

FAX (717) 492-4295 826-5421

A. 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:

- i. ANNUALLY FOR THE FIRST YEARS.
- ii. ONCE EVERY 3 YEARS THEREAFTER.
- iii. DURING OR IMMEDIATELY AFTER THE CESSATION OF A 10-YEAR OR GREATER STORM.
- iv. AS SPECIFIED IN THE O&M AGREEMENT.

B. ALL PIPES AND THE INFILTRATION FACILITY SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTIONS AND IN THE ORIGINAL DESIGN CONDITION.

C. 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.

D. RE-ESTABLISHMENT OF VEGETATION OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED.

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 COCALCO 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 SHALL 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.

1. WATERPIPE 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 PDOT FORM 408, DESIGN MANUAL, PART 2 "LATEST REVISION" AND THE HIGHWAY DESIGN AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-SERIALS "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 COCALCO 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, STIPS, STUMPS, LOGS, RUBBISH, STONES GREATER THAN 6 INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
6. THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BOPROW 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 MUST NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONSTRUCTION DRAINAGE AREA HAS RECEIVED FINAL STABILIZATION. THE CONSTRUCTION OF THE INFILTRATION BASIN SHALL BE CONSTRUCTED TO 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, PREVENTING HARMING THE INFILTRATION RATE AND NECESSITATING MAINTENANCE OR REMEDIAL ACTION. IN THE ALTERNATIVE, IF WARRANTED, THE INFILTRATION BASIN MAY BE EXCAVATED TO A MINIMUM 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 CAREFULLY 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 SEEDING WITH GRASS.
9. ALL STORM PIPES MUST ENTER INLETS COMPLETELY THROUGH ONE OF THE SIDE WALLS. NO CORNER ENTRY OF PIPES IS PERMITTED.

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 TOWNSHIP PLANNING CODE. THE DEVELOPER SHALL PROBE 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 AGREEMENT 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 CONTROL DEVICES.
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 THE REVIEW OF THE AS-BUILT DRAWINGS BY THE TOWNSHIP.

THE TOWNSHIP ORDINANCE(3), 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 THE TOWNSHIP.

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.

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 INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AND APPROVE DIMENSIONS THEREOF.
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 REQUIREMENTS.
3. UPON COMPLETION OF THE PLAN IMPROVEMENTS THE APPLICANT SHALL SUBMIT A RECORD PLAN FOR RECDORATION 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 ENGINEER OR LANDSCAPE ARCHITECT. THE RECORD PLAN SHALL BE SUBMITTED AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD83 FOR VERTICAL).

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.

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 MEETING.

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 THIS PLAN SET). THIS O&M PLAN MUST BE RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS OFFICE.

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 RESPONSIBILITY 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 COVENANT AGREEMENT THAT RUNS WITH THE LAND.

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.

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 EXCAVATION.

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.

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.

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..

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.

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 LIMITED TO THE FOLLOWING:

- 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 LIEING THE COST OF THE WORK AGAINST THE PROPERTY OF THE ENTITY RESPONSIBLE FOR THE MAINTENANCE.

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.
- 2) NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED, WHENEVER FEASIBLE.
- 3) 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 PRETECT 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) 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 REQUIREMENTS OF THE LCCD, CHAPTER 102 (EROSION CONTROL), OF TITLE 25, RULES AND REGULATIONS OF THE PADEP, AND THE E&S MANUAL.
- 8) THE EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE AT ALL TIMES AT THE PROJECT SITE

AT THIS POINT THE INTENT IS TO SAVE THE ONE EXISTING DECIDUOUS TREE SITUATED NORTHEAST OF THE EXISTING CHURCH. :

- 1) PRIOR TO CONSTRUCTION, 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 DELINEATED IN THE FIELD.

1. CURBSIDE TRASH REMOVAL AND SKUP 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 AD 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.

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT
	EDGE OF STONE
	OVERHEAD ELECTRIC
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	SANITARY SEWER MAIN
	WATER MAIN




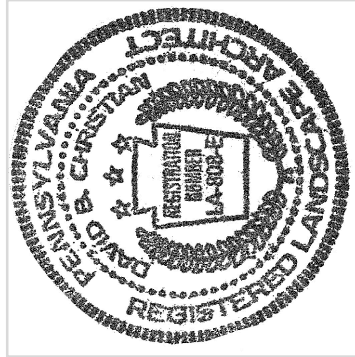
PROPOSED LANDSCAPE MATERIALS


PROPOSED STORM PIPE, INLET, ENDWALL

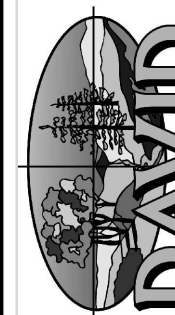
PROPOSED RIPRAP

 PROPOSED EDGE OF PAVEMENT PROPOSED BOULDER RETAINING WALL

	8.		
	7.		
	6.		
	5.		
	4.	1/31/24	AFIX PROFESSIONAL ENGINEER'S SEAL
	3.	1/19/24	REVISED PER TWP. ENGINEER REVIEW.
	1/19/24	REVISED PER AUTHORITY REVIEW.	
	1.	12/15/23	REVISED SEWER AND DOOR PER BUILDER.
	NO.	DATE	REVISION



<p align="center">CLIENT</p> <p align="center">HERITAGE MENNONITE CHURCH c/o BARRY WENGER - DEACON/TREASURER 717-572-4113</p>	<p>MANAGER: DAVID B. CHRISTIAN</p>
	<p>DESIGN BY: CHKD BY:</p> <p>DBC</p> <p>DRAWN BY: CHKD BY:</p> <p>DBC</p> <p>SURV. CHIEF: DATE</p> <p>RON HERSHEY 9/20/2023</p>
	<p>FIELDBOOK NO.</p>



CHRISTIAN
AND ASSOCIATES, INC.

(717) 492-4295 FAX (717) 826-5421
MOUNT JOY, PA 17552

EAST COCALICO TOWNSHIP
DISTRICT CODE: 080

TITLE
PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN

SOUTH LINE ROAD
PLAN NOTES

EAST COCALICO TOWNSHIP
LANCASTER COUNTY

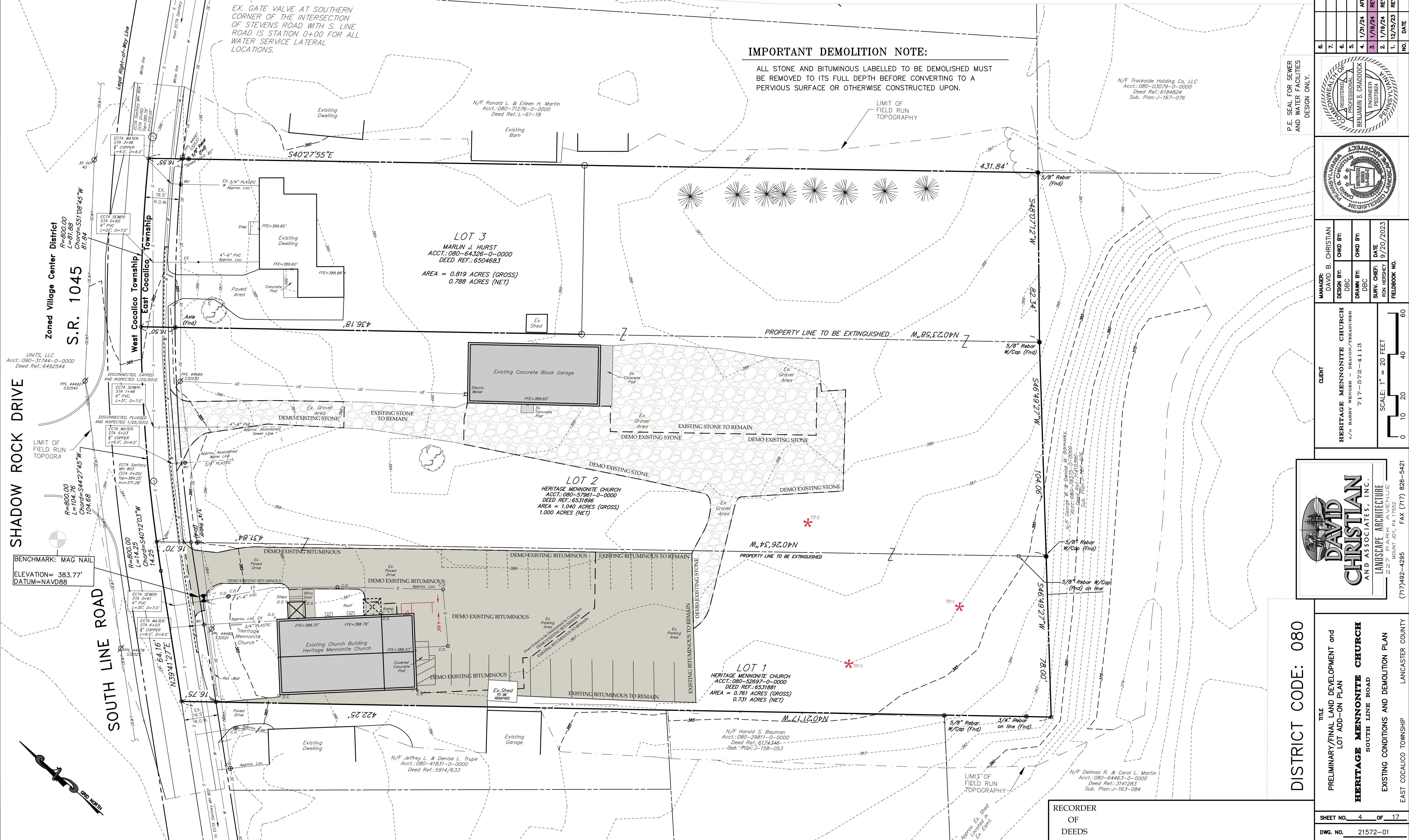
RECORDER
OF
DEEDS

SOILS ON SITE ARE ENTIRELY DbB-DUFFIELD SILT LOAM (3-8%)
Hydrologic Soil Group "B"

SYMBOL LEGEND

TP-#
INFILTRATION TEST PIT LOCATIONS

PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN
HERITAGE MENNONITE CHURCH
South Line Road – East Cocalico Township
Existing Conditions and Demolition Plan



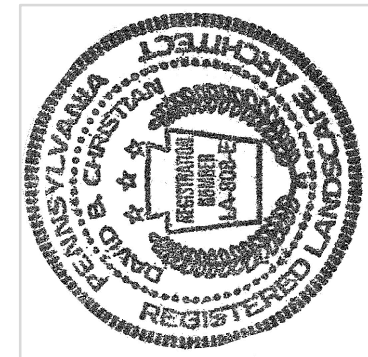
IMPORTANT DEMOLITION NOTE:

ALL STONE AND BITUMINOUS LABELLED TO BE DEMOLISHED MUST BE REMOVED TO ITS FULL DEPTH BEFORE CONVERTING TO A PERVIOUS SURFACE OR OTHERWISE CONSTRUCTED UPON.

LIMIT OF
FIELD RUN
TOPOGRAPHY

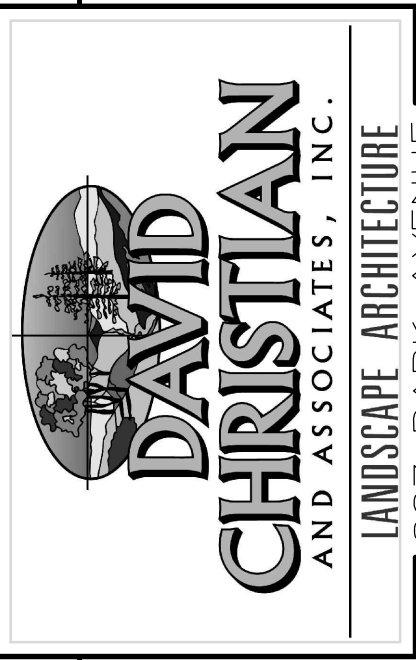
N/F Trackside Holding Co, LLC
Acct.: 080-03079-0-0000
Deed Ref.: 6184824
Sub. Plan: J-167-076

P.E. SEAL FOR SEWER
AND WATER FACILITIES
DESIGN ONLY.



MANAGER: DAVID B. CHRISTIAN
DESIGN BY: DBC
DRAWN BY: DBC
SURV. CHECK: RON HERSHEY
DATE: 9/20/2023
FIELDBOOK NO.

CLIENT
HERITAGE MENNONITE CHURCH
c/o BARRY WENGER - DEACON/TREASURER
717-672-4113
SCALE: 1" = 20 FEET
0 10 20 40 60



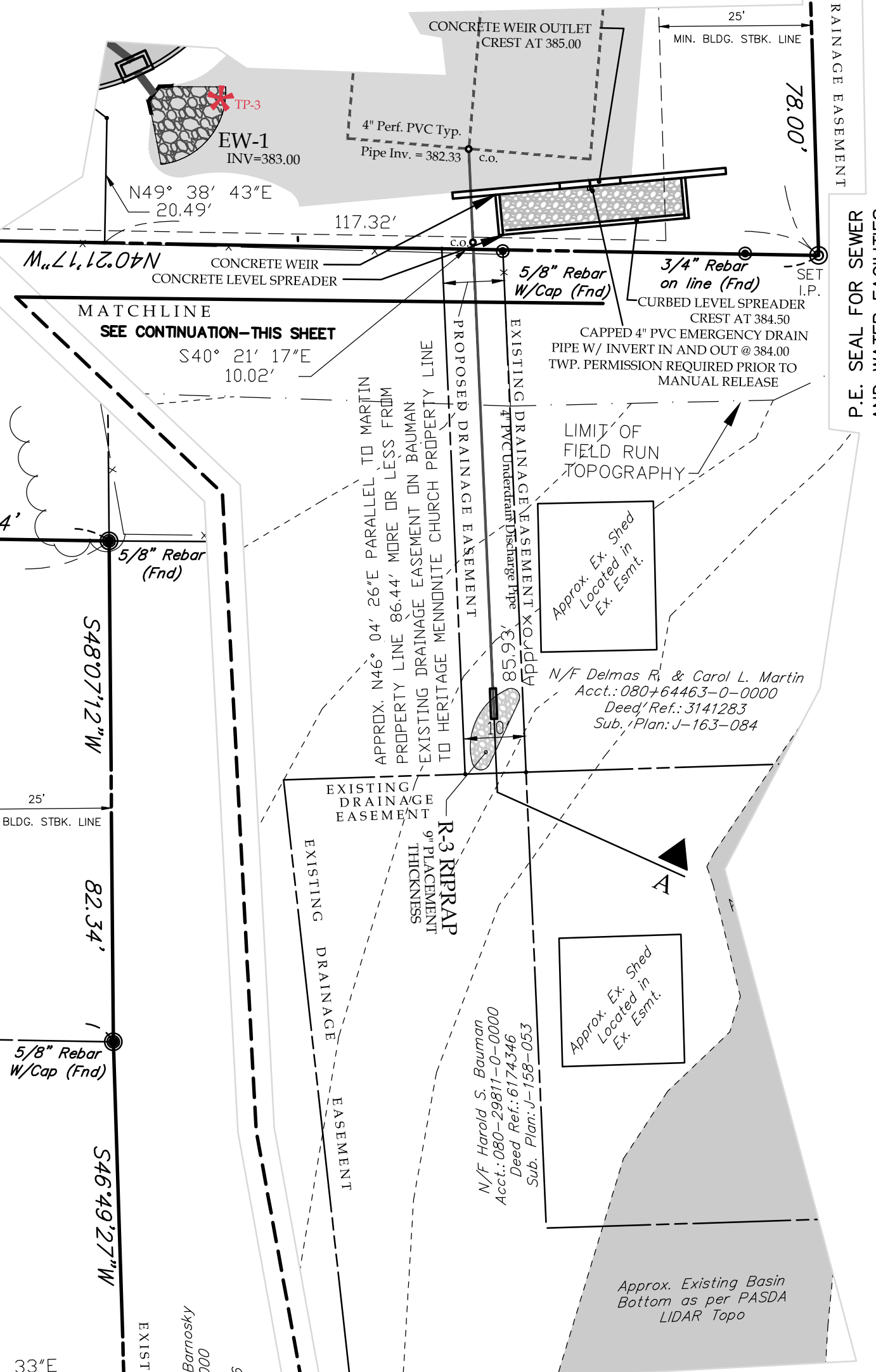
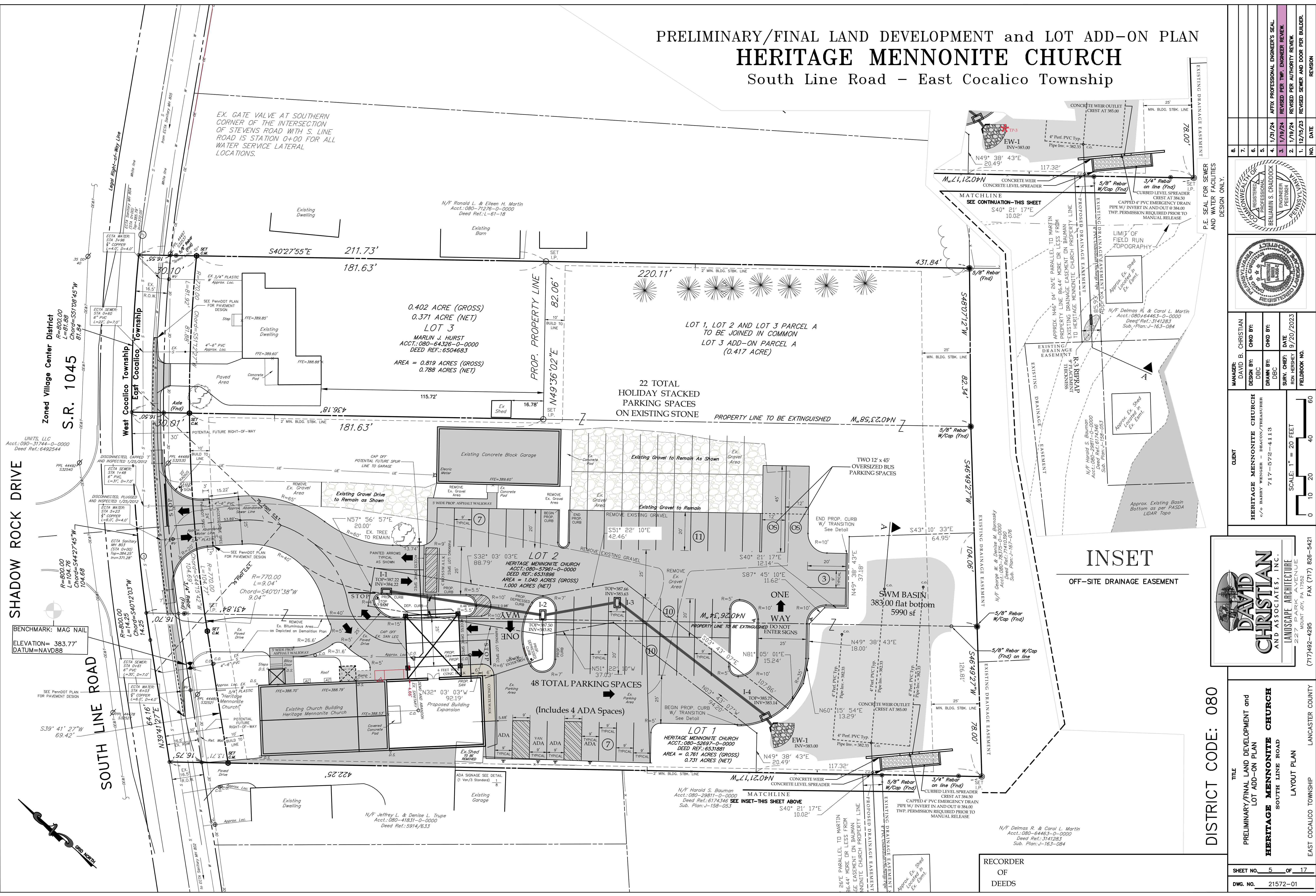
DISTRICT CODE: 080

TITLE
PRELIMINARY/FINAL LAND DEVELOPMENT and
LOT ADD-ON PLAN
HERITAGE MENNONITE CHURCH
SOUTH LINE ROAD
EXISTING CONDITIONS AND DEMOLITION PLAN
EAST COCALICO TOWNSHIP LANCASTER COUNTY

RECORDER
OF
DEEDS

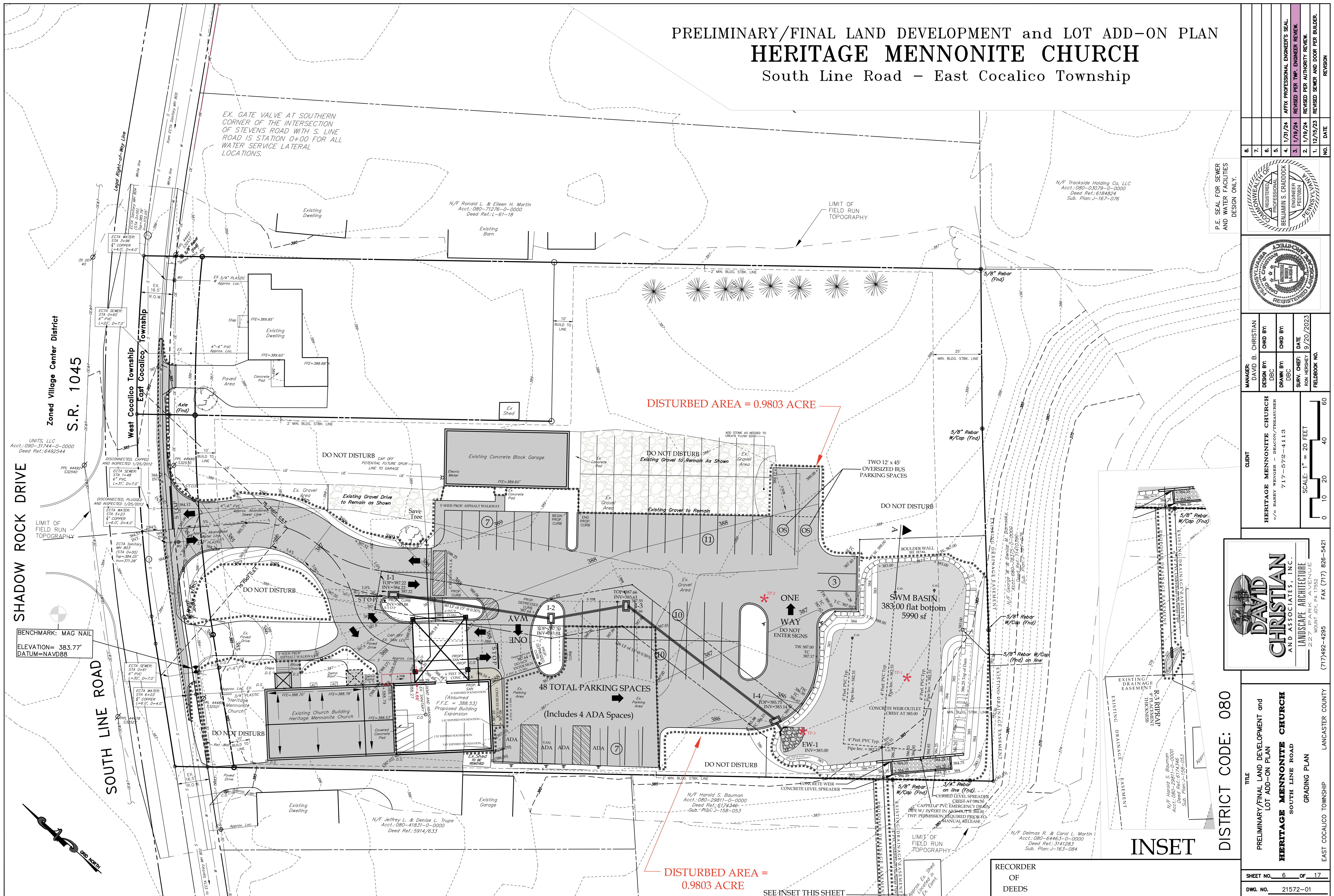
SHEET NO. 4 OF 17
DWG. NO. 21572-01

PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN
HERITAGE MENNONITE CHURCH
South Line Road – East Cocalico Township



DISTRICT CODE: 080		SHEET NO. 5 OF 17	
DWG. NO. 21572-01		REVISION	
TITLE PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN HERITAGE MENNONITE CHURCH SOUTH LINE ROAD LAYOUT PLAN		NO. DATE	
CLIENT HERITAGE MENNONITE CHURCH c/o BARRY WENGER - DEACON/TREASURER 717-672-4113		1. 12/15/23 2. 1/19/24 3. 1/19/24 4. 1/31/24	
MANAGER: DAVID B. CHRISTIAN		DESIGN BY: DBC	
DRAWN BY: DBC		DATE: 9/20/2023	
SURV. CHECK: RON HERSEY		FIELDBOOK NO.	
SCALE: 1" = 20 FEET		0 10 20 40 60	
LANDSCAPE ARCHITECTURE DAVID CHRISTIAN AND ASSOCIATES, INC. 227 PARK AVENUE MOUNT JOY, PA 17552 (717)492-4295 FAX (717) 826-5421		RECORDED OF DEEDS	

PRELIMINARY/FINAL LAND DEVELOPMENT and LOT ADD-ON PLAN
HERITAGE MENNONITE CHURCH
 South Line Road – East Cocalico Township

[illegible]