LOT ANNEXATION NOTE PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN THIS PLAN CREATES A LOT ANNEXATION. LOT 3, PARCEL A CANNOT BE HERITAGE MENNONITE CHURCH PROFESSIONAL CERTIFICATES: REPRESENTED AS, OR CONVEYED AS, A SEPERATE BUILDABLE LOT, NOR CAN LOT 3, PARCEL A BE USED BY ITSELF BY ANY PARTY FOR ANY CONSTRUCTION OR OTHER LAND DEVELOPMENT. STATEMENT OF GENERAL PLAN AND REPORT DATA ACCURACY South Line Road - East Cocalico Township THE PROPERTY TRANSFER WILL RESULT IN THE RECORDING OF A DEED WITH THE LANCASTER COUNTY RECORDER OF DEEDS OFFICE WHICH WILL JOIN I HEREBY STATE THAT, TO THE BEST OF MY LOTS 1 AND 2 AND LOT 3, PARCEL A IN COMMON WITH ONE ANOTHER TO KNOWLEDGE, THE PRELIMINARY/FINAL LAND DEVELOPMENT Cover Sheet PLAN AND THE STORMWATER MANAGEMENT REPORT SHOWN FORM ONE SINGLE LOT. THE FRONT PORTION OF LOT 3 (THE AND DESCRIBED HEREON IS TRUE AND CORRECT **SURVEY NOTES:** NORTHWESTERN HALF) WILL REMAIN AS THE RESULTANT SINGLE-FAMILY TO THE ACCURACY REQUIRED BY THE DETACHED DWELLING LOT THAT IS TO REMAIN AFTER THE BACK HALF IS EAST COCALICO TOWNSHIP SUBDIVISION JOINED IN COMMON WITH LOTS 1 AND 2. A COPY OF THE RECORDED DEEDS AND LAND DEVELOPMENT ORDINANCE. FACILITY OWNER LIST: FOR BOTH LOT 1, LOT 2 AND LOT 3 PARCEL A JOINED IN COMMON, AS WELL AS A NEW DEED FOR RESULTANT LOT 3 WILL BE PROVIDED TO THE 1. BENCHMARK: MAG NAIL SET ON WEST SIDE ENTRANCE TO CHURCH TOWNSHIP WITHIN SEVEN DAYS OF THEIR RECORDING. East Cocalico Township DAVID CHRISTIAN & ASSOCIATES, INC., HEREBY STATES THAT, DATUM: NAVD 1988 LOT ANNEXATION STATEMENT PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS 100 Hill Road FI EVATION = 383.77 AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA Denver PA 17517 2. BASIS OF BEARING IS GRID NORTH, PENNSYLVANIA STATE Tommy Ryan DAVID CHRISTIAN AND ASSOCIATES IN I HEREBY CERTIFY THAT, AS THE OWNER OF LOTS 1 AND 2 (DEED REFERENCES PLANE SOUTH ZONE. manager@ect.town.com SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE LANDSCAPE ARCHITECTURE 6531881 AND 6531896 RESPECTIVELY) TO THE PARCELS SHOWN AS LANDS OF HERITAGE MENNONITE CHURCH ON THIS PLAN, IT IS OUR INTENTION TO ACQUIARE UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE East Cocalico Township Auth. SAID PARCEL (LOT 3, PARCEL A BEING PART OF DEED 6504683) UPON APPROVAL AND WERE DETERMINED FROM VISIBLE LOCATION, AND/OR PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, DAVID 102 Hill Road AND RECORDING OF THIS PLAN. WE HEREBY AGREE TO INCORPÓRATE LOT 3, BEST AVAILABLE PLAN INFORMATION. HERSHEY STATEMENT OF SURVEY DATA ACCURACY Denver, PA 17517 PARCEL A WITH OUR ADJACENT LANDHOLDINGS (LOTS 1 AND 2) INTO ONE TRACT SURVEYING, INC. CANNOT GUARANTEE THE EXACT OF LAND WITH ONE ENCOMPASSING DESCRIPTION WITHIN 90 DAYS OF TRANSFER TO LOCATION OF ANY UNDERGROUND UTILITIES OR Kenneth Spitler I HEREBY STATE THAT, TO THE BEST OF MY OUR OWNERSHIP. WE FURTHER AGREE TO PROVIDE A COPY OF THE RECORDED STRUCTURES. AN EXACT LOCATION CAN ONLY BE KNOWLEDGE, THE PRELIMINARY/FINAL LAND DEVELOPMENT kspitler@eastcocalicotwpauth.com DEED TO EAST COCALICO TOWNSHIP WITHIN SEVEN DAYS OF ITS RECORDING. OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PLAN SURVEY DATA SHOWN AND THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE A PART OF THIS CONTRACT PERFORMANCE. DESCRIBED HEREON IS TRUE AND CORRECT PPL Electric Util. Corp. TO THE ACCURACY REQUIRED BY THE 437 Blue Church Rd. TOPOGRAPHIC AND PLANIMETRIC INFORMATION DEPICTED ON EAST COCALICO TOWNSHIP SUBDIVISION BARRY LAMAR WENGER, DEACON/TREASURER PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, DAVID MY COMMISSION EXPIRES _ THIS PLAN HAS BEEN DERIVED FROM AN ACTUAL FIELD Paxinos, PA 17860 AND LAND DEVELOPMENT ORDINANCE. SURVEY PERFORMED BY HERSHEY SURVEYING, INC ON OR Doug Haupt BEFORE DECEMBER 9, 2021. dlhaupt@pplweb.com LOCATION WHERE EXCAVATION IS TO BE PERFORMED. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, DAVID UGI Utilities, Inc. CHRISTIAN & ASSOCIATES, INC., HAS SHOWN UPON THESE 225 Morgantown Road DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED Reading, PA 19611 HERSHEY SURVEYING, INC. PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), Kurt Zielaskowski THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE **GENERAL NOTES:** TOLL-FREE ONE CALL SYSTEM PHONE NUMBER. AND THE NAME OF kzielaskowski@ugi.com THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE West Cocalico Township and Authority NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, P.O. Box 244 1. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT CLAUSE (5) OF SAID ACT." STORMWATER MANAGEMENT PLAN CERTIFICATION Reinholds, PA 17569 THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. DAVID CHRISTIAN & ASSOCIATES, INC., DOES NOT MAKE ANY I HEREBY CERTIFY THAT, TO THE BEST OF MY Carolyn Hildebrand 2. ALL LOT MARKERS AND STREET MONUMENTATION WHICH ARE NOT FOUND TO BE EXISTING, SHALL BE SET PROMPTLY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT KNOWLEDGE, THE STORM WATER MANAGEMENT FACILITIES UPON COMPLETION OF FINAL SITE GRADING IN ACCORDANCE WITH THE EAST COCALICO TOWNSHIP SUBDIVISION wcocalico@gmail.com THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS SHOWN AND DESCRIBED HEREON ARE DESIGNED IN AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS. ALL MARKERS AND MONUMENTATION SHALL BE SET BY A REGISTERED CONFORMANCE WITH THE EAST COCALICO TOWNSHIP REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT STORM WATER MANAGEMENT ORDINANCE. Pencor Svcs./Blue Ridge Communications DAVID CHRISTIAN & ASSOCIATES, INC., IS REFLECTING SAID 3. ALL CLEAR SIGHT DISTANCE TRIANGLES AS REQUIRED BY THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT INFORMATION ON THESE DRAWINGS ONLY DUE TO THE 475 Delaware Avenue REQUIREMENTS OF THE SAID ACT NO. 187 OF DEC.19, 1996. ORDINANCE SHALL BE KEPT CLEAR AND MAINTAINED FREE OF OBSTRUCTIONS TO VISION, AND NO PERSON SHALL Palmerton, PA 18071 PLACE, PLANT, DEPOSIT OR PERMIT THE PLACEMENT, PLANTING OR DEPOSIT OF ANY MATERIAL, BUSH, Joe Buccieri UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE FENCE, SHRUB OR OTHER OBSTRUCTION OF A HEIGHT GREATER THAN 30 INCHES OR TREE LIMBS jbuccieri@brctv.com DETERMINED FROM VISIBLE LOCATION, ACT 187 UTILITY RESPONSES LOWER THAN 8 FEET WITHIN SUCH CLEAR SIGHT TRIANGLES. AND/OR BEST AVAILABLE PLAN INFORMATION. ACT 187 (PA ONE 4. THE PROPOSED ACCESS DRIVE ON SITE DOES NOT QUALIFY FOR DEDICATION TO EAST COCALICO TOWNSHIP DAVID CHRISTIAN AND ASSOCIATES, IN CALL) NOTIFICATION SERIAL NUMBERS ARE 20230261177 (EAST Metropolitan Edison Co./FirstEnergy AND AS SUCH, THE LANDOWNER IS RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE ARCHITECTURE COCÁLICO TWP.) AND 20230261182 (WEST COCALICO TWP.). 21 S. Main Street 5. A MINIMUM OF 8" OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS PRIOR TO SEEDING. DAVID CHRISTIAN & ASSOCIATES, INC. CANNOT GUARANTEÉ THE Akron, OH 44308 6. ALL REGULATORY SIGNAGE AND APPURTENANCES (STOP SIGNS, STOP BARS, DIRECTIONAL ARROWS, EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR Ticket Screening Personnel STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED DO NOT ENTER AND EXIT SIGNS, ETC.) SHALL CONFORM TO THE MOST CURRENT PENNDOT SPECIFICATIONS. BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS ticket_screening@firstenergycorp.com 7. AT A MINIMUM, THE LINES OF ALL PARKING STALLS AND DRIVEWAYS, INCLUDING DIRECTIONAL ARROWS, ETC., SHALL BE SOLID WHITE CONTRACT PERFORMANCE. MUNICIPAL STATEMENTS: LINES FOUR INCHES IN WIDTH. WHITE PAINT FOR THESE LINES SHALL CONFORM TO FEDERAL SPECIFICATION TT-P-115C, TYPE 1, FOR WHITE NONREFLECTIVE TRAFFIC LINE PAINT, OR THE EQUIVALENT Windstream **GENERAL NOTES:** 8. THERE ARE NO NEW AREAS SHOWN ON THIS PLAN WHICH ARE OFFERED FOR PUBLIC DEDICATION TO 1450 Center Point Road EAST COCALICO TOWNSHIP OTHER THAN ADDITIONAL STREET RIGHT-OF-WAY ALONG S. LINE ROAD. THIS Hiawatha, IA 52233 PLANNING COMMISSION REVIEW STATEMENT ADDITIONAL RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO THE TOWNSHIP, BUT NEED NOT BE ACCEPTED. Locate Desk Personnel 14. ALL STORM WATER PIPES SHALL BE INSTALLED WITH WATERTIGHT JOINTS. TOWNSHIP OF EAST COCALICO THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED locate.desk@windstream.com 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PADOT FORM 408 20___, THE EAST COCALICO TOWNSHIP PLANNING AT A MEETING ON . FOR PUBLIC USE BY THE TOWNSHIP. SPECIFICATIONS, LATEST EDITION, OR AS REVISED BY THE EAST COCALICO TOWNSHIP COMMISSION REVIEWED THIS PLAN. 9. NO ALTERATION TO SWALES OR BASINS WITHIN EASEMENTS IS PERMITTED. CODE OF ORDINANCES IN EFFECT AT THE TIME OF PLAN APPROVAL, AS APPLICABLE NOR SHALL THE PLACEMENT OF ANY STRUCTURES BE PERMITTED WITHIN EASEMENTS. 16. THIS PLAN PROPOSES TO JOIN LOT 1, LOT 2 AND LOT 3, PARCEL A IN COMMON 10. THE OWNER/DEVELOPER GRANTS THE TOWNSHIP THE RIGHT OF ACCESS TO ALL STORM WATER WITH ONE ANOTHER TO FORM ONE LOT. Chairman or Designee MANAGEMENT EASEMENTS IN PERPETUITY, THROUGHOUT THE ENTIRE SUBJECT TRACT OR WITHIN EASEMENTS. 17. ALL REQUIRED IMPROVEMENTS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND NO CHANGES SHALL BE 11. ALL STORM SEWER PIPES, INLETS AND ENDWALLS SHALL BE CONSTRUCTED IN EFFECTED UNLESS THE SAME RECEIVE THE WRITTEN AUTHORIZATION OF THE ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE PENNSYLVANIA DEPARTMENT OF FOWNSHIP. THE TOWNSHIP MAY REQUIRE CHANGES DURING THE CONSTRUCTION TRANSPORTATION (PennDOT) PUBLICATION 408. AS AMENDED OR AS OTHERWISE REQUIRED BY THE TWP. STAGE WHERE ON-SITE CONDITIONS, IN THE OPINION OF THE TOWNSHIP, OR ITS 12. ALL EMBANKMENT FILL MATERIAL FOR THE STORMWATER INFILTRATION BASIN SHALL BE FREE OF DULY DESIGNATED REPRESENTATIVE, INDICATES THAT THE ADVERSE EFFECT TO STORMWATER RUNOFF MAY BE MINIMIZED BY SUCH CHANGES. TOPSOIL, ORGANIC MATERIAL, ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX (6) INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. 18. THIS PLAN SHOWS FUTURE ADDITIONAL RIGHT-OF-WAY WIDTH ALONG THE SITE'S SOUTH LINE ROAD FRONTAGE. THE LANDOWNERS OF THE LOT IN WHICH THE FUTURE RIGHT-OF-WAY IS INCLUDED SHALL HAVE THE DUTY TO MAINTAIN THE AREA INCLUDED WITHIN THE EXISTING AND FUTURE 13. POST CONSTRUCTION INFILTRATION TESTING MAY BE REQUIRED BY THE TOWNSHIP WITH THE RESULTS PROVIDED TO THE TOWNSHIP AS OUTLINED BELOW OR AS REQUIRED BY THE TOWNSHIP ENGINEER: 19. DESIGN AND PLACEMENT OF ANY AND ALL TRAFFIC SIGNS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON A. FIELD VERIFICATION OF THE SUBGRADE CONDITIONS AND INFILTRATION RATES SHOULD BE VERIFIED BY UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS AMENDED, PUBLISHED BY THE U.S. DEPARTMENT OF THE PROJECT GEOLOGIST REPRESENTATIVE DURING CONSTRUCTION OF THE INFILTRATION BASIN. HAND TRANSPORTATION. PROBING OF THE INFILTRATION BASIN AREA WITH ADDITIONAL FIELD TESTING TO CONFIRM SITE 20.ALL NEWLY PROPOSED ELECTRIC, TELEPHONE, TELEVISION, AND OTHER COMMUNICATION FACILITIES, ALL SERVICE LINES SERVICING NEW DEVELOPMENTS. FINAL PLAN APPROVAL STATEMENT CONDITIONS AT THE TIME OF CONSTRUCTION PRIOR TO ANY BACKFILL WITH AMENDED SOILS IS SHALL BE PROVIDED BY UNDERGROUND WIRING AND INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR BY THE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS REQUIRED. OTHER COMPANIES PROVIDING SUCH SERVICES. B. INFILTRATION TESTING SHALL BE PERFORMED AND MEASURED ON SITE PRIOR TO THE PLACEMENT OF ____, 20___, THE BOARD OF SUPERVISORS OF EAST 21. ALL NEW SANITARY SEWER AND WATER SERVICE CONSTRUCTION, INCLUDING ABANDONMENT OF EXISTING SERVICE LINES, SHALL BE IN STRICT COCALICO TOWNSHIP GRANTED CONDITIONAL APPROVAL OF THIS FINAL PLAN. UNDERDRAIN PIPE AND AMENDED SOILS AT THE BOTTOM OF THE INFILTRATION BASIN. SHOULD THE ACCORDANCE WITH THE SPECIFICATIONS FOR CONSTRUCTION OF THE EAST COCALICO TOWNSHIP (SEWER AND WATER) AUTHORITY. INFILTRATION RATES BE SIGNIFICANTLY DIFFERENT THAN THE INITIAL INFILTRATION RATES USED FOR THE APPLICANT COMPLETED ALL CONDITIONS OF APPROVAL ON ______, 20___, 20___ DESIGN, THE APPLICANT WILL NEED TO REVISE THE DESIGN OF THE INFILTRATION FACILITIES BEFORE CONSTRUCTION OF THE BASIN MAY CONTINUE. PennDOT OCCUPANCY PERMIT NOTE: THE APPLICANT WAS INFORMED BY THE TOWNSHIP ON . DELIVERY NOTIFICATION DATE) THAT THE PLAN HAS BEEN SIGNED ON BEHALF OF THE **COUNTY PLAN CERTIFICATE:** TOWNSHIP AND WAS AVAILABLE FOR DELIVERY TO THE APPLICANT ON THAT DATE. THIS PLAN MUST BE RECORDED WITHIN 90 DAYS OF THE PLAN DELIVERY NOTIFICATION DATE. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY A HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P,L, 1242, NO. 428) AS AMENDED, KNOWN AS THE STATE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE HIGHWAY LAW, BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND WEST DONEGAL TOWNSHIP'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED. THE BUILDING THIS PLAN BEARING LCPC FILE NO. _____, WAS REVIEWED BY PERMIT FOR THE PROPOSED ADDITION SHALL NOT BE ISSUED UNTIL OR AFTER A HIGHWAY OCCUPANCY LOW VOLUME DRIVEWAY PERMIT HAS BEEN ISSUED. STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON CHAIRMAN OR DESIGNEE THE APPROVAL OF THIS PLAN SHALL IN NO WAY IMPLY THAT A STATE HIGHWAY PERMIT CAN BE ACQUIRED OR THAT EAST COCALICO TOWNSHIP WILL _____, 20___, AS REQUIRED BY THE PENNSYLVANIA SUPPORT, ENCOURAGE, OR NOT OPPOSE THE GRANTING OF SUCH PERMIT. IT IS POSSIBLE THAT ACCESS TO THE PROPERTY FROM A STATE HIGHWAY WILL MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. NOT BE PERMITTED BY THE COMMONWEALTH AND THE PROPERTY THEREFORE CAN NOT BE USED FOR THE PURPOSE INTENDED. OWNERS ARE ACCORDINGLY SUPERVISOR THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN WARNED AND SHOULD GOVERN THEMSELVES ACCORDINGLY, AND SHOULD SATISFY THEMSELVES THAT STATE AND LOCAL HIGHWAY OCCUPANCY PERMITS CAN BE OBTAINED BEFORE COMMENCING CONSTRUCTION. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS AND OBLIGATIONS OF ANY AND ALL COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF PennDOT PERMIT APPROVALS, AND IF THE PennDOT APPROVALS CONTRADICT WITH ANYTHING ON THIS PLAN SET, THE PennDOT PERMIT SHALL APPLY. EAST COCALICO TOWNSHIP SECRETARY **SUPERVISOR** THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT. PennDOT PERMITS HAVE BEEN SECURED FOR THIS PROJECT: Permittee: HERITAGE MENNONITE CHURCH - PERMIT NO.: 08112244 and **OWNERSHIP CERTIFICATES:** Permittee: MARLIN J. HURST - PERMIT NO.: 08112174 SIGNATURE OF CHAIRPERSON OR THEIR DESIGNEE SHEET INDEX CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION NON-PROFIT CORPORATION INDIVIDUAL INDIVIDUAL HERITAGE MENNONITE CHURCH MARLIN J. HURST HAROLD S. BAUMAN (FOR 35 SOUTH LINE ROAD) (FOR 95 SOUTH LINE ROAD) (FOR 45 AND 49 SOUTH LINE ROAD) COMMONWEALTH OF PENNSYLVANIA COMMONWEALTH OF PENNSYLVANIA COMMONWEALTH OF PENNSYLVANIA *SHEET COUNTY OF LANCASTER COUNTY OF LANCASTER COUNTY OF LANCASTER *SHEET officer, personally appeared ______, 20____, before me, the undersigned _____, 20____, before me, the undersigned BARRY LAMAR WENGER ______ being ____ DEACON/TREASURER On this, the ____ day of _____ On this, the ____ day of _____ , 20____, before me, the undersigned *SHEET officer, personally appeared HAROLD S. BAUMAN officer, personally appeared _____ who being duly sworn according to law, deposes and says that he is the ____OWNER who being duly sworn according to law, deposes and says that he is the ____OWNER of <u>HERITAGE MENNONITE CHURCH</u> the <u>OWNER</u> of the property shown on this plan, that the *SHEET of the property shown on this plan, that the of the property shown on this plan, that the he/she is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed *SHEET plan thereof was made at his direction, that he acknowledges the same to be his act and plan plan thereof was made at his direction, that he acknowledges the same to be his act and plan of the corporation, that the corporation desires the same to be recorded, and on behalf of the corporation that he desires the same to be recorded, and that all streets and other property identified as proposed public that he desires the same to be recorded, and that all streets and other property identified as proposed public further acknowledges that all streets and other proiperty identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use. *SHEET property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use. property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use. *SHEET *SHEET BARRY LAMAR WENGER, DEACON/TREASURER MARLIN J. HURST HAROLD S. BAUMAN *SHEET MY COMMISSION EXPIRES _____ MY COMMISSION EXPIRES _____ *SHEET *SHEET *SHEET 17 OF 17

CALL BEFORE YOU DIG PENNSYLVANIA LAW REQUIRES
SYSTEM, INC.
-800-242-1776

PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND (10) WORKIN
DAYS IN DESIGN STAGE- STOP CALL PA ONE CALL UTILITY LIST UNDERGROUND UTILITY PROTECTION ACT LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT CHRISTIAN & ASSOCIATES, INC., REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE CHRISTIAN & ASSOCIATES, INC., HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE

ACCOUNT NUMBER/SOURCE OF TITLE

OWNER (Add-On Parent Tract)

ACT NO. 287/181:

BY: HERSHEY SURVEYING, INC.

SERIAL NUMBERS:

FEBRUARY 9, 2023

20230261177-EAST COCALICO TWP.

20230261182-WEST COCALICO TWP.

1 OF 17

2 OF 17

3 OF 17

4 OF 17

5 OF 17

6 OF 17

7 OF 17

8 OF 17

9 OF 17

10 OF 17

11 OF 17

12 OF 17 13 OF 17

14 OF 17

15 OF 17

16 OF 17

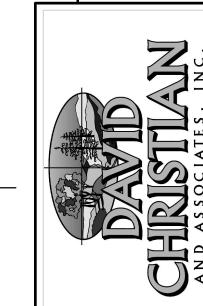
MARLIN J. HURST STEVENS, PA 17578

Lot 3 (35 S. LINE RD.) Account: 080-64326-0-0000 Deed Ref: 6504683 Area = 0.819 Acre Gross (0.788 Ac. Net) Before Add-On Parcel Conveyance

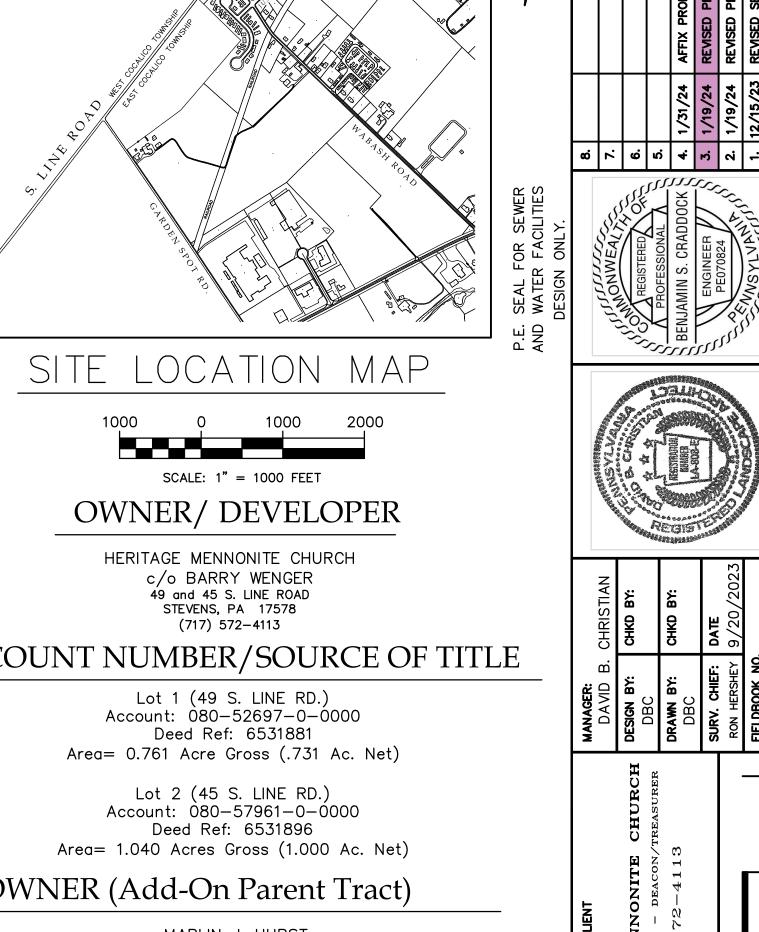
OWNER (Off-Site Stormwater Management Easement)

HAROLD S. BAUMAN 95 S. LINE ROAD STEVENS, PA 17578 Account: 080-29811-0-0000 Deed Ref: 6174346

HAROLD S. BAUMAN PROPERTY (95 S. LINE ROAD): J-158-053 DELMAS R. & CAROL L. MARTIN PROPERTY (ADJOINER): J-163-084



SHEET NO. 1 OF 17 **DWG. NO.** 21572-01



PRIOR RECORDED PLAN REFERENCES

SUBJECT PROPERTY (45 and 49 S. LINE ROAD): NONE FOUND MARLIN J. HURST PROPERTY (35 S. LINE ROAD): NONE FOUND

EXISTING CONDITIONS AND DEMOLITION PLAN

EROSION AND SEDIMENTATION CONTROL PLAN

EROSION AND SEDIMENTATION CONTROL PLAN

EROSION AND SEDIMENTATION CONTROL PLAN

PCSM PLAN - DETAILS LCPC FILE #

COVER SHEET

PLAN NOTES

PLAN NOTES

LAYOUT PLAN

GRADING PLAN

LANDSCAPE PLAN

RECORDER

DEEDS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

STORM PIPE PLAN AND PROFILES

STORM PIPE PLAN AND PROFILES

PARKING LOT LIGHTING PLAN

PCSM PLAN - SITE PLAN

*PLANS TO BE RECORDED

2. ALL LIGHT POLES MAY NOT EXCEED A MAXIMUM POLE HEIGHT OF 20 FEET.

UNDERLYING GEOLOGIC DESIGNATION ASSOCIATED HAZARD AWARENESS

THE ENTIRE PROPOSED DEVELOPMENT SITE IS UNDERLAIN WITH SOILS OF THE DUFFIELD (DbB) SERIES WHICH IS CHARACTERIZED AS A SILTY LOAM AND SILTY CLAY LOAM (3-8%). THEY ARE TYPICALLY DEEP AND WELL-DRAINED AND ARE FORMED IN RESIDUUM WEATHERED FROM LIMESTONE. THERE IS A RISK OF KARST EROSION AND RELATED SINKHOLES ON THIS SITE. IF A SINKHOLE(S) IS/ARE ENCOUNTERED DURING CONSTRUCTION, CONSTRUCTION SHALL CEASE IMMEDIATELY, THE TOWNSHIP SHOULD BE NOTIFIED IMMEDIATELY AND THE OWNERS PROJECT GEOLOGIST IDENTIFIED BELOW SHALL BE CONSULTED TO IDENTIFY NECESSARY REMEDIATION ACTIVITIES.

BASED ON SITE OBSERVATIONS (THREE SOIL PROBES WERE ANALYZED), GROUNDWATER WAS NOT OBSERVED IN ANY OF THE TEST PITS. BEDROCK WAS ALSO NOT OBSERVED IN THE THREE TEST PITS, WHICH WERE DUG TO A DEPTH OF 72, 96 AND 78 INCHES RESPECTIVELY. IT IS EXPECTED THAT BEDROCK COULD OCCUR SPORADICALLY IN THIS AREA. AT A MINIMUM, TWO FEET OF REJUVENATING SOILS SHOULD BE MAINTAINED BETWEEN THE INFILTRATION BASIN BOTTOM AND BEDROCK (IF ENCOUNTERED) OR ANY OTHER TYPE OF LIMITING ZONE THAT IS PRESENT. IF THERE IS LESS THAN 2 FEET OF SOIL BETWEEN THE BOTTOM OF THE PROPOSED INFILTRATION BASIN AND BEDROCK, THE BASIN MUST BE OVER EXCAVATED AND ENGINEERED SOILS SHOULD BE ADDED TO MIMIC THE EXISTING INFILTRATION RATES. THIS SITE IS PRONE TO THE TYPES OF KARST FEATURES THAT TYPICALLY OCCUR IN A CARBONATE ENVIRONMENT.

ANY AND ALL SINKHOLE REPAIRS OR OTHER REMEDIATION OF KARST FEATURES THAT MAY BECOME NECESSARY OR REQUIRED BEFORE, DURING OR AFTER CONSTRUCTION, SHOULD BE COMPLETED UNDER THE DIRECTION OF A CERTIFIED GEOLOGIST. THE FOLLOWING SHOULD BE UTILIZED AS A GUIDELINE IF KARST FEATURES ARE ENCOUNTERED.

IF SHALLOW ROCK PINNACLES ARE ENCOUNTERED, THE ROCK MUST BE REMOVED TO A MINIMUM DEPTH OF TWO FEET BELOW THE FLAT BOTTOM ELEVATION OF THE INFILTRATION FACILITY. SITE SOILS, OR SOIL SIMILAR TO THE NATIVE SOILS, MUST BE INSTALLED TO A DEPTH OF NOT LESS THEN TWO FEET BELOW THE FACILITY BOTTOM. PRIOR TO INSTALLING THE SOIL, THE ROCK SURFACE SHOULD BE PREPARED BY COVERING THE SURFACE WITH NOT LESS THAN 8 INCHES OF 1 INCH CLEAN STONE AND OVERLAIN WITH A NON-WOVEN GEOTEXTILE. THE SUBGRADE MUST BE INSPECTED BY A CERTIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER PRIOR TO INSTALLING THE GEOTEXTILE.

WEATHERED ROCK STRATA, IF ENCOUNTERED (IT WAS OBSERVED IN THE TEST PIT ON LOT 1), SHOULD BE FILLED WITH A SUITABLE SIZE AGGREGATE TO FILL AND BRIDGE THE VOID. REVERSE GRADED, LARGER TO SMALLER, AGGREGATE SHOULD THEN BE USED TO FILL THE AREA ABOVE THE SINKHOLE TO 2 FEET BELOW THE PROPOSED FACILITY BED BOTTOM. A GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD DETERMINE THE SIZE AND THICKNESS OF THE AGGREGATE LAYERS BASED ON THE SIZE OF THE SINKHOLE. A NON-WOVEN GEOTEXTILE SHOULD THEN BE PLACED OVER THE AGGREGATE AND 2 FEET OF ENGINEERED SOIL SHOULD BE PLACED ABOVE THE GEOTEXTILE.

IF ANY CARBONATE FEATURES SUCH AS SINKHOLES, DISAPPEARING STREAMS, LOOSE OR RAVELED SOILS, OR OTHER DELETERIOUS CONDITIONS ARE OBSERVED DURING CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. ALL WORK MUST STOP AND A GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD BE CONSULTED PRIOR TO CONTINUING WORK.

DESKTOP GEOLOGIC STUDY DATED AUGUST 24, 2022, PREPARED BY DAVID MILLER/ASSOCIATES, INC. THE OWNER/DEVELOPER AND THEIR CONTRACTOR(S) SHOULD REVIEW A COPY OF THE FULL REPORT AND FAMILIARIZE THEMSELVES THOROUGHLY WITH THE REPORT'S CONTENTS AND RECOMMENDATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. A SUMMARY OF THE REPORT'S CONCLUSIONS IS AS FOLLOWS:

- 1. BASED UPON DOUBLE RING INFILTROMETER TESTING, AN INFILTRATION RATE OF 1.93 INCHES/HOUR IS RECOMMENDED FOR USE WHEN DESIGNING THE PROPOSED INFILTRATION BASIN. A VOLUNTARY SAFETY FACTOR OF 2 WAS UTILIZED. AN INFILTRATION RATE OF 0.965 INCHES PER HOUR WAS UTILIZED FOR ALL PROJECTED DEWATERING CALCULATIONS.
- 2. SITE DEVELOPMENT SHOULD PROCEED WITH THE UNDERSTANDING THAT THE UNDERLYING BEDROCK IS CARBONATE AND AS SUCH IS SUBJECT TO SINKHOLES. OBVIOUS KARST FEATURES WERE NOT OBSERVED IN OR NEAR THE AREA OF THE PROPOSED BASIN, HOWEVER.
- 3. REVIEW OF 17 HISTORIC AERIAL PHOTOGRAPHS DATING FROM 1940 TO 2019 DID NOT CONTAIN EVIDENCE OF KARST
- ACTIVITY ON THE SITE. 4. MAPPING BY THE PENNSYLVANIA TOPOGRAPHIC AND GEOLOGIC SURVEY DID NOT IDENTIFY ANY CLOSED DEPRESSIONS ON THE SITE, HOWEVER, SOME CLOSSED DEPRESSIONS ARE MAPPED IN CLOSE PROXIMITY TO THE SITE.

IMPORTANT GEOLOGICAL IINSPECTION NOTE:

THE PROPOSED STORM WATER DESIGN WAS BASED UPON THE RESULTS OF ISOLATED GEOLOGICAL TESTING. THE CONTRACTOR IS TO CONTACT THE OWNER/DEVELOPER'S GEOLOGICAL CONSULTANT (SEE BELOW) TO INSPECT AND EVALUATE THE EXPOSED INFILTRATION BASIN SUBGRADE DURING BASIN CONSTRUCTION TO CONFIRM THAT THE SOIL AND GEOLOGIC CONDITIONS ARE GENERALLY CONSISTENT WITH THOSE ANTICIPATED AS A RESULT OF THE INITIAL PRELIMINARY TESTING.

PROFESSIONAL GEOLOGIST ACKNOWLEDGEMENT

.___, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT FACILITIES ARE UNDERLAIN BY CA4BONATE

GEOLOGY.

DOUGLAS CWIENK, PG (DM/A INC. 717-898-3402)

OFF-STREET PARKING REQUIREMENTS PARKING SPACE SIZE: MINIMUM WIDTH IS 10 FEET, MINIMUM LENGTH IS 20 FEET.

MINIMUM AISLE WIDTH: 25 FEET

MINIMUM PARKING SPACES REQUIRED (THE GREATER OF):

- 1 OFF-STREET PARKING SPACE IS REQUIRED FOR EACH 200 SF OF FLOOR AREA (ASSUMED GROSS) EXISTING BUILDING HAS 4482 SF OF FLOOR AREA AND THE PROPOSED BUILDING WILL HAVE 1228 SF OF FLOOR AREA 5710 SF TOTAL FLOOR AREA REQUIRES 28 PARKING SPACES.
- OR -1 OFF-STREET PARKING SPACE FOR EACH 3 SEATS (24" PER SEAT) IN THE SANCTUARY
- 18 EXISTING PEWS WITH A TOTAL AVAILABLE SEATING LENGTH OF 157" PER PEW, WHICH WILL SEAT 6 PEOPLE EACH AT 24" PER SEAT 108 2 EXISTING PEWS WITH A TOTAL AVAILABLE SEATING LENGTH OF 115" PER PEW, WHICH WILL SEAT 4 PEOPLE EACH AT 24" PER SEAT 2 EXISTING PEWS WITH A TOTAL AVAILABLE SEATING LENGTH OF 76" PER PEW, WHICH WILL SEAT 3 PEOPLE EACH AT 24" PER SEAT 2 EXISTING DESIGNATED ADA SPACES FOR WHEELCHAIRS

TOTAL EXISTING SEATS IN THE EXISTING SANCTUARY AT 24" PER SEAT = 124

SEATS IN THE EXISTING CONDITION, 142 SEATS IN THE PROPOSED

CONDITION, FOR AN INCREASE OF 18 TOTAL SEATS.

TOTAL PROPOSED SEATS AFTER PROPOSED EXPANSION = 142

REPLACING TWO EXISTING 76" PEWS WITH FOUR PROPOSED 157" PEWS, WHICH WILL SEAT 18 ADDITIONAL PEOPLE AT 24" PER SEAT

142 TOTAL SEATS REQUIRES 47.33 PARKING SPACES, WHICH IS GREATER THAN THE 28 REQUIRED BY GROSS FLOOR AREA. 48 PARKING SPACES ARE PROPOSED (COMPLIANCE IS ACHIEVED) ***NOTE: SEATING CAPACITY AT 24" PER SEAT IS INCREASED FROM 124

OVERSIZED VEHICLE CRITERIA

A TOTAL OCCUPANCY OF 214 PEOPLE.

ANY SOCIAL/INSTITUTIONAL USE MUST HAVE 1 OVER-SIZED PARKING SPACE FOR EACH 100 LEGAL OCCUPANTS. LEGAL OCCUPANCY IS BASED UPON A SEAT WIDTH OF 18" PER PEW. THE LEGAL OCCUPANCY IS BASED UPON 3993 TOTAL INCHES OF EXISTING AND PROPOSED BENCH SEATING LENGTH DIVIDED BY 18" PER SEAT, OR 222 PEOPLE PLUS THE TWO ADA SPACES, FOR

TWO OVERSIZED PARKING SPACES ARE PROVIDED. THEY ARE PROPOSED AT 12' WIDE BY 45' LONG. A WAIVER HAS BEEN REQUESTED TO ALLOW THE 45' LONG WIDTH AND TO NOT REQUIRE DRIVE-THROUGH CIRCULATION.

LANDOWNER ACKNOWLEDGEMENT OF PERMANENCE OF BMP'S

WE, THE UNDERSIGNED HEREBY REPRESENT THAT NO PERSON SHALL MODIFY, REMOVE FILL, LANDSCAPE OR ALTER ANY STORMWATER MANAGEMENT BMP'S, FACILITIES, AREAS OR STRUCTURES UNLESS A REVISED PLAN IS APPROVED BY EAST COCALICO TOWNSHIP WE ALSO ACKNOWLEDGE THAT WE ARE AWARE THAT THE OPERATIONS AND MAINTENANCE AGREEMENT (O&M) FOR THIS PROJECT IS A PART OF THIS STORMWATER MANAGEMENT PLAN AND WE AND ALL SUBSEQUENT OWNERS ARE OBLIGATED BY ITS CONTENT RELATIVE TO THE OPERATIONS AND MAINTENANCE OF ALL PRIVATE STORMWATER FACILITIES WITHIN THE PROJECT.

BARRY LAMAR WENGER - DEACON/TREASURER

SLDO-2 HERITAGE MENNONITE CHURCH

APPROVED WAIVERS - EAST COCALICO TOWNSHIP CODE:

SECTION 194-9: PRELIMINARY PLAN APPLICATION REQUIRED. WAIVER WAS APPROVED TO ALLOW FOR A COMBINATION PRELIMINARY/FINAL PLAN SUBMISSION. SCTIONS 194-14.C.(4) and 194-15.C: REQUIRES ALL EXISTING FEATURES SHOWN WITHIN 200 FEET OF THE PROPERTY. WAIVER WAS APPROVED TO ALLOW COUNTY GIS INFORMATION TO BE UTILIZED. SECTION 194-25.C.(1) AND 194-25.J: REQUIRES ROAD WIDENING ALONG THE EXISTING STREET FRONTAGE A DEFERRAL HAS BEEN GRANTED SO THAT ROAD WIDENING IS NOT REQUIRED AT THIS TIME.

SECTION 194-30.R.(4): REQUIRES OVERSIZED SPACES TO BE 12' WIDE X 70 'LONG. WAIVER APPROVED SO THAT 12' WIDE BY 45' LONG SPACES WOULD BE ACCEPTABLE. SECTION 194-32: REQUIRES SIDEWALKS TO BE PROVIDED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG SOUTH LINE ROAD. A DEFERRAL HAS BEEN GRANTED SO THAT SIDEWALKS ARE

SECTION 194-33: REQUIRES CURBING TO BE PROVIDED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG SOUTH LINE ROAD. A DEFERRAL HAS BEEN GRANTED SO THAT CURBING IS NOT REQUIRED AT THIS TIME.

PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN HERITAGE MENNONITE CHURCH

South Line Road - East Cocalico Township Plan Notes

CARBONATE AREA CONSTRUCTION GUIDELINES

- 1. CARE SHOULD BE TAKEN TO PREVENT COLLECTION AND DRAINAGE OF SURFACE WATER INTO EXCAVATED OR LOW-LYING AREAS OF THE SITE DURING EXCAVATION AND CONSTRUCTION.
- 2. SOFT AND WET CONDITIONS SHOULD BE LOCATED WHEREVER THEY MAY EXIST OR BE ENCOUNTERED. SOFT AND WET AREAS SHOULD BE REMOVED AND REPLACED WITH SUITABLE FILL COMPACTED IN ACCORDANCE WITH RECOGNIZED STANDARDS, SUCH AS ASTM. 3. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE INSPECTED FOR SOFT OR UNUSUALLY MOIST CONDITIONS. A VISUAL INSPECTION OF THE EXCAVATED BEARING
- SURFACE, TOGETHER WITH SOUNDINGS OR PROBES OF THE SOIL AT REGULAR INTERVALS, SHOULD BE DONE. ANY SOFT OR UNUSUALLY MOIST SOIL SHOULD BE FURTHER EXCAVATED AND A DETERMINATION MADE BY AN APPROPRIATE PROFESSIONAL AS TO THE EXTENT OF THE PROBLEM. REMEDIAL MEASURES SHOULD BE ADOPTED AND IMPLEMENTED AS NECESSARY.
- 4. THE LOWPOINTS OF OUTLET LOCATIONS FROM DRAINAGE PIPES SHOULD BE LINED WITH IMPERMEABLE LINERS IN ORDER TO PREVENT INFILTRATION OF RUNOFF . EXCAVATION SHALL BE KEPT TO A PRACTICAL MINIMUM. 5. WATER FROM ROOF DRAINS OR OTHER DRAINAGE SYSTEMS SHOULD BE COLLECTED AND CONVEYED AWAY FROM STRUCTURES TO PREVENT INFILTRATION NEAR
- FOUNDATIONS. IF POSSIBLE, ROOF DRAINS SHOULD DISCHARGE DIRECTLY INTO A STORM SEWER SYSTEM. 7. SUBSOIL EROSION/SINKHOLES THAT OCCUR DURING THE CONSTRUCTION OF THE PROJECT, OR ANY TIME AFTERWARDS, SHOULD BE CORRECTED AS QUICKLY AS
- POSSIBLE UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER. 8. BLASTING SHOULD BE AVOIDED.

IMPERVIOUS COVERAGE NOTES:

MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE IS 45%.

COCALICO TOWNSHIP ZONING HEARING BOARD.

L-Z

PRE-EXISTING LOT COVERAGE EQUALS 0.694 ACRE OR 30,231 SF. PROPOSED LOT COVERAGE EQUALS 0.937 ACRE OR 40,820 SF WHICH IS 44.79% (40,820/91,127) IMPERVIOUS COVER (CONFORMS).

ANY FUTURE INCREASE IN THE IMPERVIOUS COVERAGE BEYOND THE 44.79% SHOWN ON THIS PLAN WILL REQUIRE ADDITIONAL STORM WATER MANAGEMENT PLAN APPROVALEROM EAST COCALICO TOWNSHIP FOR THE INCREASED IMPERVIOUS COVERAGE IN ACCORDANCE WITH ALL ORDINANCE CRITERIA IN EFFECT AT THE TIME SUCH INCREASED IMPERVIOUS IS PROPOSED. IMPERVIOUS COVERAGE MAY NOT EXCEED THE MAXIMUM ALLOWABLE IN THE ZONING DISTRICT WITHOUT FIRST SECURING VARIANCE APPROVALS FROM THE EAST

STORM WATER MANAGEMENT REPORT NOTE

THIS PLAN SET IS ACCOMPANIED BY A STORMWATER MANAGEMENT REPORT PREPARED BY DAVID CHRISTIAN AND ASSOCIATED. INC. ORIGINALLY DATED SEPTEMBER 20, 2023 AND LAST REVISED AS NOTED. THIS REPORT SHALL BE CONSIDERED A PART OF THIS PLAN SET AS IF INCLUDED HEREWITH AND THE OWNER/DEVELOPER AND THEIR CONTRACTOR(S) SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE CONTENT AND RECOMMENDATIONS OF THIS REPORT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

STORMWATER FACILITIES MAINTENANCE NOTE:

THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE. IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES.

PERMANENCE OF SWM/BMP FACILITIES:

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER SWM FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT.

EXISTING STONE TO REMAIN NOTE:

ALL EXISTING STONE THAT IS PROPOSED TO REMAIN MAY NOT BE PAVED IN THE FUTURE WITHOUT FIRST SECURING ALL NECESSARY MUNICIPAL APPROVALS. ALL EXISTING STONE THAT IS LABELED TO BE REMOVED, MUST BE REMOVED TO THE FULL DEPTH OF STONE DOWN TO THE EXISTING SUBGRADE.

STORMWATER FACILITIES **ALTERATION PROHIBITION AWARENESS NOTE**

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER SWM FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT.

AS-BUILT RECORD PLAN REQUIREMENT

AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT (SECTION 194-16 & 23) AND STORM WATER MANAGEMENT (SECTION 185-20) ORDINANCES MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS. UPON COMPLETION OF THE PLAN IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE ENTIRE FINANCIAL SECURITY (PARTIAL RELEASES MAY BE REQUESTED AS THE WORK IS COMPLETED), THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN AND CALCULATIONS TO THE TOWNSHIP. THE AS-BUILT PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 39-143.(A) OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

UPON APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE AS-BUILT PLAN FOR RECORDATION IN THE OFFICE OF THE LANCASTER COUNTY RECORDER OF DEEDS, AND PROVIDE PROOF OF RECORDING TO THE TOWNSHIP.

EXISTING IMPERVIOUS SURFACE REMOVAL NOTE

ALL IMPERVIOUS SURFACES TO BE REMOVED ARE TO BE REMOVED TO THEIR FULL DEPTH, INCLUDING ANY STONE SUB-BASE MATERIAL.

*** EXTREMELY IMPORTANT AND CRITICAL *** DISTURBED AREA RESTRICTION/NPDES PERMIT NOTE

THIS PLAN IN TOTAL PROPOSES 0.9803 ACRE OF DISTURBANCE, WHICH IS JUST UNDER THE 1 ACRE MAXIMUM, ABOVE WHICH AN NPDES PERMIT IS REQUIRED. IF AT ANY TIME THE TOTAL EARTH DISTURBANCE EXCEEDS 1.0 ACRE CUMULATIVELY THROUGHOUT THE ENTIRE COURSE OF THE PROJECT, THE APPLICANT WILL IMMEDIATELY CEASE "ALL" CONSTRUCTION ON THE PROJECT AND SUBMIT AN NPDES PERMIT APPLICATION TO THE LCCD AND WILL NOT RESUME CONSTRUCTION OPERATIONS UNTIL THE NPDES PERMIT HAS BEEN ISSUED BY THE LCCD. THE ENTIRE DISTURBED AREA LIMIT SHALL BE MARKED WITH CONSTRUCTION FENCING OR SOME OTHER ACCEPTABLE AND ADEQUATE MEANS TO PREVENT LINKSHOWING OR OTHERWISE LINKSHOWING OR OTHER ACCEPTABLE AND ADEQUATE MEANS TO PREVENT UNKNOWING OR OTHERWISE UNINFORMED EQUIPMENT OPERATORS FROM STRAYING BEYOND THE LIMITS OF THE ALLOWABLE DISTURBED AREA AS IDENTIFIED ON THIS PLAN SET.

APPROVED BY THE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS AT THEIR MEETING ON DECEMBER 21, 2023 VIA RESOLUTION 2023-16.

SECTION 194-30.R.(1): REQUIRES OVERSIZED SPACES TO HAVE DRIVE-THROUGH CAPABILITY. WAIVER WAS APPROVED SO SPACES CAN BE PROVIDED WHICH REQUIRE BACKING OUT. SITE SIGNAGE NOTE:

ALL SITE SIGNAGE MUST BE INSTALLED IN STRICT CONFORMANCE WITH ALL APPLICABLE SIGN REGULATIONS OF

EAST COCALICO TOWNSHIP SALDO SECTION 194-23.G INCLUDING BUT NOT SPECIFICALLY LIMITED TO THE ACQUISITION OF A ZONING/SIGN PERMIT FOR THOSE SIGNS REQUIRING A PERMIT.

GENERAL LANDSCAPING NOTES:

(SEE LANDSCAPE PLAN SHEET 11 FOR MORE INFORMATION)

1. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICES. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

IN THE AMERICAN STANDARD OF NURSERY STOCK. 2. THE OWNER IS RESPONSIBLE FOR REMOVING ANY STAKING OR WIRING OF TREES WITHIN ONE YEAR OF PLANTING.

3. ALL PLANTINGS REQUIRED BY THIS ORDINANCE SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THE ATTACHED LANDSCAPE PLAN. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED TO THE SIZE AND THE LOCATION AS SHOWN ON THIS PLAN.

4. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE SUBJECT TRACT'S LOCALITY, ALL TREES AND SHRUBS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS AND FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE.

5. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF TREES AND SHRUBS SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60, CURRENT EDITION, AS AMENDED.

6. ALL REQUIRED LANDSCAPING IS TO BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF 1 YEAR. PLANTING OF ALL TREES ANMD SHRUBS SHALL OCCUR WITHIN THE STANDARD PLANTING SEASON (TYPICALLY MARCH THROUGH NOVEMBER). REPLACEMENT OF DEAD OR DYING TREES AND SHRUBS SHALL CONFORM TO ALL REQUIREMENTS OF THIS PLAN AND SHALL BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF ONE ADDITIONAL PLANTING SEASON AFTER REPLACEMENT.

TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSE FOLIAGE, AND VIGOROUS, FIBROUS ROOT SYSTEMS. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPRLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.

8. ANY TREE OR SHRUB WHICH DIES SHALL BE REPLACED SO AS TO MAINTAIN GROUNDCOVER AND/OR SCREENING. ALL LANDSCAPING AND SCREENING TREATMENTS SHALL BE PROPERLY MAINTAINED.

ORDINANCE LANDSCAPING REQUIREMENTS:

APPLICABLE ZONING ORDINANCE CRITERIA:

1. THERE ARE NO SPECIFIC ZONING ORDINANCE LANDSCAPING CRITERIA WHICH EFFECT THIS PROPOSED DEVELOPMENT, EXCEPT AS OUTLINED BELOW IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS, AND THAT ANY PART OF THE SITE WHICH IS NOT USED FOR BUILDINGS, OTHER STRUCTURES, AND /OR STONED OR PAVED AREAS, SHALL BE PLANTED WITH AN ALL-SEASON GROUNDCOVER (GRASS, MULCH, VEGETATIVE GROUNDCOVER). NO SPECIFIC LANDSCAPE STRIP IS REQUIRED BY THE ZONING ORDINANCE CRITERIA.

APPLICABLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CRITERIA:

1. SECTION 194—30.N OF THE EAST COCALICO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRES A LANDSCAPE STRIP TO BE PROVIDED ON THE PROPERTY LINE ALONG THE ENTIRE STREET LINE WHEN A PARKING LOT IS LOCATED IN A YARD WHICH ABUTS A STREET. THIS PLAN DOES NOT PROPOSE PARKING IN THE FRONT YARD ABUTTING THE STREET, SO A LANDSCAPE STRIP HAS NOT BEEN PROVIDED.

2. SECTION 194-30.0 OF THE EAST COCALICO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRES THAT THE PARKING LOT SHALL BE SCREENED FROM ANY ADJOINING RESIDENTIAL ZONE. ALL PROPERTIES TO THE EAST, SOUTH AND WEST ARE WITHIN EAST COCALICO TOWNSHIP AND ARE ZONED TRADITIONAL RESIDENTIAL, AND AS SUCH, THE PARKING LOT MUST BE SCREENED FROM THESE THREE PROPERTY LINES. ALL REQUIRED LANDSCAPE SCREENING ALONG THE EAST, SOUTH AND WEST PROPERTY LINES MUST BE PROVIDED IN ACCORDANCE WITH SECTION 194-41.E OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WHICH STATES THAT ANY REQUIRED LANDSCAPE SCREENING SHALL INCLUDE A COMBINATION OF EVERGREEN TREES AND SHRUBS, WALLS, FENCES, EARTH BERMS OR OTHER APPROVED SIMILAR MATERIALS. LANDSCAPE SCREENING MUST ACHIEVE A COMPLETE BLOCKAGE OF GROUND LEVEL VIEWS BETWEEN GRADE AND A HEIGHT OF 6 FEET WITHIN TWO YEARS OF INSTALLATION. A COMBINATION EVERGREEN CONIFEROUS AND BROADLEAF EVERGREEN VISUAL SCREEN IS PROPOSED AND WILL PROVIDE THE REQUIRED VISUAL SCREEN WITHIN TWO YEARS OF PLANTING.

THE PROPERTY ACROSS SOUTH LINE ROAD TO THE NORTH IS IN WEST COCALICO TOWNSHIP AND IS ZONED VILLAGE CENTER DISTRICT. THE PROPERTY IS NOT ADJOINING AND THEREFORE LANDSCAPE SCREENING OF THE PARKING LOT, FROM THE NORTH, IS NOT REQUIRED.

3. SECTION 194-30.P REQUIRES THAT FIVE (5) PERCENT OF THE TOTAL AREA OF A PARKING LOT CONTAINING 20 OR MORE PARKING SPACES BE DEVOTED TO INTERIOR LANDSCAPING. THE PROPOSED PARKING LOT CONSISTS OF 22,292 SF OF TOTAL AREA (SEE SHEET 11) WHICH REQUIRES 1,115 SF OF INTERIOR LANDSCAPING AREA (5%). 1,262 SF OF INTERIOR LANDSCAPING AREA IS PROPOSED. ATLEAST ONE (1) SHADE TREE IS REQUIRED FOR EACH 300 SQUARE FEET (OR FRACTION THEREOF), SO FIVE (5) TREES ARE REQUIRED, AND SIX (6) TREES ARE PROVIDED. FIVE (5) ARE INTERNAL, AND ONE (1) IS ON THE PERIMETER.

3. SECTIONS 194-41.C (AND 194-25.0) REQUIRES THAT STREET TREES SHALL BE PROVIDED ALONG ALL ROAD FRONTAGES EXCEP[T IN THE AGRICULTURAL, CONSERVATION OR RURAL RESIDENTIAL ZONING DISTRICTS. STREET TREES SHALL BE PLANTED BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE BUILDING SETBACK LINE, AT A MAXIMUM SPACING OF 50 FEET. FIVE (5) STREET TREES ARE PROPOSED AT 37, 40, 33 AND 71 FEET ON-CENTER (TO STAY OUT OF CLEAR SIGHT TRIANGLE) AN AVERAGE OF 45.25 FEET ON CENTER WHICH IS LESS THEN THE MAXIMUM 50 FEET REQUIRED. SOME TREES ARE FURTHER BACK THAN OTHERS TO ADDRESS THE CLEAR SIGHT TRIANGLE, EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

ZONING COMPLIANCE CHART

ZONING DISTRICT: TRADITIONAL RESIDENTIAL (R-3)

PROPOSED (LOTS 1, 2 AND 3-PARCEL A): REQUIRED FOR CHURCH USE: CHURCH AND RELATED USES EXISTING/PROPOSED USE: (PERMITTED BY RIGHT) 2.218 AC. GROSS (2.149 NET TO EX ROW) 5,000 SF

MIN. LOT AREA (2.092 AC. TO PROPOSED FUTURE ROW) 30 FEET PER UNIT LOT WIDTH @ MIN. FRONT SETBACK LINE 265 FEET (@ 10 foot setback from future row) PRE-EXISTING FRONT YARD BUILD TO LINE (ATLEAST 50%)_ 10 FEET MINIMUM SIDE YARD 2 FEET 21 FEET/102 FEET 25 FEET MINIMUM REAR YARD 167 FEET 35 FEET MAXIMUM BUILDING HEIGHT < 35 FEET MAXIMUM ACCESSORY BUILDING HEIGHT 20 FEET NONE PROPOSED

44.79% LOT COVERAGE (NET TO FUTURE R.O.W.) MAXIMUM IMPERVIOUS LOT COVERAGE (40820 / 91127 = 44.79%)

PROJECT WILL BE SERVED BY EXISTING PUBLIC WATER AND EXISTING PUBLIC SEWER

REQUIRED FOR SF DETACHED RESIDUAL LOT 3 AFTER ADD-ON

PROPOSED LOT 3 RESIDUAL (AFTER ADD-ON PARCEL REMOVED):

SINGLE-FAMILY DETACHED EXISTING/PROPOSED USE: 15.038 SF NET TO POTENTIAL FUTURE ROW 7,500 SF MIN. LOT AREA LOT WIDTH @ MIN. FRONT SETBACK LINE 25 FEET 265 FEET (@ 10 foot setback from future row) MINIMUM SIDE YARD 2 FEET 21 FEET/102 FEET 167 FEET MINIMUM REAR YARD 25 FEET

35 FEET MAXIMUM BUILDING HEIGHT < 35 FEET (PRE-EXISTING) MAXIMUM ACCESSORY BUILDING HEIGHT 20 FEET PRE-EXISTING MINIMUM ACCESSORY BUILDING REAR SETBACK 2 FEET 16 FEET PLUS

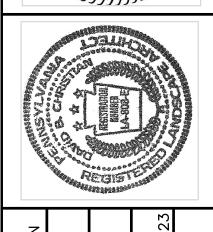
18.72% LOT COVERAGE (TO FUTURE R.O.W.) MAXIMUM LOT COVERAGE (2814 / 15038 = 18.72%)EXISTING LOT IS SERVED BY EXISTING PUBLIC WATER AND EXISTING PUBLIC SEWER

*** RESULTANT LOT 3 STILL COMPLIES WITH ALL TRADITIONAL RESIDENTIAL ZONE (R-3) ZONING CRITERIA

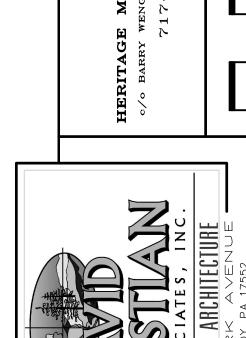
RECORDER OF

DEEDS





Z				233		
CHRISTIA	снко ву:	снко ву:	DATE	9/20/5		
MANAGER: DAVID B. CHRISTIAN	DESIGN BY: DBC	DRAWN BY: DBC	SURV. CHIEF:	RON HERSHEY 9/20/2023	FIELDBOOK NO.	
CHURCH TREASURER						



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SHEET NO. 2 OF 17 **DWG. NO.** 21572-01

STORMWATER MANAGEMENT FACILITIES OPERATIONS AND MAINTENANCE NOTES:

- 1. DESCRIPTION OF MAINTENANCE REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- REGULAR INSPECTION OF THE SWM FACILITIES. TO ASSURE PROPER IMPLEMENTATION OF BMPS, THEIR MAINTENANCE AND CARE. SWM BMPS SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR THE OWNER'S DESIGNEE ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES: ANNUALLY FOR THE FIRST YEARS.
- ONCE EVERY 3 YEARS THEREAFTER. DURING OR IMMEDIATELY AFTER THE CESSATION OF A 10-YEAR OR GREATER STORM.
- AS SPECIFIED IN THE O&M AGREEMENT. ALL PIPES AND THE INFILTRATION FACILITY SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTIONS AND IN
- THE ORIGINAL DESIGN CONDITION. REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN GRASS WATERWAYS, PIPES, INFILTRATION STRUCTURES, OR OTHER BMPS, WHETHER
- TEMPORARY OR PERMANENT, AND THUS REDUCING THEIR CAPACITY TO CONVEY OR STORE STORMWATER. REESTABLISHMENT OF VEGETATION OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY

REQUIRED SURVEY MONUMENTS AND MARKERS:

THE APPLICANT SHALL PROVIDE THE TOWNSHIP WITH FINANCIAL SECURITY FOR THE PLACEMENT OF ALL REQUIRED PINS AND MONUMENTS AS SHOWN ON THIS PLAN AND AS IS REQUIRED BY SECTION 194-37 OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. MONUMENTS SHALL BE OF CONCRETE OR STONE, WITH A FLAT TOP HAVING A MINIMUM WIDTH OR DIAMETER OF FOUR INCHES AND A MINIMUM DEPTH OF 30 INCHES, CONCRETE MONUMENTS SHALL BE MARKED WITH A THREE-QUARTER-INCH COPPER OR BRASS DOWEL; STONE OR PRECAST MONUMENTS SHAL BE MARKED ON THE TOP WITH A PROPER INSCRIPTION AND A DRILL HOLE.

MARKERS SHALL CONSIST OF IRON PIPES OR STEEL BARS AT LEAST 30 INCHES LONG AND NOT LESS THAN 3/4 INCH DIAMETER.

ALL MONUMENTS AND MARKERS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR SO THAT THE SCORED OR MARKED POINT SHALL COINCIDE EXACTLY WITH THE POINT OF INTERSECTION OF THE LINES BEING MONUMENTED OR MARKED. ALL MONUMENTS AND MARKERS SHALL BE PLACED UPON COMPLETION OF FINAL GRADING.ALL MONUMENTS AND MARKERS SHALL BE SET FLUSH WITH FINISHED GRADE.

STORM WATER MANAGEMENT NOTES

- WATERTIGHT PIPE CONNECTIONS ARE REQUIRED. THESE JOINTS SHALL MEET ASTM LABORATORY PRESSURE OF 10.8 PSI PER ASTM D-3212.
- 2. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PADOT FORM 408, DESIGN MANUAL, PART 2 "LATEST REVISION"
- AND THE HIGHWAY DESIGN AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-SERIES "LATEST REVISION". 3. ALL STORM WATER MANAGEMENT AND CONVEYANCE FACILITIES SITUATED WITHIN DRAINAGE EASEMENTS OUTSIDE THE LIMITS OF THE PUBLIC STREET RIGHT-OF-WAY ON BOTH THE SUBJECT LOT AND THE IMMEDIATELY ADJACENT BAUMAN LOT TO THE SOUTHWEST, ARE OWNED BY THE INDIVIDUAL PROPERTY OWNER(S) AND THE RESPONSIBILITY FOR MAINTENANCE RESIDES SOLELY WITH THE PROPERTY OWNER. THE TOWNSHIP HAS NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THESE FACILITIES.
- 4. EASEMENTS AS THEY ARE SHOWN ON THIS PLAN ALLOW EAST COCALICO TOWNSHIP THE RIGHT, BUT NOT THE RESPONSIBILITY TO PERFORM NEEDED MAINTENANCE, REPAIRS AND/OR INSPECTIONS OF STORM FACILITIES AND TO BACK CHARGE OR LIEN THE PROPERTY OF THE OWNER IF MAINTENANCE IS DEFICIENT.
- 5. THE COMPLETED STRUCTURE AND THE FOUNDATION OF ALL EMBANKMENTS SHALL BE STABLE UNDER ALL PROBABLE CONDITIONS OF OPERATION. THE EMBANKMENT FILL MATERIAL WHICH SHALL BE TAKEN FROM AN APPROPRIATE ON OR OFF-SITE BORROW AREA, SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS
- 6. THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BOPRROW AREA WITHIN THE LIMIT OF DISTURBANCE AREA AS SHOWN, OR IMPORTED FROM OFF-SITE, AND SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
- 7. WHEN REQUIRED, EMBANKMENTS SHALL BE COMPACTED BY SHEEPSFOOT OR PAD ROLLER. THE LOOSE LIFT THICKNESS SHALL BE 9 INCHES OR LESS, DEPENDING ON THE ROLLER SIZE, AND THE MAXIMUM PARTICLE SIZE IS 6 INCHES OR LESS (TWO THIRDS OF THE LIFT THICKNESS). FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NON-MOVEMENT IS ALSO REQUIRED AND THE EMBANKMENT SHALL BE
- STRUCTURALLY SOUND UNDER ALL PROBABLE CONDITIONS OF USE AND OPERATION. 8. THE INFILTRATION BASIN MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA HAS RECEIVED FINAL STABILIZATION. THE CONTRACTOR SHALL, IF PRACTICAL, DELAY FINAL CONSTRUCTION IF THE INFILTRATION BASIN UNTIL ALL OTHER LAND DISTURBANCE ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA ARE COMPLETE, TO MINIMIZE THE POTENTIAL FOR SILT AND SEDIMENT TO MIGRATE INTO THE INFILTRATION BASIN. POTENTIAL HARMING THE INFILTRATION RATE AND NECESSITATING MAINTENANCE OR REMEDIAL ACTION. IN THE ALTERNATIVE, IF WARRANTED, THE INFILTRATION BASIN MAY BE EXCAVATED TO A PARTIAL DEPTH OF 1 FEET ABOVE THE FINISHED BOTTOM ELEVATION, BUT IN SUCH CASE, THE ENTIRE INFLOW PERIMETER OF THE BASIN SHALL BE PROTECTED FROM SILT AND SEDIMENT WITH AN APPROPRIATELY SIZED SILT SOCK. ANY SILT OR SEDIMENT THAT DOES MIGRATE INTO THE BASIN SHALL BE CAREFUL REMOVED FROM THE BASIN WITHOUT COMPACTING THE BASIN BOTTOM, IN ADVANCE OF THE BASIN BOTTOM BEING EXCAVATED TO SUBGRADE, BROUGHT UP TO GRADE WITH 12 INCHES OF AMENDED SOILS, AND SEEDED AND OTHERWISE VEGETATED AS SPECIFIED ON THIS PLAN SET.
- ALL STORM PIPES MUST ENTER INLETS COMPLETELY THROUGH ONE OF THE SIDE WALLS. NO CORNER ENTRY OF PIPES IS PERMITTED.

INSPECTION SCHEDULE

CONTROL DEVICES.

THE TOWNSHIP SHALL INSPECT THE IMPROVEMENTS DURING CONSTRUCTION. THE DEVELOPER SHALL PAY THE COST OF ANY SUCH INSPECTION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V OF THE MUNICIPAL PLANNING CODE. THE DEVELOPER SHALL PROVIDE AT LEAST TWENTY-FOUR (24) HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION. ALL INSPECTIONS OF COMPLETED ITEMS SHALL BE REQUESTED, IN WRITING, AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INSPECTION TIME AND DATE.

- THIS GENERAL LIST MAY BE AMENDED BY MUTUAL AGREEMENT OF THE TOWNSHIP AND DEVELOPER. A. GENERAL SITE CONSTRUCTION
- 1. UPON COMPLETION OF PRELIMINARY SITE PREPARATION INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND CONSTRUCTION OF TEMPORARY EROSION
- 2. UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS OR GROUND COVERS.
- 3. DURING THE CONSTRUCTION OF PERMANENT STORM WATER MANAGEMENT FACILITIES.
- 4. UPON THE FINAL COMPLETION OF PERMANENT STORM WATER MANAGEMENT FACILITIES, INCLUDING THE ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
- 5. THE COMPLETION OF ANY FINAL GRADING, VEGETATIVE CONTROL MEASURES OR OTHER SITE RESTORATION WORK DONE IN ACCORDANCE WITH THE PERMIT.
- 6. AFTER REVIEW OF THE AS-BUILT DRAWINGS REQUIRED BY THE
- TOWNSHIP ORDINANCE(S), THE TOWNSHIP WILL CONSIDER FINAL RELEASE OF THE FINANCIAL GUARANTEE FOR COMPLETION OF FINAL GRADING, FINAL

SITE IMPROVEMENTS AND OTHER REQUIRED SITE RESTORATION WORK. THE OWNER/DEVELOPER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE TOWNSHIP AND/OR

THEIR INSPECTING ENGINEER TO COORDINATE THE CONSTRUCTION OBSERVATION SCHEDULE, NOTIFICATION PROCEDURES, OTHER RELATED AND PERTINENT DETAILS, AND OTHER RELATED IMPROVEMENT GUARANTEE ADMINISTRATION ITEMS AS DEFINED AT A PRE-CONSTRUCTION MEETING OR AS MAY BE OTHERWISE REQUIRED BY

ALL ITEMS REQUIRING INSPECTION SHALL BE COORDINATED BY THE OWNER AND/OR THEIR CONTRACTOR. ALL REQUESTS FOR REQUIRED INSPECTIONS MADE BY THE CONTRACTOR WILL BE DEEMED BY THE TOWNSHIP AS APPROVED REQUESTS ON BEHALF OF THE OWNER.

IN ORDER TO AVOID DELAYS FOR INSPECTIONS, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO NOTIFY THE ENFORCEMENT OFFICER 48 HOURS IN ADVANCE OF THE NEED FOR AN INSPECTION TO OCCUR.

POST CONSTRUCTION CERTIFICATION REQUIREMENTS:

1. AT THE COMPLETION OF THE PROJECT, AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL SECURITY, THE APPLICANT SHALL PROVIDE CERTIFICATION OF COMPLETION FROM AN ENGINEER. LANDSCAPE ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT SWM FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS AND APPROVED REVISIONS THERETO. 2. UPON RECEIPT OF THE CERTIFICATE OF COMPLETION, AND PRIOR TO THE RELEASE OF THE REMAINING FINANCIAL SECURITY, THE TOWNSHIP SHALL CONDUCT A FINAL INSPECTION TO CERTIFY COMPLIANCE WITH THE STORMWATER MANAGEMENT ORDINANCE.

3. UPON COMPLETION OF THE PLAN IMPROVEMENTS THE APPLICANT SHALL SUBMIT A RECORD PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS. THE RECORD PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL. WHEN A DIGITAL SUBMISSION OF A RECORD PLAN IS REQUIRED, ALL COORDINATES AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD88 FOR VERTICAL).

STORMWATER FACILITIES MAINTENANCE NOTE:

THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE. IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES.

POST EXCAVATION INFILTRATION RATE VERIFICATION TESTING NOTE:

AT THE DISCRETION OF THE TOWNSHIP, INFILTRATION TESTING MAY BE REQUIRED AT THE SUBGRADE OF THE PROPOSED INFILTRATION BASIN PRIOR TO THE PLACEMENT OF THE AMENDED SOILS, SO THAT THE RESULTS CAN BE COMPARED TO THE ORIGINAL TESTING RESULTS. THIS INFORMATION SHOULD BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND COMMENT, IF REQUESTED, BEFORE THE AMENDED SOILS ARE PLACED. SPECIFICS ARE TO BE RESOLVED AT THE PRE-CONSTRUCTION

OPERATIONS AND MAINTENANCE PLAN REQUIREMENT NOTE:

AN OPERATION AND MAINTENANCE (O&M) PLAN THAT ADDRESSES THE REQUIREMENTS OF THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT ORDINANCE IS REQUIRED (SEE SHEETS 16 AND 17 OF 17 OF THIS PLAN SET). THIS O&M PLAN MUST BE RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS OFFICE.

RECORDED OPERATIONS AND MAINTENANCE AGREEMENT FOR

STORMWATER MANAGEMENT FACILITIES NOTE:

THIS PLAN AND THE CURRENT OWNER AND THEIR SUBSEQUENT HEIRS AND ASSIGNS ARE SUBJECT TO A RECORDED OPERATION AND MAINTENANCE (O&M) AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES WHICH INDICATES THE LOCATION AND ONGOING MAINTENANCE RESPÒNSIBÍLITY FOR THE ONSITE STORMWATER MANAGEMENT FACILITIES. THE O&M AGREEMENT SHALL BE RECORDED UPON RECORDING OF THIS PLAN SET. THE O&M AGREEMENT SHALL INCLUDE THE RECORDING INFORMATION OF THIS PLAN SET WITHIN THE BODY OF THE AGREEMENT PRIOR TO RECORDING. THE RECORD OWNER IS RESPONSIBLE FOR SIGNING AND RECORDING THE O&M AGREEMENT AS A RESTRICTIVE COVENENT AGREEMENT THAT RUNS WITH THE LAND.

MANDATORY PRE-CONSTRUCTION MEETING

A MANDATORY PRE-CONSTRUCTION MEETING SHALL BE ARRANGED BY THE OWNER/CONTRACTOR AND HELD PRIOR TO ANY EARTHMOVING ACTIVITIES OCCURRING, AND SHALL INCLUDE AT A MINIMUM PERSONNEL FROM THE FOLLOWING: EAST COCALICO TOWNSHIP, THE EAST COCALICO TOWNSHIP ENGINEER, THE LANCASTER COUNTY CONSERVATION DISTRICT, THE PROPERTY OWNER OF RECORD, THE IMMEDIATELY ADJACENT DOWNSTREAM PROPERTY OWNER, DAVID CHRISTIAN AND ASSOCIATES, THE BUILDING CONTRACTOR AND THE EXCAVATING CONTRACTOR.

IMPORTANT INFILTRATION FACILITIES LIMITING ZONE NOTE:

A MINIMUM DEPTH OF 24 INCHES SHALL BE OBTAINED BETWEEN THE PROPOSED FINISHED BOTTOM OF THE PROPOSED INFILTRATION BASIN AND ANY LIMITING ZONES (BEDROCK, FRAGIPANS, ETC.) AS THE FACILITIES ARE CONSTRUCTED IN THE FIELD. IF BEDROCK OR OTHER LIMITING ZONES ARE ENCOUNTERED, SUCH BEDROCK OR LIMITING ZONE MUST BE REMOVED TO OBTAIN THIS MINIMUM 24 INCH DEPTH, AND REPLACED WITH A PERMEABLE SOIL EQUIVALENT TO THE SOILS ENCOUNTERED IN EACH

WETLANDS PRESENCE/ABSENCE EVAULATION:

IN A LETTER FROM VORTEX ENVIRONMENTAL, INC. - ENVIRONMENTAL CONSULTANTS, DATED JULY 19, 2022, IT WAS CONCLUDED AND DOCUMENTED. BASED UPON A FIELD EVALUATION THAT OCCURRED ON JULY 15, 2022. THAT NO REGULATED WETLANDS. WATERCOURSES OR OPEN WATERS WERE OBSERVED WITHIN, NOR IMMEDIATELY ADJACENT TO, THE SUBJECT PROPERTY

WEEKLY REFUSE DISPOSAL AND RECYCLING NOTE:

ALL REFUSE AND RECYCLING WILL OCCUR VIA CONVENTIONAL CURBSIDE PICKUP IN CONTAINERS PROVIDED BY THE WASTE COLLECTION VENDOR, AND AS SUCH , DUMPSTERS ARE NOT PROPOSED NOR REQUIRED. IF AT ANY TIME DUMPSTERS ARE PROPOSED AND PROVIDED ON THIS PROPERTY, THEY MUST BE INSTALLED IN STRICT CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTION 194-47 OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (AS MAY BE AMENDED FROM TIME TO TIME, AND/OR ANY OTHER MUNICIPAL REGULATIONS THAT MAY BE IN PLACE AT THE TIME SUCH DUMPSTERS ARE PROPOSED.

CONSTRUCTION REFUSE DISPOSAL NOTE:

DEBRIS, RUBBISH OR OTHER WASTE MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE LOT PRIOR TO THE RELEASE OF THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY. NO DEBRIS, RUBBISH ORR OTHER WASTE MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL REMAIN IN THE AREA COVERED BY AN IMPROVEMENT GUARANTEE WHEN A REQUEST IS MADE FOR A FULL RELEASE OF THE IMPROVEMENT GUARANTEE.

PARKING LOT MARKINGS AND LINE PAINTING NOTE:

ALL PARKING LOTS SHALL BE ADEQUATELY MARKED AND MAINTAINED FOR DEFINING PARKING STALLS AND INTERIOR DRIVES. ONE WAY ARROWS SHALL BE PAINTED ON THE ASPHALT AS SHOWN ON THE PLAN. THE LINES OF ALL PARKING STALLS AND DIVIDERS SHALL BE SOLID AND FOUR INCHES IN WIDTH. ALL DIRECTIONAL ARROWS SHALL BE SOLID.

OWNERSHIP AND MAINTENANCE PROGRAM NOTES

THIS PLAN IS SUBJECT TO A RECORDED OWNERSHIP AND MAINTENANCE PROGRAM, RECORDED IN -----------------, WHICH SETS FORTH THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL TEMPORARY AND PERMANENT STORMWATER MANAGEMENT FACILITIES AND ALL EROSION AND SEDIMENTATION CONTROL FACILITIES. THE PROGRAM INCLUDES BUT IS NOT

- 1) DESCRIPTION OF METHOD AND EXTENT OF THE TEMPORARY AND PERMANENT MAINTENANCE REQUIREMENTS
- 2) IDENTIFICATION OF AN INDIVIDUAL, CORPORATION, ASSOCIATION, OR OTHER ENTITY RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF ALL FACILITIES.
- 3) A LEGALLY BINDING DOCUMENT THAT PROVIDES THAT THE TOWNSHIP SHALL HAVE THE RIGHT TO:

INSPECT THE FACILITIES AT ANY TIME.

REQUIRE THE RESPONSIBLE ENTITY TO TAKE CORRECTIVE MEASURES AND ASSIGN THE PRIVATE ENTITY.

AUTHORIZE MAINTENANCE TO BE DONE BY THE TOWNSHIP, OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP, AND LIENING THE COST OF THE WORK AGAINST THE PROPERTY OF THE ENTITY RESPONSIBLE FOR THE MAINTENANCE.

GENERAL SOIL EROSION AND SEDIMENTATION CONTROL NOTES"

THESE NOTES ARE SUPPLEMENTED BY THE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS 13-15 OF 17 FOUND WITHIN THIS PLAN SET:

- 1) STRIPPING OF VEGETATION, GRADING OR OTHER SOIL DISTURBANCE SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION. AT NO TIME SHALL THE CONTRACTOR DISTURB ANY GROUND OUTSIDE THE LIMIT OF DISTURBED AREA AS DELINEATED ON THIS PLAN SET WITHOUT FIRST SECURING AN NPDES PERMIT TO EXCEED 1 ACRE OF DISTURBANCE. VOLUNTARY OR NEGLIGENT ENCROACHMENT OUTSIDE OF THE DELINEATED LIMIT OF DISTURBANCE AREA COULD RESULT IN REQUIRED WORK STOPPAGE AND LENGTHY DELAYS.
- NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED, WHENEVER FEASIBLE.
- .) THE EXTENT OF THE DISTURBED AREA AND THE DURATION OF ITS EXPOSURE SHALL BE KEPT TO A MINIMUM.
- 4) EITHER TEMPORARY SEEDING, MULCHING OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING CONSTRUCTION.
- 5) DRAINAGE PROVISIONS SHALL ACCOMMODATE THE STORMWATER RUNOFF, BOTH DURING AND AFTER CONSTRUCTION. 6) SOIL EROSION AND SEDIMENTATION FACILITIES SHALL BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES COMMENCE. 7) ALL EARTH DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY AS TO MINIMIZE ACCELERATED EROSION AND RESULTING SEDIMENTATION. MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL, AT A MINIMUM, MEET THE

STANDARDS OF THE LCCD, CHAPTER 102 (EROSION CONTROL) OF TITLE 25, RULES AND REGULATIONS OF THE PADEP, AND

8) THE EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE AT ALL TIMES AT THE PROJECT SITE

TREE PROTECTION ZONE

- AT THIS POINT THE INTENT IS TO SAVE THE ONE EXISTING DECIDUOUS TREE SITUATED NORTHEAST OF THE EXISTING CHURCH.
- 1) PRIOR TO CONSTRUCTION, A TREE PROTECTION ZONE SHALL BE DELINEATED AT THE DRIPLINE OF THE TREE CANOPY AS MUCH AS POSSIBLE. A 48 INCH HIGH CONSTRUCTION FENCE MOUNTED ON STEEL POSTS LOCATED 8 FEET ON CENTER SHALL BE PLACED ALONG THE TREE PROTECTION BOUNDARY. NO CONSTRUCTION, STORAGE OF MATERIALS, TEMPORARY PARKING, POLLUTION OF SOIL, OR REGRADING, CUTTING OR FILLING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE AS

LANCASTER COUNTY PLANNING DEPARTMENT CONDITIONS:

- CURBSIDE TRASH REMOVAL AND PICKUP IS CURRENTLY PERFORMED AND IS PROPOSED TO CONTINUE. IF AT ANY TIME OUTDOOR TRASH DISPOSAL FACILITIES (DUMPSTERS) ARE PROPOSED IN THE FUTURE, SUCH FACILITIES SHALL BE REQUIRED TO CONFORM TO ANY AND ALL APPLICABLE EAST COCALICO TOWNSHIP REGULATIONS EFFECTING SUCH FACILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO LOCATION,
- FENCED ENCLOSURES, LANDSCAPE SCREENING, MAINTENANCE AND UPKEEP, ETC. 2. ONCE THIS PLAN IS RECORDED. NEW DEEDS FOR THE RESULTANT LOTS CREATED BY THIS LAND DEVELOPMENT/LOT ADD ON PLAN MUST BE RECORDED PROMPTLY THEREAFTER. PROOF OF DEED RECORDINGS FOR LOTS 1, 2 AND 3A JOINED IN COMMON (THE HERITAGE MENNONITE CHURCH LOT) AND RESULTANT LOT 3 (THE MERLIN HURST LOT) SHALL BE PROVIDED TO EAST COCALICO TOWNSHIP NO LATER THAN 30 DAYS AFTER PLAN RECORDING.

PLAN SYMBOLS LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT
	EDGE OF STONE
——————————————————————————————————————	OVERHEAD ELECTRIC
560	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	SANITARY SEWER MAIN
W	WATER MAIN
	EXISTING TREE
٩	DOWNSPOUT
ø	UTILITY POLE
+ +	PROPOSED LANDSCAPE MATERIALS
—	PROPOSED STORM PIPE, INLET, ENDWALL
	PROPOSED RIPRAP
	PROPOSED EDGE OF PAVEMENT
	PROPOSED BOULDER RETAINING WALL



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SHEET NO. 3 **OF** 17 **DWG. NO.** 21572-01

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RECORDER DEEDS

