. WQU-MH-38 SHALL BE VACUUMED AND CLEANED OUT WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
49. WHEN BMPs 17 & 19 HAVE BEEN INSTALLED AND BACKFILL, COMPLETE FINE GRADING IN THE AREA AND INSTALL PAVEMENT SUBBASE IN ROADS AND DRIVEWAYS. TOWNHOUSE CONSTRUCTION AND INSTALLATION OF REMAINING IMPROVEMENTS (I.E. CURB AND SIDEWALK, PAVEMENTS, ETC.) MAY COMMENCE AT THE CONTRACTORS DISCRETION.
50. FOLLOWING INSTALLATION AND IMPLEMENTATION OF BMPs 17 & 19, SEDIMENT TRAP 6 MAY BE TAKEN OUT OF SERVICE. REMOVE THE TEMPORARY RISER AND OUTLET PIPE AND BEGIN FILLING AS NECESSARY TO ACHIEVE PROPOSED GRADES.
51. ROUGH GRADE THE TOWNHOUSE AREA, INSTALL INLETS I-28 AND I-30, PAVEMENT SUBBASE, AND ESTABLISH BUILDING PADS. TOWNHOUSE CONSTRUCTION AND INSTALLATION OF REMAINING IMPROVEMENTS (I.E. CURB AND SIDEWALK, PAVEMENT, ETC.) MAY COMMENCE AT THE CONTRACTOR'S DISCRETION. IMMEDIATELY SPREAD TOPSOIL, SEED AND STABILIZE ALL AREAS NOT TO BE PAVED.
52. WHEN ALL DISTURBANCE TRIBUTARY TO BMP'S 17 & 19 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE FLOC LOGS, FLUSH STORM SEWERS AS NECESSARY, CLEAN OUT WQU-MH-38 AND WQU-41A AND ACCESS BMP INTERIORS TO REMOVE ALL GEOTEXTILE FABRIC WHICH HAS SEDIMENT DEPOSITION.
53. CONTINUE WORKING WEST BOTH NORTH AND SOUTH OF BRADFIELD DR. GRADE AND INSTALL SWALE 3A. THE SWALE SHOULD BE SEEDED, MATTED TO ENSURE THE SWALE CAN BE STABILIZED AS SOON AS POSSIBLE. ROUGH GRADING MAY COMMENCE NORTH OF BRADFIELD DRIVE, CONTINUING TO DIRECT RUNOFF TOWARDS SEDIMENT TRAP 2.
54. WORK TO FINE GRADE THE TOWNHOUSE AREA AROUND BMP 22. GRADE SWALE 22 AND IMMEDIATELY SPREAD TOPSOIL, SEED AND INSTALL MATTING IN THE SWALE AND ADJACENT FILL SLOPE.
55. WHEN BUILDING PADS ARE ESTABLISHED BEGIN EXCAVATION FOR BMP 22. REFER TO THE SITE SPECIFIC SEQUENCE OF BMPS INSTALLATION FOR COMPLETE LIST OF INSTALLATION STEPS. BE SURE TO INSTALL A TEMPORARY GEOTEXTILE FABRIC OVER THE STONE BASE PRIOR TO PLACEMENT OF THE CONCRETE STORAGE UNITS.
56. CONCURRENTLY, INSTALL THE PIPE RUN FROM EW-50 TO OCS-22. THE CONTRACTOR MAY BEGIN INSTALLING THE INLETS TRIBUTARY TO BMP 22 (WQU-52 TO I-64, I-61, I-58) DURING BMP CONSTRUCTION BUT SHOULD LEAVE THE INLET TOPS ABOVE THE SUBBASE, CONTINUING TO DIRECT RUNOFF TOWARDS TRAP 2. UPON INSTALLATION OF I-53A INSTALL A FLOC LOG USING THE METHOD DESCRIBED PREVIOUSLY IN THIS SEQUENCE.
57. CONCURRENTLY, AND IF NOT INSTALLED DURING PRIOR STEPS, INSTALL THE RETAINING WALLS FOR THE ROAD SPUR CONNECTING TO BRADFIELD DR. AND THE PIPE FROM HW-56 TO I-55, AS WELL AS ROCK FILTER #1.
58. WHEN BMP 22 HAS BEEN INSTALLED, INSTALL THE REMAINING INLETS (I-65 & I-59), FINISH FINAL GRADING THE REMAINDER OF STAGE 1/BMP 22 DRAINAGE AREA. INSTALL SWALE 10 AND IMMEDIATELY SPREAD TOPSOIL, SEED AND STABILIZE.
59. INSTALLATION OF REMAINING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND CONSTRUCTION OF TOWNHOUSES WITHIN THE BMP-22 DRAINAGE AREA MAY COMMENCE AT THE CONTRACTOR'S DISCRETION.
60. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 22 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE FLOC LOGS, CLEAN OUT WQU-52 AND ACCESS BMP 22 INTERIOR TO REMOVE ALL GEOTEXTILE FABRIC WHICH HAS SEDIMENT DEPOSITION.
61. INSTALL THE BITUMINOUS PAVING BINDER COURSE AS SPECIFIED FOR ALL AREAS THAT HAVE NOT YET BEEN PAVED OR ARE TO BE PAVED AFTER CONSTRUCTION ACTIVITIES THAT OTHERWISE WOULD DAMAGE THE PAVEMENT HAVE BEEN COMPLETED.
62. SPREAD TOPSOIL (6" MINIMUM) OVER ALL AREAS WHICH HAVE NOT BEEN PAVED (OR WILL NOT BE PAVED) AND ALL AREAS WHICH WERE NOT SEEDED DURING PREVIOUS CONSTRUCTION STAGES COMPLETED EARLIER DURING THE PROJECT. 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 SEEDED AREAS. PLACE REQUIRED EROSION CONTROL MATTING WHERE INDICATED ON THE PLANS. ALL SEEDED AREAS MUST BE MULCHED WITHIN 48 HOURS AFTER SEEDING HAS BEEN COMPLETED. PROVIDE EROSION CONTROL BLANKET WHERE SPECIFIED ON THE PLANS.
63. AS DRAINAGE AREAS TRIBUTARY TO THE POST CONSTRUCTION ABOVE GRADE BMP'S ACHIEVE 70% UNIFORM STABILIZATION, AS APPROVED BY THE DESIGN ENGINEER AND COUNTY CONSERVATION DISTRICT, REMOVE TEMPORARY INLET PROTECTIONS, FLUSH STORM SEWERS WHERE DEPOSITED SEDIMENT IS OBSERVED, AND BEGIN CONVERTING SEDIMENT TRAPS 2, 3 & 4 TO POST CONSTRUCTION CONFIGURATIONS (REFER TO SITE SPECIFIC SEQUENCE OF BMP INSTALLATION ON SHEET 3 OF PCSM PLAN SET).

STAGE 2 CONSTRUCTION SEQUENCE (CONTRACTOR IS TO REFER TO STAGE 2 FINAL LAND DEVELOPMENT PLAN FOR DESIGN AND DETAIL)

1. CONCURRENTLY, INSTALL RCE #2 AND STABILIZED ACCESS ROAD TO THE PROPOSED OUTFALL LOCATION NORTH OF PA230. INSTALL ALL PERIMETER CONTROLS NORTH OF PA230, STRIP TOPSOIL AND BEGIN PREPARATION OF DRILLING PIT FOR AUGER BORING THE OUTLET PIPE FROM I-845 TO MH-846.
2. WHEN APPROPRIATE, BEGIN HORIZONTAL AUGER BORING. IT IS ANTICIPATED THAT THE BORING WILL TAKE 30 TO 40 DAYS TO COMPLETE.
3. WHEN THE AUGER BORING IS COMPLETE AND THE OUTLET PIPE HAS BEEN INSERTED THROUGH THE CASE BORING AND GROUTED, INSTALL EW-844, MH-846, I-845 AND INSTALL STONE AND BLOCK INLET PROTECTION AT I-845. RESTORE THE AREA DISTURBED FOR BORING NORTH OF P230, REMOVE THE ACCESS ROAD AND RCE #2 AND RESTORE ALL ASSOCIATED DISTURBANCE TO PRE-CONSTRUCTION CONDITIONS.
4. INSTALL THE PIPE RUNS THAT PARALLEL THE NORTHERN PROPERTY BOUNDARY FROM I-845 TO I-843 AND FROM I-845 TO I-832. INSTALL PLYWOOD OR OTHERWISE BLOCK OFF ALL PIPE KNOCKOUTS WHERE PIPES WILL BE INSTALLED IN LATER STEPS. IMMEDIATELY INSTALL INLET PROTECTION IN ALL INLETS, JUNCTION BOXES AND OUTLET STRUCTURES WITH AN OPEN GRATE AS SHOWN ON THE PLANS.
5. CONCURRENTLY, GRADE SWALE 16(B-D). PLACE TOPSOIL AND IMMEDIATELY SEED AND STABILIZE WITH WEROSION CONTROL MATTING AS SPECIFIED.
6. CONCURRENT OR FOLLOWING SWALE 16 INSTALLATION, BEGIN ESTABLISHING THE BERM FOR SEDIMENT BASIN 5. THE EXTERIOR SLOPES OF THE BERM SHOULD GENERALLY ESTABLISH THE FINISHED GRADES FOR THE FILL SLOPES NECESSARY TO CONSTRUCT THE SITE IMPROVEMENTS. INSTALL TEMPORARY RISER/DEWATERING FACILITY, TEMPORARY OUTLET CONTROL STRUCTURE (SB-5), OUTLET PIPE FOR SEDIMENT BASIN 5, ASSOCIATED CONCRETE CRADLE AND ANTI-SEEP COLLAR. IMMEDIATELY SPREAD TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTING THE TOP OF BERM AND EXTERIOR SLOPES.
7. THE CONTRACTOR SHALL MAINTAIN AN AERATION PUMP IN SEDIMENT BASIN 5 WHENEVER PONDING IS PRESENT. AFFIX A FLOC LOG TO THE PUMP USING NYLON THE PUMP IS TO PROVIDE AGITATION TO INCREASE FLOCCULATION OF SUSPENDED SEDIMENT. THE CONTRACTOR SHALL VISUALLY MONITOR SEDIMENTATION WITHIN THE PONDED WATER THROUGHOUT CONSTRUCTION. REPLACE THE FLOC LOG ON A MONTHLY BASIS OR AS NECESSARY WHEN SUSPENDED SEDIMENT IS OBSERVED MORE THAN 24 HOURS AFTER RAINFALL, INDICATING THAT THE FLOCCULANT IS LOSING EFFICIENCY.
8. UPON INSTALLATION OF SEDIMENT BASIN 5 BERM AND OUTLET FACILITIES, THE CONTRACTOR MAY BEGIN BULK EARTHWORK AND ESTABLISHMENT OF THE PROPOSED STAGING AND STOCK PILE AREAS. WHEN CONSTRUCTING BRADFIELD DRIVE ADJACENT TO SEDIMENT BASIN 5, THE CONTRACTOR MAY INSTALL PIPE RUNS FROM THE TEMPORARY OUTFALLS INCLUDING, BUT NOT LIMITED TO, I-97 TO I-794, I-796 TO I-796B, AND I-788 TO I-78. DO NOT INSTALL WQU-797A OR WQU-789A UNTIL THEIR RESPECTIVE DOWNSTREAM BMPS ARE INSTALLED. THE CONTRACTOR MAY INSTALL INLETS I-864, I-865 I-787C AND I-787D AS PART OF THE STAGING AREA CONSTRUCTION OR DURING STAGE 3. ALL UNUSED INLET KNOCKOUTS SHALL BE BLOCKED WITH PLYWOOD OR OTHERWISE.
9. BEGIN BULK GRADING, WORKING FROM WEST TO EAST, MAINTAINING POSITIVE DRAINAGE AND DIRECTING RUNOFF TO SEDIMENT BASIN 5.
10. GRADE AND ESTABLISH STABILIZED SUBBASE FOR THE REMAINDER OF THE PROPOSED BRADFIELD DRIVE TO THE CONNECTION WITH EXISTING BRADFIELD DRIVE IF NOT COMPLETED DURING STAGE 1. DO NOT INSTALL CURBING UNTIL GRADING IS NEARING COMPLETION AND TEMPORARY STABILIZATION HAS BEEN ESTABLISHED ACROSS THE MAJORITY OF STAGE 2 CONSTRUCTION AREA. ALTERNATIVELY, BRADFORD DRIVE AND ALL RESIDENTIAL SPURS MAY BE CURBED AND PAVED SEQUENTIALLY FROM WEST TO EAST AS THE RECEIVING UNDERGROUND BMP'S ARE INSTALLED.
11. BEGIN FINE GRADING THE AREA AROUND THE FURTHEST WEST TOWNHOUSES, ESTABLISHING BUILDING PADS, DRIVEWAY AND ROAD SUBGRADES. SPREAD TOPSOIL IN LAWN AREAS IMMEDIATELY UPON COMPLETION OF FINE GRADING, SEED AND STABILIZE. AREAS TO BE PAVED OR BUILT UPON SHALL BE ROLLED OR STABILIZED WITH CRUSHED STONE.
12. CONCURRENTLY, CONTRACTOR CAN BEGIN INSTALL SWALES 16A, 18 & 19. SWALES SHALL BE IMMEDIATELY BE SEEDED AND STABILIZED WITH MATTING..
13. CONCURRENTLY, GRADING, BUILDING PAD PREPARATION AND SUBBASE PLACEMENT MAY OCCUR FOR THE TOWNHOUSES AND SURROUNDING AREA IN THE VICINITY OF BMP 2, TO THE EXTENT PRACTICAL.
14. BEGIN CONSTRUCTION OF BMP 2 AND INSTALLATION OF THE OUTLET STRUCTURE, OUTLET PIPES, AND ALL INLETS AND ASSOCIATED PIPES WHICH DRAIN TO THE BMP (WQU-825A TO I-800, I-827, I-828 & I-829). IMMEDIATELY INSTALL INLET PROTECTION IN ALL INLETS WHERE SPECIFIED ON THE PLANS. INSTALL FLOC LOG IN THE TD-825 JUNCTION BOX. FLOC LOG SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 2, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED.
15. WHEN BMP-2 HAS BEEN INSTALLED, FINISH GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING TOWNHOUSES WITHIN THE BMP-2 DRAINAGE AREA AT THE CONTRACTOR'S DISCRETION.
16. **WHEN ALL DISTURBANCE TRIBUTARY TO BMP 2 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE INLET PROTECTION AND FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY, CLEAN OUT WQU-825A AND ACCESS BMP 2 INTERIOR TO REMOVE GEOTEXTILE FABRIC AND ALL DEPOSITED SEDIMENT. PRESSURE WASH WALLS AS NECESSARY.**
17. CONTINUE FINE GRADING EAST AND SOUTH OF BMP 2 WITHIN THE DRAINAGE AREA TO BMP 4 AND IMMEDIATELY EAST OF BMP 4, ESTABLISHING BUILDING PADS, DRIVEWAY AND ROAD SUBGRADE. SPREAD TOPSOIL IN LAWN AREAS IMMEDIATELY UPON COMPLETION OF FINE GRADING, SEED AND STABILIZE. CONCURRENTLY, INSTALL PIPE NETWORK FROM I-830 TO I-832 AND SWALE 20. SWALE 8 INSTALLATION MAY BEGIN BUT FLOWS MUST CONTINUE TO BE DIRECTED TOWARDS SEDIMENT BASIN 5 UNTIL BMP 4 INSTALLATION. SWALES MUST IMMEDIATELY BE SEEDED, MATTED AND STABILIZED. ALL DISTURBED WHICH ARE TO BE ESTABLISHED AS LAWN ARE TO BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINE GRADING.
18. CONCURRENTLY, AS BUILDING PADS ARE ESTABLISHED AND PAVEMENT SUBBASE INSTALLED, BEGIN CONSTRUCTION OF BMP 4 (SEE SITE SPECIFIC SEQUENCE OF BMP IMPLEMENTATION ON SHEET 3 OF PCSM PLAN SET) AND INSTALLATION OF OF THE OUTLET STRUCTURE, OUTLET PIPES, ALL INLETS AND PIPES WHICH DRAIN TO THE BMP (WQU-805 TO I-867, JB-803 TO I-819, MH-878 TO I-876, AND I-805 TO TD-814). IMMEDIATELY INSTALL INLET PROTECTION IN ALL INLETS WHERE SPECIFIED ON THE PLANS. CONCURRENTLY, COMPLETE INSTALLATION OF SWALE 8 AND IMMEDIATELY STABILIZE. INSTALL FLOC LOG IN I-805. FLOC LOGS SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 4, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED.
19. WHEN BMP-4 HAS BEEN INSTALLED, FINISH GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING TOWNHOUSES WITHIN THE BMP-4 DRAINAGE AREA AT THE CONTRACTOR'S DISCRETION.
20. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 4 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE INLET PROTECTION AND FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY, CLEAN OUT WQU-805A AND ACCESS BMP 4 INTERIOR TO REMOVE GEOTEXTILE FABRIC AND ALL DEPOSITED SEDIMENT. PRESSURE WASH WALLS AS NECESSARY.
21. CONTINUE FINE GRADING EAST AND SOUTH OF BMP 4 WITHIN THE DRAINAGE AREA TO BMP 6 AND THE AREA IMMEDIATELY EAST OF BMP 6, ESTABLISHING BUILDING PADS, DRIVEWAY AND ROAD SUBGRADE. SPREAD TOPSOIL IN LAWN AREAS IMMEDIATELY UPON COMPLETION OF FINE GRADING, SEED AND STABILIZE. SWALE 7 INSTALLATION MAY BEGIN BUT MUST CONTINUE TO B E DIRECTED TOWARDS SEDIMENT BASIN 5 UNTIL BMP 6 IS INSTALLED. SWALES MUST IMMEDIATELY BE SEEDED, MATTED AND STABILIZED. ALL DISTURBED WHICH ARE TO BE ESTABLISHED AS LAWN ARE TO BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINE GRADING.
22. CONCURRENTLY, AS BUILDING PADS ARE ESTABLISHED AND PAVEMENT SUBBASE INSTALLED, BEGIN CONSTRUCTION OF BMP 6 (SEE SITE SPECIFIC SEQUENCE OF BMP INSTALLATION ON SHEET 3 OF PCSM PLAN SET) AND INSTALLATION OF OUTLET STRUCTURE, OUTLET PIPES ALL INLETS AND PIPES WHICH DRAIN TO THE BMP (WQU-807A TO I-810 AND I-806 TO TD-814). CONCURRENTLY, IMMEDIATELY INSTALL INLET PROTECTION IN ALL INLETS WHERE SPECIFIED ON THE PLANS. COMPLETE INSTALLATION OF SWALE 7 AND IMMEDIATELY STABILIZE. INSTALL FLOC LOG IN I-807. FLOC LOGS SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 6, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED.
23. WHEN BMP-6 HAS BEEN INSTALLED, FINISH FINAL GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING TOWNHOUSES WITHIN THE BMP 6 DRAINAGE AREA AT THE CONTRACTOR'S DISCRETION.
24. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 6 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE INLET PROTECTION AND FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY, CLEAN OUT WQU-807A AND ACCESS BMP 6 INTERIOR TO REMOVE GEOTEXTILE FABRIC AND ALL DEPOSITED SEDIMENT. PRESSURE WASH WALLS AS NECESSARY.
25. CONTINUE FINE GRADING EAST AND SOUTH OF BMP 6 TO THE LIMITS OF CONSTRUCTION STAGE 2, ESTABLISHING BUILDING PADS, DRIVEWAY AND ROAD SUBGRADES. SPREAD TOPSOILS IN LAWN AREAS IMMEDIATELY UPON COMPLETION OF FINE GRADING, SEED AND STABILIZE.
26. THE CONTRACTOR MAY BEGIN FILLING THE WESTERN PORTION OF SEDIMENT BASIN 5 TOWARDS THE LOCATION OF BMP 10, MAINTAINING THE TEMPORARY OUTFALL TO SEDIMENT BASIN 5.
27. IF NOT ALREADY INSTALLED, BEGIN INSTALLING ALL REMAINING INLETS AND PIPES UPSTREAM OF I-797 AND I-789. PROVIDE TEMPORARY DISCHARGE PIPES TO SEDIMENT BASIN 5.
28. CONCURRENTLY, AS BUILDING PADS ARE ESTABLISHED AND PAVEMENT SUBBASE INSTALLED, BEGIN CONSTRUCTION OF BMP 8 (SEE SITE SPECIFIC SEQUENCE OF BMP INSTALLATION ON SHEET 3 OF PCSM PLAN SET) AND INSTALLATION OF OUTLET STRUCTURE, OUTLET PIPES, ALL INLETS AND PIPES WHICH DRAIN TO THE BMP (WQU-808A TO I-822 AND TO I-799A). IMMEDIATELY INSTALL INLET PROTECTION IN ALL INLETS WHERE SPECIFIED ON THE PLANS. CONCURRENTLY, COMPLETE INSTALLATION OF SWALE 6 AND IMMEDIATELY STABILIZE. INSTALL FLOC LOG IN I-808 AND I-792. FLOC LOGS SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 8, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED.
29. WHEN BMP-8 HAS BEEN INSTALLED, FINISH FINAL GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING TOWNHOUSES WITHIN THE BMP 8 DRAINAGE AREA AT THE CONTRACTOR'S DISCRETION.
30. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 8 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE INLET PROTECTION AND FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY, CLEAN OUT WQU-808A AND ACCESS BMP 8 INTERIOR TO REMOVE GEOTEXTILE FABRIC AND ALL DESPOSITED SEDIMENT. PRESSURE WASH WALLS AS NECESSARY.
31. INSTALL THE BITUMINOUS PAVING BINDER COURSE AS SPECIFIED FOR ALL AREAS OF STAGE 2 CONSTRUCTION THAT HAVE NOT YET BEEN PAVED OR ARE TO BE PAVED AFTER CONSTRUCTION ACTIVITIES THAT OTHERWISE WOULD DAMAGE THE PAVEMENT HAVE BEEN COMPLETED.
32. SPREAD TOPSOIL (6" MINIMUM) OVER ALL AREAS WHICH HAVE NOT BEEN PAVED (OR WILL NOT BE PAVED) AND ALL AREAS WHICH WERE NOT SEEDED DURING PREVIOUS CONSTRUCTION STAGES COMPLETED EARLIER DURING THE PROJECT. 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 SEEDED AREAS. PLACE REQUIRED EROSION CONTROL MATTING WHERE INDICATED ON THE PLANS. ALL SEEDED AREAS MUST BE MULCHED WITHIN 48 HOURS AFTER SEEDING HAS BEEN COMPLETED. PROVIDE EROSION CONTROL BLANKET WHERE SPECIFIED ON THE PLANS.

STAGE 3 CONSTRUCTION SEQUENCE (CONTRACTOR IS TO REFER TO STAGE 2 FINAL LAND DEVELOPMENT PLAN FOR DESIGN AND DETAIL)

1. BEGIN/CONTINUE FILLING SEDIMENT BASIN 5 TO THE LIMITS SHOWN ON THE STAGE 3 E&S PLAN TO ALLOW INSTALLATION OF BMP 10 AND THE TOWNHOUSES ACCESS ROAD IMMEDIATELY EAST OF BMP 10.
2. IF NOT ALREADY COMPLETE, FINE GRADE THE APARTMENT BUILDINGS' PARKING LOT, BUILDING PADS AND SURROUNDING AREAS,
3. CONCURRENTLY, AS BUILDING PADS ARE ESTABLISHED AND PAVEMENT SUBBASE INSTALLED, BEGIN CONSTRUCTION OF BMP 25 (SEE SITE SPECIFIC SEQUENCE OF BMP IMPLEMENTATION ON SHEET 3 OF PCSM PLAN SET), INSTALLATION OF THE OUTLET STRUCTURE, OUTLET PIPE AND ALL INLETS AND PIPES WHICH DRAIN TO THE BMP (I-857A, I-857, I-858 AND I-859). INSTALL INLET PROTECTION IN ALL INLETS WHERE SPECIFIED ON THE LANS. INSTALL FLOC LOG IN I-859. FLOC LOGS SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 25, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED.
4. WHEN BMP-25 HAS BEEN INSTALLED, FINISH FINAL GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING THE APARTMENT BUILDINGS AT THE CONTRACTOR'S DISCRETION. DURING BUILDING CONSTRUCTION, INSTALL ALL ROOF DRAIN PIPES INCLUDING EW-997 AND MH-992.
5. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 25 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE INLET PROTECTION AND FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY AND ACCESS BMP 25 INTERIOR TO REMOVE GEOTEXTILE FABRIC AND ALL DEPOSITED SEDIMENT. PRESSURE WASH WALLS AS NECESSARY.
6. CONCURRENTLY, WORK TO FINE GRADE THE BUILDING PADS IMMEDIATELY EAST OF BMP 10 AND BEGIN CONSTRUCTION OF BMP 10 (SEE SITE SPECIFIC SEQUENCE OF BMP IMPLEMENTATION ON SHEET 3 OF PCSM PLAN SET), INSTALLATION OF THE OUTLET STRUCTURE, OUTLET PIPE WQU-797A AND THE PIPE CONNECTION TO THE FACILITY. INSTALL FLOC LOG IN I-797. FLOC LOGS SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 10, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED. IT IS ANTICIPATED THAT INLET PROTECTION WILL NOT BE NECESSARY AS THE MAJORITY OF THE DRAINAGE AREA TO BMP 10 SHOULD BE STABILIZED. IF ANY DRAINAGE AREAS TRIBUTARY TO INLETS NOT INDICATING INLET PROTECTION ARE SUBSTANTIALLY DISTURBED, INSTALL INLET PROTECTION WHERE NECESSARY.
4. WHEN BMP-10 HAS BEEN INSTALLED, FINISH GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING THE TOWNHOUSES AT THE CONTRACTOR'S DISCRETION.
5. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 10 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY, AND CLEAN OUT WQU-797A AND ACCESS BMP 10 INTERIOR TO REMOVE GEOTEXTILE FABRIC AND ALL DEPOSITED SEDIMENT. PRESSURE WASH WALLS AS NECESSARY.
6. FINISH FILLING IN THE AREA OF SEDIMENT BASIN 5 AND BEGIN FINE GRADING AND IMPROVEMENT CONSTRUCTION FOR THE TOWNHOUSES AROUND BMP 12. GRADE SWALE 9, INSTALL TOPSOIL, SEED AND STABILIZE WITH EROSION CONTROL MATTING.
7. WHEN APPROPRIATE, BEGIN TO INSTALL BMP 12 (SEE SITE SPECIFIC SEQUENCE OF BMP IMPLEMENTATION ON SHEET 3 OF PCSM PLAN SET), INSTALLATION OF THE OUTLET STRUCTURE, OUTLET PIPE,AND ANY REMAINING UPSTREAM INLETS, INCLUDING TD-77A AND TD-791, WHEN APPROPRIATE. INSTALL FLOC LOG IN I-789. FLOC LOGS SHOULD BE FASTENED TO THE STRUCTURE WITH NYLON STRING AND SUSPENDED AT THE BOTTOM OF THE STRUCTURE TO ENSURE FLOCCULATION OCCURS. WHEN INSTALLING BMP 12, PRIOR TO CONCRETE CHAMBER INSTALLATION, PLACE 6 OZ NON-WOVEN GEOTEXTILE FABRIC OVER STONE BASE TO PREVENT UNINTENDED SEDIMENTATION IN THE STONE SUBBASE DURING CONSTRUCTION, WHILE UPSLOPE AREAS ARE BEING STABILIZED. IT IS ANTICIPATED THAT INLET PROTECTION WILL NOT BE NECESSARY AS THE MAJORITY OF THE DRAINAGE AREA TO BMP 12 SHOULD BE STABILIZED. IF ANY DRAINAGE AREAS TRIBUTARY TO INLETS NOT INDICATING INLET PROTECTION ARE SUBSTANTIALLY DISTURBED, INSTALL INLET PROTECTION WHERE NECESSARY.
8. WHEN BMP-12 HAS BEEN INSTALLED, FINISH GRADING AND IMMEDIATELY STABILIZE LAWN AREAS. FINISH INSTALLING, SITE IMPROVEMENTS (I.E. SIDEWALKS DRIVEWAYS, ROAD BASE/BINDER COURSE, ETC.) AND BEGIN CONSTRUCTING THE REMAINING TOWNHOUSES.
9. WHEN ALL DISTURBANCE TRIBUTARY TO BMP 12 AREA HAS ACHIEVED PERMANENT STABILIZATION, REMOVE FLOC LOG(S), FLUSH STORM SEWERS AS NECESSARY, CLEAN OUT WQU-789A AND ACCESS BMP 12 INTERIOR TO REMOVE THE GEOTEXTILE FABRIC AND ALL DEPOSITED SEDIMENT. PRESSURE WASH THE WALLS AS NECESSARY.
10. ONCE THE AREA TRIBUTARY TO SEDIMENT TRAP 1 IS STABILIZED, CONTRACTOR CAN CONVERT THE TRAP TO POST CONSTRUCTION CONFIGURATIONS (REFER TO SITE SPECIFIC SEQUENCE OF BMP INSTALLATION ON SHEET 3 OF PCSM PLAN SET).
11. SPREAD TOPSOIL (6" MINIMUM) OVER ALL AREAS WHICH HAVE NOT BEEN PAVED (OR WILL NOT BE PAVED) AND ALL AREAS WHICH WERE NOT SEEDED DURING PREVIOUS CONSTRUCTION STAGES COMPLETED EARLIER DURING THE PROJECT. 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 SEEDED AREAS. PLACE REQUIRED EROSION CONTROL MATTING WHERE INDICATED ON THE PLANS. ALL SEEDED AREAS MUST BE MULCHED WITHIN 48 HOURS AFTER SEEDING HAS BEEN COMPLETED. PROVIDE EROSION CONTROL BLANKET WHERE SPECIFIED ON THE PLANS.
12. ONCE COMPLETE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM VEGETATIVE COVER) AND AS APPROVED BY THE CONSERVATION DISTRICT, THE REMAINING TEMPORARY SITE EROSION CONTROLS (SUCH AS FILTER SOCKS, ROCK FILTERS, AND INLET PROTECTION) SHALL BE REMOVED. ANY DISTURBANCE CREATED DURING THIS PROCEDURE SHALL BE STABILIZED IMMEDIATELY THROUGH SEEDING AND MULCHING. FLUSH ALL STORM SEWERS WHERE DEPOSITED SEDIMENT IS OBSERVED.
13. ONCE COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPS, INSTALLATION OF ALL PERMANENT PCSM BMPS, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LANCASTER COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.
14. WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS.

THE LANCASTER COUNTY CONSERVATION DISTRICT MUST APPROVE CHANGES OR ALTERATIONS TO THIS CONSTRUCTION SEQUENCE DUE TO FIELD CONDITIONS, CONSTRUCTION SCHEDULING, SEASONAL CONDITIONS OR OTHER INFLUENCES.

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3.	-	-	-
4.	-	-	-
5.	-	-	-

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ENGINEERS + LANDSCAPE ARCHITECTS
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
ESC 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

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\COVER-LD.dwg - PLOTTED: Oct 20, 2026 2:48 pm

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 SOWED 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 FACILITY. TURF HEIGHT SHALL BE AS DESIRED BY THE LAND OWNER. AFTER TWO (2) YEARS, REGULAR TURF MOWING AND OPERATION INSPECTIONS WILL GOVERN MOST OF THE MAINTENANCE INVOLVED WITH THE BMP. CAREFUL OBSERVATION IS NECESSARY TO ENSURE UNWANTED PLANTS DO NOT ESTABLISH THEMSELVES AND DOMINATE THE DESIRED VEGETATIVE STATE, ESPECIALLY IN THE NEWLY CREATED LOW LYING AREA OF THE BMP. THIS LOW LYING AREA HAS BEEN DESIGNED TO BE PERIODICALLY INUNDATED WITH WATER DURING STORM EVENTS, THEREFORE, IT IS IMPORTANT THAT THE AREA BE ESTABLISHED WITH A GOOD STAND OF GRASS.
12. DURING AND AFTER CONSTRUCTION, THE BMP FACILITY SHALL BE MONITORED FOR ESTABLISHMENT PROGRESS AND TO VERIFY THE FUNCTIONALITY ON A DAILY BASIS. WHEN VEGETATION HAS ESTABLISHED ITSELF, WEEKLY INSPECTIONS SHOULD BE ADEQUATE. A REGULAR PROGRAM OF INSPECTING THE BMP FACILITY SHOULD BE ESTABLISHED. ADDITIONAL INSPECTIONS SHALL OCCUR AFTER ANY MAJOR STORM EVENT TO ENSURE THE INTEGRITY OF THE STORMWATER BMP FACILITY. THE PURPOSE OF THE INSPECTIONS ARE TO NOT ONLY ENSURE THE FACILITY IS FUNCTIONING PROPERLY, BUT MORE IMPORTANTLY THAT THE FACILITY IS OPERATING SAFELY.

UNDERGROUND MANAGED RELEASE CONCEPT 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 BMP'S WHERE INFILTRATION IS NOT FEASIBLE AND RELIES ON AN EXTENDED DEWATERING TIMES VIA A SMALL ORIFICE. THESE BMP'S 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 BMP'S. 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: CLEANING AND/OR REPLACING INLET FILTER BAGS, VACUUMING/CLEANING WATER QUALITY DEVICES (HYDRODYNAMIC SEPARATORS, ETC.), MAINTAINING VEGETATED BMP'S, 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(IF 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 SIGNED 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; AND 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.
* RODENT HOLES ON A DAM OR BERM CAN 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 (>72 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 INUNDATION OF STORMWATER AND THE ATTEMPT TO USE BIORETENTION, IT IS CRITICAL THAT SPECIALIZED PLANTS BE ESTABLISHED TO GUARANTEE THE FACILITIES DESIGNED 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, SWALES, 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 SOWED 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. IF 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 MATTING 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 BMP'S. 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 INUNDATED WITH WATER DURING STORM EVENTS. THESE ZONES ARE ESPECIALLY IMPORTANT TO THE ESTABLISHMENT AND MAINTENANCE 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 MOST 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) BENCHES 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 NOT ONLY TO ENSURE 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 TO 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 SPILLS, 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 PUTRID 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 THE MANUFACTURE'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 DISCHARGES 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 AND ½ FEET 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 DISPOSED 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 BMP'S, 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 MEDIUM 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, INCLUDING NOXIOUS 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 MATING, 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

TURF

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, TURF TYPE COOL SEASON GRASSES IS RECOMMENDED. FERTILIZATION OF THE TURF AREA SHOULD BE IN LIMITED AMOUNTS AND BE APPLIED ONLY AS NECESSARY TO OVOID 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 OR OBSERVED 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 OR 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-BCW0531a MAY BE USED FOR DOCUMENTING INSPECTIONS.

INSPECTION ACTIVITY	SCHEDULE
INSPECT AFTER EVERY MAJOR STORM EVENT WITH 0.50" OF PRECIPATION 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 72 HOURS HAVE BEEN ACHIEVED.	POST CONSTRUCTION (0-12 MONTHS)
INSPECT FACILITY FOR SIGNS OF WETNESS 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	
REMOVE TRASH, DEBRIS, GRASS CLIPPINGS, TREES, AND OTHER LARGE VEGETATION FROM THE BED PERIMETER AND DISPOSE OF PROPERLY.	SEMI-ANNUAL (APRIL & SEPTEMBER), MORE OFTEN AS NEEDED
CLEAN OUTLET/OUTLET STRUCTURES, OVERFLOW SPILLWAY, AND BEDS, IF NECESSARY.	ANNUAL
REMOVE GRASS CLIPPINGS, LEAVES, AND ACCUMULATED SEDIMENT FROM THE SURFACE OF THE BED. REPLACE FIRST LAYER OF AGGREGATE AND FILTER FABRIC/SYNTHETIC TURF IF CLOGGIGN APPEARS ONLY TO BE AT THE SURFACE.	
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)	5-YEAR MAINTENANCE
FLUSH AND VACUUM SYSTEM WITH VACUUM TRUCK IF SEDIMENT OR OTHER DEBRIS IS OBSERVED.	
ADDITIONAL O&M REQUIREMENTS FOR RAINFALL EVENTS EXCEEDING 3" IN 24 HOURS	**SCHEDULE**
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 DRAWDOWN TIME TO ENSURE DEWATERING OCCURS WITHIN 7 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 EVAPOTRANSPORATE 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-BCW0531a 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 OR 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 INLFLOW AND OUTFLOWS) • OBSTRUCTED INLET/OUTLET • SIGNS OF RODENTS/ANIMALS • STANDING WATER OVER 72 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 ONCE 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 • TRIM VEGETATION AT THE BEGINNING AND END OF THE WET SEASON TO PREVENT ESTABLISHMENT OF WOODY VEGETATION AND FOR AESTHETIC AND VECTOR REASONS • REPLANT ERODED OR BARREN SPOTS TO PREVENT EROSION AND ACCUMULATION OF SEDIMENT • FOLLOW ERNST SEED RECOMMENDATIONS FOR MAINTENANCE OF THE SPECIFIC SEED MIX AS SPECIFIED.	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 SOD TO RESTORE GROUND 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 CAPTURE TRASH, DEBRIS, SEDIMENT AND IN SOME CASES 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 IMPERATIVE THAT THEY ARE PROPERLY MAINTAINED TO PREVENT FAILURE OF DOWNSTREAM BMP'S.
- 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-BCW0531a 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. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHALL BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS.	AS NEEDED/WHEN ACCUMULATION REACHES HALF THE DEPTH OF THE BAG

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
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

SUBJECT:
OPERATION & MAINTENANCE

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

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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

Iron Pin, Rebar / Concrete Monument	ADJOINER PROPERTY LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	EASEMENTS
355	INDEX CONTOUR
352	INTERMEDIATE CONTOUR
X 391.0	SPOT ELEVATION
	CURB LINE
	EDGE OF PAVEMENT (E.O.P.)
	MIN. BLDG SETBACK LINE
Utility Pole OH / Electric Meter EM	OVERHEAD ELECTRIC
Utility Pole UE / Electric Transformer E	UNDERGROUND ELECTRIC
Utility Pole UT / Manhole T / Telephone Box T	UNDERGROUND TELEPHONE
GV Gas Valve / GM Gas Meter	GAS LINE
C.O. Clean Out / S Manhole	SANITARY SEWER LINE
FM Manhole	SANITARY FORCE MAIN
WM Water Meter / WV Water Valve / Fire Hydrant	WATER LINE
Headwall / D Manhole / Inlet / Endwall / Rip Rap	STORM DRAINAGE PIPING
X X X X	FENCE
	ZONING LINE
	GUIDE RAIL
	EDGE OF WATER (STREAM)
	FEMA 100 YEAR FLOODPLAIN
	TREE LINE
SIGN	
WELL	DECIDUOUS TREES
LIGHT POLE	
GROUND LIGHT	CONIFEROUS TREE
R.D. ROOF DRAIN	
MB MAILBOX	TRAFFIC SIGNAL BOX
BOLLARD	TRAFFIC SIGNAL POLE
REFLECTOR POST	TRAFFIC SIGNAL MAST
SD-1	OBSERVED SINKHOLE/ SUBSIDENCE

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

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
OVERALL EXISTING CONDITIONS PLAN

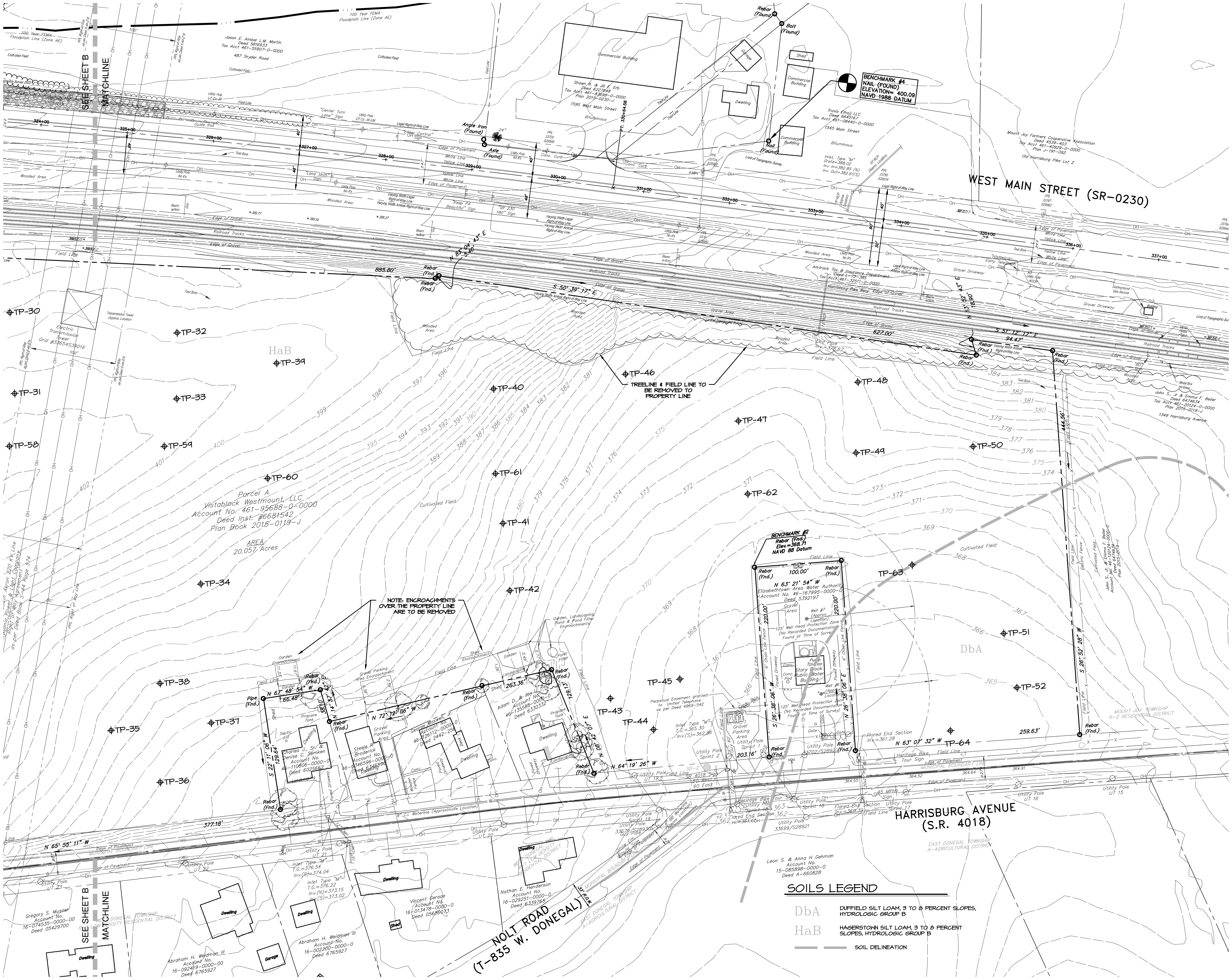
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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'

DRAWING NO.
7 of 79

DRAWING: C:\Users\trsawyer\DCVACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase \EXISTING-OVERALL.dwg - PLOTTED: Oct 20, 2026 2:48 pm

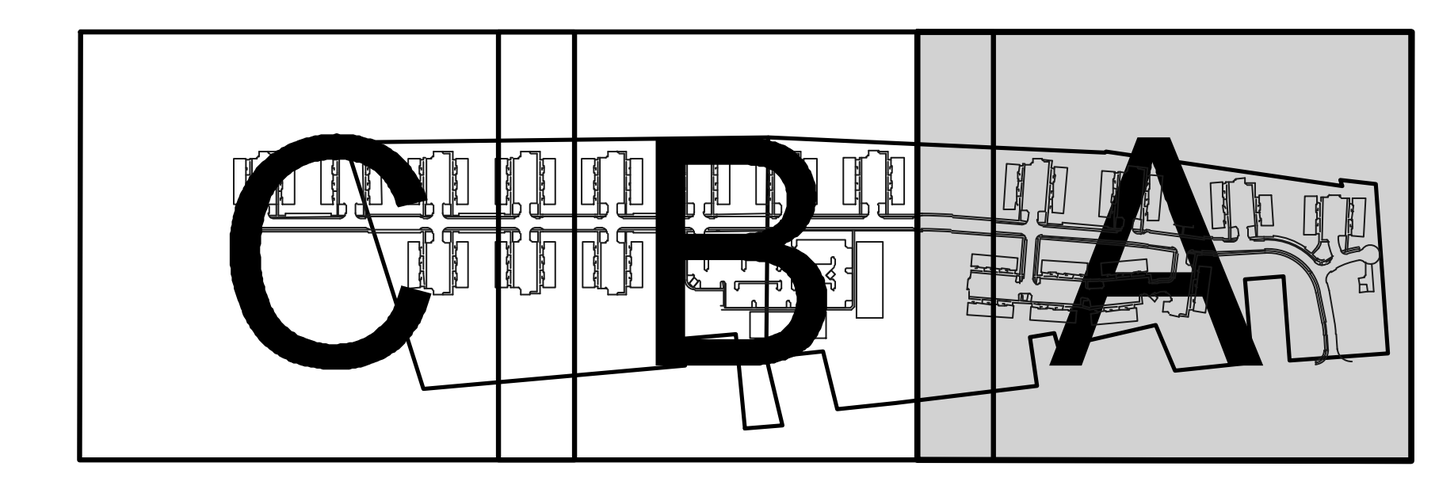


EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE (Iron Pin, Rebar / Concrete Monument)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR (355)
- INTERMEDIATE CONTOUR (352)
- SPOT ELEVATION (X 391.0)
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter, EM)
- UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer)
- UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole, Telephone Box)
- GAS LINE (Gas Valve, GV, G, GM, Gas Meter)
- SANITARY SEWER LINE (Clean Out, C.O., S, Manhole)
- SANITARY FORCE MAIN (FM, Manhole)
- WATER LINE (Water Meter, WM, W, Water Valve, WV, Fire Hydrant)
- STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- 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 (SD-1)

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'

0 25 50 100 150

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3.	-	-	-
4.	-	-	-
5.	-	-	-

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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:

EXISTING CONDITIONS & DEMOLITION PLAN 'A'

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:

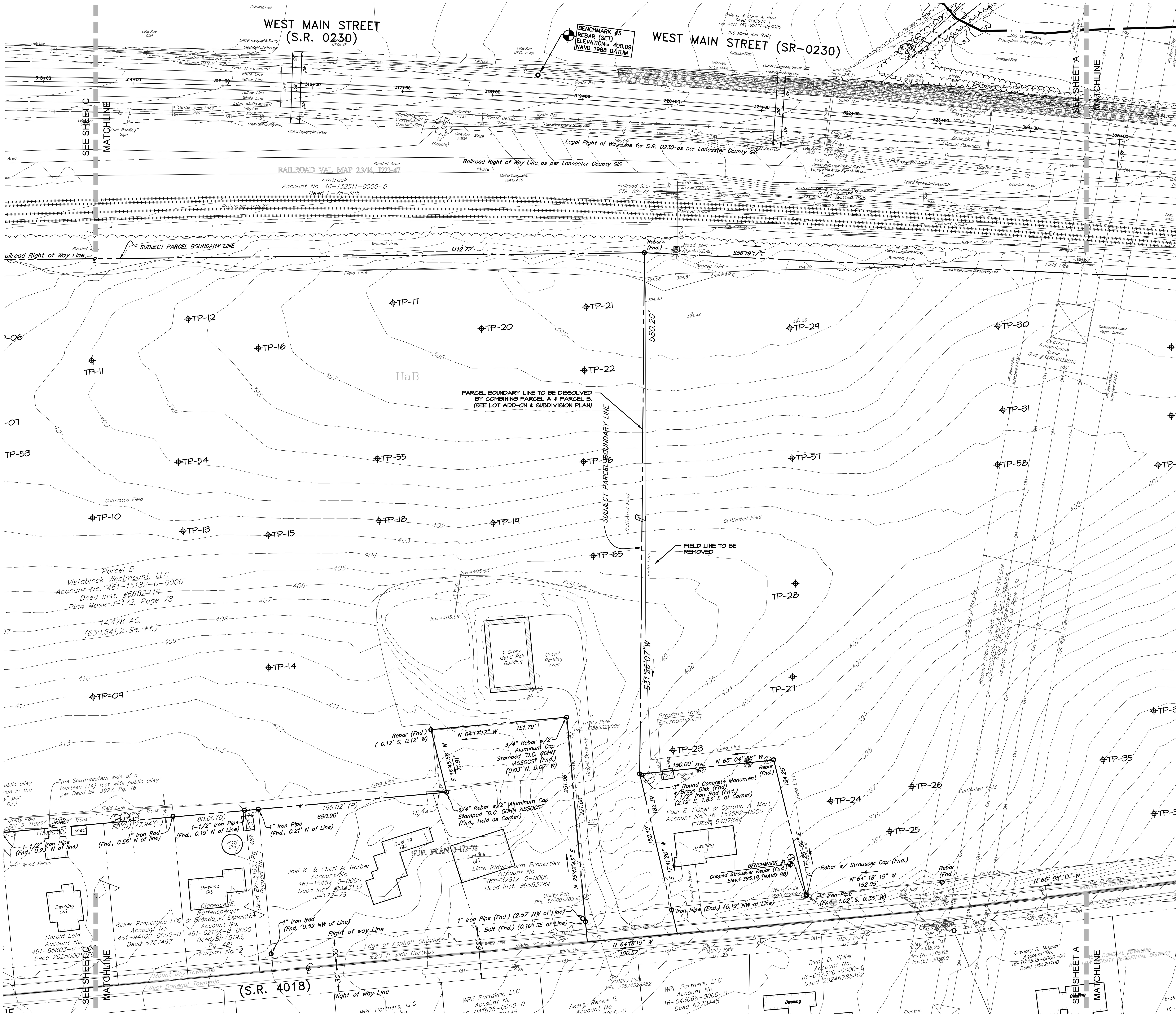
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

DRAWING NO.

8 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DEMOLITION.dwg - PLOTTED: Oct 20, 2026 2:48 pm

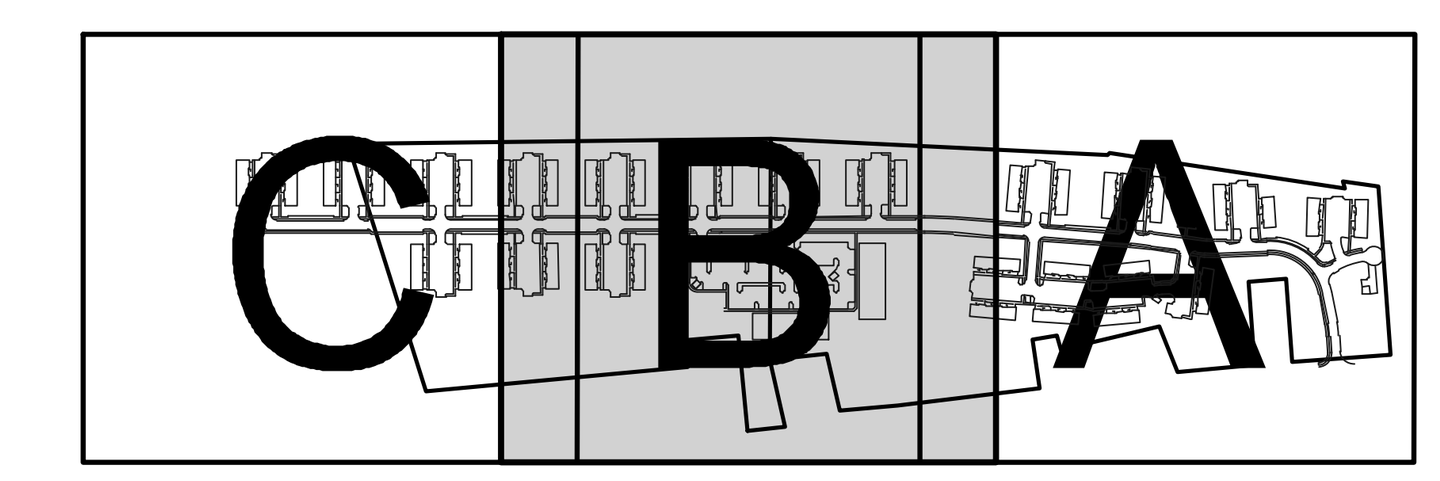


EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE (Iron Pin, Rebar; Concrete Monument)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR (355)
- INTERMEDIATE CONTOUR (352)
- SPOT ELEVATION (X 391.0)
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter, EM)
- UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer, E)
- UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole, Telephone Box)
- GAS LINE (Gas Valve, GV, G, GM, Gas Meter)
- SANITARY SEWER LINE (Clean Out, C.O., S, Manhole)
- SANITARY FORCE MAIN (FM, Manhole)
- WATER LINE (Water Meter, WM, W, Water Valve, WV, Fire Hydrant)
- STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- FENCE
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN (R.D.)
- MAILBOX (MB)
- BOLLARD
- REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST
- OBSERVED SINKHOLE/ SUBSIDENCE (SD-1)

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'

0 25 50 100 150

NORTH

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

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 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'

DRAWING NO.
9 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DEMOLITION.dwg - PLOTTED: Oct 20, 2026 2:48 pm

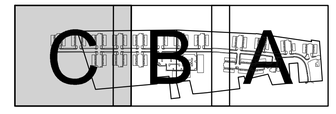


EXISTING LEGEND

- 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
- 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



NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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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'

DRAWING NO.
10 of 79

DRAWING: C:\Users\trsawyer\DCVACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DEMOLITION.dwg - PLOTTED: Oct 20, 2026 2:44 pm

DRAWING: C:\Users\trshauger\DC\ACCDocs\ELA Group\1212-004 Nestmount Development\Project Files\CAD Data\Land Development Phase 1\SUBDIVISION.dwg - PLOTTED: Oct 20, 2026 2:44 pm

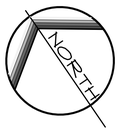
LEGEND

- 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	38.87'
L-2	S88°24'42"E	15.24'
L-3	S26°52'28"W	38.87'
L-4	N63°07'32"W	38.84'
L-5	N88°24'42"W	15.24'

LOT CURVE DATA FOR PLAN 'A'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-6	20.00	31.42'	20.00'	90°00'00"	N18°07'32"W	28.28'
LC-8	325.00	38.75'	19.40'	6°49'56"	N23°27'30"E	38.73'
LC-9	116.00	22.08'	11.05'	7°11'17"	N16°26'53"E	22.07'
LC-10	12.00	16.47'	9.83'	78°34'01"	N52°10'45"E	15.21'
LC-11	175.00	23.90'	11.97'	7°49'29"	S84°34'57"E	23.88'
LC-12	275.00	32.79'	16.42'	6°49'56"	S23°27'30"W	32.77'
LC-13	20.00	31.42'	20.00'	90°00'00"	S71°52'28"W	28.28'
LC-14	975.00	53.86'	26.94'	3°09'55"	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	180.33'	109.53'	82°00'05"	S20°57'30"E	165.33'
LC-17	225.00	99.63'	50.64'	25°22'10"	N75°48'37"W	98.81'
LC-18	12.00	16.47'	9.83'	78°38'54"	N44°10'15"W	15.21'
LC-19	116.00	160.08'	86.05'	52°06'45"	N35°54'11"W	154.62'
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°09'55"	N52°58'33"W	56.62'
LC-22	116.00	64.73'	33.34'	22°42'28"	N1°30'13"E	64.28'



SCALE IN FEET: 1" = 50'
0 25 50 100 150

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

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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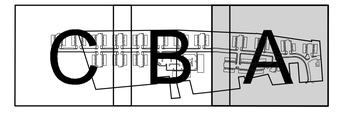
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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'

DRAWING NO.
11 of 79

KEY MAP



CENTERLINE CURVE DATA						
SEGMENT	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C-1	300.00'	35.77'	17.91'	6°49'56"	N23°27'30"E	35.75'
C-2	151.00'	216.11'	131.27'	82°00'05"	N20°57'30"W	198.13'
C-3	150.00'	27.66'	13.87'	10°33'58"	N56°40'34"W	27.62'
C-4	1000.00'	55.24'	27.63'	3°09'55"	N52°58'33"W	55.24'
C-5	1000.00'	78.72'	39.38'	4°30'36"	N56°48'49"W	78.70'
C-7	200.00'	88.56'	45.02'	25°22'10"	S75°48'37"E	87.83'

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase I\SUBDIVISION.dwg - PLOTTED: Oct 20, 2026 2:44 pm

SEE SHEET C
MATCHLINE

Limit of Topographic Survey
Legal Right-of-Way Line
Limit of Topographic Survey 2025
Legal Right-of-Way Line for S.R. 0230 as per Lancaster County GIS
Railroad Right of Way Line as per Lancaster County GIS
RAILROAD VAL MAP 23/14, 3223-47
Amtrack
Account No. 46-132511-0000-0
Deed L-75-385
Varying Width Legal Right-of-Way Line
Varying Width Amtrak Right-of-Way Line
Amtrack Tax & Insurance Department
Deed L-75-385
Tax Acct 461-52517-0-0000
Harrisburg Pike Rear

Dale L. & Carol A. Hess
Deed 5143643
Tax Acct 461-95171-0-0000
210 Ridge Run Road
Woodlot Area

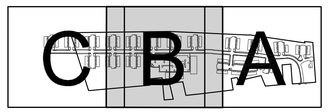
MATCHLINE
SEE SHEET A

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	975.00	76.75'	38.39'	4°30'36"	S56°48'44"E	76.73'
LC-25	1025.00	80.68'	40.36'	4°30'36"	N56°48'44"W	80.66'

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

KEY MAP



Railroad Right of Way Line
SUBJECT PARCEL BOUNDARY LINE
1112.72'
Rebar (Fnd.)
S56°19'17"E
611.20'
S56°19'17"E
183.42'
REAR YARD BUILDING SETBACK
35'
UTILITY SETBACK
SIDE YARD BUILDING SETBACK
20'

6
8.88 ACRES

7
4.18 ACRES

FRONT YARD BUILDING SETBACK
RIGHT-OF-WAY
CENTERLINE
50' R.O.W.
25'
BRADFIELD DRIVE
TO BE DEDICATED
N54° 04' 07"W
1131.74'
N54°04'07"W
LC-25
111.68'
N54°33'30"W
352.87'
N35°26'30"E
C-5
464.55'
LC-24
L-8
S54°33'30"E
256.73'
END OF PHASE I
726.73'
S54°04'07"E
714.94'
180.22'
N80°55'53"E
670.02'

4
2.84 ACRES

3
10.83 ACRES

2
5.13 ACRES

N
580.20'
SUBJECT PARCEL BOUNDARY LINE
S31°26'07"W
10.83 ACRES

REAR YARD BUILDING SETBACK
Rebar (Fnd.) (0.12' S, 0.12' W)
N 64°17'17" W
151.79'
3/4" Rebar w/2" Aluminum Cap Stamped "D.C. GOHN ASSOCS" (Fnd.) (0.03' N, 0.07' W)
S 16°45'58" W
71.91'
3/4" Rebar w/2" Aluminum Cap Stamped "D.C. GOHN ASSOCS" (Fnd., Held as Corner)
251.06'
221.06'
15.44'
N 25°42'43" E
96.34'
N64°18'19"W
100.57'
N 64°18'19" W
152.05'
Rebar (Fnd.)
1" Iron Pipe (Fnd.) 1.02' S, 0.35' W)
SD-1
N 65° 04' 58" W
150.00'
3" Round Concrete Monument w/Brass Disk (Fnd.) 1-1/2" Iron Rod (Fnd.) (0.19' S, 1.83' E of Corner)
Paul E. Fishel & Cynthia A. Mort
Account No. 46-152582-0000-0
Deed 6497884
182.39'
152.10'
S 17°41'20" W
154.25'
N 17° 55' 56" E
BENCHMARK #1
Capped Strausser Rebar (Fnd.)
Elev.=395.18 (NAVD 88)
Rebar w/ Strausser Cap (Fnd.)
N 65° 55' 11" W
377.18'
N 67° 48' 54" W
66.48'
199.07'
N54°33'30"W
N35°26'30"E
Rebar (Fnd.)
Pipe (Fnd.)
S 22° 11' 06" W
195.10'
Charles J., Sr. & Denise C. Semker
Account No. 46-110806-0000
Deed 6025662

SIDE YARD BUILDING SETBACK
640.90'
115.00'(D)
80.00'(D) 77.94'(C)
80.00'(D)
195.02' (P)
690.90'
S 64°02' W
1-1/2" Iron Pipe (Fnd., 0.23' N of line)
1" Iron Rod (Fnd., 0.56' N of line)
1-1/2" Iron Pipe (Fnd., 0.19' N of line)
1" Iron Pipe (Fnd., 0.21' N of line)
15'
Deed Bk. 5193, Pg. 481 Purport No. 2
Joel K. & Cheri A. Garber
Account No. 461-15457-0-0000
Deed Inst. #5143132 J-172-78
Lime Ridge Farm Properties
Account No. 461-32812-0-0000
Deed Inst. #6653784
1" Iron Rod (Fnd., 0.59 NW of Line)
1" Iron Pipe (Fnd.) (2.57' NW of Line)
Bolt (Fnd.) (0.10' SE of Line)
Iron Pipe (Fnd.) (0.12' NW of Line)
Right of way Line
160'
30'
Beiler Properties LLC
Account No. 461-94162-0000-0
Deed 6767497
Clarence E. Raffensperger & Brenda L. Eshelman
Account No. 461-02124-0-0000
Deed Bk. 5193, Pg. 481
Purport No. 2
J. Denlinger
count No.
5746-0-0000
Bk. 6878,
g. 633
Harold Leid
Account No.
461-85603-0-0000
Deed 20250001
HARRISBURG AVENUE
(S.R. 4018)
Mount Joy Township
West Donegal Township
WPE Partners, LLC
Account No.
16-041676-0000-0
Deed 6770445
Akers, Renee R.
Account No.
Trent D. Fidler
Account No.
16-057326-0000-0
Deed 20246785402
Gregory S. Musser
Account No.
16-074535-0000-00
Deed 05429700
WEST DONEGAL TOWNSHIP
R-1 LOW DENSITY RESIDENTIAL DISTRICT
MUNICIPAL BOUNDARY LINE

SEE SHEET C
MATCHLINE
SEE SHEET A
MATCHLINE

NORTH

SCALE IN FEET: 1" = 50'
0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
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'

DRAWING NO.
12 of 79

PROPOSED LOT LINE DATA FOR PLAN 'C'		
LINE	BEARING	LENGTH
L-11	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'	37.81'	15°40'48"	N66°54'31"W	75.02'

CENTERLINE CURVE DATA						
SEGMENT	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C-23	250.00'	68.42'	34.42'	15°40'48"	N66°54'31"W	68.20'

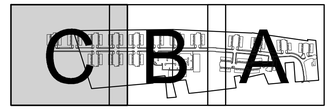
EXISTING LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-1	225.00'	61.58'	30.98'	15°40'48"	S66°54'31"E	61.38'

EXISTING LOT LINE DATA		
CURVE	RADIUS	LENGTH
L-1	S74°44'55"E	4.36'

SEE SHEET C
MATCHLINE

210 Ridge Run Road
Limit of Topographic Survey
Legal Right-of-Way Line
40'
80'
40'
Dale L. & Carol A. Hess
Deed 5143640
Tax Acct 461-95171-0-0000
210 Ridge Run Road
Amtrack Tax & Insurance Department
Deed L-75-385
Tax Acct 461-32511-0-0000
Harrisburg Pike Rear
Δ=01°42'44"
R=11,409.00'
L=340.97'
CB=S65°37'33"E
CD=340.96'
5/8" Rebar & Cap (Set)
Stamped "LAND GRANT SURVEYORS"
S 59°41'22" E
Railroad Right of Way Line
SUBJECT PARCEL BOUNDARY LINE
Granite Monument (Fnd.)
(0.25' N, 0.18' E of Corner)
35'
REAR YARD BUILDING SETBACK
SIDE YARD BUILDING SETBACK
20'
88.95'
N74°44'55"W
161.13'
DONEGAL CROSSING ASSOCIATES
Account No.
461-17307-0-0000
Deed Bk. 5696, Pg. 1
Sub. Plan No. J-212-142
3/4" Rebar w/D.C. Gohn Cap (Fnd.)
(0.08' E of Line)
161.13'
N74° 44' 55"W
4.36
LC-26
1731.74'
L-11
C-23
N59° 04' 07"W
1731.74
LC-1
S 59°04'07" E
290.07'
S59°04'07"E
FRONT YARD BUILDING SETBACK
25'
RIGHT-OF-WAY
50' R.O.W.
BRADFIELD DRIVE
TO BE DEDICATED
CENTERLINE
(60' Wide Right of Way (Fnd.))
Right of way Line
Conc. Mon. (Fnd.)
161.13'
Conc. Mon. (Fnd.)
Conc. Mon. (Fnd.)
Conc. Mon. (Fnd.)
Conc. Mon. (Fnd.)
Right of way Line
25'
25'
50'
Henry R. & Kristina L. Werner
Account No. 461-60955-0-0000
Deed Bk. 5594, Pg. 178
5.427 AC.
(236,411.5 Sq. Ft.)
Includes Road Right-of-way
5
3.52 ACRES
SUBJECT PARCEL BOUNDARY LINE
(Formerly Township Rd. T-316)
188.89'
N13°27'50"E
S59°04'07"E
242.90'
SIDE YARD BUILDING SETBACK
10'
20'
REAR YARD BUILDING SETBACK
35'
4
2.89 ACRES
3
10.83 ACRES
DONEGAL CROSSING ASSOCIATES, LLC
Account No.
461-17307-0-0000
No Deed
Sub. Plan J-212-142
R-3 HIGH DENSITY RESIDENTIAL DISTRICT
MOUNT JOY TOWNSHIP
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
MOUNT JOY TOWNSHIP
PENNA. POWER & LIGHT COMPANY
Account No.
461-43488-0-0000
Deed Bk. S, Vol. 30, Pg. 492
JONATHAN K. & MARY E. RUHL
Account No.
461-24685-0-0000
Deed Bk. 3309, Pg. 679
N 64°18'19" W
200.00'
2" Iron Pipe (Fnd.)
(0.68' N, 0.42'W of Corner)
3/4" Iron Pipe (Fnd.)
(0.34' S, 0.65' W of Corner)
326.76'
S 25°15'41" W
326.76'
N64°18'19"W
168.81'
30.00'
169.78'
N 64°18'19" W
2" Iron Pipe
(Fnd., 3.76' SW of R/W Line)
(0.70' SE of ℄)
Center Line of Road is Municipal Boundary Line
682.00'
Z
SIDE YARD BUILDING SETBACK
35'
15'
690.90'
107.50'(D)
2" Iron Pipe
(Fnd., on line)
85.00'(D)
N 64°14'02" W
115.00'(D)
1-1/2" Iron Pipe
(Fnd., 0.23' N of line)
80'(D) 77.94'(C)
1" Iron Rod
(Fnd., 0.56' N of line)
80.00'(D)
1-1/2" Iron Pipe
(Fnd., 0.19' N of Line)
(Fnd., 0.03' S, 0.06' E)
Anna H. & Leon S. Gehman
Account No.
461-69487-0-0000
Deed Inst. #6334089
Andrea J. Denlinger
Account No.
461-76746-0-0000
Deed Bk. 6878, Pg. 633
Harold Leid
Account No.
461-85603-0-0000
Deed 20250001076
Beiler Properties LLC
Account No.
461-94162-0000-0
Deed 6767497
Clarence E. Raffensperger & Brenda L. Eshelman
Account No.
461-02124-0-0000
Deed Bk. 5193, Pg. 481
Purpart No. 2
Deed Bk. 5193, Pg. 481
HARRISBURG AVENUE
(S.R. 4018)
Mount Joy Township
West Donegal Township
SEE SHEET C
MATCHLINE

KEY MAP



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

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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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

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

DRAWING NO.
13 of 79

DRAWING: C:\Users\trsauger\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\SUBDIVISION.dwg - PLOTTED: Oct 20, 2026 2:50 pm

DRAWING: C:\Users\trsawyer\DCVACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\PHASING.dwg - PLOTTED: Oct 20, 2026 2:50 pm

SIGHT DISTANCE SCHEDULE				
INTERSECTION	DIRECTION 'A' REQUIRED	DIRECTION 'A' PROPOSED	DIRECTION 'B' REQUIRED	DIRECTION 'B' PROPOSED
1	415' @ -4% @ 45 MPH	570'+	348' @ -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: SPRING 2027 - SPRING 2028
PHASE 2: SPRING 2028 - SPRING 2029
PHASE 3: FALL 2030 - FALL 2031

RAILROAD VIA MAP 2374, 2231-01

FUTURE PHASE 3
FUTURE PHASE 2
FUTURE PHASE 2
CURRENT PHASE 1

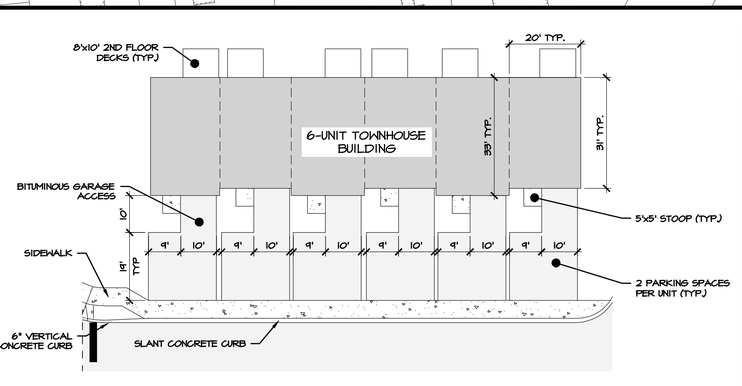
BRADFIELD DRIVE

MINIMUM SIGHT DISTANCE

SUBDIVISION PLAN 2016-09-J
LOT ADDITION PLAN
L. SIMON & ELIZABETH R. SIMON

NORTH

SCALE IN FEET: 1" = 100'
0 50 100 200 300



A TYPICAL TOWNHOUSE LAYOUT
SCALE: 1" = 20'

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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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'

DRAWING NO.
14 of 79

SITE LAYOUT LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- CONCRETE CURB
- CLEAR SIGHT TRIANGLE (CST)
- C.T. — TRANSITION SLANT CURB TO 6" VERTICAL CURB
- FUTURE RIGHT-OF-WAY

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

WEST MAIN STREET (SR-0230)

HARRISBURG AVENUE (S.R. 4018)

NOLT ROAD (T-835 W. DONEGAL)

BRADFIELD DRIVE

TOWNHOUSES 6 TOWNHOUSE UNITS

TOWNHOUSES 5 TOWNHOUSE UNITS

TOWNHOUSES 4 TOWNHOUSE UNITS

SLANT CURB AT DRIVEWAYS

BUILDING SETBACK LINE

END CURB/SIDEWALK (PHASE I)

TEMPORARY 82' DIAMETER ASPHALT CUL-DE-SAC

6" VERT. CURB (TYP.)

TRANSITION SLANT CURB TO VERTICAL ON EACH SIDE OF 'C' TYPE INLET

INTERSECTION TO SERVE AS EMERGENCY TURN AROUND

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 & 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 I 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 SWM IMPROVEMENTS THAT MANAGE THEIR SPECIFIC STORMWATER DRAINAGE.

SEE APPROVED PADOT HOP PLANS FOR INTERSECTION DESIGN

FUTURE PHASE
CURRENT PHASE 1

SHARED ACCESS DRIVE

FUTURE RIGHT-OF-WAY

END CURB

Pump Station 1 Story Block Public Water Building

Perpetual Easement granted to United Telephone as per Deed 4989-542

Bryner, Island - South Alton 220 KV Line Partial Release, Grant & Agreement Corp. as per Deed Book 41 Page 574

MOUNT JOY TOWNSHIP R-2 RESIDENTIAL DISTRICT

WEST DONEGAL TOWNSHIP R-1 LOW DENSITY RESIDENTIAL DISTRICT

EAST DONEGAL TOWNSHIP A-AGRICULTURAL DISTRICT

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'.

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

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'

DRAWING NO.
15 of 79

DRAWING: C:\Users\trsauyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase I\LAYOUT.dwg - PLOTTED: Oct. 20, 2026 2:50 pm

TRAFFIC SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
A	STOP	30"x30"	R1-1	-
B	RESERVED PARKING (HANDICAP)	12"x18"	R7-8	-
C	RESERVED PARKING- VAN ACCESSIBLE	12"x18" 12"x 6"	R7-8 W/ R7-8A	-
D	NO PARKING	12"x12"	R8-3	-
E	NO PARKING DIRECTIONAL ARROW PLAQUE	12"x6"	R7-301	-
F	SPEED LIMIT	24"x30"	R2-1	25 MPH
G	STREET NAME	PER TOWNSHIP SPECIFICATIONS		
H	PEDESTRIAN CROSSING SIGN W/ DOWNWARD ARROW PLAQUE	18"x18"	W11-2 & W16-7P	-

SITE LAYOUT LEGEND

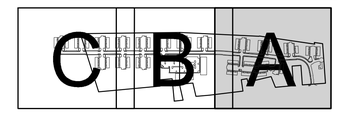
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- FENCE LINE
- CONCRETE CURB
- PROPOSED STORMWATER BASIN
- CONCRETE PAVING
- BITUMINOUS DRIVEWAY
- HANDICAP ACCESSIBLE PARKING
- SIGNAGE

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

NORTH

SCALE IN FEET: 1" = 50'
0 25 50 100 150

KEY MAP



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

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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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'

DRAWING NO.
16 of 79

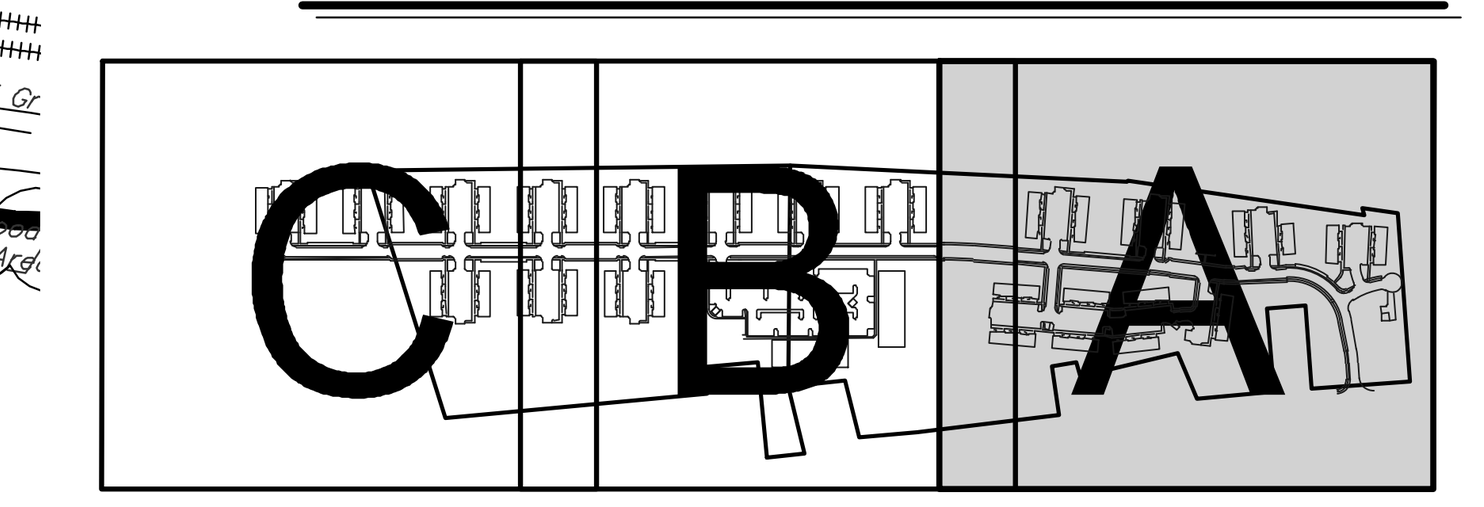
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EASEMENT PLAN LEGEND

- 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'.

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
EC-15	975.00	53.86'	26.94'	3°09'55"	S52°58'33"E	53.86'
EC-16	125.00	23.05'	11.56'	10°33'58"	N56°40'34"W	23.02'
EC-18	43.00	59.50'	35.62'	79°16'44"	S12°45'54"E	54.86'
EC-19	20.00	31.42'	20.00'	90°00'00"	N18°07'32"W	28.28'
EC-20	325.00	38.75'	19.40'	6°49'56"	N23°27'30"E	38.73'
EC-21	176.77	22.08'	11.05'	7°09'19"	N16°26'51"E	22.06'
EC-22	12.00	16.47'	9.83'	78°39'04"	N52°10'46"E	15.21'
EC-23	175.00	23.79'	11.91'	7°47'21"	S84°36'02"E	23.77'
EC-24	225.00	99.63'	50.64'	25°22'10"	N75°48'37"W	98.81'
EC-25	12.00	16.47'	9.83'	78°38'59"	N49°10'36"W	15.21'
EC-26	176.00	128.95'	67.53'	41°58'49"	N30°50'13"W	126.09'
EC-27	126.00	66.28'	33.93'	30°08'24"	S36°13'19"E	65.52'
EC-28	20.00	31.42'	20.00'	90°00'00"	S71°52'28"W	28.28'

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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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

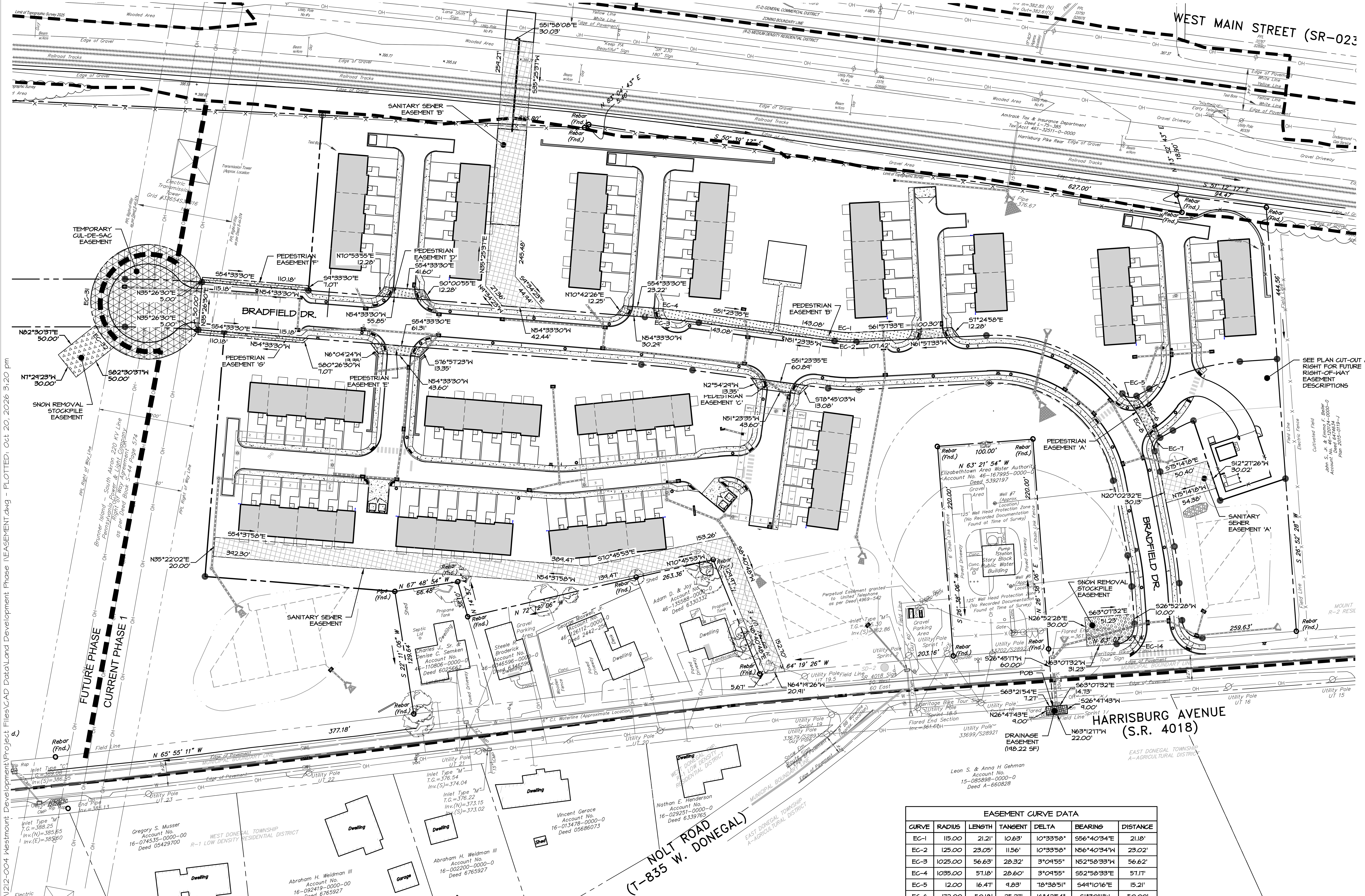
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

DRAWING NO.

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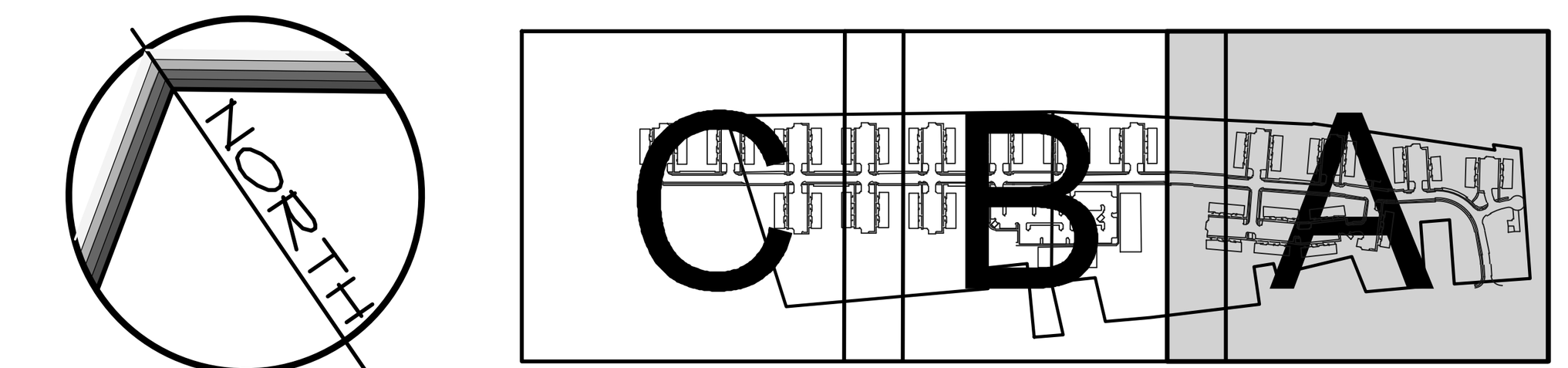
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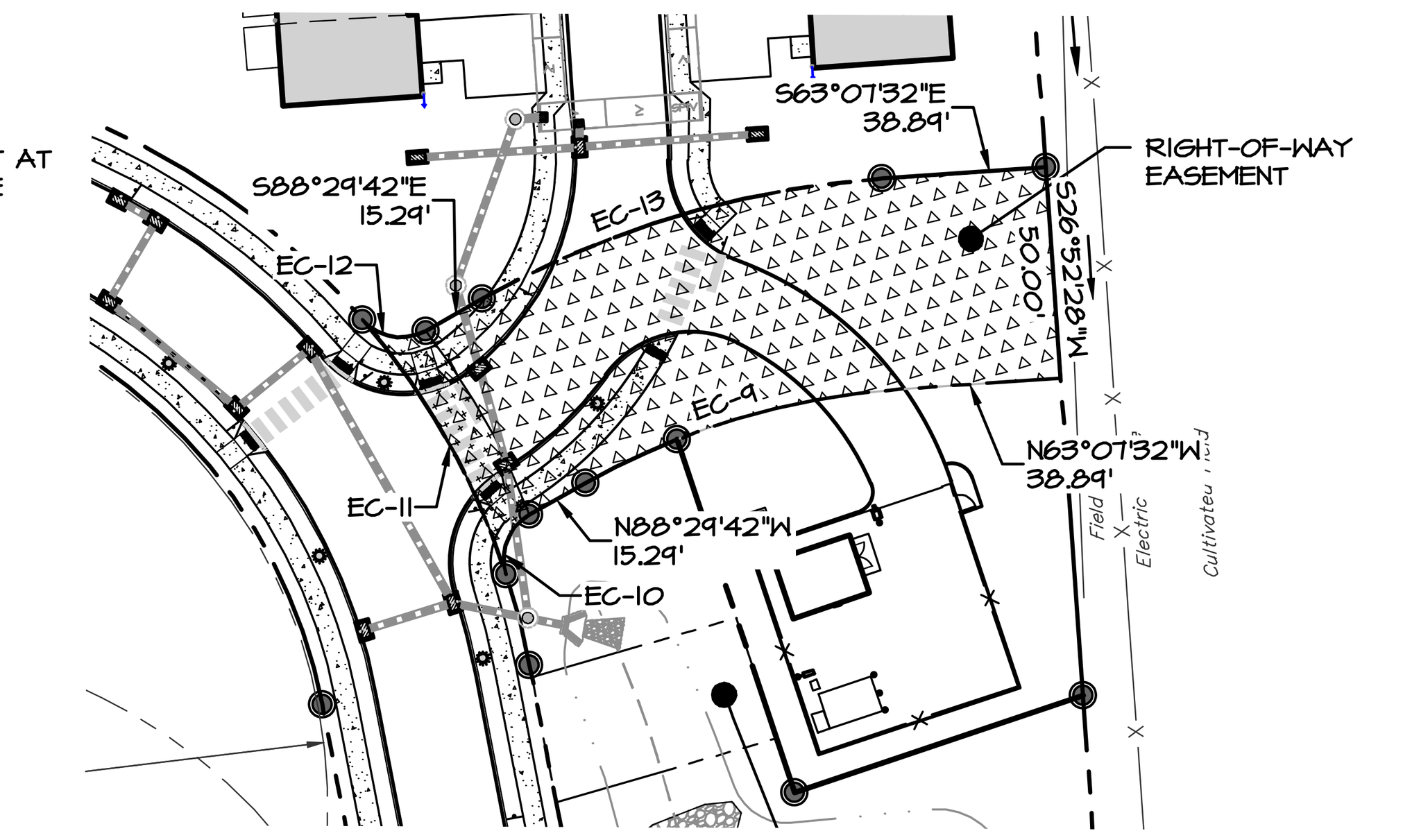
EASEMENT PLAN LEGEND

- 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
- CUL-DE-SAC EASEMENT

KEY MAP



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



SCALE IN FEET: 1" = 50'

0 25 50 100 150

EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
EC-1	115.00	21.21'	10.63'	10°33'58"	S56°40'34"E	21.18'
EC-2	125.00	23.05'	11.56'	10°33'58"	N56°40'34"W	23.02'
EC-3	1025.00	56.63'	28.32'	3°09'55"	N52°58'33"W	56.62'
EC-4	1035.00	57.18'	28.60'	3°09'55"	S52°58'33"E	57.17'
EC-5	12.00	16.47'	9.83'	78°38'51"	S49°10'16"E	15.21'
EC-6	172.00	50.18'	25.27'	16°42'54"	S1°30'11"W	50.00'
EC-7	12.00	16.47'	9.83'	78°39'04"	S52°10'46"W	15.21'
EC-8	176.00	69.73'	35.33'	22°42'03"	N1°30'13"E	69.28'
EC-9	175.00	77.49'	39.39'	25°22'10"	N75°48'37"W	76.85'
EC-10	12.00	16.47'	9.83'	78°39'04"	S52°10'46"W	15.21'
EC-11	176.00	69.73'	35.33'	22°42'03"	N1°30'13"E	69.28'
EC-12	12.00	16.47'	9.83'	78°38'59"	S49°10'37"E	15.21'
EC-13	225.00	99.63'	50.64'	25°22'10"	S75°48'37"E	98.81'
EC-14	20.00	31.42'	20.00'	90°00'00"	S71°52'28"W	28.28'
EC-31	60.00	325.42'	-27.50'	310°45'05"	S35°26'30"W	50.00'
EC-32	60.00	30.32'	15.49'	28°57'18"	S7°29'23"E	30.00'

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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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

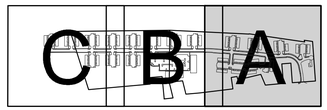
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

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%.

KEY MAP



NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
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

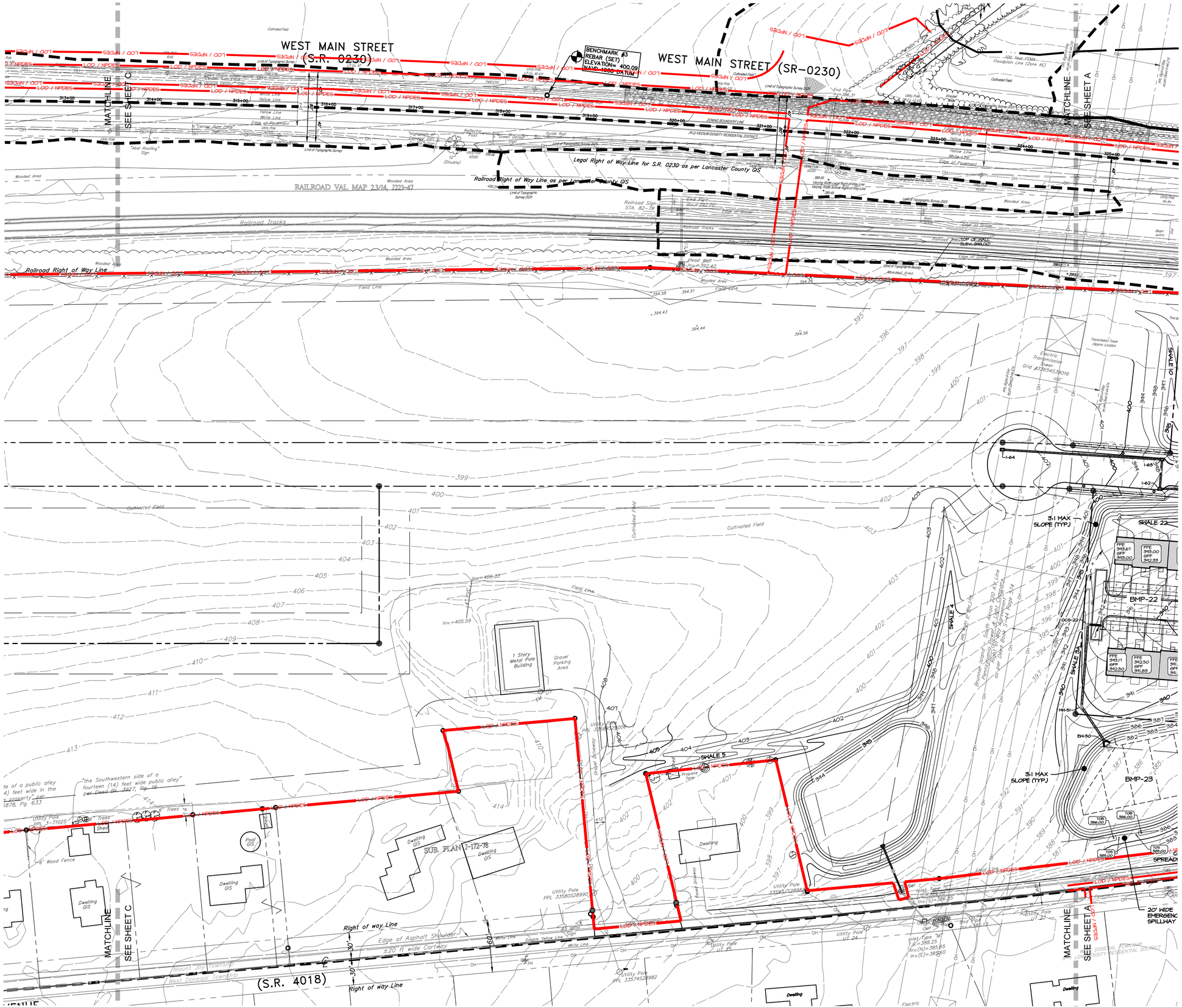
SUBJECT:
GRADING & DRAINAGE PLAN 'A'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.
19 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase I\GRADING.dwg - PLOTTED: Oct 20, 2026 2:52 pm

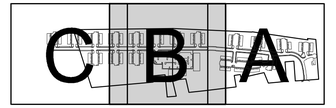


GRADING LEGEND

- 355 — PROPOSED CONTOUR
- 355 — EXISTING CONTOUR
- Headwall / Manhole / Inlet / Endwall — EXISTING STORM DRAINAGE PIPING
- HEADWALL / MANHOLE / INLET / ENDWALL — PROPOSED STORM DRAINAGE PIPING
- Utility Pole — OH — Electric Meter — EXISTING OVERHEAD ELECTRIC
- Utility Pole — UE — Electric Transformer — EXISTING UNDERGROUND ELECTRIC
- Utility Pole — UT — Manhole — Telephone Box — EXISTING UNDERGROUND TELEPHONE
- Gas Valve — G — Gas Meter — EXISTING GAS LINE
- Clean Out — S — Manhole — EXISTING SANITARY SEWER LINE
- FM — Manhole — EXISTING SANITARY FORCE MAIN
- Water Meter — W — Water Valve — Fire Hydrant — EXISTING WATER LINE
- × 354.05 — EXISTING SPOT GRADE
- + 352.50 — PROPOSED SPOT GRADE
- 5% — 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%.

KEY MAP



NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

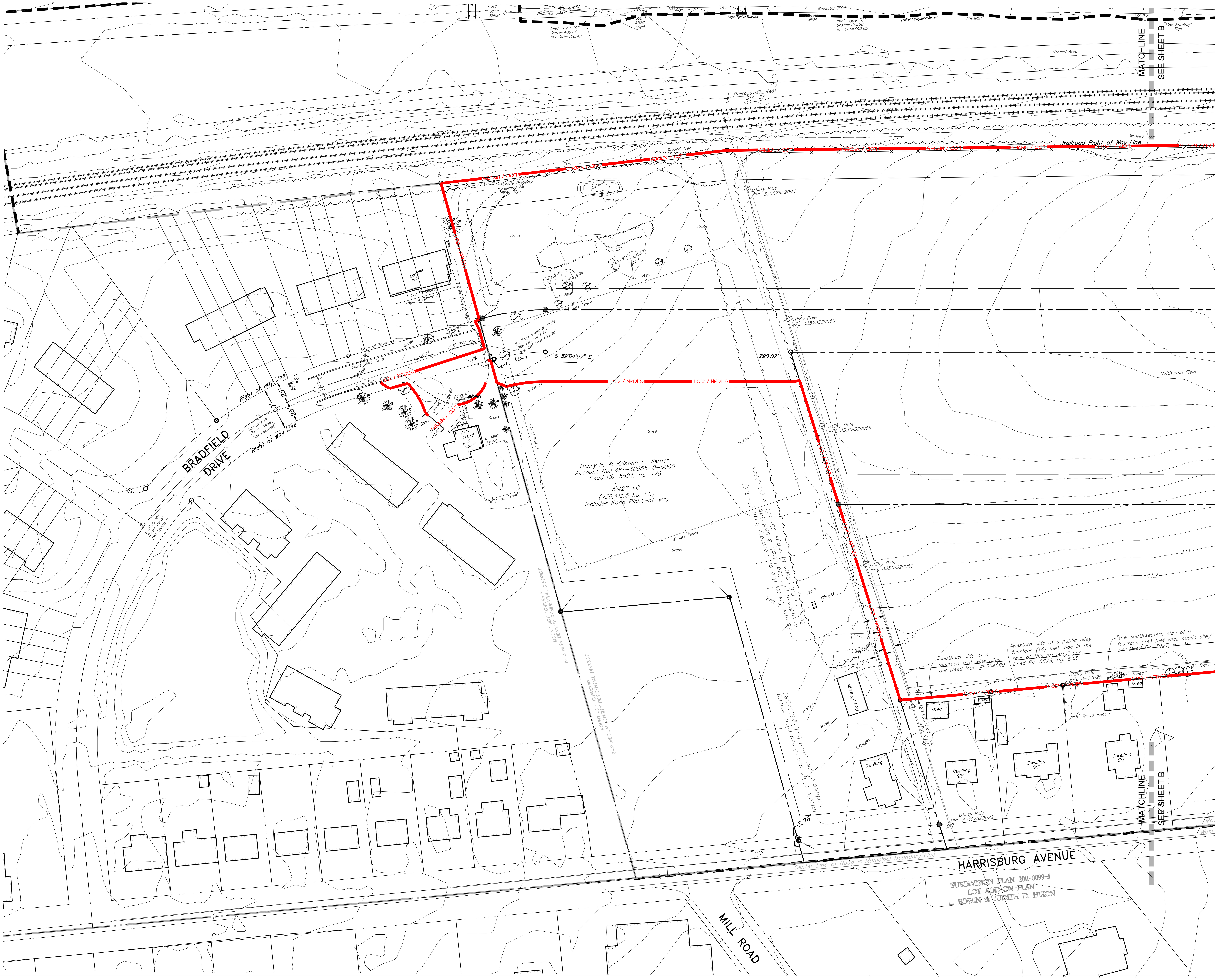
SUBJECT:
GRADING & DRAINAGE PLAN 'B'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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'

DRAWING NO.
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GRADING LEGEND

- 355 — PROPOSED CONTOUR
- 355 — EXISTING CONTOUR
- Headwall, Manhole, Inlet, Endwall, Rip Rap — EXISTING STORM DRAINAGE PIPING
- HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP — PROPOSED STORM DRAINAGE PIPING
- Utility Pole, OH, Electric Meter, EM — EXISTING OVERHEAD ELECTRIC
- Utility Pole, UE, Electric Transformer, E — EXISTING UNDERGROUND ELECTRIC
- Utility Pole, UT, Manhole, Telephone Box — EXISTING UNDERGROUND TELEPHONE
- Gas Valve GV, G, GM Gas Meter — EXISTING GAS LINE
- Clean Out C.O., S, Manhole — EXISTING SANITARY SEWER LINE
- FM, Manhole — EXISTING SANITARY FORCE MAIN
- Water Meter WM, W, Water Valve WV, Fire Hydrant — EXISTING WATER LINE
- × 354.05 — EXISTING SPOT GRADE
- + 352.50 — PROPOSED SPOT GRADE
- 5% — 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%.

KEY MAP

C B A

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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

DRAWING NO.
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