

DRAWING: C:\Users\ecotrains\OneDrive\Documents\ELA_Group\1257-001 K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\21 Industrial Way\Cover.dwg - PLOTTED: Mar 17, 2024 4:34 pm

PRELIMINARY / FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

CERTIFICATES / APPROVALS:

CERTIFICATE OF ACCURACY (SURVEY AND PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN 10,000 FEET.

_____, 20____

CERTIFICATE OF ACCURACY (GENERAL PLAN/REPORT DATA)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____

STORM DRAINAGE PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT AND EARTH DISTURBANCE ORDINANCE.

_____, 20____

EAST COCALICO TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE EAST COCALICO TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN

CHAIRMAN OR THEIR DESIGNEE

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF EAST COCALICO TOWNSHIP GRANTED FINAL PLAN APPROVAL OF THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS THAT ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW.

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEE

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 241 OF 1969, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION 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.

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PENNSYLVANIA

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS ACT AND DEED 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 (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES _____, 20____

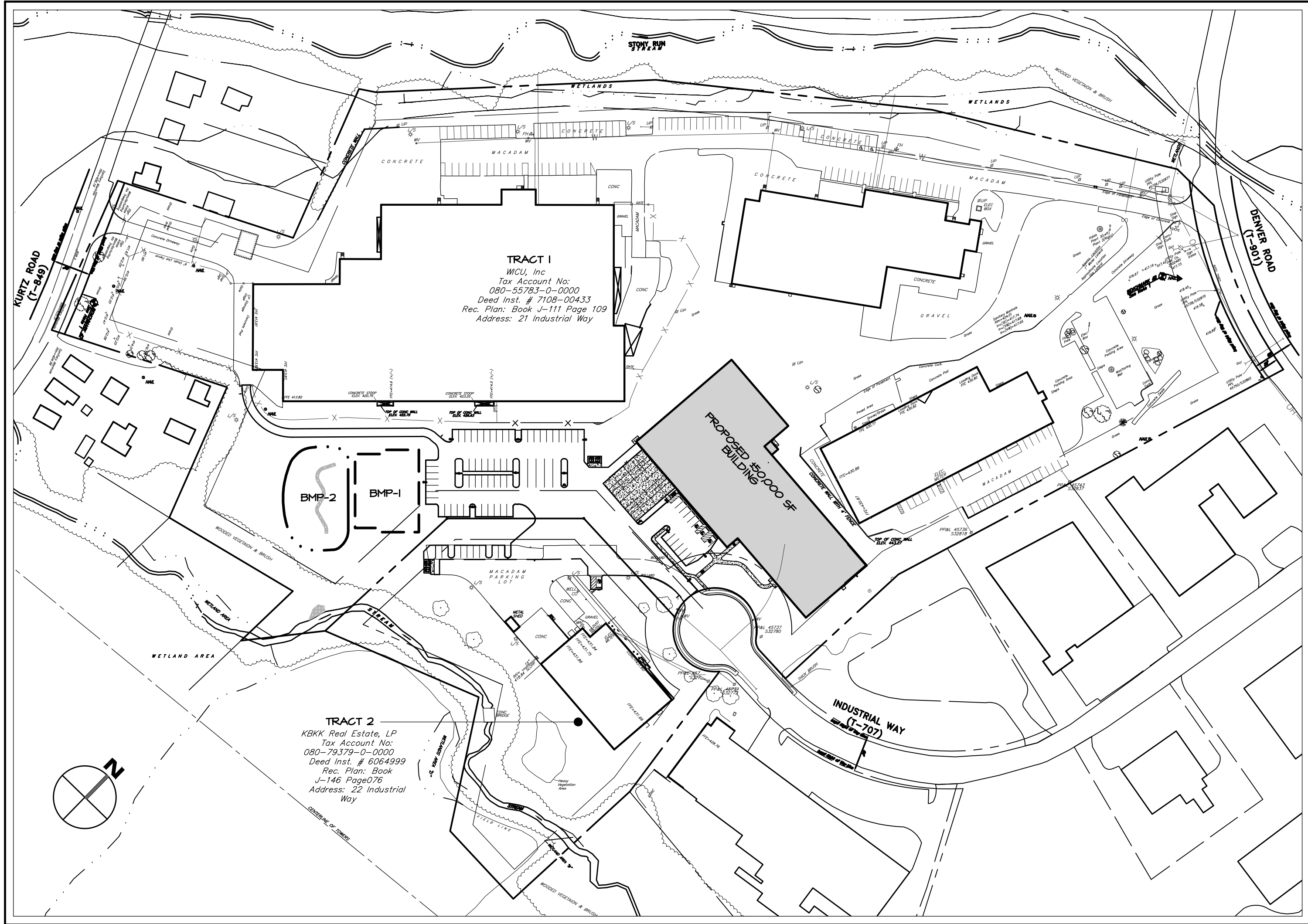
CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION - LIMITED PARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PENNSYLVANIA

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING ONE OF THE FIRMS OF _____, WHO BEING DULY SWORN ACCORDING TO THE LAWS, DEPOSES AND SAYS THAT THE LIMITED PARTNERSHIP IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, IT IS ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, THAT IT DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES _____, 20____

FOR 21 INDUSTRIAL WAY, BUILDING ADDITION EAST COCALICO TOWNSHIP - LANCASTER COUNTY - PENNSYLVANIA



OVERALL SITE EXHIBIT

SCALE: 1" = 120'

SITE DATA TABLE

ZONING DATA

ZONING DISTRICT	I-1 LIGHT INDUSTRIAL
SPECIFIC USE	PLANNED CENTER, REGIONAL (RPC)*, +60,000 SF GROSS FLOOR AREA *AS PERMITTED BY SPECIAL EXCEPTION
MIN. LOT AREA:	6 ACRES
MIN. LOT WIDTH:	300' AT THE BUILDING SETBACK LINE AND STREET LINE
MIN LOT DEPTH:	300'
FRONT YARD SETBACK:	50' FOR BUILDINGS/STRUCTURES
SIDE YARD SETBACK:	40' FOR BUILDINGS/STRUCTURES
REAR YARD SETBACK:	25' FOR BUILDINGS (JOINT-USE PARKING EXEMPT ALONG ON SHARED PROPERTY LINE) 40' FOR BUILDINGS/STRUCTURES AND PARKING

MIN. SETBACK FROM RESIDENTIAL ZONE:	250 FEET FOR USES (E.G., BUILDINGS, STRUCTURES, ACCESS DRIVES, OFF-STREET PARKING AND LOADING, OUTDOOR STORAGE, DUMPSTERS, ETC.) THAT OPERATE BETWEEN THE HOURS OF MIDNIGHT AND 6:00 A.M.; 50 FEET FOR OTHER BUILDINGS, STRUCTURES, OFF-STREET LOADING, DUMPSTERS AND OFF-STREET PARKING.
MAX. BUILDING HEIGHT:	35'
MAX. LOT COVERAGE:	60%; SUBJECT TO INCREASE IN SECTION 220-121.10.

* THE PROPOSED USE SHALL COMPLY AT ALL TIMES WITH THE OPERATION AND PERFORMANCE STANDARDS PER SECTION 220-48 OF THE EAST COCALICO TOWNSHIP ZONING ORDINANCE.

DESIGN STANDARDS

TOTAL LOT AREA :	22,444 AC. (EXISTING GROSS) / 21,165 AC. (PROPOSED GROSS) 22,610 AC. (EXISTING NET) / 21,406 AC. (PROPOSED NET)
PROPOSED USE:	WAREHOUSE/OFFICE
PROPOSED BUILDING COVERAGE:	27.5%
PROPOSED LOT COVERAGE:	55.6%
PROPOSED BUILDING HEIGHT:	< 35 FEET MAX.
WATER:	PUBLIC
SEWER:	PUBLIC

PARKING AND LOADING DATA

PARKING SPACE REQUIREMENT:	OFFICE USE, 1 SP/300 GROSS OFFICE SF WAREHOUSE, 1 SPACE PER EMPLOYEE ON 2 LARGEST SHIFTS
PROPOSED OFFICE AREA (+/- 6,800 SF/300)	23 SPACES REQUIRED
EMPLOYEES ON 2 LARGEST SHIFTS (11 EMPLOYEES PER SHIFT X 2)	22 SPACES REQUIRED
TOTAL PARKING REQUIRED	45 SPACES
TOTAL PARKING PROPOSED	68 SPACES (INCLUDES 3 ADA SPACES)
PARKING REPLACED IN-KIND ON KBKK REAL ESTATE LP PROPERTY	10 (INCLUDES 1 ADA SPACE)
OVERSIZED PARKING SPACE REQUIREMENT:	OFFICE USE= 1 SPACE FOR 10,000 GROSS FLOOR AREA WAREHOUSE USE= 1 SPACE PER 10,000 SF GROSS FLOOR AREA
PROPOSED OFFICE AREA= +/-6,800 SF PROPOSED WAREHOUSE AREA = 43,200 SF	1 SPACE REQUIRED 4 SPACES REQUIRED
TOTAL OVERSIZED PARKING REQUIRED	5 SPACES
OVERSIZED PARKING SPACES PROPOSED	5 SPACES
OFF-STREET LOADING SPACE REQUIREMENT:	OFFICE USE= NONE FOR 1ST 10,000 SF WAREHOUSE= NONE FOR FIRST 1,500 SF +1 FOR 1,500 SF TO 10,000 SF +1 FOR EACH ADD. 40,000 SF
PROPOSED OFFICE AREA= +/-6,800 SF WAREHOUSE USE (+/- 43,200 SF) - FIRST 1,500-10,000 SF - REMAINING 33,200 SF	0 SPACES REQUIRED 1 SPACE REQUIRED 1 SPACE REQUIRED
TOTAL LOADING SPACES REQUIRED	2 SPACES
TOTAL LOADING SPACES PROPOSED	6 SPACES

OWNER/APPLICANT

(TRACT 1)
WCU INC.
C/O PPM REAL ESTATE
283 N. DUKE STREET
LANCASTER, PA 17602
TIT-344-3374

OWNER

(TRACT 2)
KBKK REAL ESTATE LP
22 INDUSTRIAL WAY
DENVER, PA 17517
TIT-336-6413

SITE ADDRESS

(TRACT 1)
21 INDUSTRIAL WAY
DEVVER, PA 17517

(TRACT 2)
22 INDUSTRIAL WAY
DENVER, PA 17517

SOURCE OF TITLE

(TRACT 1)
PIN: 080-2425551-321683-0-0000
ACCOUNT NO.: 08055183000000
SUB. PLAN: J-111-104
DEED REF.: 71080493

(TRACT 2)
PIN: 080-24255183-321679-0-0000
ACCOUNT NO.: 08078374000000
SUB. PLAN: J-146-076
DEED REF.: 6064449

SITE/CIVIL ENGINEER

ELA GROUP INC.
ATTN: ED OSTROWSKI, RLA
743 SOUTH BROAD STREET
LITITZ, PA 17543
(717) 626-1271

SURVEY INFORMATION

SURVEY INFORMATION PROVIDED BY:

D.C. GOHN ASSOCIATES, INC.
32 MOUNT JOY ST.
MOUNT JOY, PA 17552
(717) 653-5308

*ADDITIONAL SITE FEATURES AND TOPOGRAPHY
TAKEN FROM LANCASTER COUNTY GIS DATA, LIDAR
DATA, AND FIELD OBSERVATION.

ZONING APPROVALS

IN THEIR DECISION DATED AND FILED APRIL 12, 2023, AFTER A HEARING ON MARCH 9, 2023, THE EAST COCALICO TOWNSHIP ZONING HEARING BOARD GRANTED A SPECIAL EXCEPTION UNDER SECTIONS 220-23.C(10) AND 220-121.1.B TO CLASSIFY THE INDUSTRIAL DEVELOPMENT AS A REGIONAL PLANNED CENTER (RPC), AND A VARIANCE UNDER SECTION 220-121.1.C TO PERMIT THE RPC TO FRONT ON A NON-ARTERIAL ROAD AND A VARIANCE UNDER SECTION 220-121.1.F TO NOT PROVIDE PEDESTRIAN LINKAGES.

WAIVER/MODIFICATION REQUESTS

THE FOLLOWING WAIVERS WERE REQUESTED AS PART OF THIS PLAN:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

1. SECTION 134-1 AND 134-1.1 PERTAINING TO THE REQUIREMENT TO SUBMIT A PRELIMINARY PLAN.

ACTION: _____

2. SECTION 134-14.A(1) PERTAINING TO THE REQUIREMENT THAT THE PLAN BE DRAWN AT A SCALE OF 20 FEET OR 50 FEET TO THE INCH.

ACTION: _____

3. SECTION 134-14.C(4)(a) PERTAINING TO THE REQUIREMENT TO IDENTIFY ON THE PLAN CERTAIN EXISTING FEATURES WITHIN 200' OF THE SUBJECT PROPERTY.

ACTION: _____

4. SECTION 134-22.B AND 134-25.H PERTAINING TO THE REQUIREMENT TO PROVIDE A MINIMUM 125' VERTICAL CURVE ON ACCESS DRIVE.

ACTION: _____

5. SECTION 134-22.D(6) AND 134-25.L(4) PERTAINING TO PROVIDING 30' RADIUS AT CANTWAY EDGE FOR ACCESS DRIVE INTERSECTION.

ACTION: _____

6. SECTION 134-31.E PERTAINING TO THE REQUIREMENT THAT OFF-STREET LOADING SURFACES SHALL BE CONSTRUCTED TO LOCAL STREET STANDARDS.

ACTION: _____

7. SECTION 134-31.I PERTAINING TO THE REQUIREMENT TO PROVIDE A 15' WIDE LANDSCAPE SCREEN AT OFF-STREET LOADING AREAS.

ACTION: _____

8. SECTION 134-32.A PERTAINING TO THE REQUIREMENT TO PROVIDE SIDEWALK ALONG ADJOINING STREET FRONTAGE.

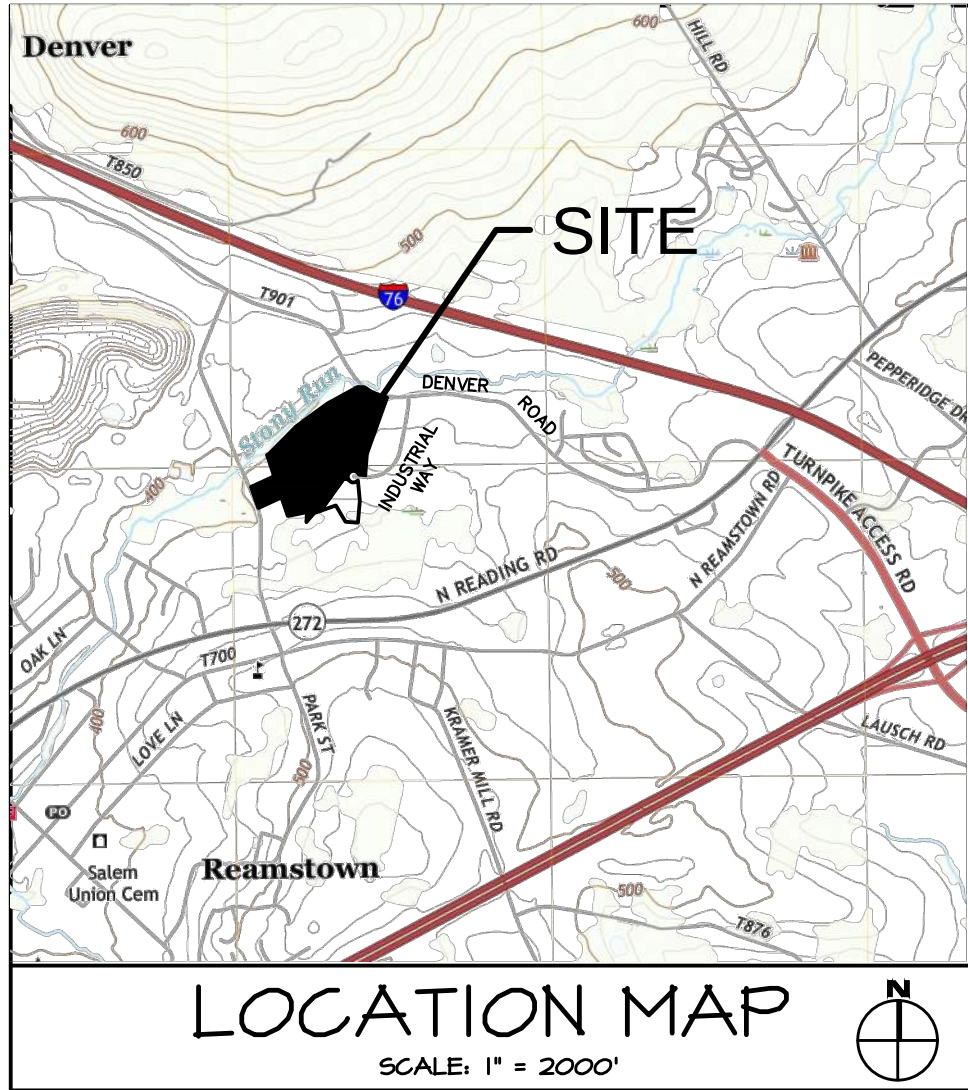
ACTION: _____

9. SECTION 134-33.E(1) PERTAINING TO THE REQUIREMENTS FOR 22' CURBING DEPTH AND 7" CURBING REVEAL.

ACTION: _____

10. SECTION 134-36.E PERTAINING TO THE REQUIREMENT TO PROVIDE A MINIMUM 20' WIDE STORMWATER EASEMENT.

ACTION: _____



LIST OF DRAWINGS

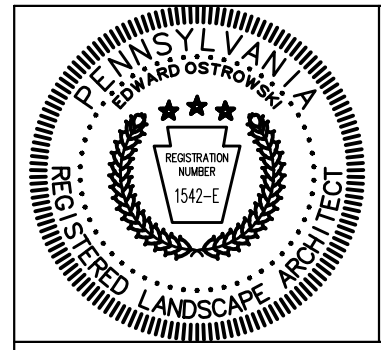
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WETLAND INFORMATION

BASED ON A SITE INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL, INC. ON MAY 10, 2023 AND OCTOBER 16, 2023, NO REGULATED WETLANDS EXIST WITHIN THE PROJECT LIMIT. REGULATED WETLANDS SLIGHTLY ENVOACH THE PROJECT PROPERTY ADJACENT TO STONY RUN AND ALSO THE UNNAMED TRIBUTARY (UNT) LOCATED TO THE SOUTH.

ELA
group, inc.
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
elagroup.com



PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:
COVER SHEET
FOR
21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA
CLIENT:
WICU, INC.
TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING NO.
1 of 22

PLAN NOTES

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO PROVIDE FOR DRAWINGS ASSOCIATED WITH THE TRANSFER OF LAND (LOT ADD-ON) FROM THE PROJECT PROPERTY (OWNED BY WICU INC) TO THE ADJOINING TRACT (OWNED BY KBKK REAL ESTATE LP), AND LAND DEVELOPMENT PLANNING FOR THE CONSTRUCTION OF A PROPOSED APPROXIMATE 50,000 SF BUILDING, WITH ASSOCIATED PARKING/LOADING/DRIVEWAYS, SERVICE UTILITIES, AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES.
- THE TRANSFER OF LAND (LOT ADD-ON) WILL RESULT IN THE OWNERS RECORDING OF A NEW DEED FOR THE PROJECT PROPERTY AND THE ADJOINING TRACT OWNED BY KBKK REAL ESTATE LP WITH THE LANCASTER COUNTY RECORDER OF DEEDS. A COPY OF EACH OF THE NEW DEEDS WILL BE PROVIDED TO EAST COCALICO TOWNSHIP WITHIN SEVEN DAYS OF RECORDING.
- LOT MARKERS NOTED ON THIS PLAN AS (TO BE SET) WILL BE SET UPON COMPLETION OF FINAL GRADINGS. MARKERS SHALL CONSIST OF IRON OR STEEL BARS AT LEAST 30 INCHS LONG AND NOT LESS THAN 3/8 INCH IN DIAMETER. ALL LOT MARKERS SHALL BE SET BY A REGISTERED SURVEYOR.
- NO ONE SHALL SCALE FROM THESE PLANS TO CONSTRUCT OR LAYOUT ANY PART OF THIS PROJECT.
- ELA GROUP, INC. MAKES NO REPRESENTATIONS AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE INCLUDING DEPTH OF BEDROCK, GEOLOGICAL CONDITIONS, SOIL STABILITY, ETC.
- A HIGHWAY OCCUPANCY PERMIT IS NOT REQUIRED FOR THIS PROJECT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE 65TH ANNUAL HIGHWAY LAWS, 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.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- THE TEMPORARY CONSTRUCTION EASEMENT SHOWN ON THESE PLANS SHALL ALLOW THE IMPROVEMENT OF STORMWATER FACILITIES BY THE OWNER/DEVELOPER AS WELL AS ACCESS FOR THE INSPECTION OF SUCH FACILITIES BY THE MUNICIPALITY.
- THE OWNERS 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 EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORM WATER MANAGEMENT ORDINANCE EXCEPT WHERE WAIVERS/MODIFICATIONS ARE APPROVED.
- THE OWNER/DEVELOPER SHALL OBTAIN ALL APPROVALS AS NECESSARY FROM THE APPLICABLE BUILDING CODE AGENCY PRIOR TO CONSTRUCTION OF ANY BUILDINGS OR STRUCTURES.
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE PA BUILDING CODE & THE AMERICANS WITH DISABILITIES ACT (ADA).
- DURING CONSTRUCTION OR UPON COMPLETION, EAST COCALICO TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME, TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY CONSTRUCT OR MAINTAIN THE FACILITY.
- ANY REVISIONS TO THESE PLANS AFTER THE DATE OF THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA GROUP, INC. SUBSTITUTIONS FOR ANY MATERIALS, OR CHANGES TO THE PLAN, REQUIRES APPROVAL OF ELA GROUP, INC., THE MUNICIPALITY, OR THE AUTHORITY HAVING JURISDICTION (AS APPLICABLE).
- BASED ON A SITE INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL, INC. ON MAY 10, 2023 AND OCTOBER 16, 2023, NO REGULATED WETLANDS EXIST WITHIN THE PROJECT LIMIT. REGULATED WETLANDS SLIGHTLY ENCROACH THE PROJECT PROPERTY ADJACENT TO THE UNNAMED TRIBUTARY (W1) LOCATED TO THE SOUTH. THE DELINEATED WETLANDS AS SHOWN ON THE PLAN HAVE BEEN FIELD LOCATED AS PART OF THE SURVEY.
- DETAILED PLANS FOR THE PROPOSED LOADING DOCK RETAINING WALL SHALL BE PROVIDED BY THE OWNER TO EAST COCALICO TOWNSHIP FOR REVIEW AND APPROVAL AS PART OF THE BUILDING PERMIT APPLICATION. THE PLANS FOR THE RETAINING WALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA. BARRIER PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES.

SURVEYING AND BASEMAPPING

- BENCHMARK #1: SURVEY CONTROL IRON PIN WITH CAP AT THE EDGE OF A GRAVEL LOT; ELEVATION= 439.20 NAVD83 DATUM. BENCHMARK #2: SURVEY CONTROL NAIL ON NORTHERLY BERM OF BASIN; ELEVATION= 419.06 NAVD 83 DATUM. BENCHMARK #3: 4"x4" CONCRETE MONUMENT ON EASTERLY RIGHT OF WAY LINE KURTZ ROAD (T-844); ELEVATION= 408.24.
- THIS PROPERTY HAS 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".
- THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN (ZONE AE) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42071C0201 DATED APRIL 5, 2016, BUT IS OUTSIDE THE AREA OF PARTIAL TOPOGRAPHY. FLOOD PLAIN LINES SHOWN AS PER NATIONAL FLOOD HAZARD LAYER (NFHL) SHAPE FILES, PUBLICATION DATE OF APRIL 5, 2016.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. DG GOIN, ASSOC. 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.
- BASIS OF BEARINGS TAKEN FROM A REALIZATION OF THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 BASE UPON L65 SURVEYORS, LLC. PREVIOUS SURVEY WORK. DG GOIN LAST FIELD SURVEY DATE 05/23/2023
- EASEMENTS AND RIGHT-OF-WAYS SHOWN AS PER RECORDED PLAN J-146-16

DEMOLITION NOTES

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

SANITARY SEWER AND WATER

- ALL UTILITIES HAVE BEEN LOCATED BASED ON EXISTING SURFACE APPURTENANCES AND IN ACCORDANCE WITH ACT 39 OF 1941. THE WATER SERVICE LINES TO THE EXISTING BUILDING ARE BASED ON PRIOR PLANS OF RECORD AND ARE APPROXIMATE. THE WATER LINE IN INDUSTRIAL WAY IS BASED ON DRAWINGS PROVIDED BY EAST COCALICO TOWNSHIP AUTHORITY AND ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 12 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BEGINNING WORK ON THE SITE, THE CONTRACTOR MUST PROVIDE A ONE CALL TO HAVE ALL UNDERGROUND UTILITIES LOCATED AND MARKED IN THE FIELD.
- THE SITE IS SERVED BY PUBLIC SEWER. ALL DESIGN, CONSTRUCTION AND PERMITTING SHALL BE DONE PER THE REQUIREMENTS OF THE EAST COCALICO TOWNSHIP AUTHORITY THAT WERE DULY ADOPTED AND APPROVED BY THE AUTHORITY AND IN FULL FORCE AND EFFECT ON THE DATE OF CONSTRUCTION. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE MAINTAINED OVER THE PROPOSED SANITARY SERVICE LINE.
- THE SITE IS SERVED BY PUBLIC WATER. ALL DESIGN, CONSTRUCTION AND PERMITTING SHALL BE DONE PER THE REQUIREMENTS OF THE EAST COCALICO TOWNSHIP AUTHORITY THAT WERE DULY ADOPTED AND APPROVED BY THE AUTHORITY AND IN FULL FORCE AND EFFECT ON THE DATE OF CONSTRUCTION. WATER SERVICE LINES SHALL HAVE A MINIMUM OF THREE AND ONE-HALF (3.5) FEET OF COVER.
- WATER AND SEWER LINES MUST MAINTAIN A MINIMUM SEPARATION DISTANCE OF 18 INCHES VERTICALLY AND TEN (10) FEET HORIZONTALLY. OTHERWISE, CONCRETE ENCASEMENT OF THE SEWER LINE IS REQUIRED.
- ALL CONNECTIONS TO THE EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND PROPERLY SEALED WITH WATER-TIGHT JOINTS OR CONSTRUCTED PER THE EAST COCALICO TOWNSHIP AUTHORITY STANDARDS.
- THE EAST COCALICO TOWNSHIP AUTHORITY (ECTA) SHALL BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE OF WHEN WATER OR SEWER CONSTRUCTION READY FOR INSPECTION BY THE ECTA
- THE SEWER LATERALS TO THE EXISTING BUILDINGS ON THE PROJECT PROPERTY MUST BE INSPECTED/TELEVISED AND REPAIRED/REPLACED AS MAY BE REQUIRED.

OTHER UTILITIES

- LIGHTING WILL BE PROVIDED AS SHOWN ON THE PLANS BY THE OWNER/DEVELOPER AND SHALL MEET ALL MUNICIPALITY SPECIFICATIONS.

STORMWATER MANAGEMENT NOTES

- ALL STORM WATER FACILITIES ARE PERMANENT AND SHALL BE MAINTAINED BY THE OWNERS, EXCLUDING THOSE DEDICATED FOR PUBLIC USE, IN THE DESIGN CONDITION ESTABLISHED BY THESE PLANS SO THAT THEY WILL MAINTAIN THEIR DESIGNED FUNCTION IN A MANNER ACCEPTABLE TO THE EAST COCALICO TOWNSHIP AND AS REQUIRED BY THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- THE STORMWATER MANAGEMENT FACILITIES ARE PERMANENT FIXTURES THAT ARE NOT PERMITTED TO BE ALTERED OR REMOVED UNLESS A REVISED PLAN AND ASSOCIATED DOCUMENTATION IS APPROVED BY EAST COCALICO TOWNSHIP.
- EAST COCALICO TOWNSHIP IS NOT RESPONSIBLE FOR INSTALLATION OR MAINTENANCE OF ANY STORM WATER FACILITIES NOT DEDICATED FOR PUBLIC USE.
- OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, THEIR SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN OR OTHER RECORDED AGREEMENTS.

- 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.
- EAST COCALICO TOWNSHIP 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.
- 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 NOTED/TABLES CONTAINED WITHIN THIS PLAN SET FOR THE SPECIFIC FACILITIES. THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AND IN ACCORDANCE WITH ALL STORMWATER MANAGEMENT AGREEMENTS EXECUTED WITH EAST COCALICO TOWNSHIP.
- 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.
- EAST COCALICO TOWNSHIP 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 EAST COCALICO TOWNSHIP FOR ANY REQUIRED INSPECTION AND REPORTING REQUIREMENTS.
- 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.
- ELA GROUP, INC. HAS PREPARE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN AND A POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) REPORT FOR 21 & 22 INDUSTRIAL WAY, BUILDING ADDITIONS, DATED JANUARY 31, 2024. AS PART OF THE SUPPORTING DOCUMENTATION FOR THE PROPOSED IMPROVEMENTS AS DOCUMENTED IN PART ON THESE PLANS TO ADDRESS APPLICABLE COUNTY, STATE, AND MUNICIPAL REQUIREMENTS.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR IMPROVEMENTS AS SHOWN ON THE PCSM, WHICH INCLUDES THE IMPROVEMENTS 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.

STORMWATER MANAGEMENT CONSTRUCTION NOTES

- CONTACT EAST COCALICO TOWNSHIP (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.
- ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE MUNICIPALITY, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND SPECIFIC REQUIREMENTS AS NOTED.
- ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE OWNERS/DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS, AND SPECIFICATIONS IDENTIFIED ON THIS PLAN.
- THE STORMWATER COLLECTION, CONVEYANCE, AND MANAGEMENT SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS REQUIRED AT THE TIME OF PLAN APPROVALS. ELA GROUP, INC. ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL. THAT MAY REQUIRE ALTERNATE MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL CURRENT STANDARDS AND NOTIFY THE OWNER/DEVELOPER AND ELA GROUP, INC. OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE START OF CONSTRUCTION.
- ALL INLET GRATES MUST BE SHALL BE BICYCLE SAFE. INLETS SHALL BE SUMPED WHERE SPECIFIED. THE TOP OF GRATE ELEVATION REFLECTS THE SPECIFIED SUMP.
- ROOF LEADERS FROM THE PROPOSED BUILDINGS SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE STRUCTURES WHERE INDICATED AND SHALL BE PROVIDED WITH WATER TIGHT JOINTS AND CONNECTIONS. SPLASH BLOCKS AND OTHER APPROVED EROSION CONTROL MEASURES SHALL BE PROVIDED WHEREADDITIONAL MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR 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 GENERALLY BASED ON ARCHITECTURAL PLAN AND SUBJECT TO FIELD CHANGES. ANY CHANGES TO THE ROOF DRAINAGE AND ASSOCIATED POINTS OF CONNECTION SHALL BE APPROVED BY ELA GROUP, INC. AND EAST COCALICO TOWNSHIP.
- FINAL GRADINGS 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 PCSM 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.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, INCLUDING OVERLAND FLOWS, DISCHARGE FROM ROOF DOWNSPOUTS, AND OVERFLOW SYSTEMS.
- FOR ANY FIELD REVISIONS, CHANGES, OR DEVIATIONS FROM THE APPROVED PLANS, THE APPLICANT MUST OBTAIN APPROVAL FROM THE MUNICIPALITY AND RESPONSIBLE PROFESSIONAL SITE CONSULTANT PRIOR TO PROCEEDING WITH SUCH REVISIONS).
- ALL STORMWATER PIPING ARE TO BE PROVIDED WITH WATER TIGHT JOINTS AND CONNECTIONS. ALL SMOOTH LINED CORRUGATED POLYETHYLENE STORM PIPE (SLC/PPE) SHALL BE PROVIDED WITH INTEGRAL BELL AND SPIGOT JOINTS FOR A WATERTIGHT (WT) JOINT MEETING THE REQUIREMENTS OF AASHTO M252, AASHTO M244 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 F471 AND SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE OF DEBRIS. ALL REINFORCED CONCRETE STORM PIPE (RCP) SHALL BE PROVIDED WITH WATERTIGHT "O" RING GASKETS.
- STORM PIPE CONNECTIONS TO STORM STRUCTURES (INLETS, LAYNDRAINS, MANHOLES) INVOLVING PIPES OF 18" OR GREATER SHALL BE INSTALLED WITH A POURED ON PLACE CONCRETE COLLAR (NOT BRICK/MORTAR JOINTS). CONCRETE COLLAR SHALL EXTEND A MINIMUM OF 4" THICKNESS AROUND THE PIPE/PIPE OPENING (ON EXTERIOR) AND SHALL BE MINIMUM 3,000 PSI/AI CONCRETE INSTALLED WITH MECHANICAL/AIR VIBRATOR.
- ALL STORM PIPES MUST ENTER INLET BOXES COMPLETELY THROUGH ONE OF THE BOX SIDES. NO CORNER ENTRY OF PIPES IS PERMITTED.
- SUB SURFACE STORMWATER MANAGEMENT FACILITIES SUCH AS INFILTRATION SYSTEMS, UNDERGROUND PIPE SYSTEMS, ETC. THAT ARE NOT ACCESSIBLE POST CONSTRUCTION SHALL PROVIDE COMPLETE INFORMATION TO SUBMITTER FOR THE COMPLETE INFORMATION FOR ALL STORMWATER FACILITIES, INCLUDING ALL INFORMATION FOR THE PAPER NOTICE OF TERMINATION AS-BUILT CHECKLIST, INCLUDING ALL STORMWATER FACILITIES, PIPES, CONVEYANCE SYSTEMS, BMP GRADING, OUTLET STRUCTURES, CLEANOUTS, ETC., AND BE PROVIDED IN ELECTRONIC FORMAT AND PDF. THE NOT FOR THE PADEP NPDES PERMIT REQUIRED THE APPROVED AS-BUILTS TO BE RECORDED AT THE RECORDER OF DEEDS OFFICE OF THE COUNTY WHICH THE PROJECT OCCURRED.

STORMWATER AS BUILT AND CONSTRUCTION CLOSE-OUT NOTES

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

EROSION AND SEDIMENT CONTROL NOTES

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

PADEP NPDES PERMIT NOTES

- THE IMPROVEMENTS SHOWN ON THESE PLANS WILL BE APPROVED UNDER A PADEP GENERAL NPDES PERMIT. ALL PERMIT CONDITIONS AND REQUIREMENTS OF THE ISSUED/APPROVED NPDES PERMIT MUST BE STRICTLY ADHERED TO INCLUDING PRE CONSTRUCTION MEETINGS, CRITICAL STAGES OF 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 AS-BUILT CHECKLIST, AND FILING OF NOTICE OF TERMINATION AS-BUILT CHECKLIST. A SUMMARY OF PERMIT CONDITIONS IS PROVIDED ON THE ASSOCIATED PCSM PLANS FOR 21 & 22 INDUSTRIAL WAY, BUILDING ADDITIONS.
- 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 NPDES PERMIT REQUIRES THE APPROVED AS-BUILT SURVEY BE RECORDED AT THE RECORDER OF DEEDS.

GEOTECHNICAL STORMWATER NOTES

- ELA GROUP, INC. MAKES NO REPRESENTATIONS AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE INCLUDING DEPTH OF BEDROCK, GEOLOGICAL, AND/OR ENVIRONMENTAL CONDITIONS, SOIL STABILITY, ETC.
- 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 PROPOSED STORMWATER FACILITIES (BMP). AND BEYOND. THE SUBGRADES OF THESE FACILITIES MUST BE PROTECTED AGAINST COMPACTION FROM CONSTRUCTION ACTIVITIES, SEDIMENT LADEN RUN-OFF, AND STOCK PILING. IF IT IS DETERMINED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL THAT THE SUBGRADES HAVE BEEN ADVERSELY COMPACTED DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE TO PERFORM REMEDIATION, OUTLINED BY THE QUALIFIED GEOTECHNICAL PROFESSIONAL, TO RESTORE PRE-CONSTRUCTION PERMEABILITY.
- THE INSTALLATION OF ALL STORMWATER BASINS AND SUBSURFACE STORMWATER MANAGEMENT SYSTEMS SHALL BE OVERSEEN BY A GEOTECHNICAL PROFESSIONAL. THE SUBGRADE AND ANY ASSOCIATED REQUIRED IMPERVIOUS LINERS OR SUBGRADE SHALL ALSO BE CERTIFIED BY INSPECTIONS BY THE GEOTECHNICAL PROFESSIONAL. ALL DOCUMENTATION SHALL BE PROVIDED TO THE CERTIFYING PROFESSIONAL AND MUNICIPALITY.
- THE MUNICIPALITY AND THE GEOLOGIST/GEOTECHNICAL ENGINEER OF RECORD SHALL BE NOTIFIED IN THE EVENT OF SUBSURFACE SUBSIDENCE ACTIVITY INCLUDING SINKHOLES AND ALL OTHER UNSUITABLE SUBSURFACE 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.

- A GEOLOGICAL ENGINEERING REPORT WAS PERFORMED BY EGS MID-ATLANTIC, LLC, DATED JANUARY 15, 2024, TITLED GEOTECHNICAL ENGINEERING REPORT FOR STORMWATER MANAGEMENT, PROPOSED INDUSTRIAL WAY WAREHOUSE. THE RECOMMENDATIONS AND DOCUMENTATION PROVIDED WITHIN THE GEOTECHNICAL REPORT SHALL BE STRICTLY ADHERED TO, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL PROFESSIONAL.

KARST-RELATED SUBSURFACE GEOLOGIC HAZARD NOTES:

- THE LANDOWNER OF RECORD ACKNOWLEDGES THAT CARBONATE GEOLOGY AND THE ASSOCIATED RISK OF SINKHOLES AND SUBSURFACE SUBSIDENCE HAS BEEN IDENTIFIED ON THE SUBTRACT TRACT BY THE GEOTECHNICAL PROFESSIONAL PERFORMING THE STORMWATER INFILTRATION FEASIBILITY ANALYSIS.
- BY EXECUTING/SIGNING THESE PLANS, THE LANDOWNER UNDERSTANDS THAT SINKHOLE AND SUBSURFACE SUBSIDENCE RISKS EXIST FOR THE PROPOSED 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.
- 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 PROPERTIES AND INSTALLING STORMWATER SYSTEMS IN A CARBONATE GEOLOGY AREA SUCH AS SINKHOLES, SUB-SURFACE SUBSIDENCE, AND ASSOCIATED PROPERTY DAMAGE.
- THE CURRENT LANDOWNER OF RECORD ASSUMES THE RESPONSIBILITY AND MEANS OF INFORMING ALL SUBSEQUENT PURCHASERS OF THE PROPERTY OF THE INHERENT RISKS OF CARBONATE GEOLOGY AND STORMWATER MANAGEMENT FACILITIES ON THE LOTS AND THAT THE INDIVIDUAL LANDOWNER(S) ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE CONDITIONS THAT MAY DEVELOP.
- THE STORMWATER SYSTEMS SHALL BE MONITORED FOR PROPER PERFORMANCE FOLLOWING CONSTRUCTION AND SIGNS OF KARST ACTIVITY.

CONTRACTOR NOTES:

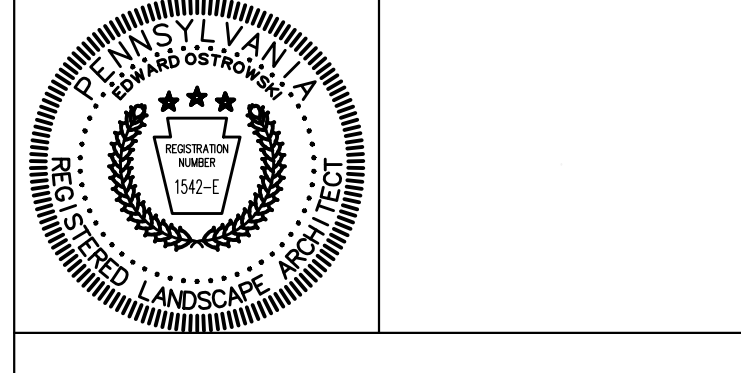
- THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO CONFIRM WITH THE OWNER THE PROPOSED LOCATION OF ALL EXISTING IMPROVEMENTS TO BE RELOCATED.
- CONTRACTOR IS REQUIRED TO COORDINATE PROVISIONS FOR NEW UTILITIES, OR PROVIDE TEMPORARY CONNECTIONS, IN ACCORDANCE WITH THE NEW WORK SCHEDULED TO BE COMPLETED FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL THE TRAFFIC BARRICADING AND OTHER TRAFFIC CONTROLS AS REQUIRED TO MAINTAIN OWNERS USE OF THE SITE DURING CONSTRUCTION OPERATIONS.
- PROVIDE TEMPORARY TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WHERE INDICATED ON DRAWINGS AND AS REQUIRED TO FACILITATE TRAFFIC MOVEMENTS FOR ALL TEMPORARY ROADWAYS, ACCESS DRIVES, PARKING AREAS, AND PERMANENT PAVEMENTS WHERE THE FINAL HEARING COURSE WILL NOT BE INSTALLED UNTIL A LATER CONSTRUCTION PHASE.
- CONSTRUCTION OF ALL IMPROVEMENTS SHALL BE BASED ON ACTUAL FIELD STAKING BY A REGISTERED SURVEYOR OR PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL NOT DEVIATE FROM THE GEOMETRY OR DIMENSIONS INDICATED ON THE PLAN WITHOUT APPROVAL OF THE ELA GROUP, EAST COCALICO TOWNSHIP, OR THE AUTHORITY HAVING JURISDICTION. ALL BUILDINGS SHALL BE STAKED / CONSTRUCTED FROM THE ARCHITECTURAL PLANS.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM EAST COCALICO TOWNSHIP RELATIVE TO CONSTRUCTION PROPOSED ON THIS PLAN PRIOR TO INITIATING ANY WORK COVERED BY THE PERMIT.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
- ALL SPOT ELEVATIONS LOCATED ALONG ROADWAYS, ACCESS DRIVES, AND PARKING LOTS ARE BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
- IF FIELD CONDITIONS ARE DETERMINED TO BE DIFFERENT THAN SHOWN ON THIS PLAN, THE OWNER'S REPRESENTATIVE MUST BE NOTIFIED BEFORE PROCEEDING.
- THE CONTRACTOR IS RESPONSIBLE TO INSTALL SIDEWALKS AND ADA PARKINGS/AISLES TO THE LATEST ADA STANDARDS AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AS-BUILT SURVEY OF THE CONSTRUCTED IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT SYSTEM PLANS AND PROFILES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF COMPLETED STORMWATER MANAGEMENT IMPROVEMENTS AS SURVEYED BY A PROFESSIONAL SURVEYOR. THE AS-BUILT PLANS SHALL SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND SHALL PROVIDE ALL REQUIRED MUNICIPAL AND PADEP NPDES PERMIT NOTICE OF TERMINATION (NOT) REQUIREMENTS. BOTH AN ELECTRONIC AND PDF FORMAT OF THE COMPLETED AS-BUILT PLAN WILL BE REQUIRED.
- CONTRACTOR SHALL PROVIDE THE AS-BUILT DOCUMENTATION OF THE PADEP NOTICE OF TERMINATION (NOT) TO THE CERTIFYING PROFESSIONAL AND PROVIDE ALL REQUIREMENTS OF THE PADEP NOTICE OF TERMINATION AS-BUILT CHECKLIST, INCLUDING ALL STORMWATER FACILITIES, PIPES, CONVEYANCE SYSTEMS, BMP GRADING, OUTLET STRUCTURES, CLEANOUTS, ETC., AND BE PROVIDED IN ELECTRONIC FORMAT AND PDF. THE NOT FOR THE PADEP NPDES PERMIT REQUIRED THE APPROVED AS-BUILTS TO BE RECORDED AT THE RECORDER OF DEEDS OFFICE OF THE COUNTY WHICH THE PROJECT OCCURRED.

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



743 S. BROAD ST.
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ENGINEERS • LANDSCAPE ARCHITECTS



PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

GENERAL PLAN NOTES

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

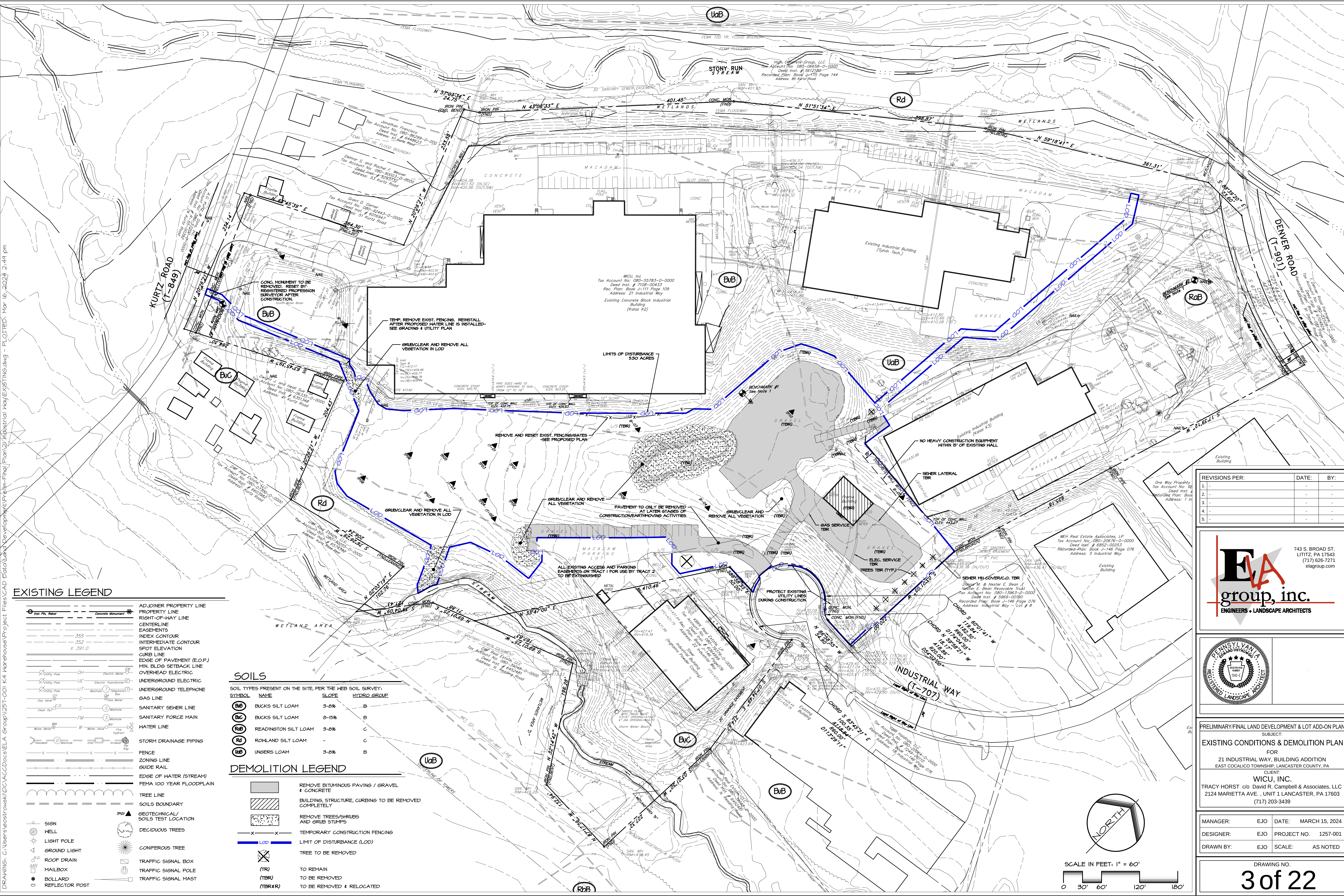
WICU, INC.

TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.:	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING: C:\Users\ecostrowski\Documents\ELA_Group\1257-001 K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\21 Industrial Way\COVER.dwg - PLOTTED: Mar 17, 2024 4:41 pm

DRAWING: C:\Users\ecostrowski\Documents\ELA_Group\1257-001 K4 Warehouse\Project Files\CAD Data\Warehouse\Development\Plan\Final\Plan\21 Industrial Way\EXISTING.dwg - PLOTTED: Mon 16, 2024 2:44 pm



EXISTING LEGEND

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

SOILS

SOIL TYPES PRESENT ON THE SITE, PER THE WEB SOIL SURVEY:

SYMBOL	NAME	SLOPE	HYDRO GROUP
	BUCK'S SILT LOAM	3-8%	B
	BUCK'S SILT LOAM	8-15%	B
	READINGTON SILT LOAM	3-8%	C
	ROWLAND SILT LOAM	-	C
	UNGERS LOAM	3-8%	B

DEMOLITION LEGEND

	REMOVE BITUMINOUS PAVING / GRAVEL & CONCRETE
	BUILDINGS, STRUCTURE, CURBING TO BE REMOVED COMPLETELY
	REMOVE TREES/SHRUBS AND GRUB STUMPS
	TEMPORARY CONSTRUCTION FENCING
	LIMIT OF DISTURBANCE (LOD)
	TREE TO BE REMOVED
	TO REMAIN
	TO BE REMOVED
	TO BE REMOVED & RELOCATED

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

743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
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DAVID R. CAMPBELL
PROFESSIONAL ENGINEER
150-E

PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

EXISTING CONDITIONS & DEMOLITION PLAN

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

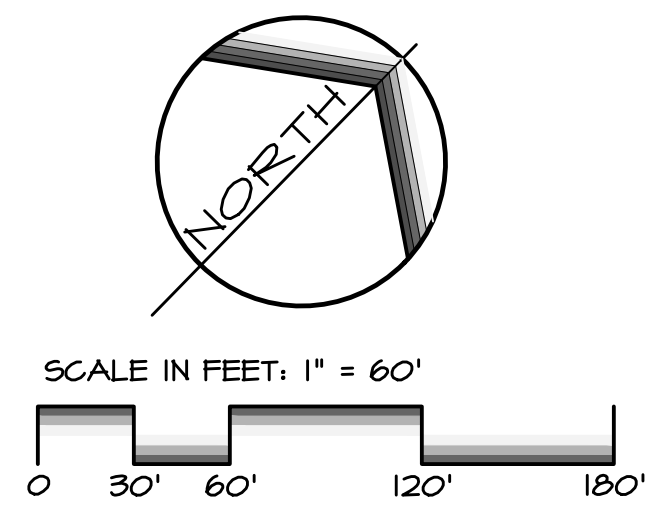
WICU, INC.

TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

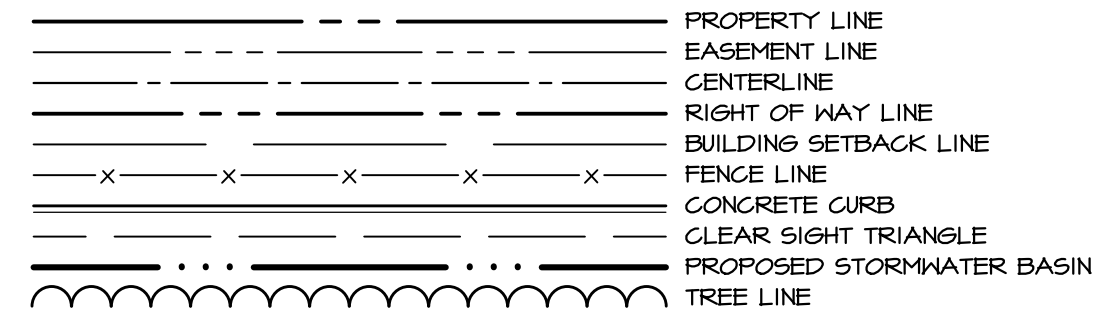
MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING NO.

3 of 22



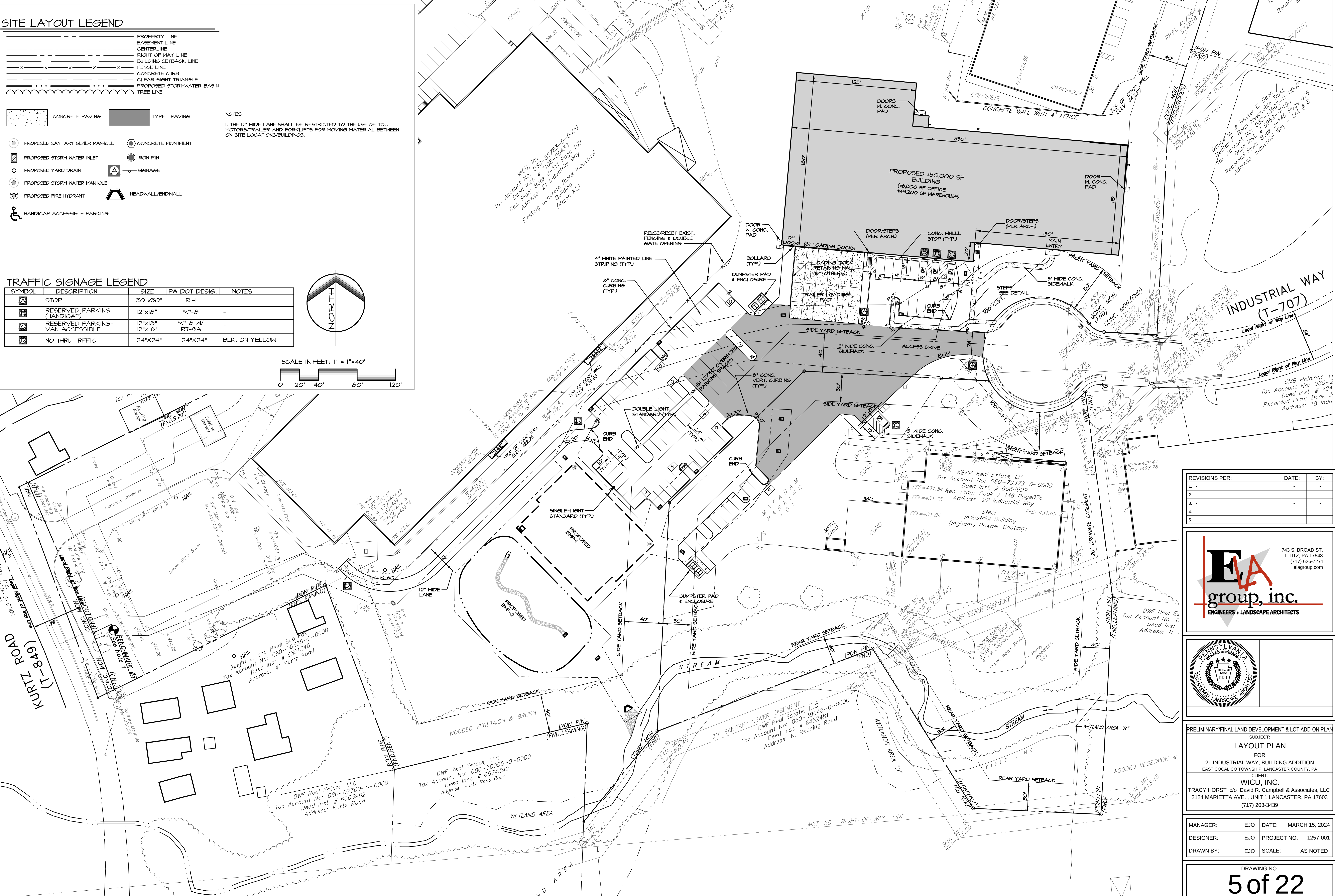
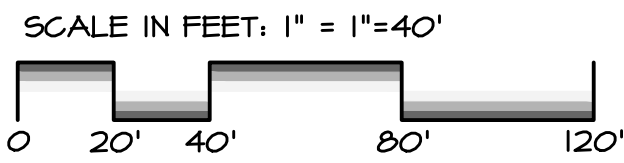
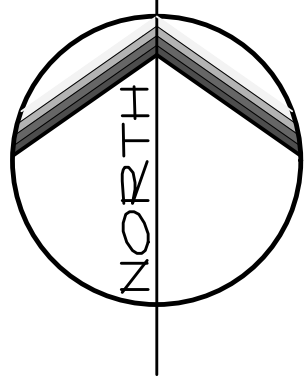
SITE LAYOUT LEGEND



- NOTES
1. THE 12' WIDE LANE SHALL BE RESTRICTED TO THE USE OF TOW MOTORS/TRAILER AND FORKLIFTS FOR MOVING MATERIAL BETWEEN ON SITE LOCATIONS/BUILDINGS.
- PROPOSED SANITARY SEWER MANHOLE
 - CONCRETE MONUMENT
 - PROPOSED STORM WATER INLET
 - IRON PIN
 - PROPOSED YARD DRAIN
 - SIGNAGE
 - PROPOSED STORM WATER MANHOLE
 - HEADWALL/ENDWALL
 - PROPOSED FIRE HYDRANT
 - HANDICAP ACCESSIBLE PARKING

TRAFFIC SIGNAGE LEGEND

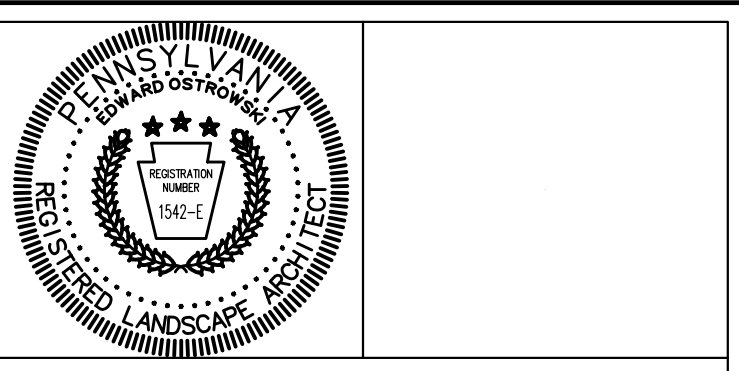
SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
STOP	STOP	30"x30"	RI-1	-
RESERVED PARKING (HANDICAP)	RESERVED PARKING (HANDICAP)	12"x18"	RT-8	-
RESERVED PARKING-VAN ACCESSIBLE	RESERVED PARKING-VAN ACCESSIBLE	12"x18" 12"x 6"	RT-8 W RT-8A	-
NO THRU TRFFIC	NO THRU TRFFIC	24"x24"	24"x24"	BLK. ON YELLOW



REVISIONS PER:	DATE:	BY:
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5.	-	-

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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

LAYOUT PLAN

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

WICU, INC.

TRACY HORST c/o David R. Campbell & Associates, LLC

2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603

(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

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
WATER EASEMENT
SANITARY SEWER EASEMENT
ACCESS EASEMENT

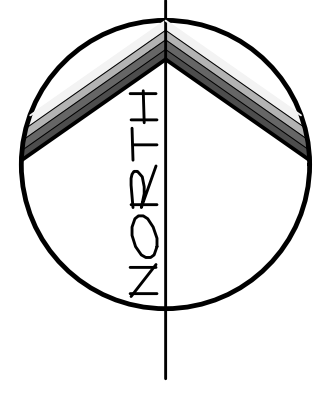
WATERLINE EASEMENT CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING
EC-1	60.00	21.30'	10.81'	20°25'05"	S16°48'13"E

ACCESS EASEMENT CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING
EC-5	60.00	24.38'	12.36'	23°11'03"	S10°40'18"W
EC-6	75.00	58.40'	31.01'	45°00'00"	S10°31'05"W

PROPOSED STORMWATER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
E-5	N44°03'36"W	13.32'
E-6	S32°20'08"E	20.00'
E-7	N15°58'02"E	25.14'
E-8	S44°14'00"E	20.00'
E-4	S15°58'02"W	26.67'
E-10	S76°48'50"E	14.86'
E-11	S87°37'32"E	20.02'
E-12	S44°14'00"E	32.65'
E-13	S45°41'00"W	14.09'
E-14	S54°05'42"W	20.00'

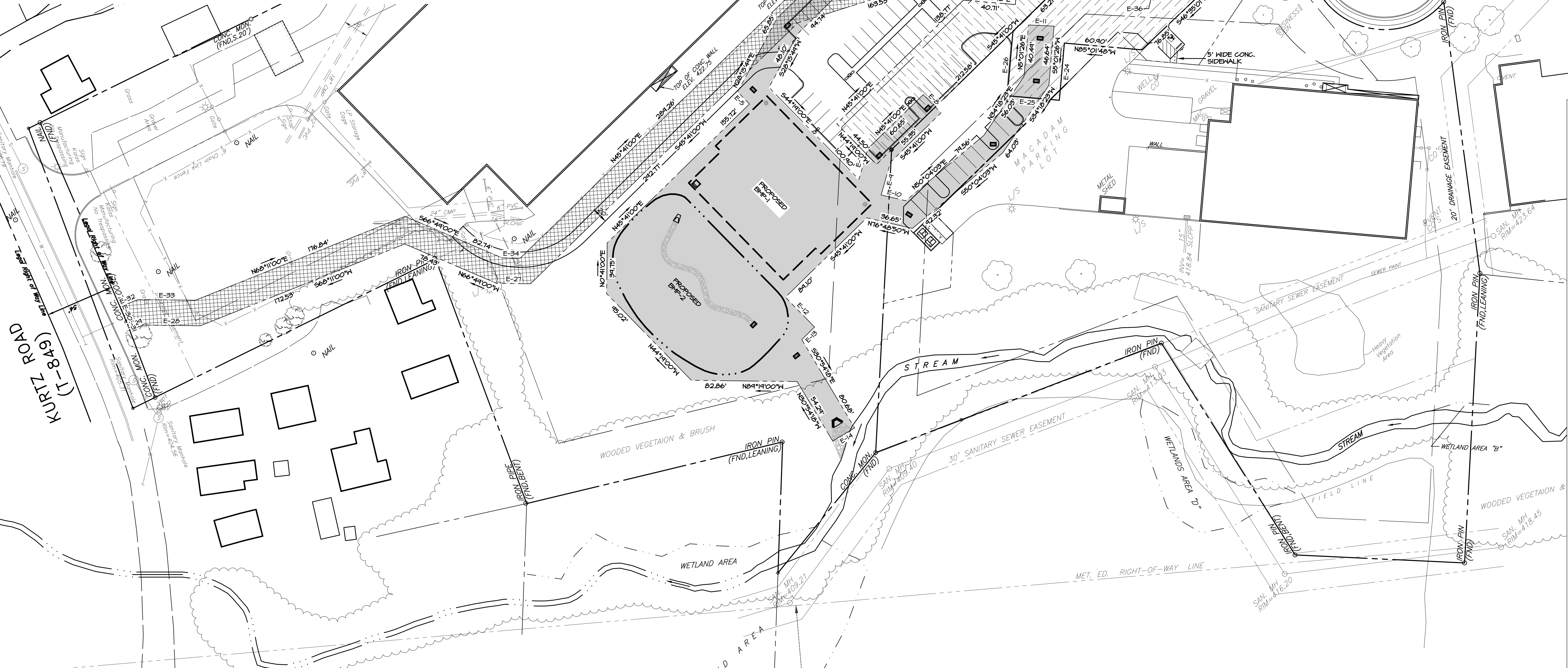
PROPOSED WATERLINE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
E-27	N84°14'00"W	26.47'
E-28	N84°14'00"W	44.84'
E-24	S68°11'00"W	11.13'
E-30	N23°25'51"W	13.25'
E-31	N20°44'51"W	6.76'
E-32	N68°11'00"E	15.36'
E-33	S84°14'00"E	44.84'
E-34	S84°14'00"E	14.21'
E-35	N72°31'22"E	172.28'
E-36	S85°02'08"E	25.113'

PROPOSED ACCESS EASEMENT LINE DATA		
LINE	BEARING	LENGTH
E-21	N5°01'22"E	75.40'
E-22	N86°58'55"W	16.16'
E-23	S48°47'17"W	5.57'
E-24	S4°58'12"W	45.01'
E-25	N84°58'38"W	40.43'
E-26	N4°58'12"E	50.71'



SCALE IN FEET: 1" = 1"=40'

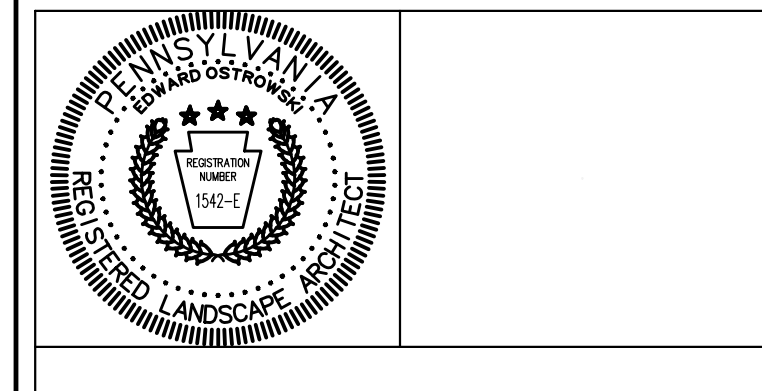
0 20' 40' 80' 120'



REVISIONS PER:	DATE:	BY:
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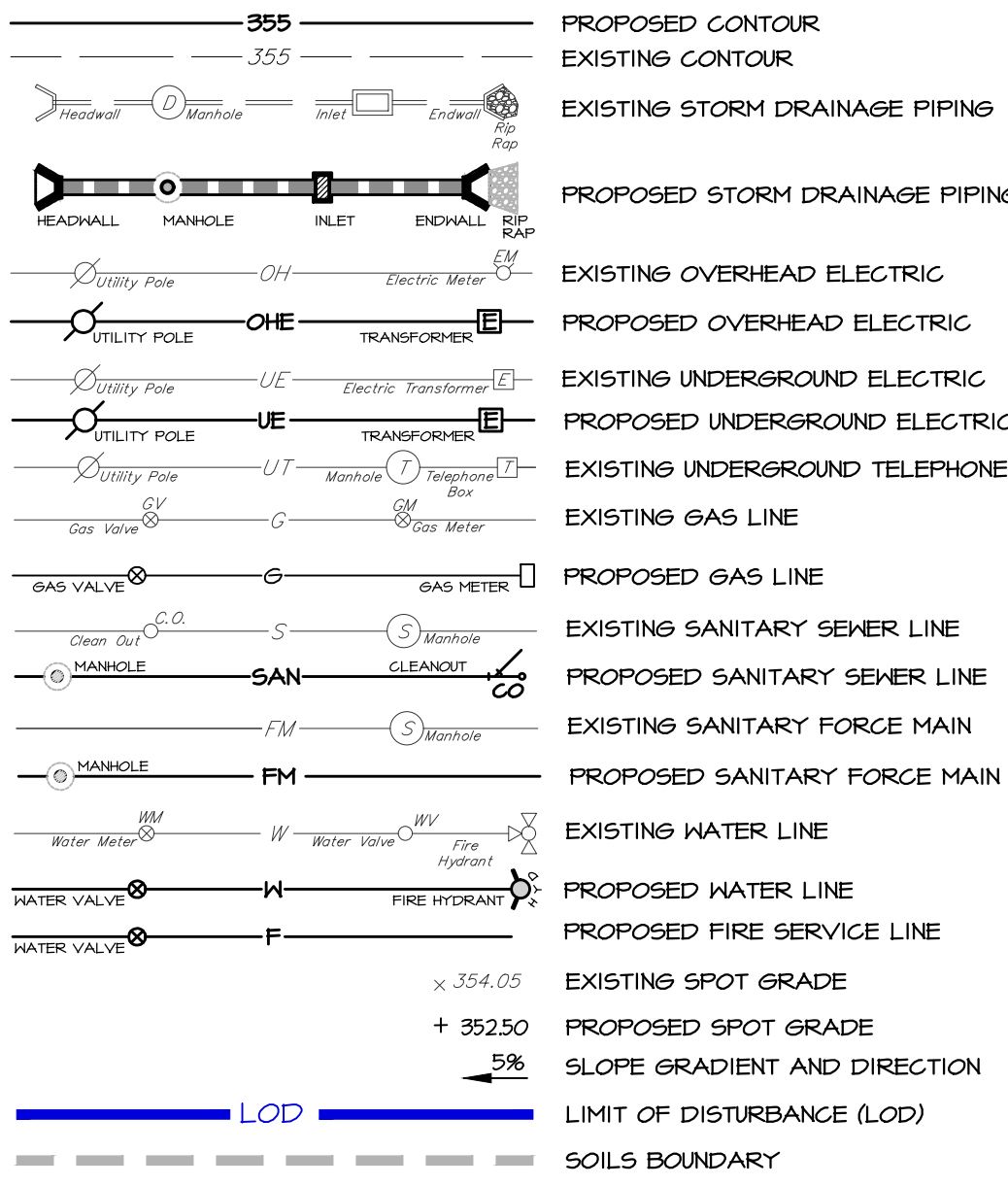


PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN
SUBJECT:
EASEMENT PLAN
FOR
21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA
CLIENT:
WICU, INC.
TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING NO.
6 of 22

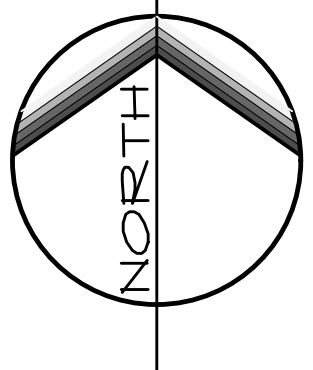
GRADING & UTILITY LEGEND



- NOTES:
- PRIVATE MANHOLE IS TO CONFORM WITH EAST COCALICO WATER & SEWER TOWNSHIP AUTHORITY'S DETAIL "PRECAST CONCRETE MANHOLE".
 - PUBLIC MANHOLE CONNECTION IS TO CONFORM TO EAST COCALICO WATER & SEWER TOWNSHIP AUTHORITY'S DETAIL "NEW SEWER TO EXISTING MANHOLE CONNECTION".
 - THE PROPOSED 8" WATER LINE "LOOP" FROM KURTZ ROAD TO INDUSTRIAL WAY IS OFFERED FOR DEDICATION TO EAST COCALICO TOWNSHIP AUTHORITY.

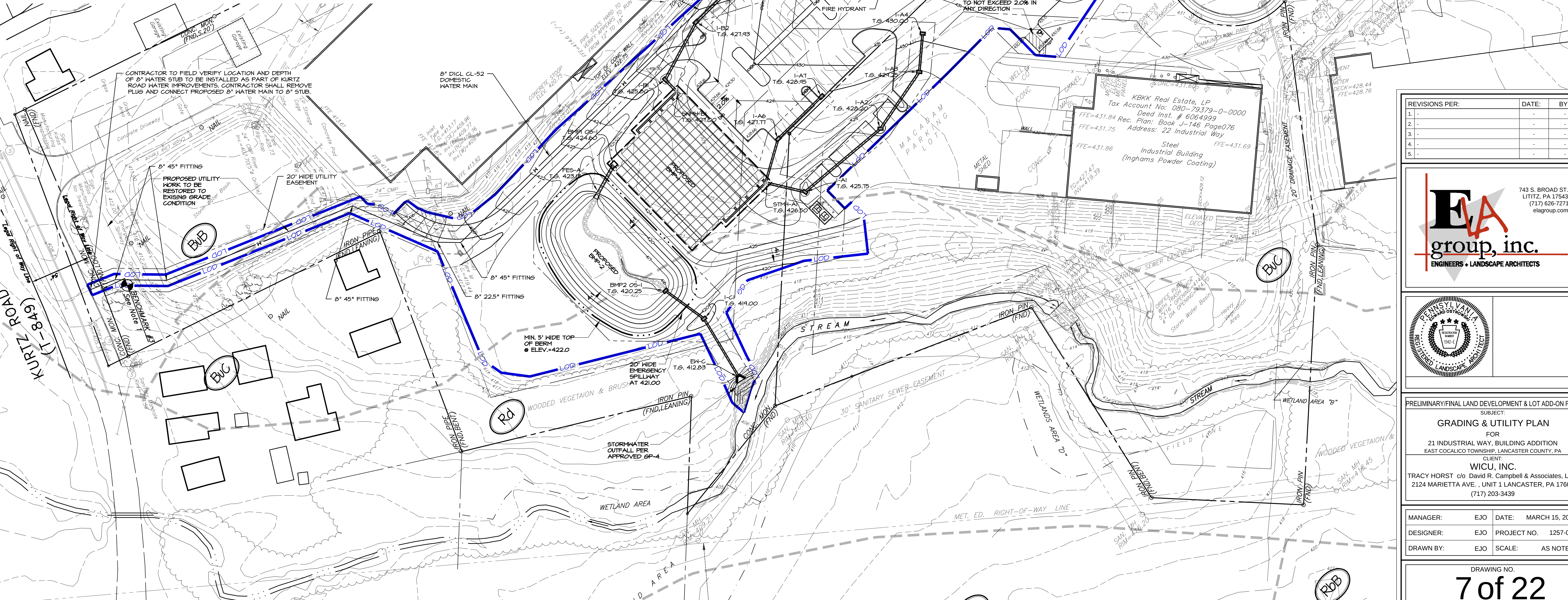
SCALE IN FEET: 1" = 1"=40'

0 20' 40' 80' 120'



WCU, Inc.
Tax Account No: 080-55783-0-0000
Deed Inst. # J-108-00433
Rec. Plan Book J-111 Page 109
Address: 21 Industrial Way
Building (Kolos K2)
Existing Concrete Block Industrial

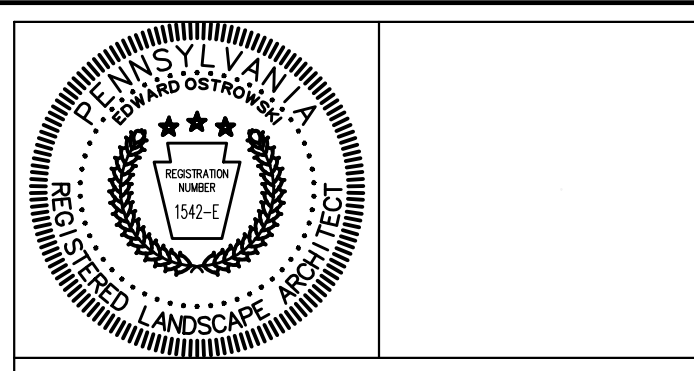
LIMIT OF DISTURBANCE (LOD) = 5.50 AC.



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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN
SUBJECT:
GRADING & UTILITY PLAN
FOR
21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA
CLIENT:
WICU, INC.
TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING NO.
7 of 22

[illegible]

1. PRIVATE MANHOLE IS TO CONFORM WITH EAST COCALICO WATER & SEWER TOWNSHIP AUTHORITY'S DETAIL "PRECAST CONCRETE MANHOLE".
2. PUBLIC MANHOLE CONNECTION IS TO CONFORM TO EAST COCALICO WATER & SEWER TOWNSHIP AUTHORITY'S DETAIL "NEW SEWER TO EXISTING MANHOLE CONNECTION".
3. THE PROPOSED 8" WATER LINE "LOOP" FROM KURTZ ROAD TO INDUSTRIAL WAY IS OFFERED FOR DEDICATION TO EAST COCALICO TOWNSHIP AUTHORITY.

KEY MAP

SCALE IN FEET: 1" = 1" = 40'

0 20' 40' 80' 120'

1. Denver Road Partners, LLC
Tax Account No: 080-22528-0-0000
Deed Inst. # 6704824
Recorded Plat: Book J-081 Page 069
Address: 91 Denver Road
Legal Right of Way Line

Holdings, LLC
26140-0-0000
07758 Page 076
16 Way

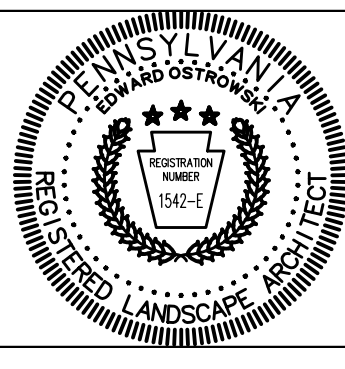
REVISIONS PER:	DATE:	BY:
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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

GRADING & UTILITY PLAN

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

WICU, INC.

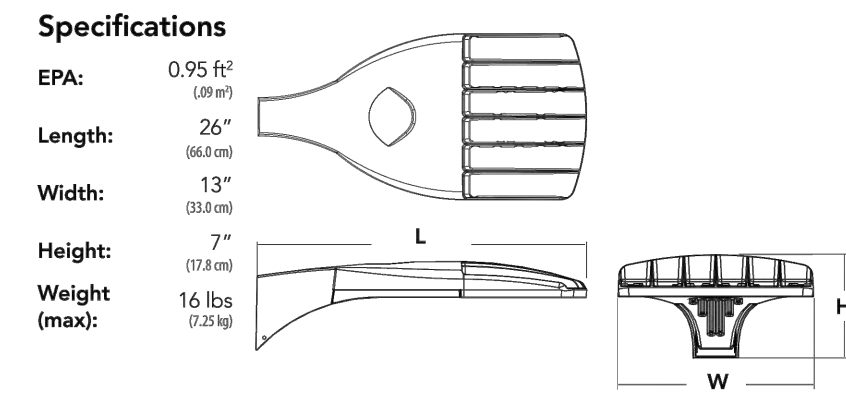
TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE. , UNIT 1 LANCASTER, PA 17603
(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING NO.
8 of 22

DRAWING: C:\Users\leostroy\Documents\ELA Group\257-001 K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\2 Industrial Way\GRADING.dwg PLOTTED: May 16, 2024 2:55 pm

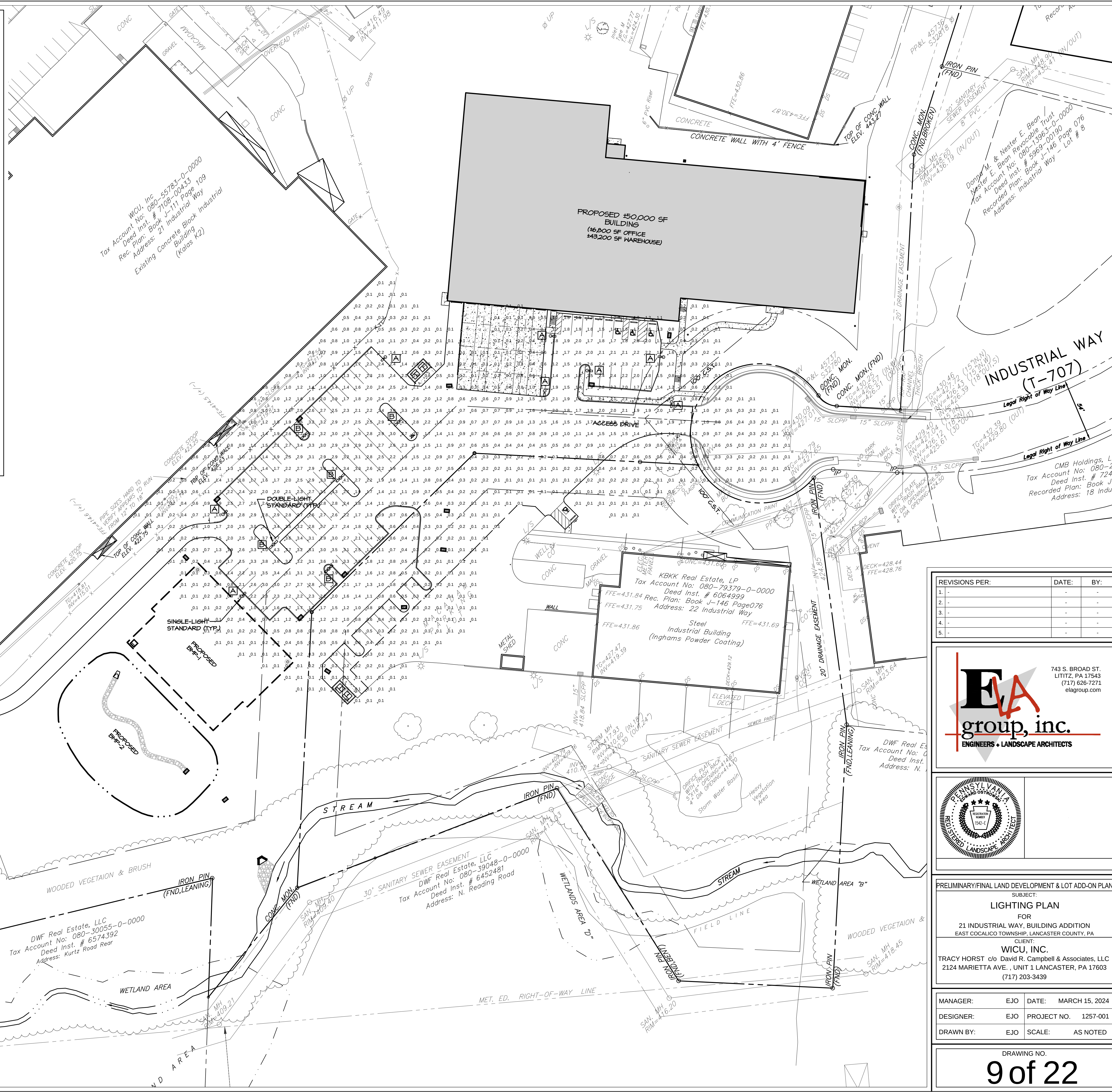
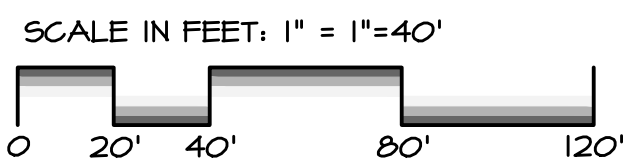
LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	MOU
	8	[A]	20'-
	5	[B]	20'-



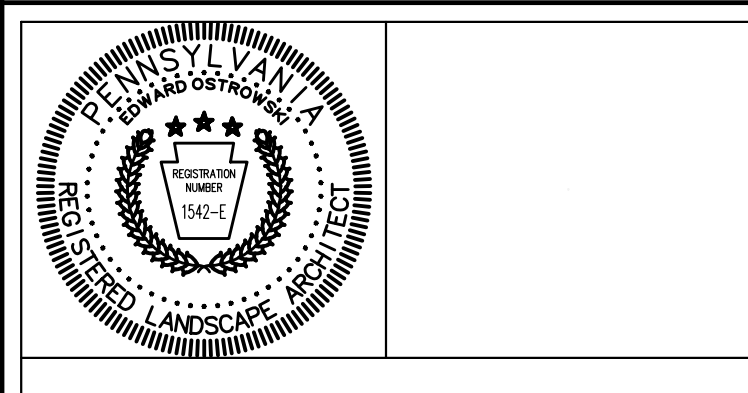
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency

- To learn more about A+,
visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:
[Link to Roam](#); [Link to DTL DLL](#)



REVISIONS PER:		DATE:	BY:
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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

LIGHTING PLAN

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

WICU, INC.

TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

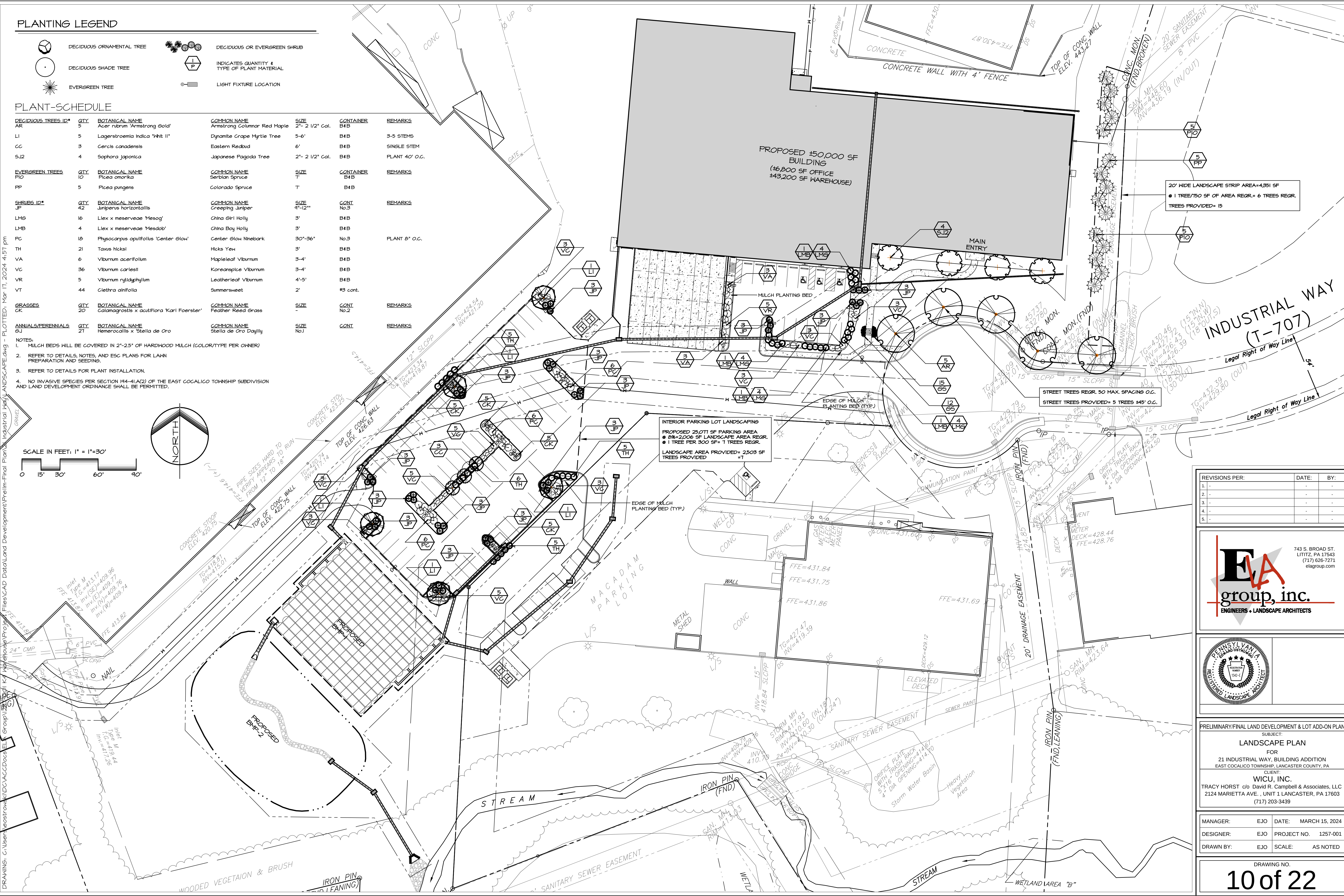
MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

	DECIDUOUS ORNAMENTAL TREE		DECIDUOUS OR EVERGREEN SHRUB
	DECIDUOUS SHADE TREE		INDICATES QUANTITY & TYPE OF PLANT MATERIAL
	EVERGREEN TREE		LIGHT FIXTURE LOCATION

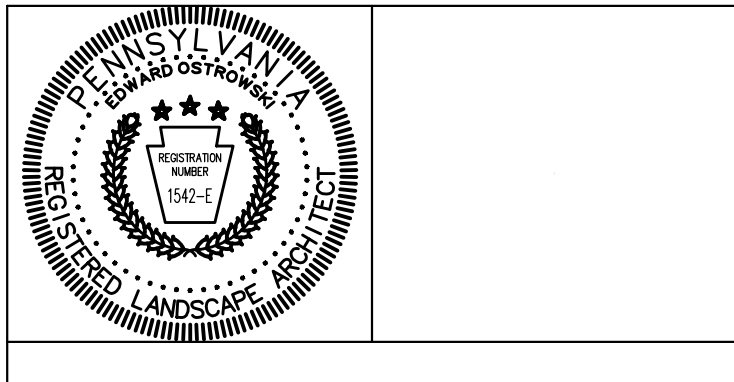
<u>DECIDUOUS TREES ID*</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
AR	5	Acer rubrum 'Armstrong Gold'	Armstrong Columnar Red Maple	2'- 2 1/2" Cal.	B4B	
LI	5	Lagerstroemia indica 'White II'	Dynamite Grape Myrtle Tree	5-6'	B4B	3-5 STEMS
CC	3	Cercis canadensis	Eastern Redbud	6'	B4B	SINGLE STEM
SJ2	4	Sophora Japonica	Japanese Pagoda Tree	2'- 2 1/2" Cal.	B4B	PLANT 40' O.C.
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
PIO	10	Picea omorika	Serbian Spruce	7'	B4B	
PP	5	Picea pungens	Colorado Spruce	7'	B4B	
<u>SHRUBS ID*</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>REMARKS</u>
JP	42	Juniperus horizontalis	Creeping Juniper	9"-12"	No.3	
LMS	16	Llax x meserveae 'Mesog'	China Girl Holly	3'	B4B	
LMB	4	Llax x meserveae 'Mesdob'	China Boy Holly	3'	B4B	
PC	18	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	30"-36"	No.3	PLANT 8' O.C.
TH	21	Taxus hicksi	Hicks Yew	3'	B4B	
VA	6	Viburnum acerifolium	Mapleleaf Viburnum	3-4'	B4B	
VC	36	Viburnum cerasifol	Koreanspice Viburnum	3-4'	B4B	
VR	5	Viburnum rhytidophyllum	Leatherleaf Viburnum	4'-5'	B4B	
VT	44	Clethra alnifolia	Summersweet	2'	#3 cont.	
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>REMARKS</u>
CK	20	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	-	No.2	
<u>ANNUALS/PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>REMARKS</u>
GJ	27	Hemerocallis x 'Stella de Oro	Stella de Oro Daylily	No.1		

SCALE IN FEET: 1" = 1"=30'

0 15' 30' 60' 90'



REVISIONS PER:	DATE:	BY:
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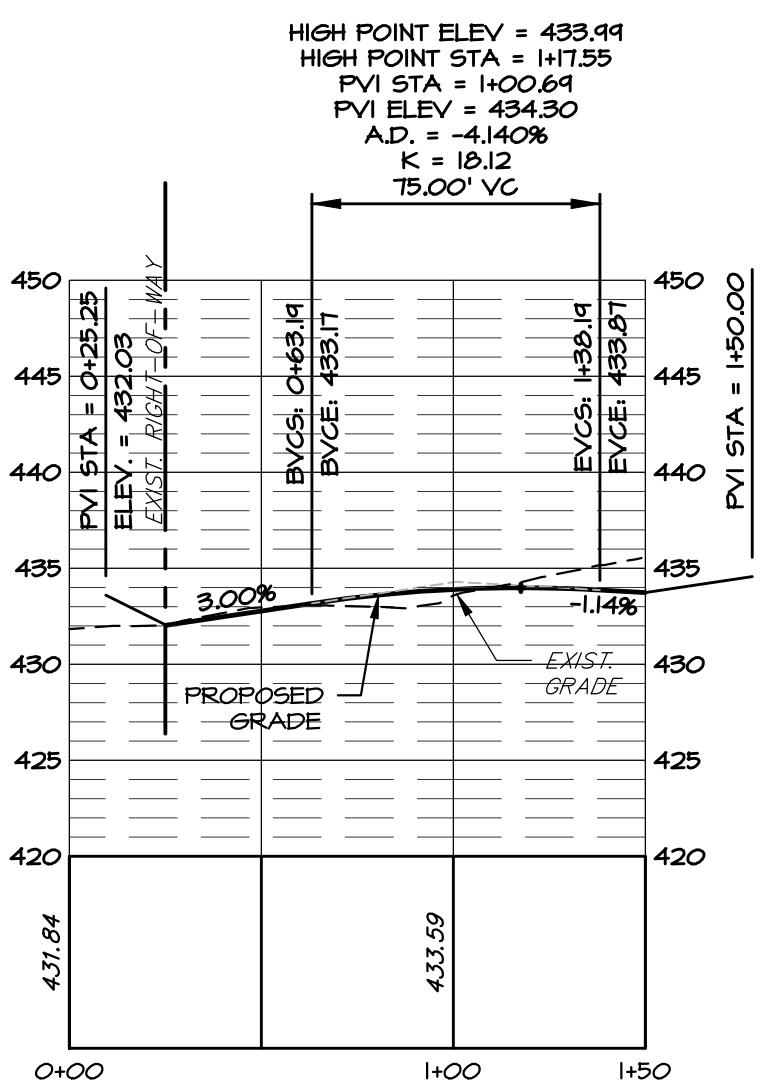
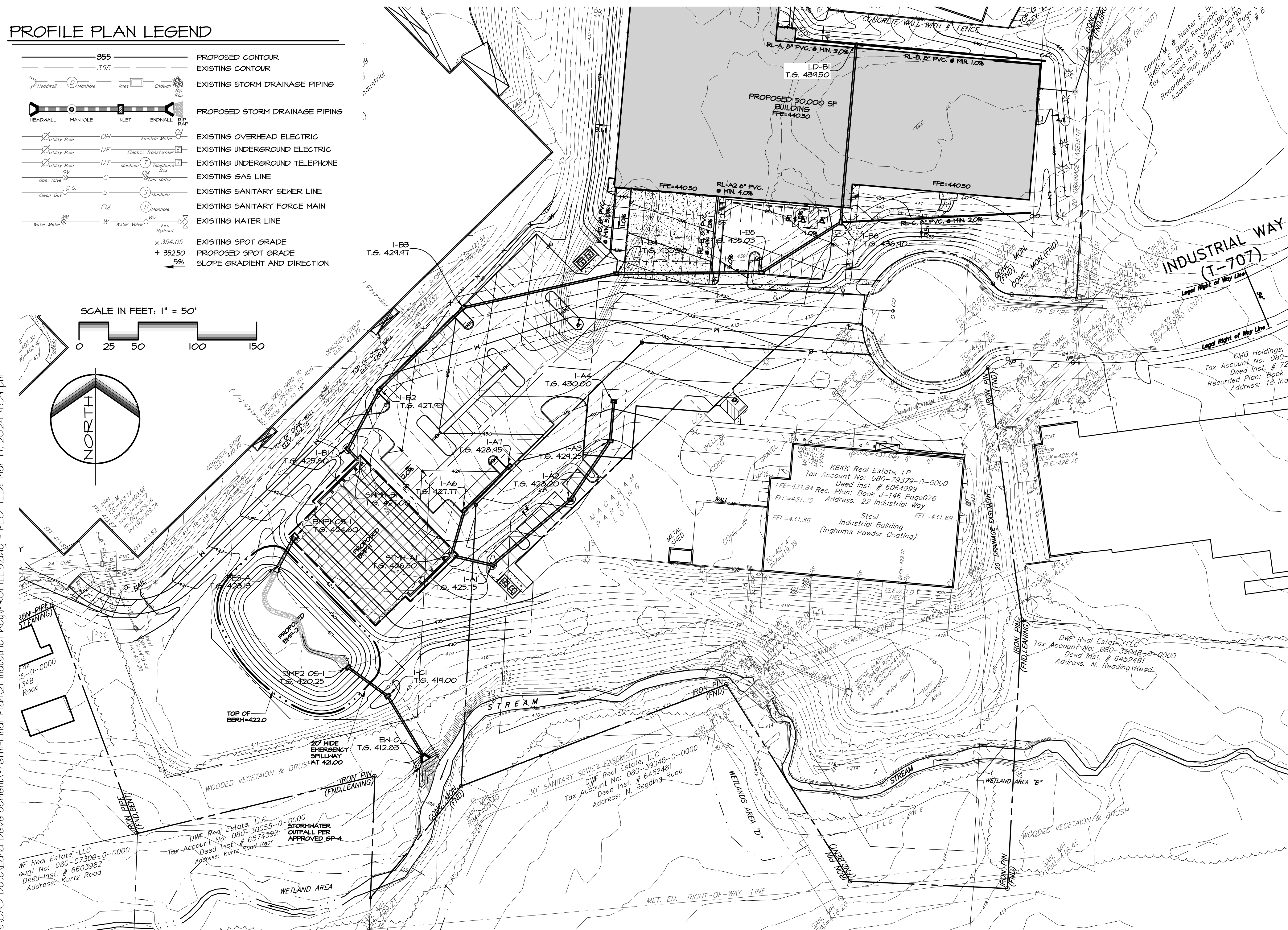
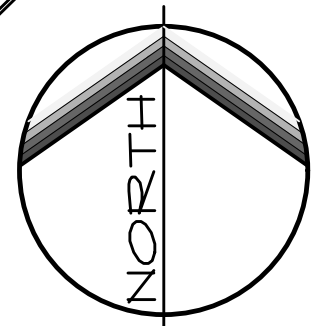
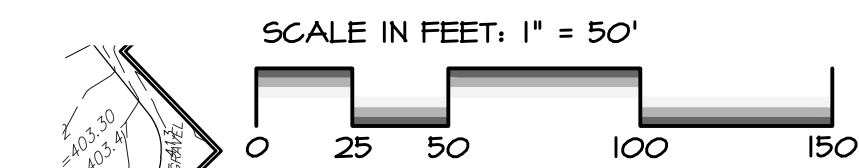
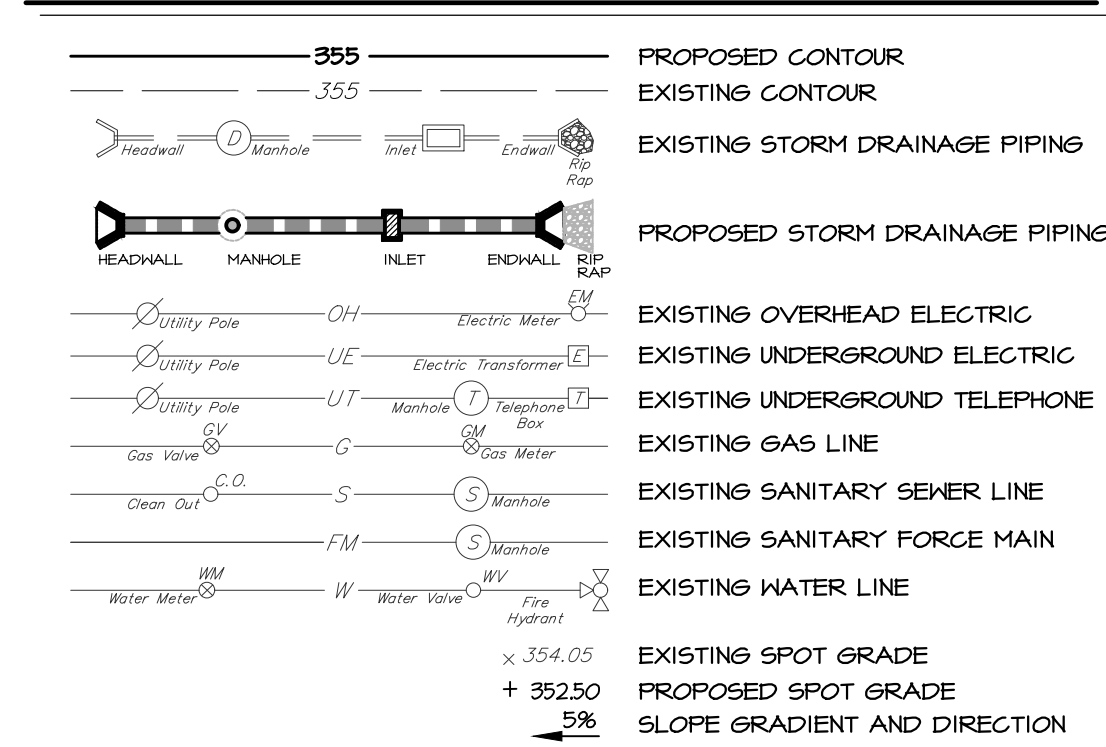
PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN	
SUBJECT:	
LANDSCAPE PLAN	
FOR	
21 INDUSTRIAL WAY, BUILDING ADDITION	
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA	
CLIENT:	
WICU, INC.	
TRACY HORST c/o David R. Campbell & Associates, LLC	
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(717) 203-3439	

MANAGER:	EJO	DATE:	MARCH 15, 2024
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DRAWN BY:	EJO	SCALE:	AS NOTED

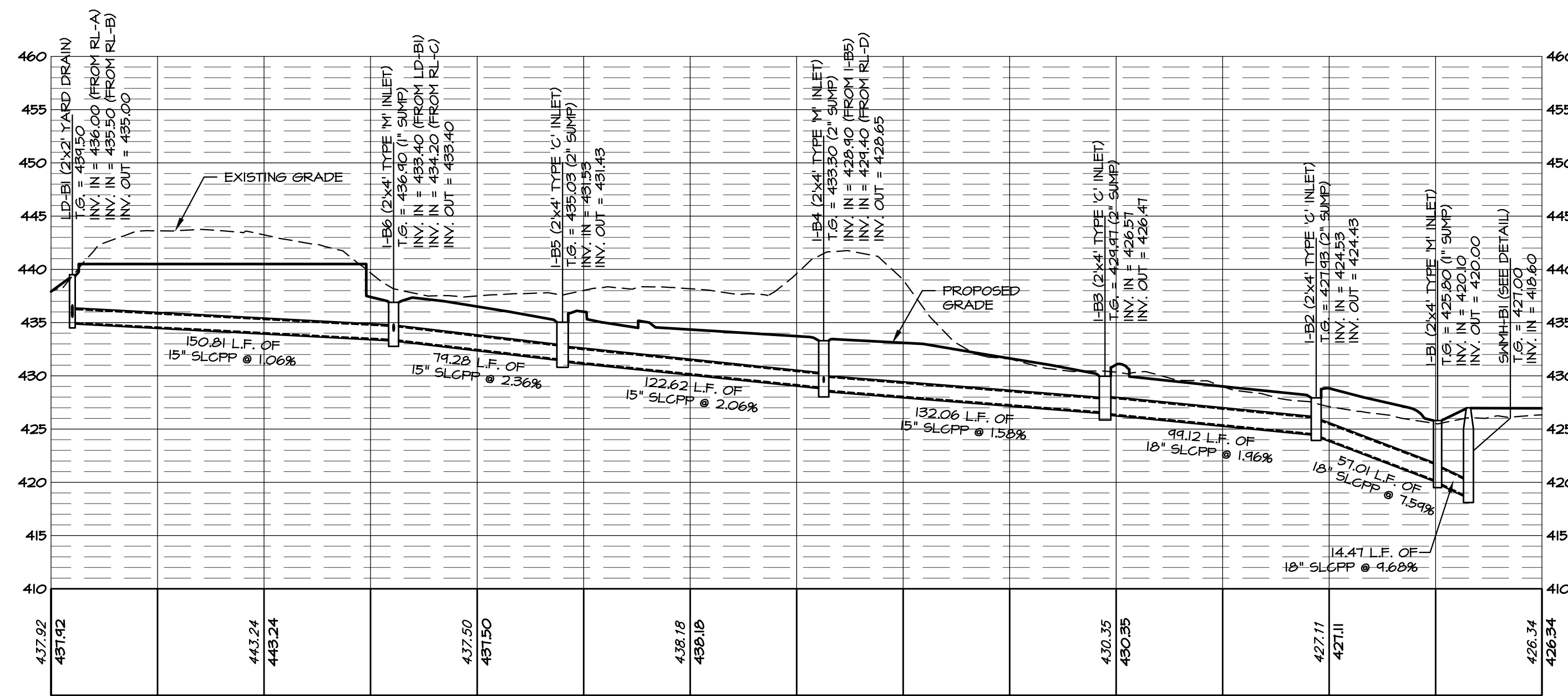
DRAWING NO.
10 of 22

DRAWING: C:\Users\neostrowski\Documents\ELA Group\2024\K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\LANDSCAPE.dwg - PLOTTED: Mar 17, 2024 4:57 pm

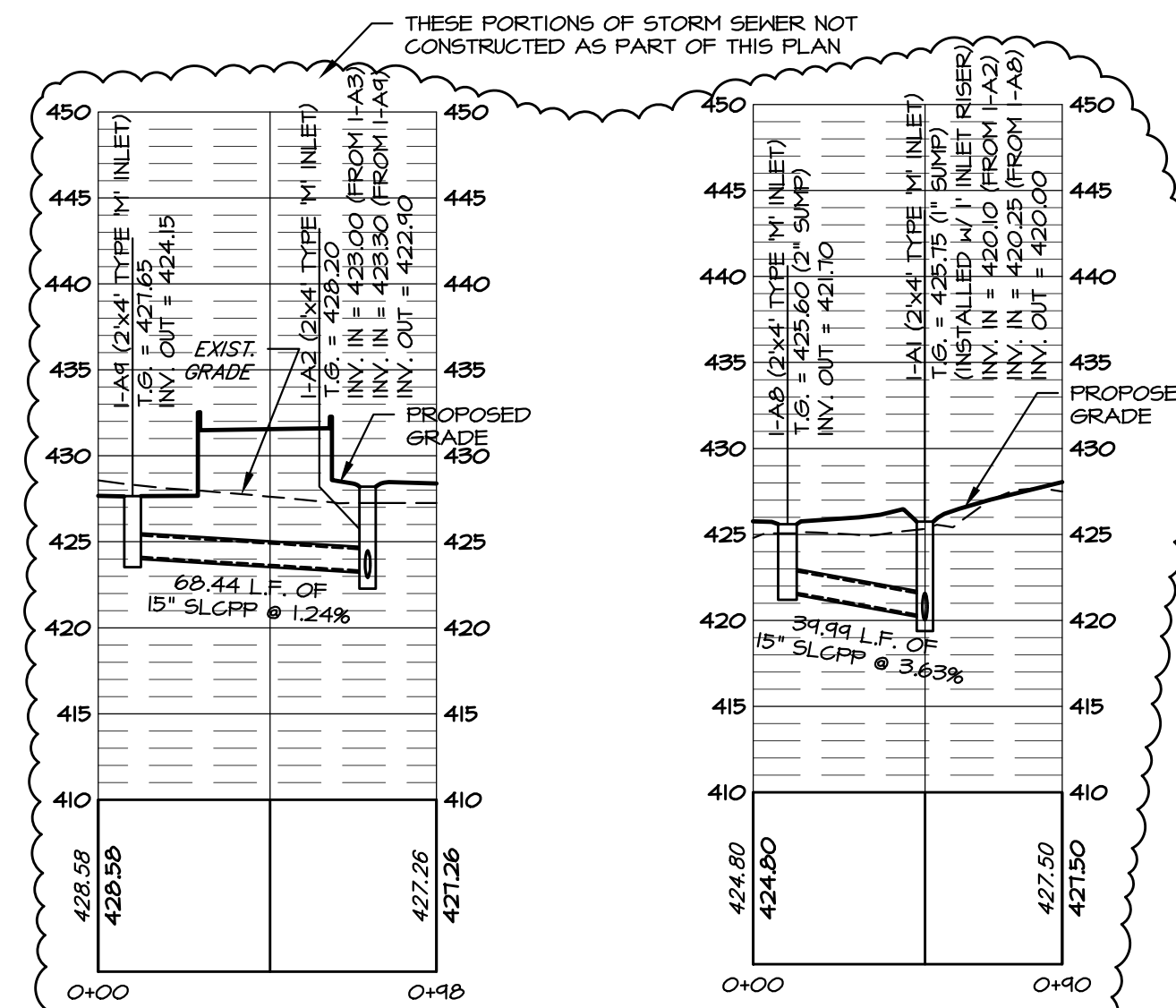
PROFILE PLAN LEGEND



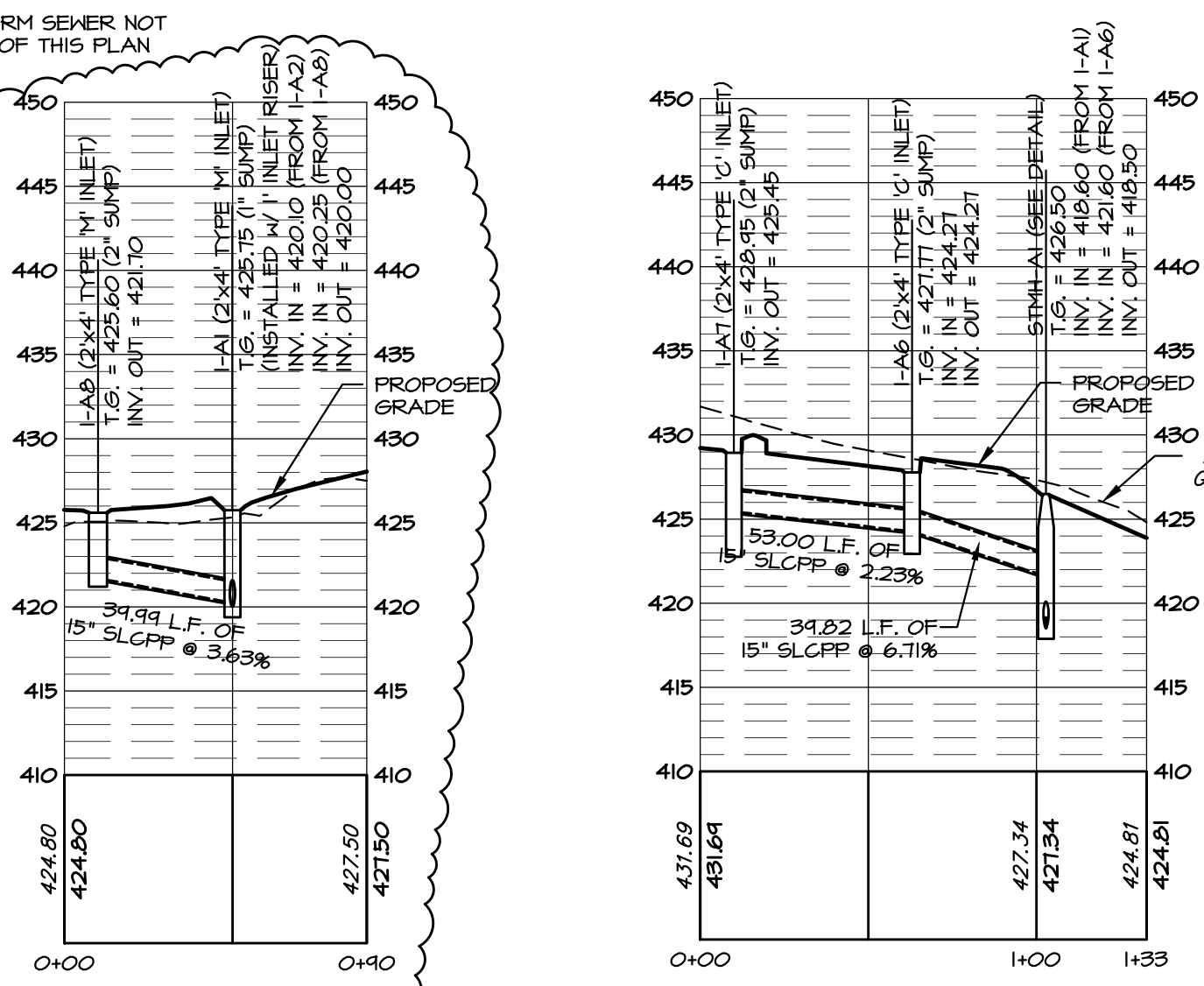
ACCESS DRIVE
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



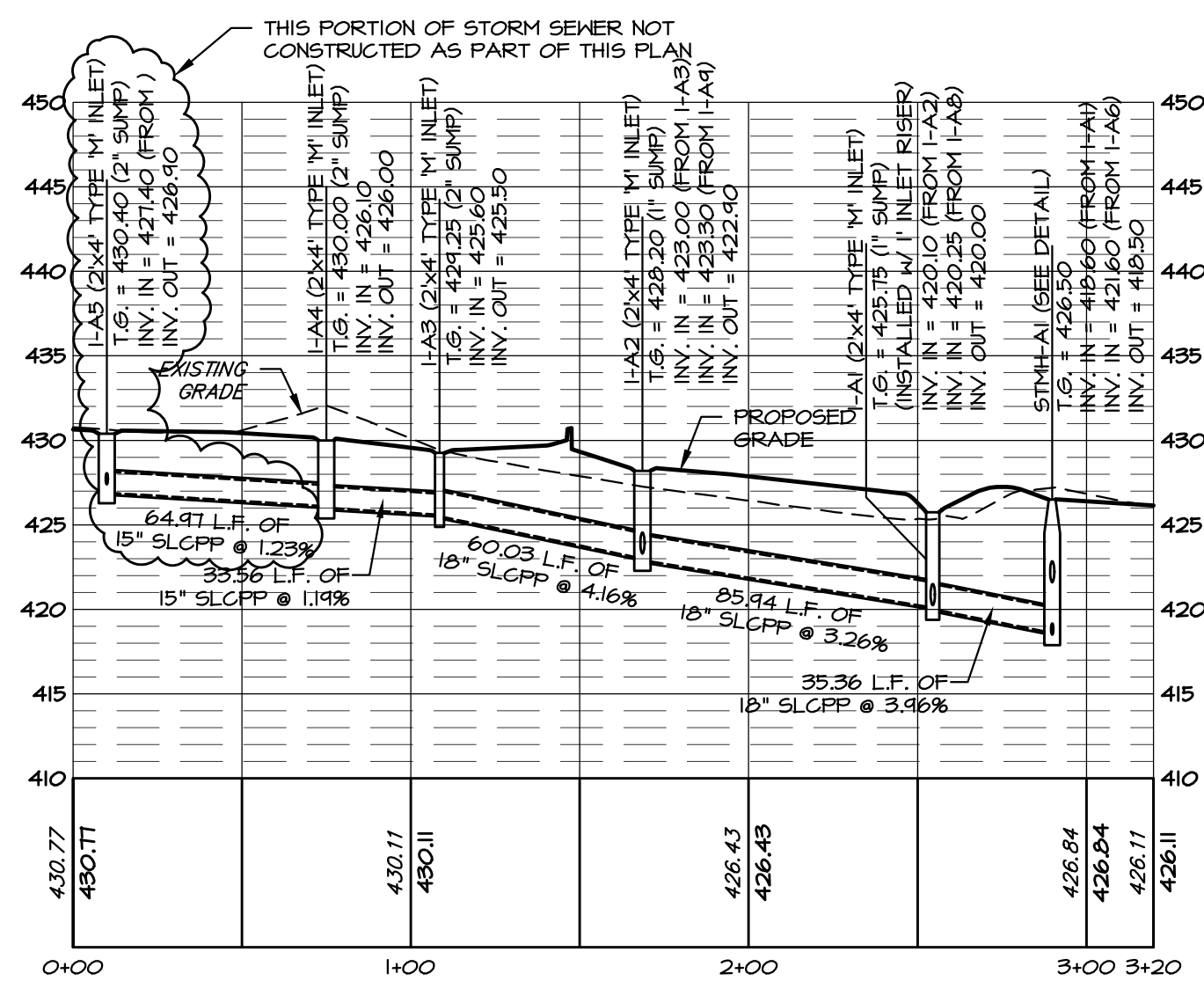
LD-BI TO SWMH-BI
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



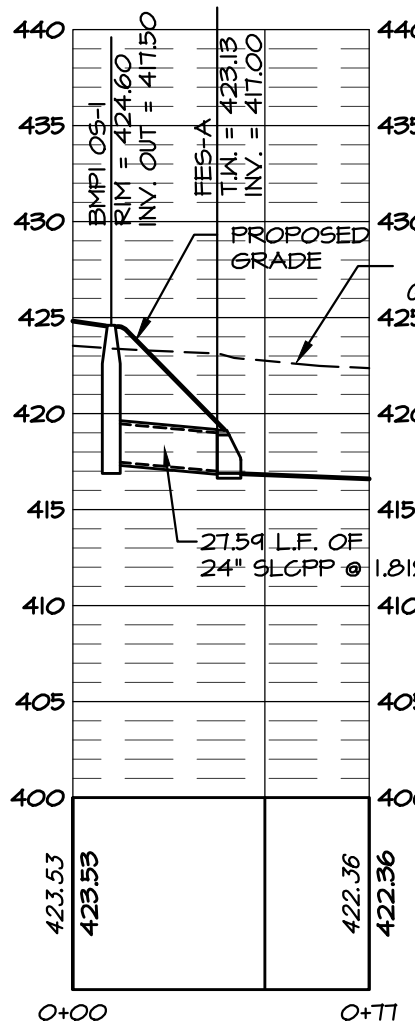
I-A9 TO I-A2
ORZ. SCALE: 1"=50'
VERT. SCALE: 1"=10'



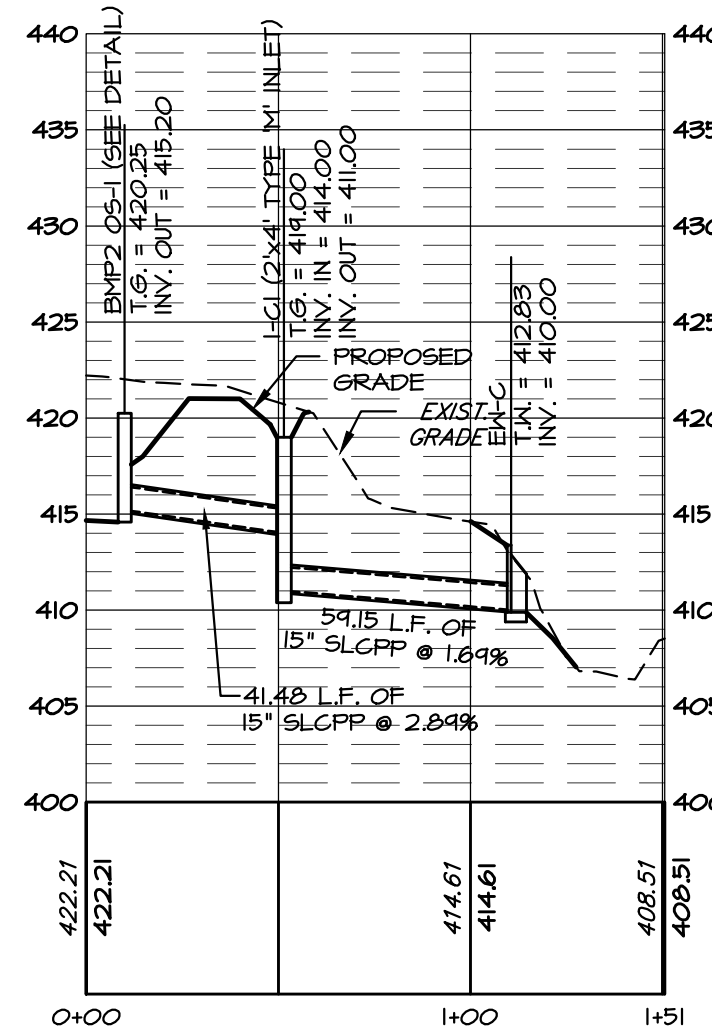
I-A7 TO STMH-A1
HORIZ. SCALE: 1"=50
VERT. SCALE: 1"= 10



I-A5 TO STMH-A1
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

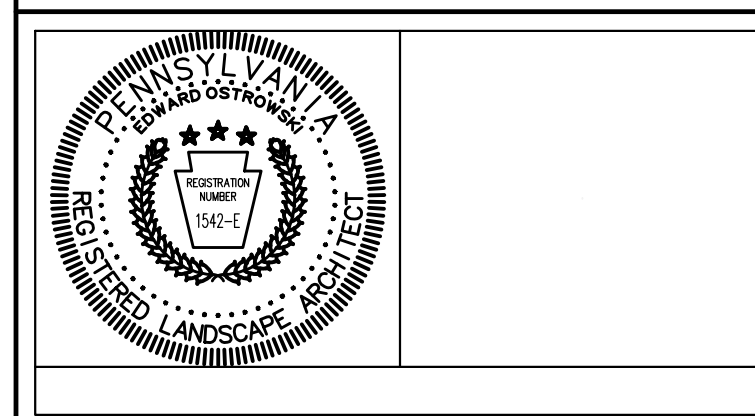


BMPI 05-1 TO FES-A
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



BMP2 05-1 TO EW-0
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

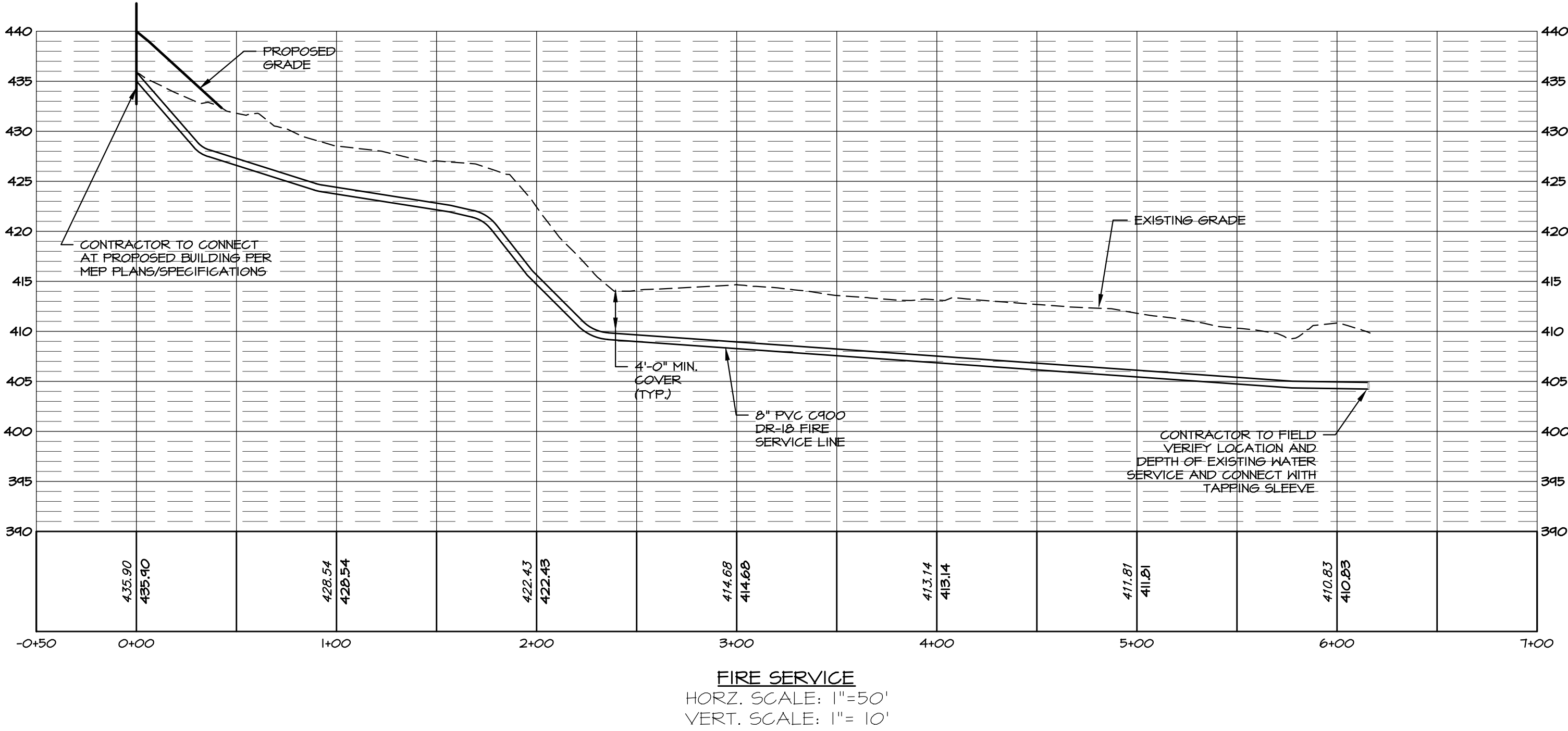
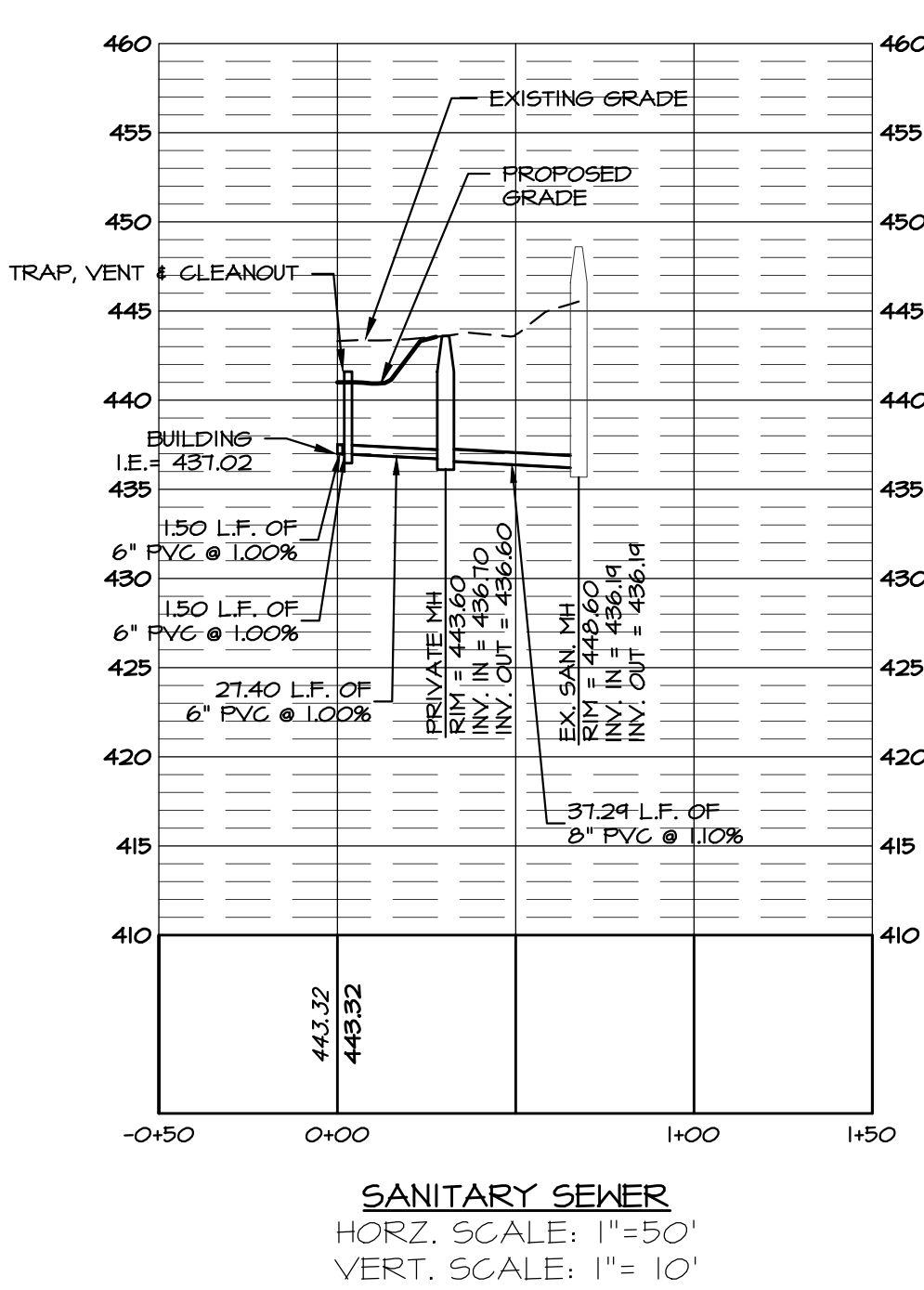
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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN
SUBJECT:
STORM & ACCESS DRIVE PROFILES
FOR
21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA
CLIENT:
WICU, INC.
TRACY HORST c/o David R. Campbell & Associates, LLC
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603
(717) 203-3439

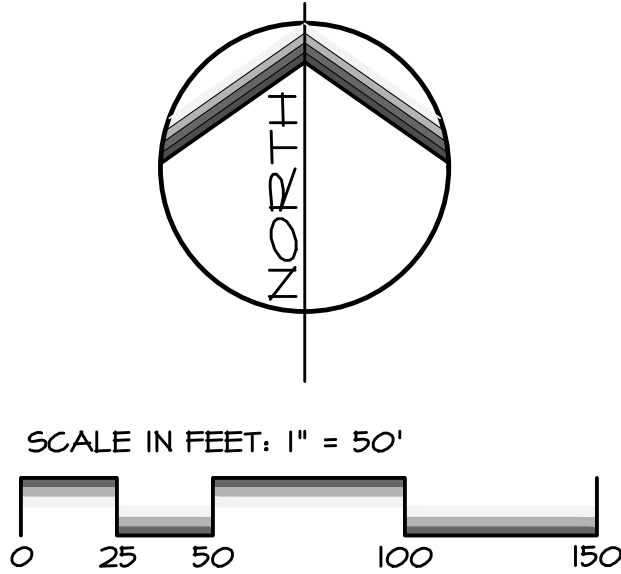
MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING: C:\Users\ecostron\skt\DC\ACG\Docs\ELA_Group\1257-001 K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\21 Industrial Way\PROFILES.dwg - PLOTTED: Mar 16, 2024 4:33 pm



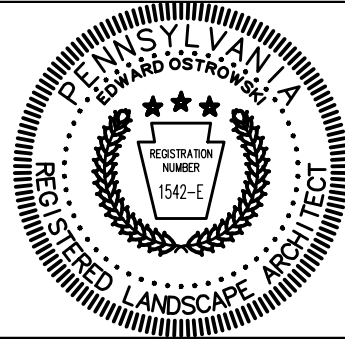
UTILITY LEGEND			
	EXISTING STORM DRAINAGE PIPING		PROPOSED STORM DRAINAGE PIPING
	EXISTING OVERHEAD ELECTRIC		PROPOSED OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC		PROPOSED UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE		EXISTING GAS LINE
	PROPOSED GAS LINE		EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE		EXISTING SANITARY FORCE MAIN
	PROPOSED SANITARY FORCE MAIN		EXISTING WATER LINE
	PROPOSED WATER LINE		PROPOSED FIRE SERVICE LINE

- NOTES:
1. PRIVATE MANHOLE IS TO CONFORM WITH EAST COCALICO WATER & SEWER TOWNSHIP AUTHORITY'S DETAIL "PRECAST CONCRETE MANHOLE".
 2. PUBLIC MANHOLE CONNECTION IS TO CONFORM TO EAST COCALICO WATER & SEWER TOWNSHIP AUTHORITY'S DETAIL "NEW SEWER TO EXISTING MANHOLE CONNECTION".



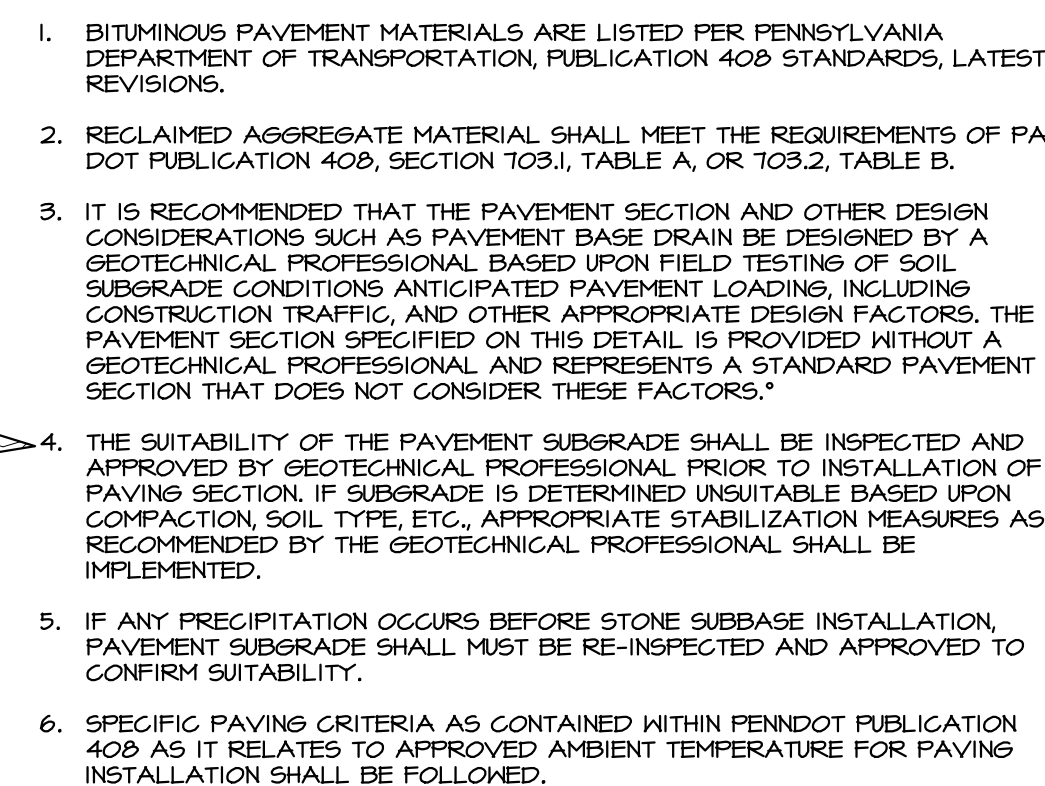
REVISIONS PER:	DATE:	BY:
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743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
elagroup.com



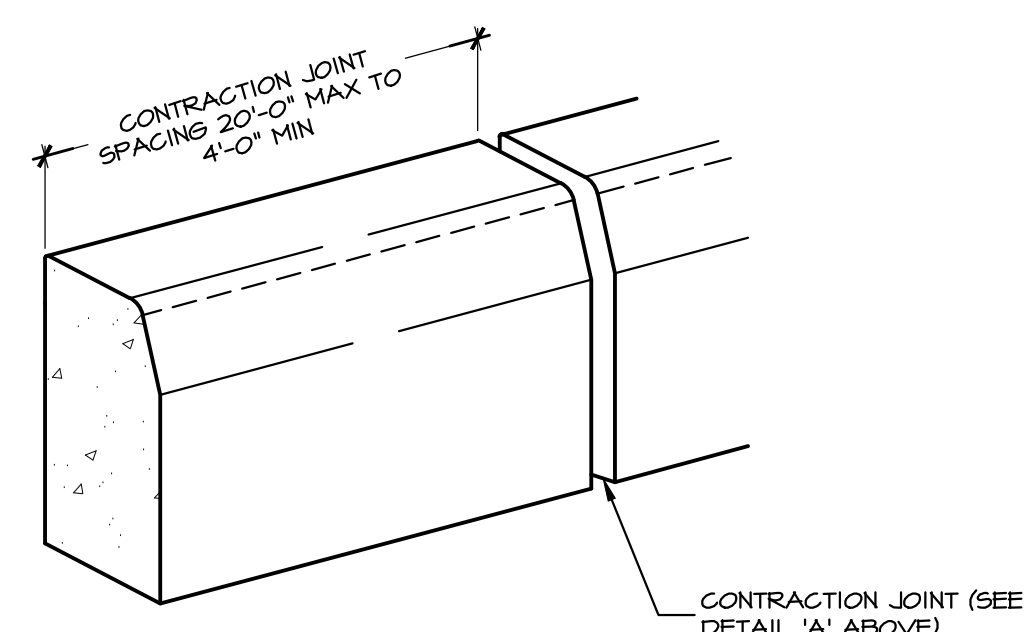
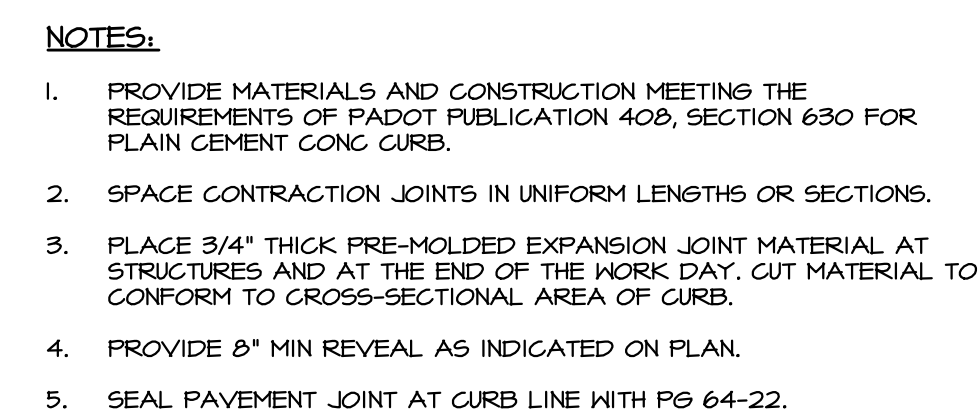
PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN
SUBJECT:
UTILITY PROFILES
FOR
21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA
CLIENT:
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MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

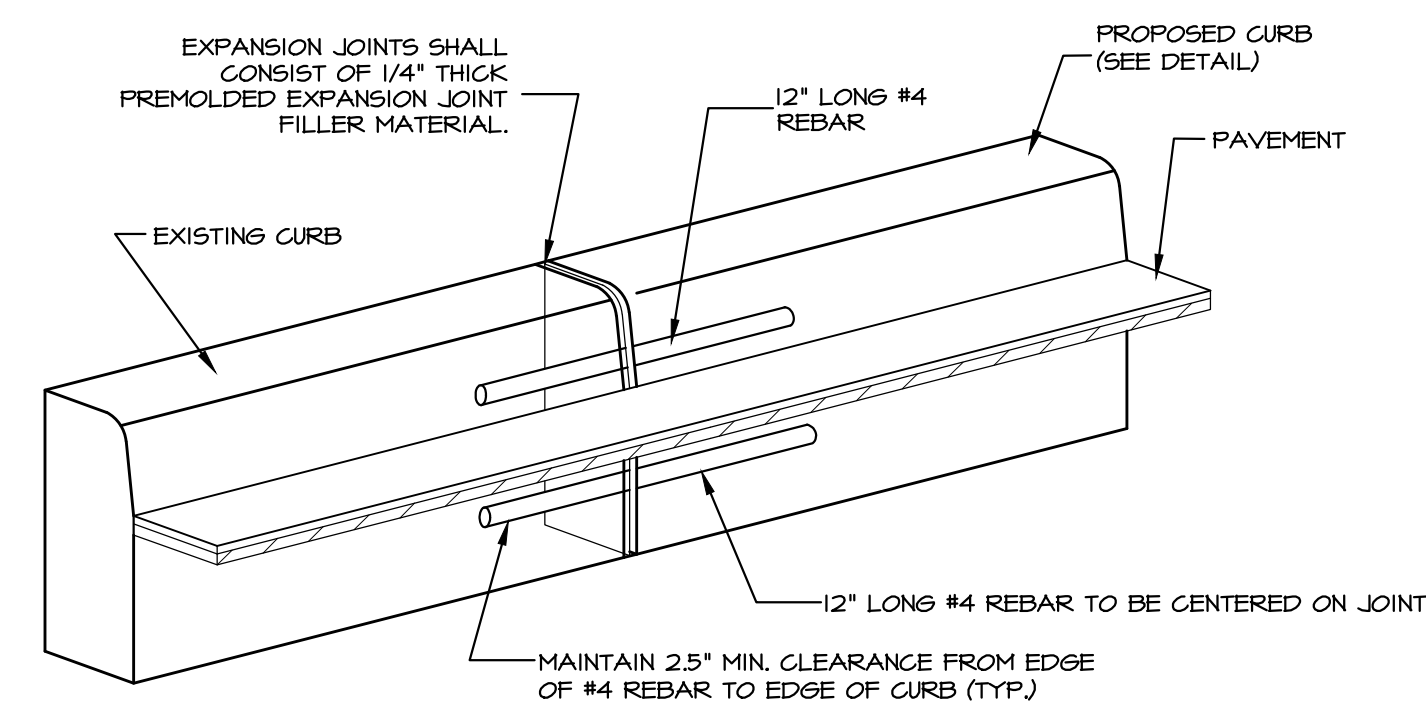
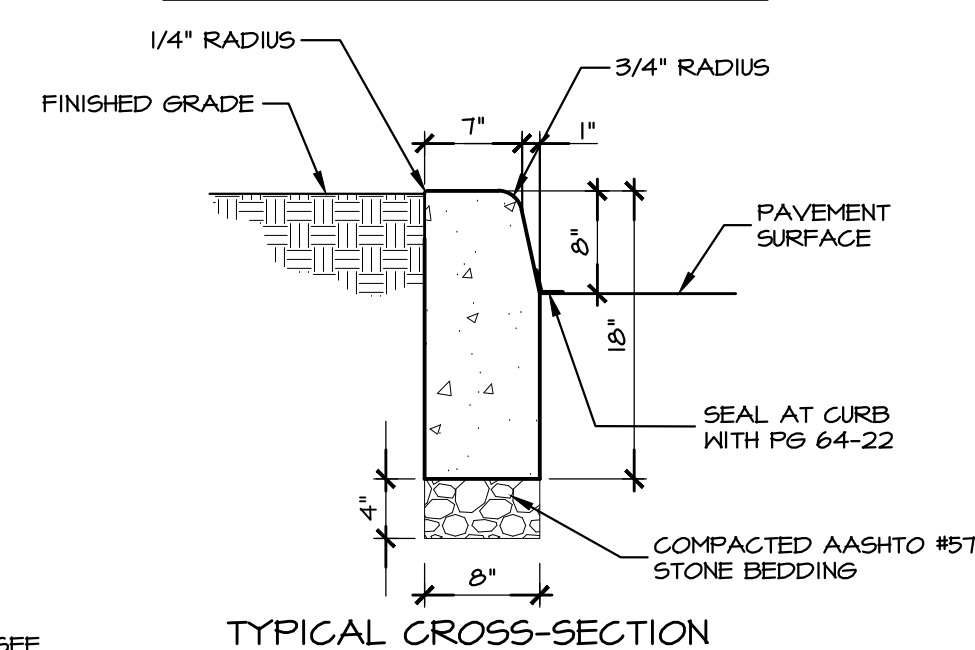


BITUMINOUS PAVING SCHEDULE							
WEARING COURSE		BINDER COURSE		AGGREGATE BASE COURSE		LOCATION	
TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS		
SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 9.5 MM, SRL-L	2.0"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	4.0"	PENNDOT #3A MODIFIED	8"	TYPE I (SEE PLAN)	
SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 9.5 MM, SRL-L	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	2.0"	PENNDOT #3A MODIFIED	6"		

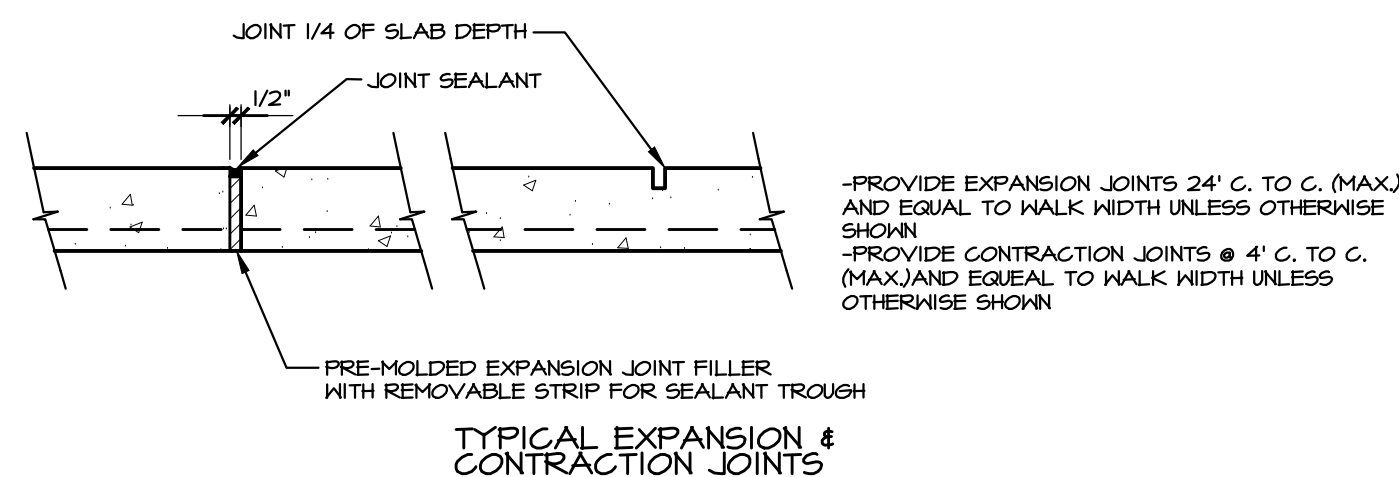
BITUMINOUS PAVEMENT SECTION/SCHEDULE



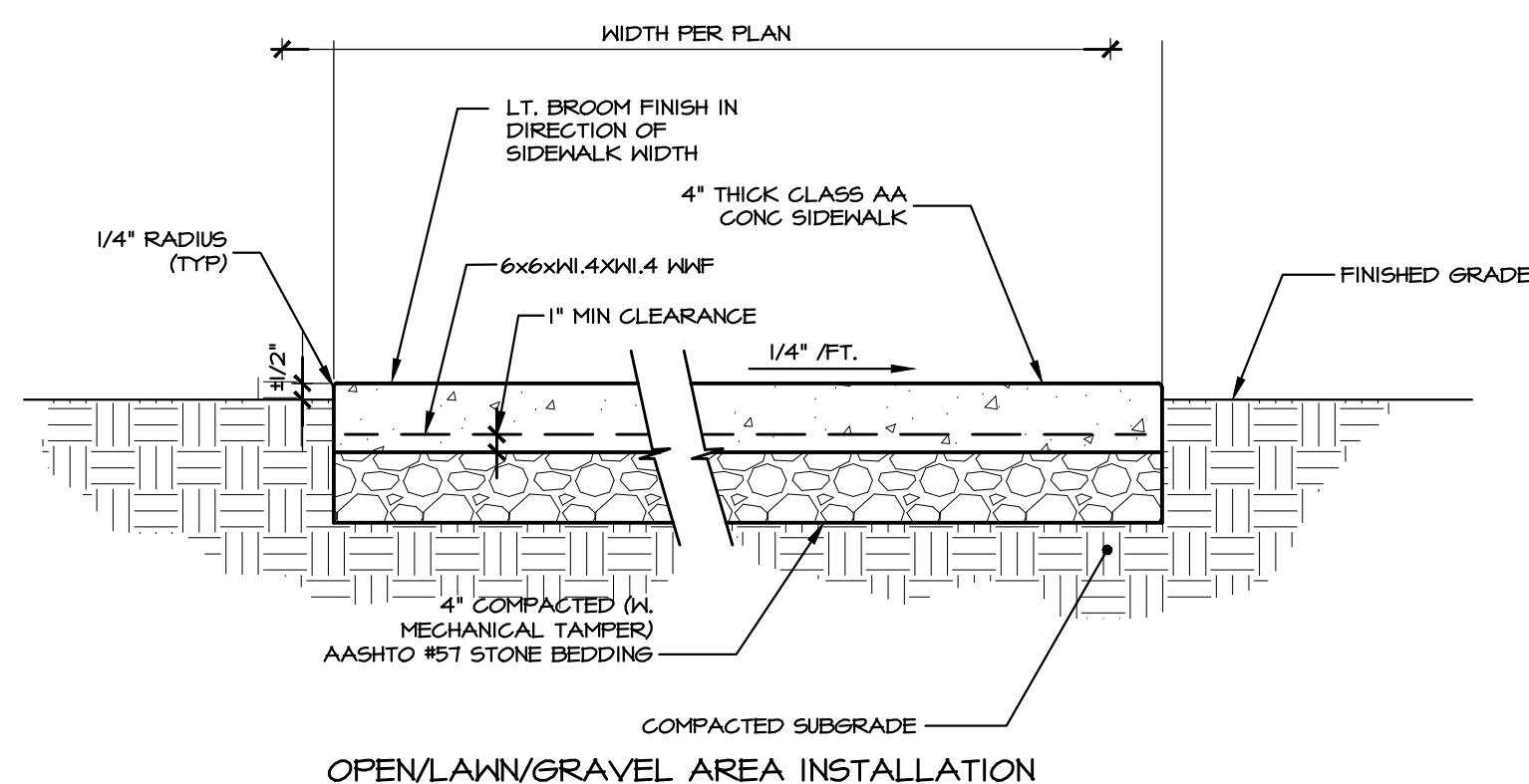
(B) PADOT TYPE CONCRETE VERTICAL CURB
NO SCALE



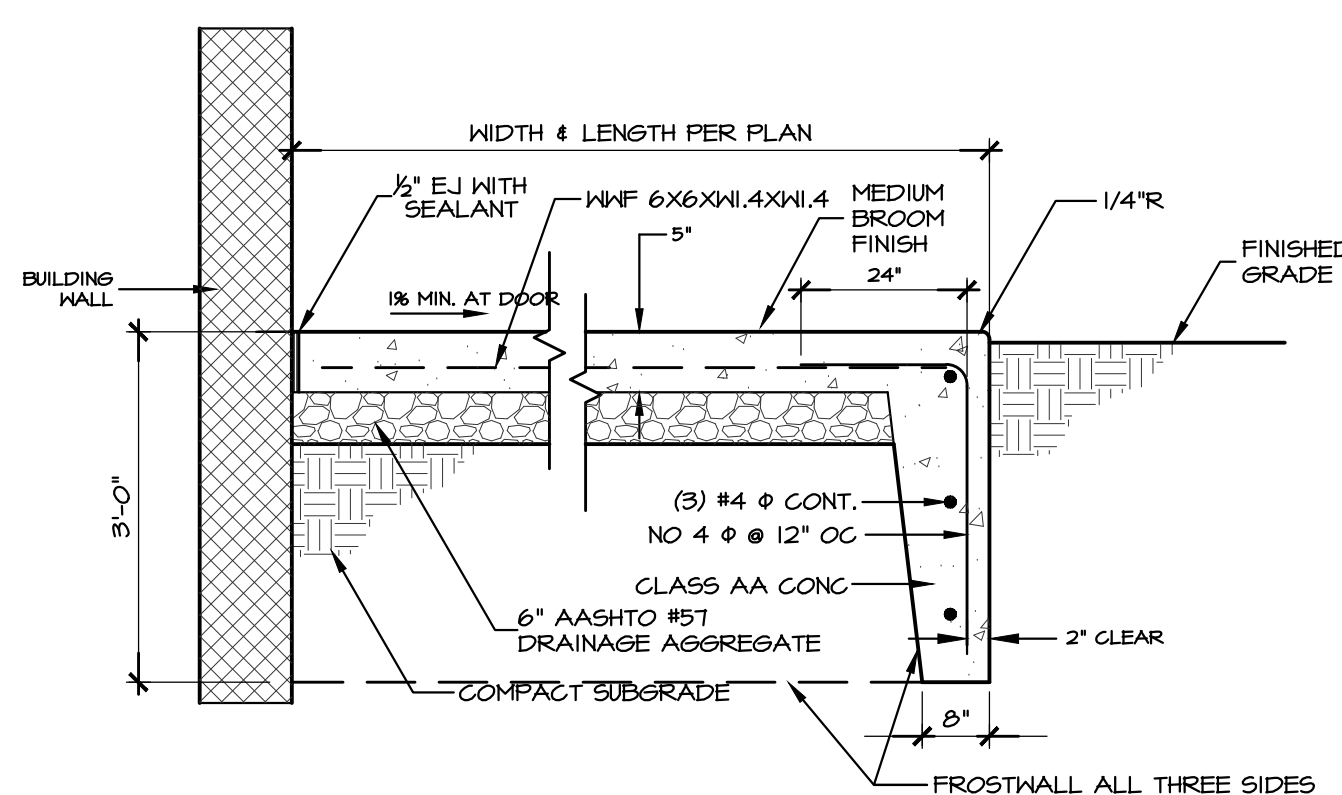
C CURB CONNECTION DETAIL
NO SCALE



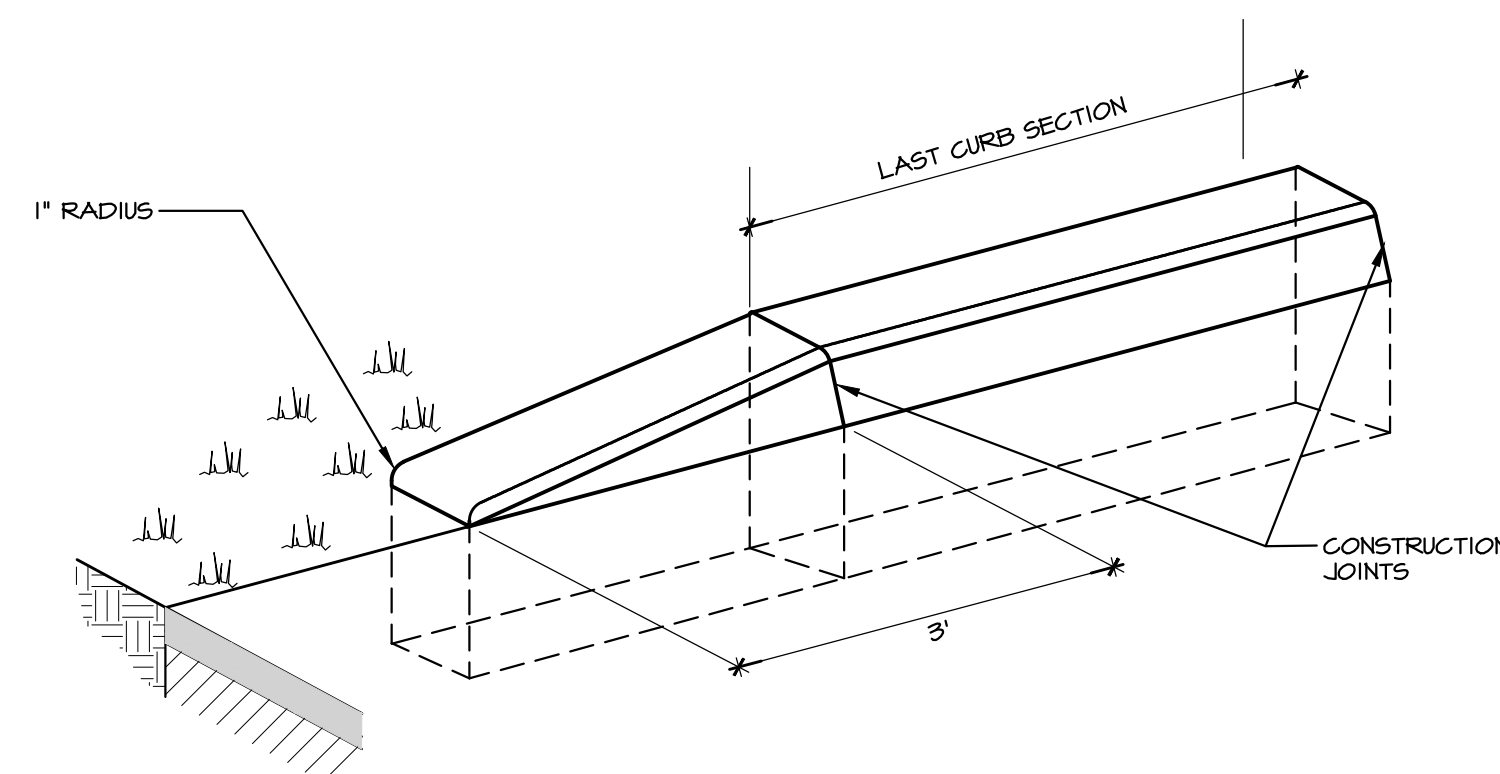
TYPICAL EXPANSION & CONTRACTION JOINTS



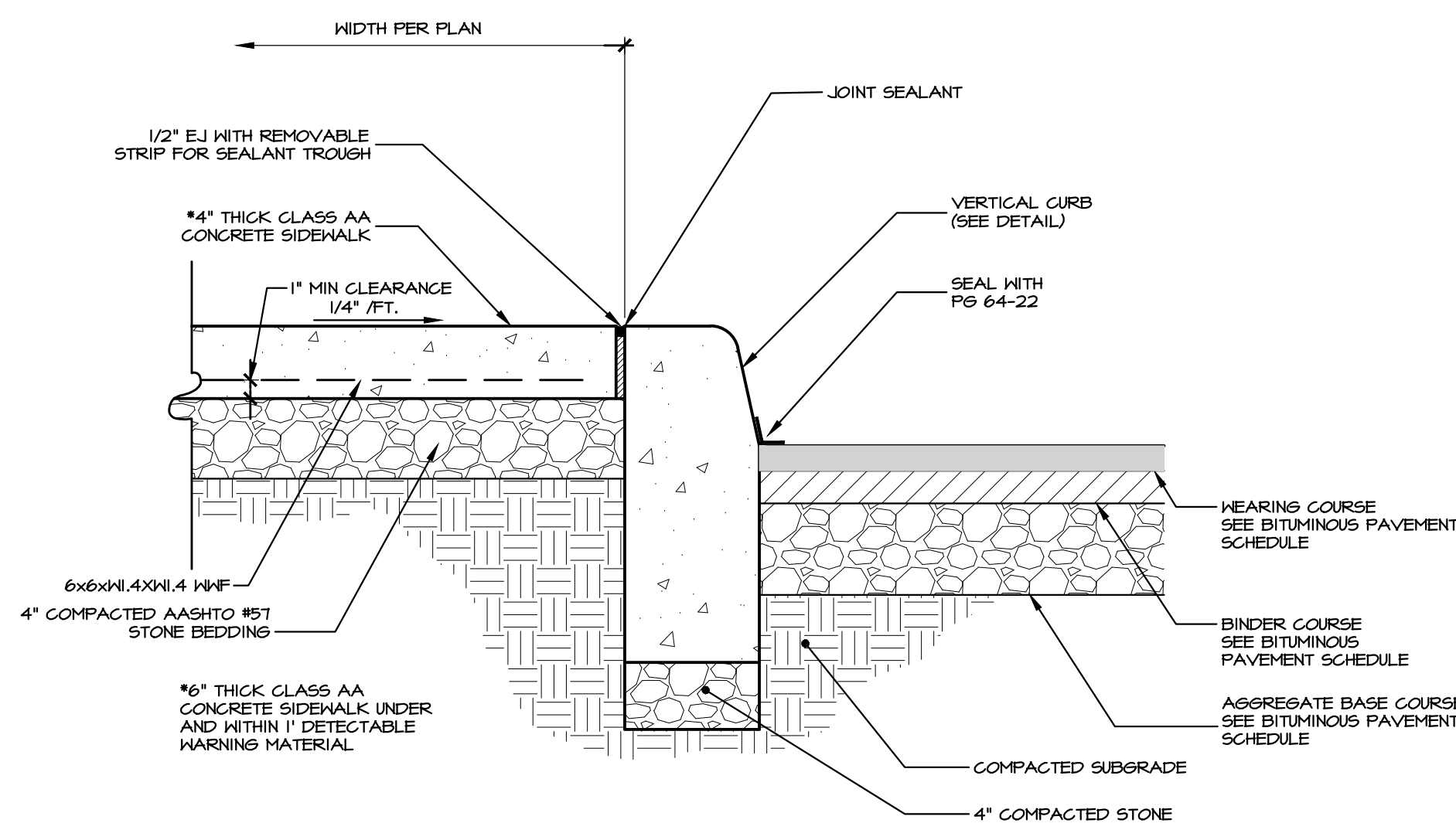
OPEN/LAWN/GRAVEL AREA INSTALLATION



CONCRETE DOOR PAD/FROST WALL DETAIL
NO SCALE

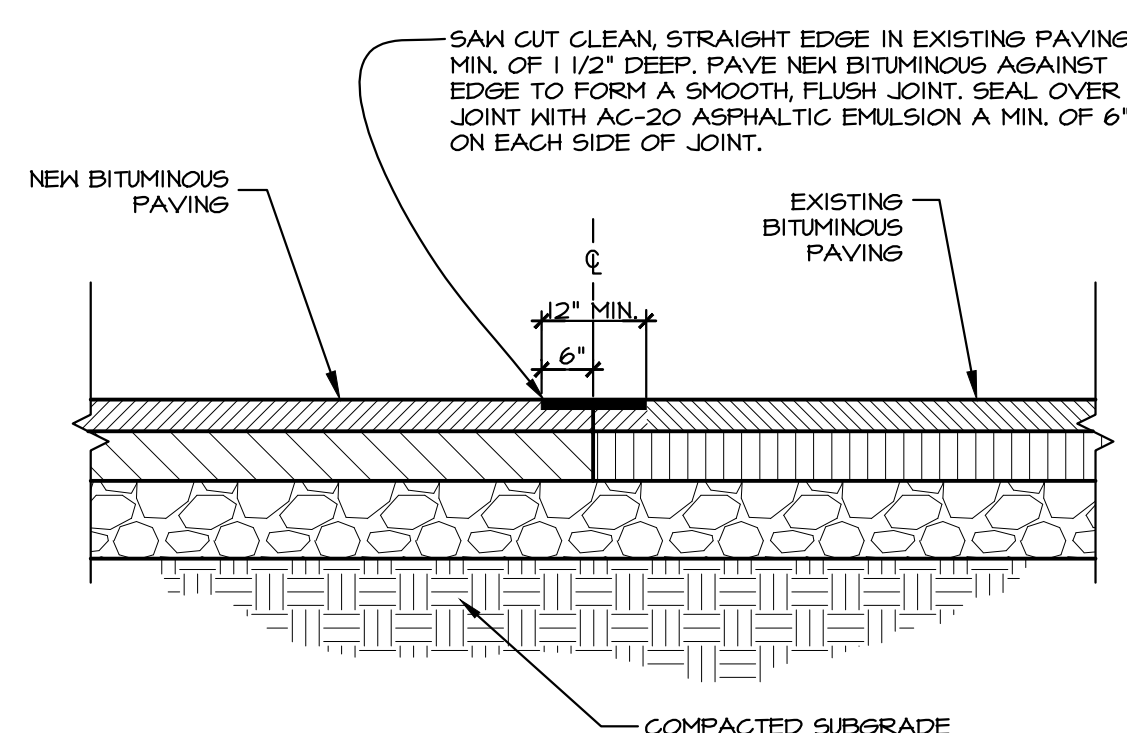


F TYPICAL CURB END DETAIL
NOT TO SCALE

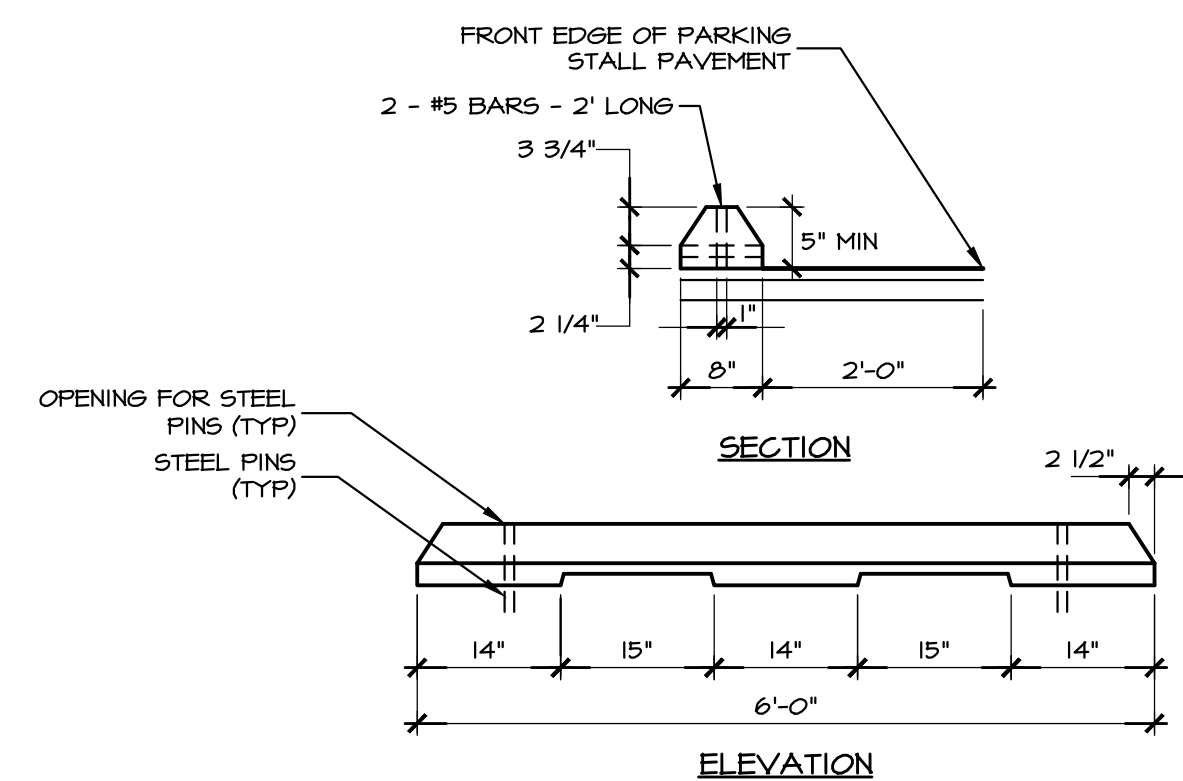


CURB ADJACENT INSTALLATION

D CONCRETE SIDEWALK DETAIL
NO SCALE

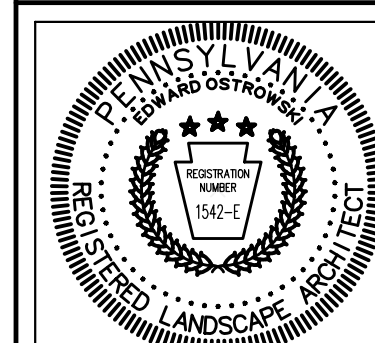


G SAWCUT/BITUMINOUS PAVING JOINT
NO SCALE



 WHEEL STOP DETAIL
 NO SCALE

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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

SITE DETAILS

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

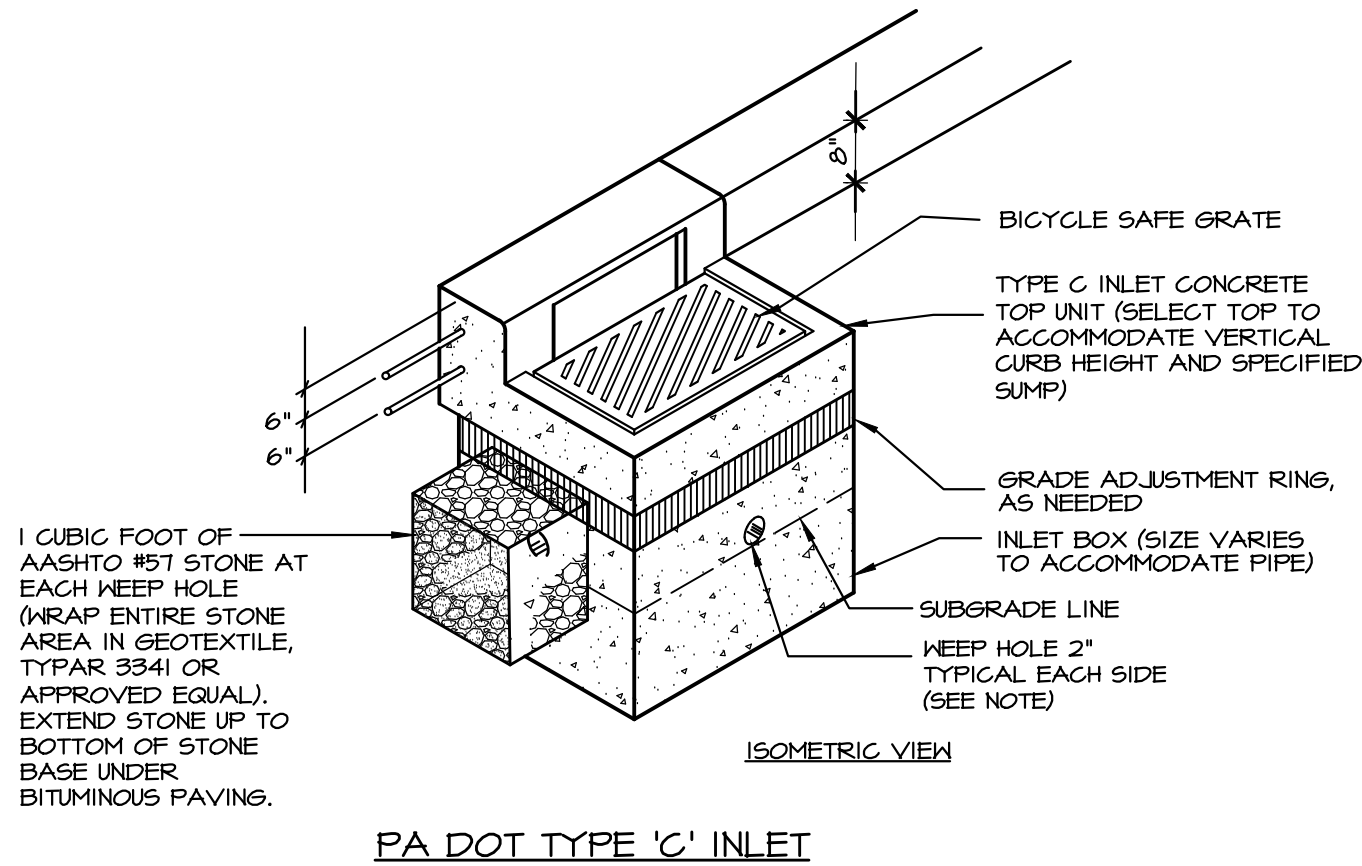
WICU, INC.

TRACY HORST c/o David R. Campbell & Associates, LLC
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(717) 203-3439

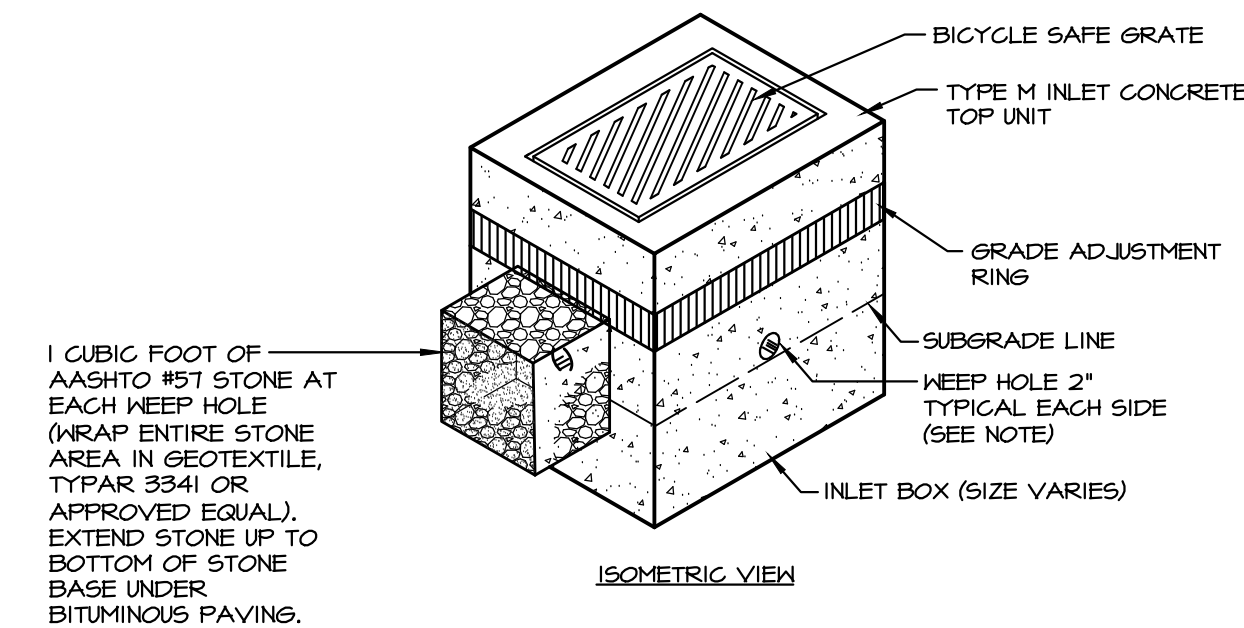
MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING NO.

DRAWING: C:\Users\ecostrowski\Documents\ELA_Group\U257-001 K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\21 Industrial Way\Details.dwg - PLOTTED: Mar 16, 2024 4:27 pm



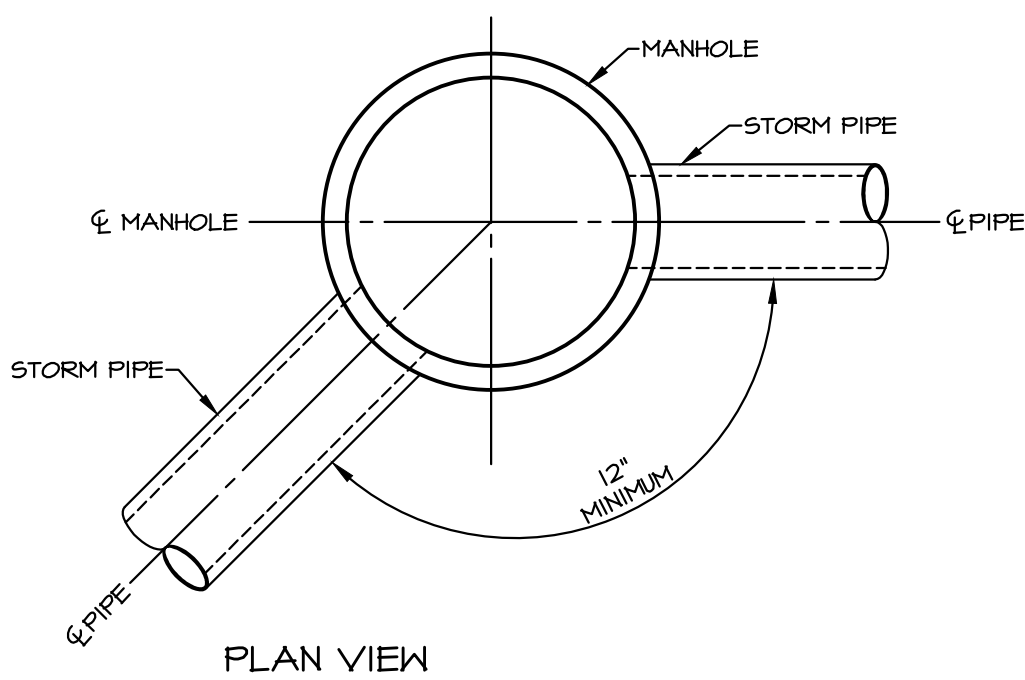
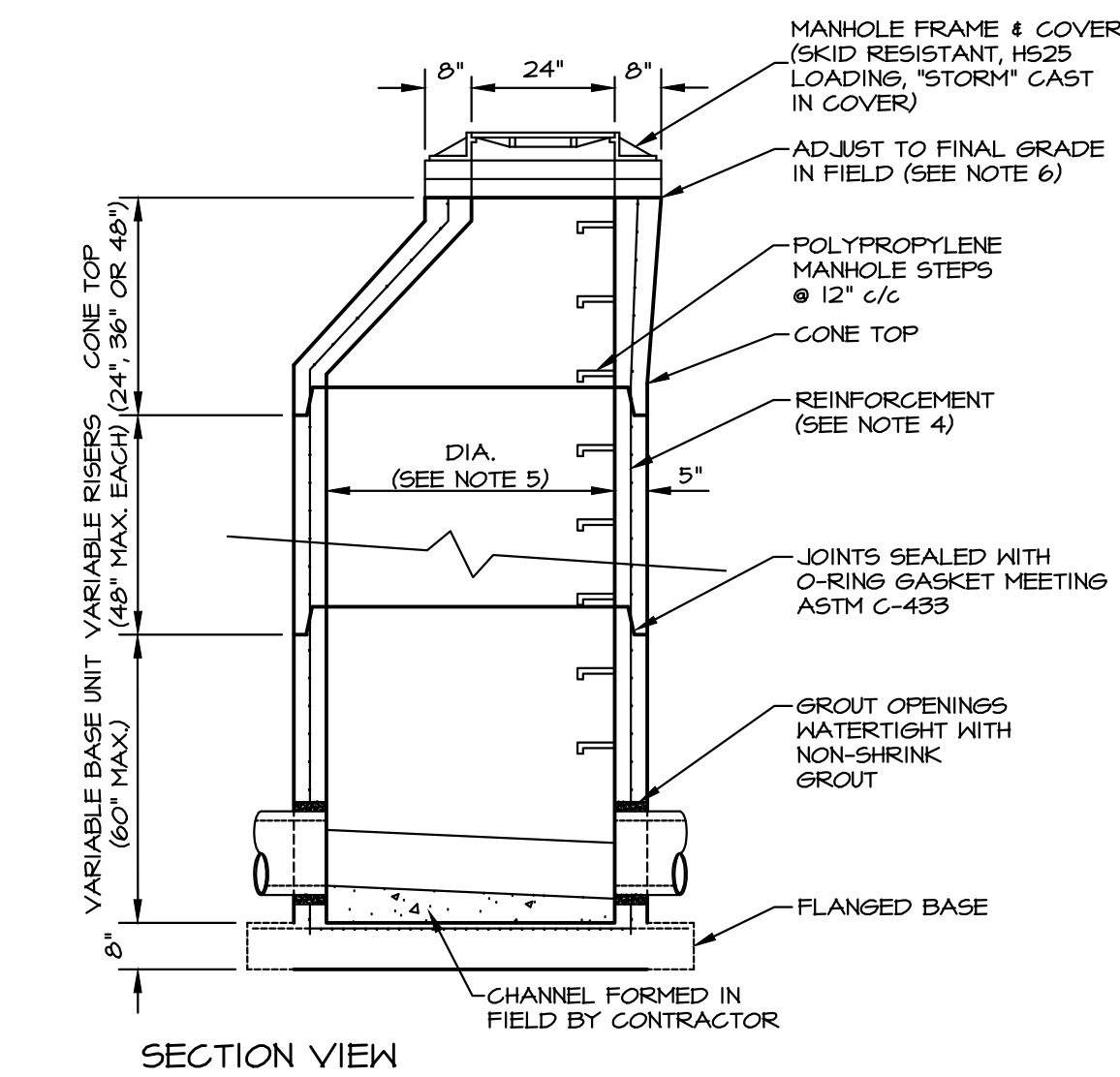
PA DOT TYPE 'C' INLET



PA DOT TYPE 'M' INLET

A PA DOT TYPE STORMWATER INLETS (TYPE 'C' & 'M')

NO SCALE



F PRECAST STORM SEWER MANHOLE

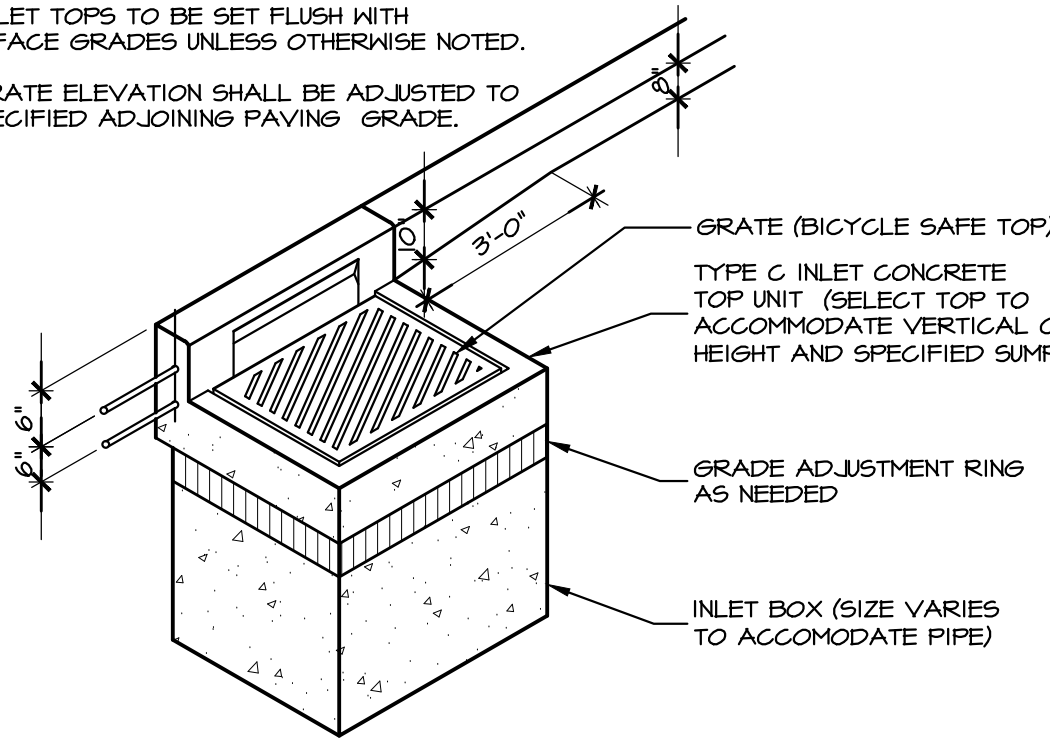
NO SCALE

INLET NOTES:

- CONCRETE TOP UNITS WHICH SEAT THE GRATE DIRECTLY WITHIN THE UNIT SHALL UTILIZE 1-1/4" X 1-1/4" ANGLES EMBEDDED IN THE CONCRETE AS A BEARING AREA FOR THE GRATE.
- THIS STANDARD DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT IS NOT INTENDED TO SHOW THE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING. ONLY THOSE ITEMS WHICH ARE SUPPLIED BY AN APPROVED MANUFACTURER AS LISTED IN PA BULLETIN NO. 15 WILL BE PERMITTED.
- WHENEVER AN INLET IS REQUIRED WITHIN A MOUNTABLE CURB SECTION, A TYPE M INLET WILL BE LOCATED ADJACENT TO THE BACK EDGE OF THE CURB AND WILL BE FLUSH WITH THE PAVEMENT SURFACE. SEE PA DOT RC-63 FOR INSTALLATION DETAILS.
- THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET TYPE IS THE CONTRACTOR'S RESPONSIBILITY.
- PIPES SHALL BE LOCATED AS REQUIRED. ALL PIPE OPENINGS TO BE PRECAST. NO PIPE OPENINGS ALLOWED WITHIN CORNER(S) OF INLET BOXES.
- KEEP HOLES SHALL BE INSTALLED AS REQUIRED BY SECTION 605, PA DOT FORM 40B.
- GRADE ADJUSTMENT RINGS MAY BE OF MASONRY OR PRECAST CONCRETE CONSTRUCTION, AS APPROVED.
- INLET BOX SHALL BE PRECAST CONCRETE, UNLESS OTHERWISE SPECIFIED OR APPROVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 40B, AS AMENDED, AND SHALL CONFORM TO THE REQUIREMENTS OF THE PENNDOT BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION (RC), PUBLICATION NO. 12, WITH THE EXCEPTION THAT INLET TOPS AND BOXES NOT WITH THE TOWNSHIP RIGHT-OF-WAY SHALL CONFORM TO TSH PRIOR STANDARDS FOR ROADWAY CONSTRUCTION (RC-34- LAST EDITION) AS APPROVED BY WAIVER. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES, MATERIAL, AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
- ALL ON-SITE INLETS SHALL HAVE TOP UNITS TO MATCH CURB REVEAL AND SPECIFIED SUMP.
- INLETS THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED.
- ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOM, UNLESS OTHERWISE NOTED (I.E. INLETS WITH A BOTTOM SUMP, SNOUT ATTACHMENTS, ETC.).
- ALL PROPOSED AND EXISTING ROOF LEADER DRAINAGE CONNECTIONS TO BE CORE-BORED INTO THE INLET BOX AT THE REQUIRED ELEVATION AND LOCATION, OR PRE-CAST, AND ATTACHED WITH A WATERTIGHT CONNECTION.
- PROVIDE 2" SUMP ON TYPE 'C' INLETS 1'-0" AND 1'-6". 2" SUMP TRANSITION ALONG THE CURB GUTTERLINE SHALL BE ADJUSTED ACCORDINGLY FOR FIELD CONDITIONS, ADA REQUIREMENTS, AND/OR AS SPECIFIED AND DETAILED ON THE PLANS. ALL OTHER INLET TOPS TO BE FLUSH SET.
- THE FINAL TOP OF GRATE ELEVATION SHALL BE ADJUSTED TO ACCOUNT FOR THE SPECIFIED ROAD GRADE.
- GROUT OPENINGS AROUND PIPE CONNECTIONS TO THE INLET BOX TO PROVIDE A WATERTIGHT JOINT AND CONNECTION USING A NON-SHRINK GROUT ON THE INSIDE AND OUTSIDE OF THE THE STRUCTURE.
- ALL JOINTS ADJACENT TO BITUMINOUS PAVING SHALL BE SEALED WITH PG 64-22.

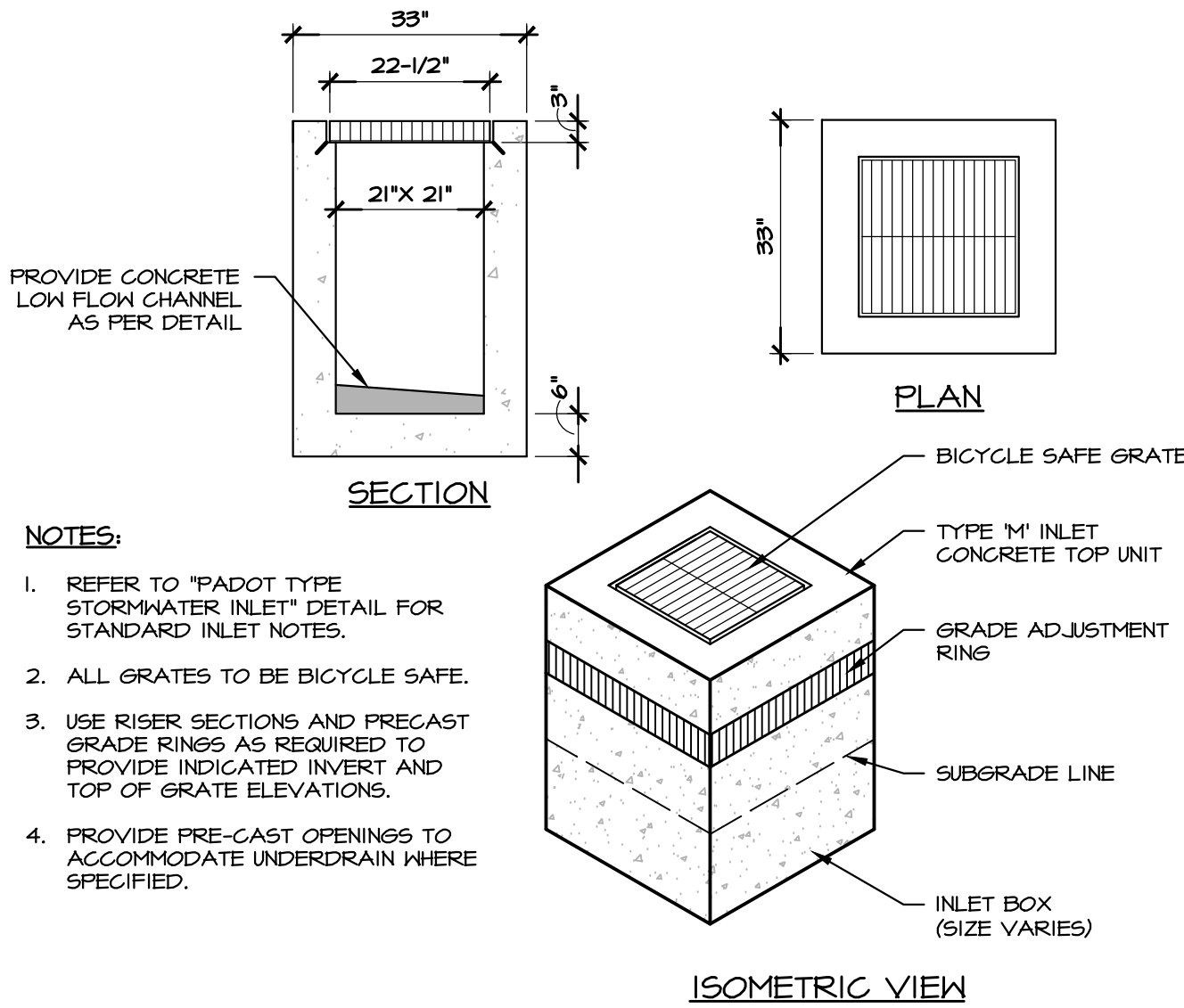
NOTE:
PROVIDE 2" SUMP ON TYPE 'C' INLETS 1'-0" AND 1'-6". 2" SUMP TRANSITION ALONG THE CURB GUTTERLINE SHALL BE ADJUSTED ACCORDINGLY FOR FIELD CONDITIONS, ADA REQUIREMENTS, AND/OR AS SPECIFIED AND DETAILED ON THE PLANS. ALL OTHER INLET TOPS TO BE SET FLUSH WITH ADJOINING FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.

THE FINAL TOP OF GRATE ELEVATION SHALL BE ADJUSTED TO ACCOUNT FOR THE SPECIFIED ADJOINING PAVING GRADE.



B TYPE 'C' INLET W/ 2" SUMP

NO SCALE



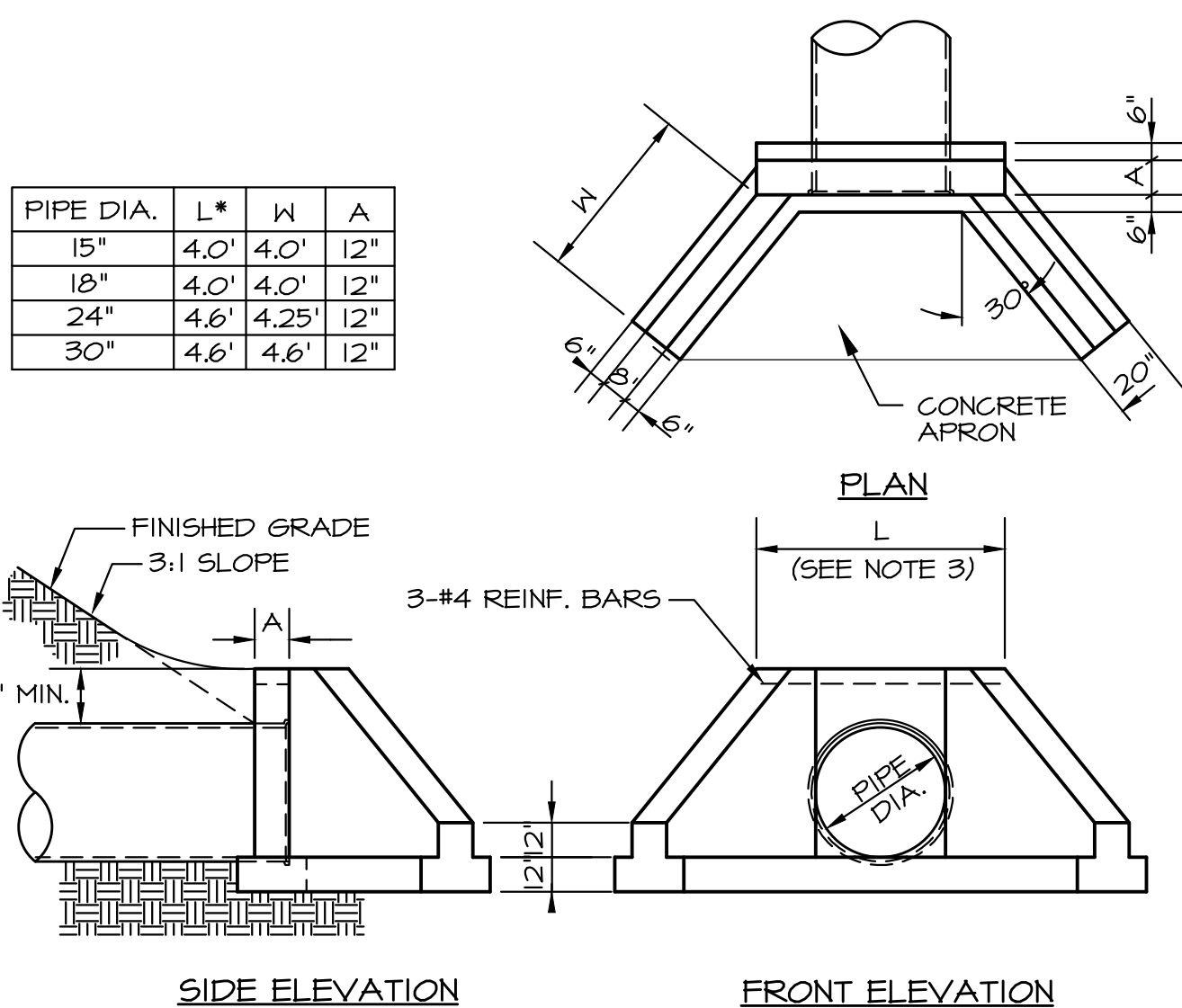
NOTES:

- REFER TO "PADOT TYPE STORMWATER INLET" DETAIL FOR STANDARD INLET NOTES.
- ALL GRATES TO BE BICYCLE SAFE.
- USE RISER SECTIONS AND PRECAST GRADE RINGS AS REQUIRED TO PROVIDE INDICATED INVERT AND TOP OF GRATE ELEVATIONS.
- PROVIDE PRE-CAST OPENINGS TO ACCOMMODATE UNDERDRAIN WHERE SPECIFIED.

D 2' X 2' PRECAST INLET

NO SCALE

INL-004

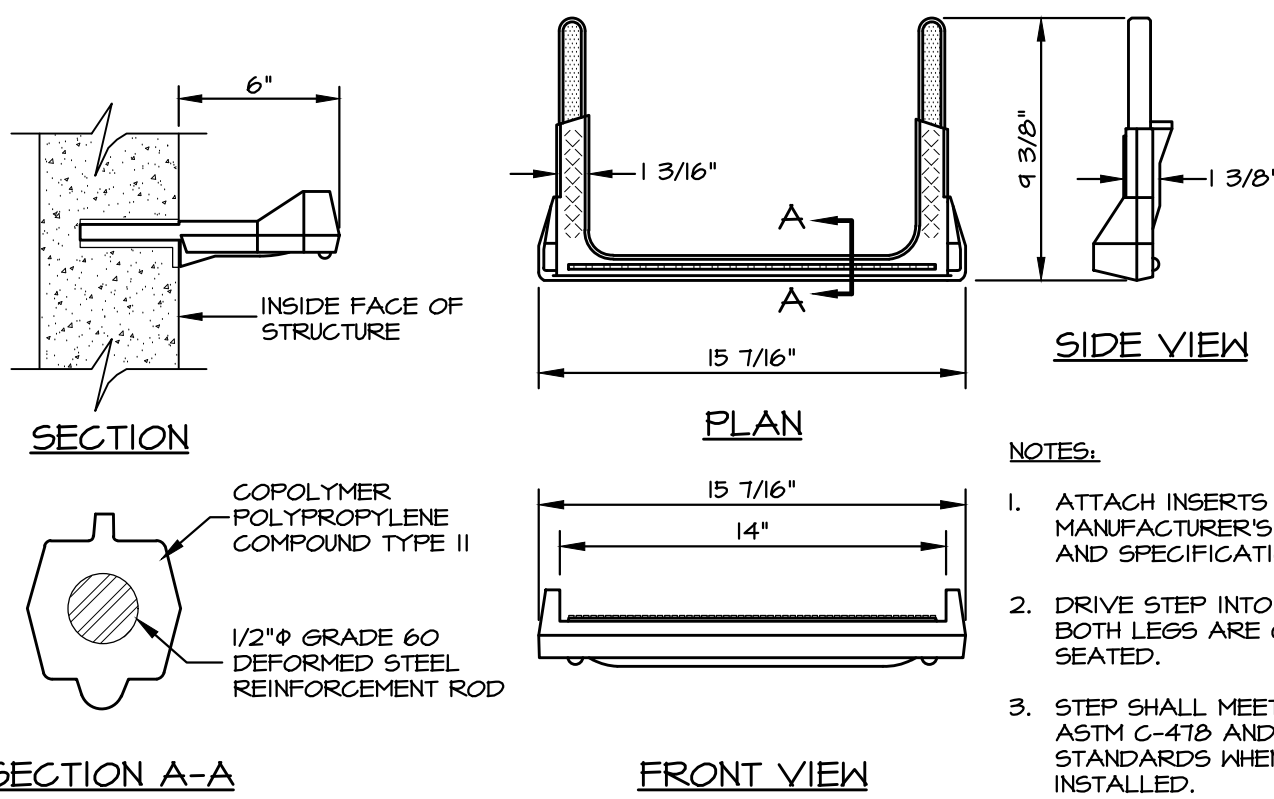


NOTES:

- USE ONLY PADOT ENDWALLS CONSTRUCTED IN ACCORDANCE WITH PADOT PUBLICATION 12, RC-31 STANDARD WHERE PERFORMING WORK IN PADOT RIGHTS-OF-WAY.
- ALL ENDWALLS SHALL BE PRECAST IN ACCORDANCE WITH PADOT PUBLICATION 40B, SECTION 114, CLASS AA.
- ALL CONCRETE SHALL CONFORM TO PADOT PUBLICATION 40B, SECTION 104, CLASS AA.
- REINFORCING STEEL SHALL CONFORM TO PADOT PUBLICATION 40B, SECTION 101, AND PUBLICATION 12, RC-31 STANDARD.
- EXPOSED EDGES SHALL BE CHAMFERED 1".
- PROVIDE PIPE OPENING SIZE IN PRECAST UNITS TO ACCOMMODATE PIPE SIZE AND SKEW ANGLE.
- PROVIDE CONCRETE APRON WHERE TRASH RACK WILL BE INSTALLED. POUR CONCRETE APRON IN PLACE TO INVERT OF ORIFICE WHERE ORIFICE PLATE IS INSTALLED.
- ADD 1'-0" TO DIMENSION 'L' WHEN ORIFICE PLATE IS TO BE PLACED ON ENDWALL.

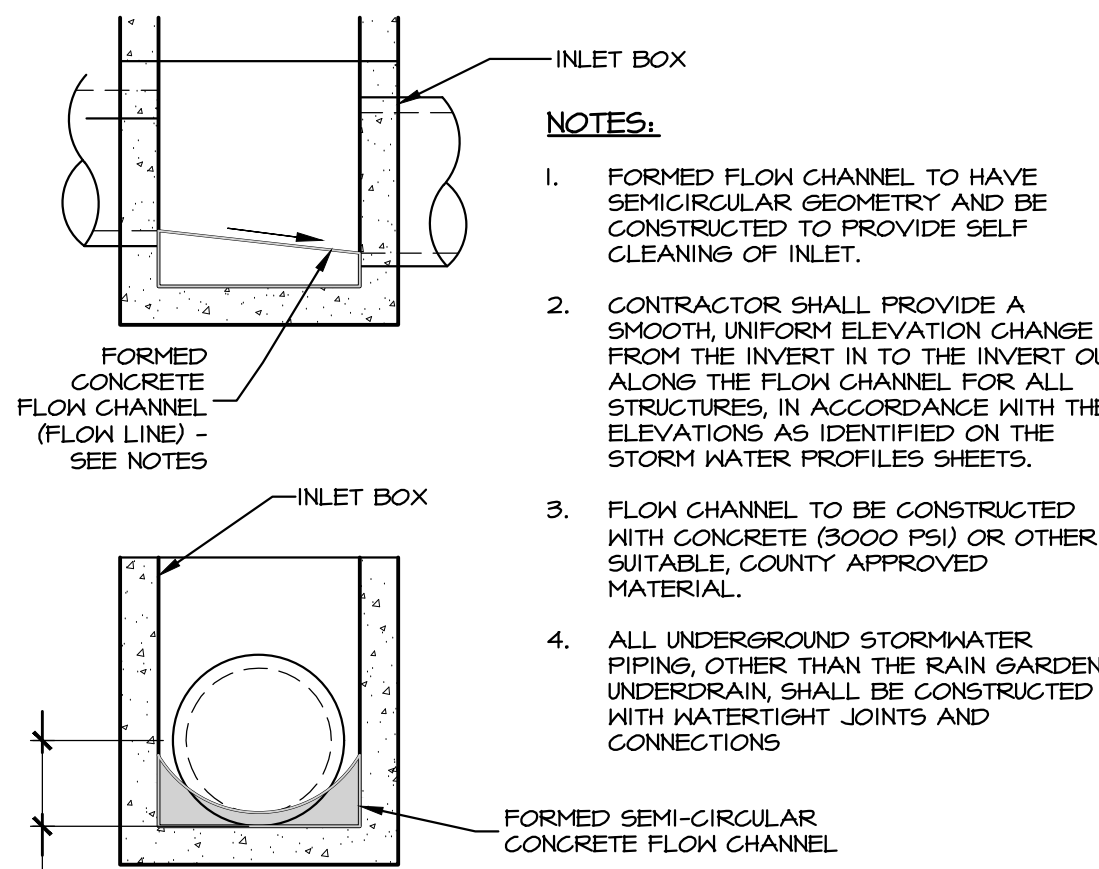
G TYPICAL TYPE D-W ENDWALL DETAIL

NO SCALE



C MANHOLE/INLET STEP DETAIL

NO SCALE



NOTES:

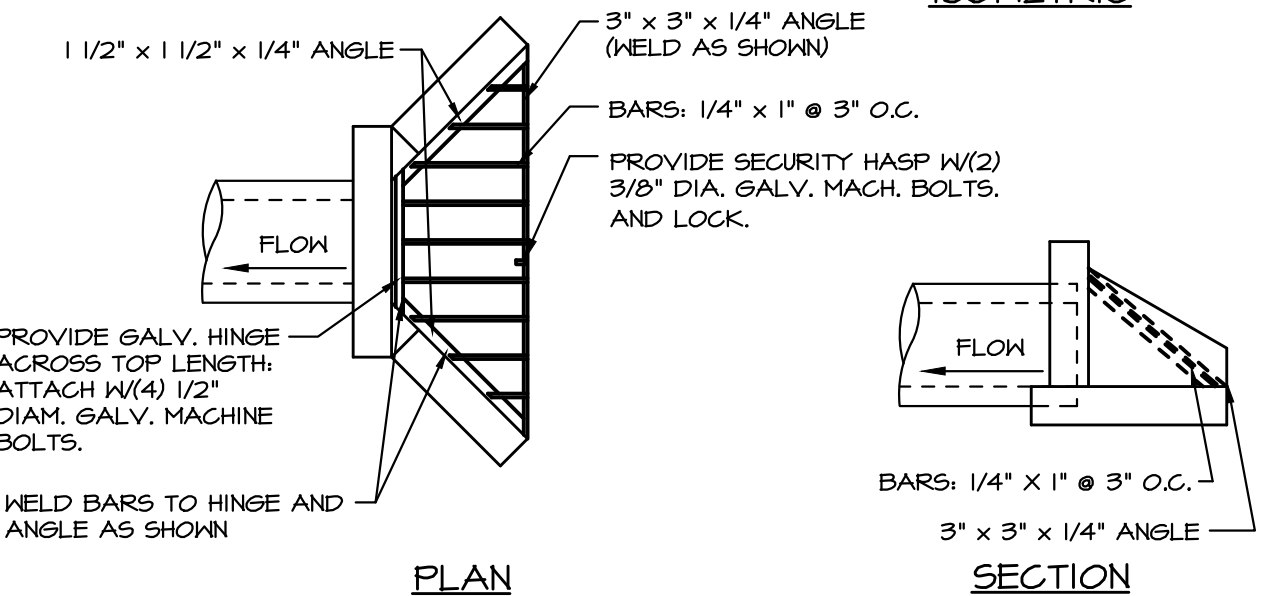
- FORMED FLOW CHANNEL TO HAVE SEMICIRCULAR GEOMETRY AND BE CONSTRUCTED TO PROVIDE SELF-CLEANING OF INLET.
- CONTRACTOR SHALL PROVIDE A SMOOTH, UNIFORM ELEVATION CHANGE FROM THE INVERT IN TO THE INVERT OUT ALONG THE FLOW CHANNEL FOR ALL STRUCTURES, IN ACCORDANCE WITH THE ELEVATIONS AS IDENTIFIED ON THE STORM WATER PROFILES SHEETS.
- FLOW CHANNEL TO BE CONSTRUCTED WITH CONCRETE (3000 PSI) OR OTHER SUITABLE, COUNTY-APPROVED MATERIAL.
- ALL UNDERGROUND STORMWATER PIPING, OTHER THAN THE RAIN GARDEN UNDERDRAIN, SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS AND CONNECTIONS.

E CATCH BASIN FLOW CHANNEL

NO SCALE

NOTES:

- MATERIAL TO BE: GALVANIZED STEEL WRIST INHIBITOR OR ALUMINUM.
- IF STEEL IS UTILIZED, THE UNIT SHALL BE FABRICATED, CLEANED AND THEN HOT DIP GALVANIZED AFTER FABRICATION.
- DIMENSION APPROPRIATELY FOR HEADWALL UTILIZED.



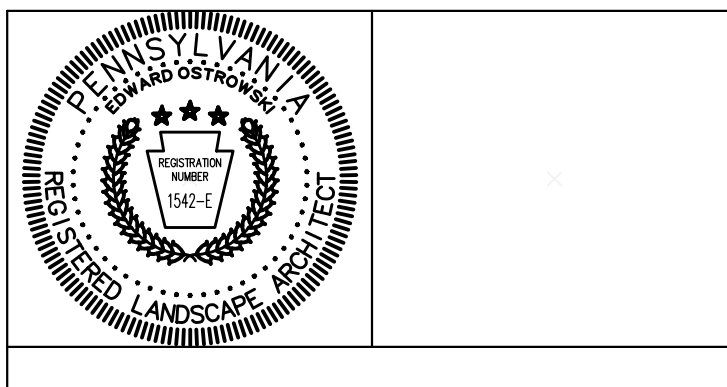
H TRASH RACK DETAIL

NO SCALE

REVISIONS PER:	DATE:	BY:
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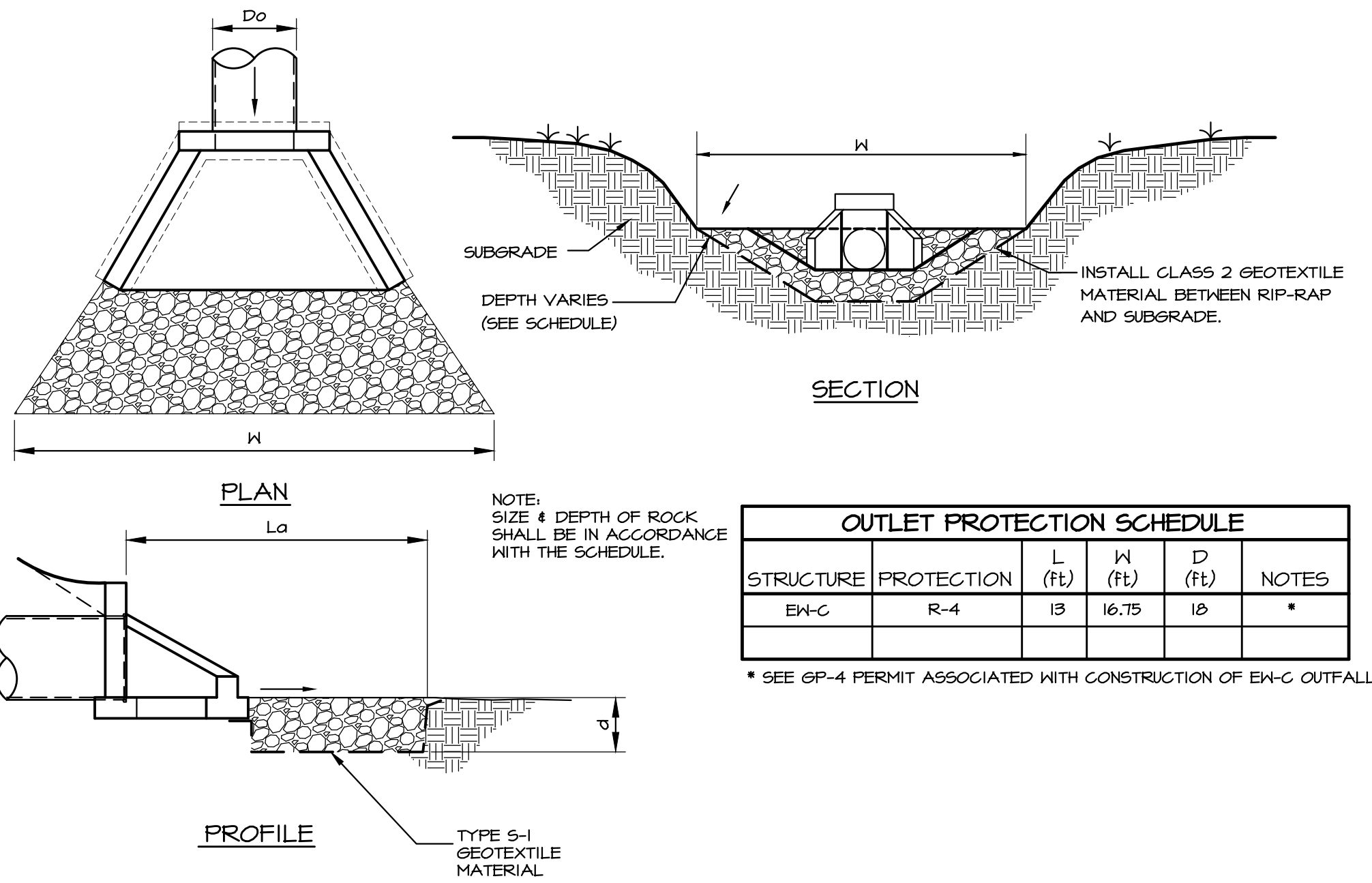
ELA group, inc.
ENGINEERS & LANDSCAPE ARCHITECTS

743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
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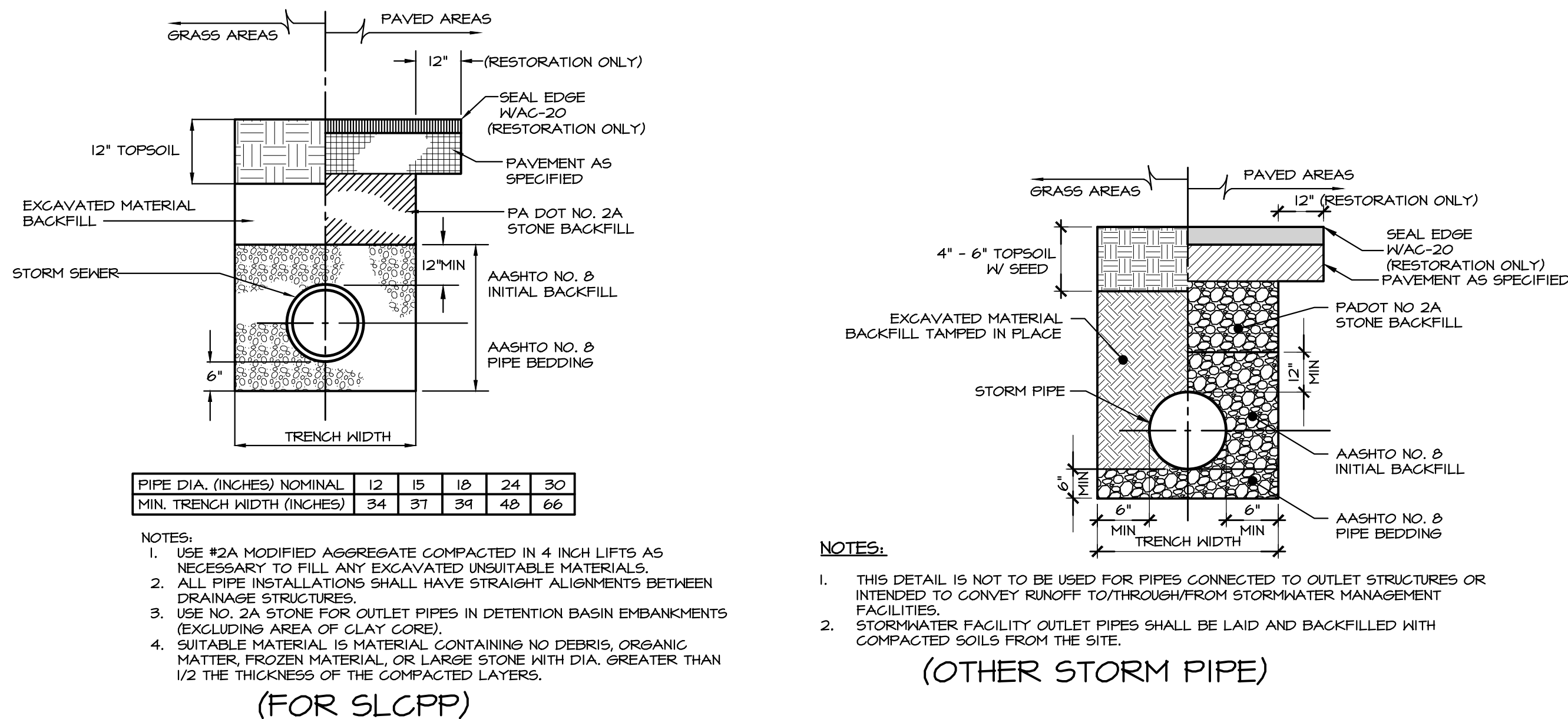


PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN
SUBJECT:
STORMWATER DETAILS
FOR
21 INDUSTRIAL WAY, BUILDING ADDITION
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA
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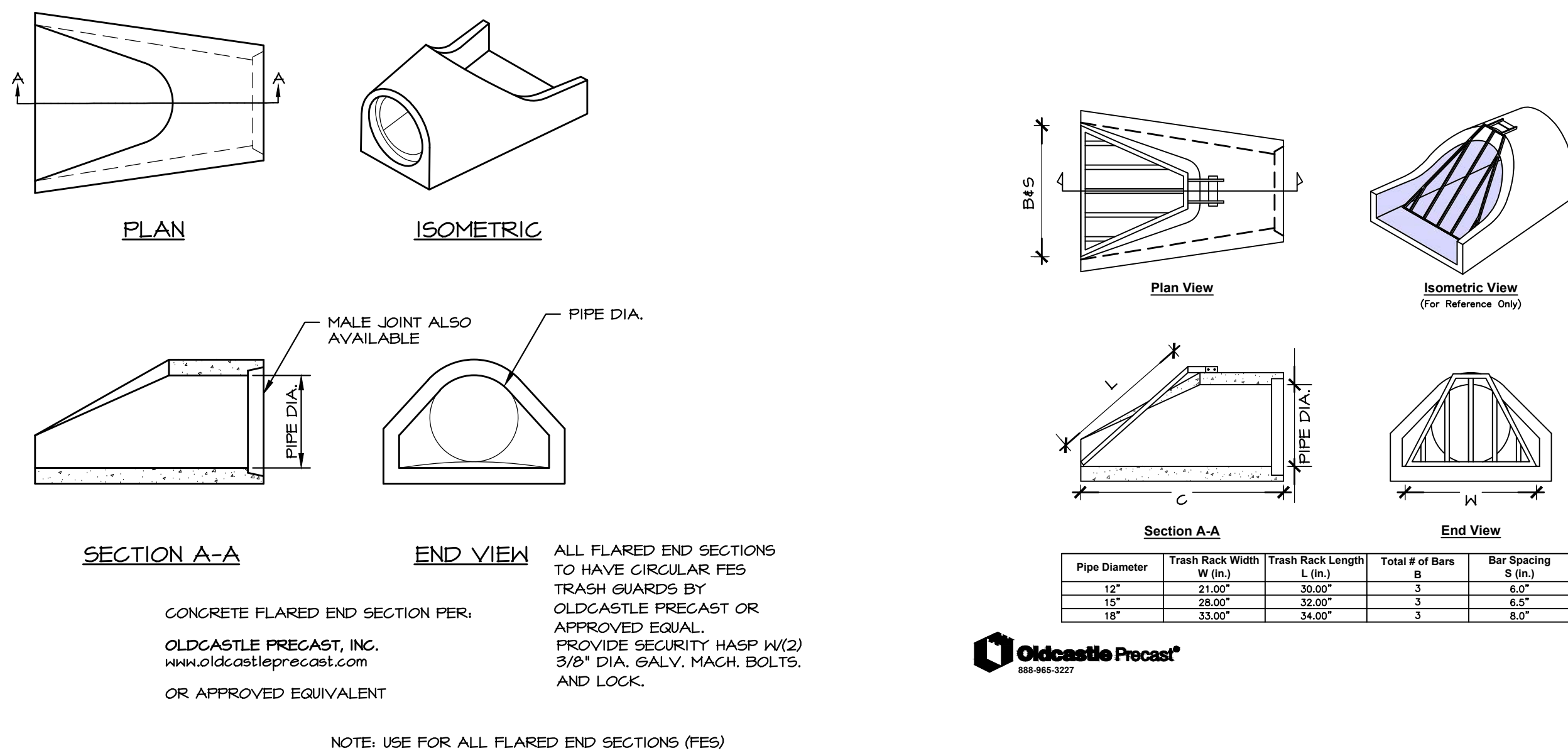
MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.:	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED



A RIPRAP APRON OUTLET PROTECTION
NO SCALE

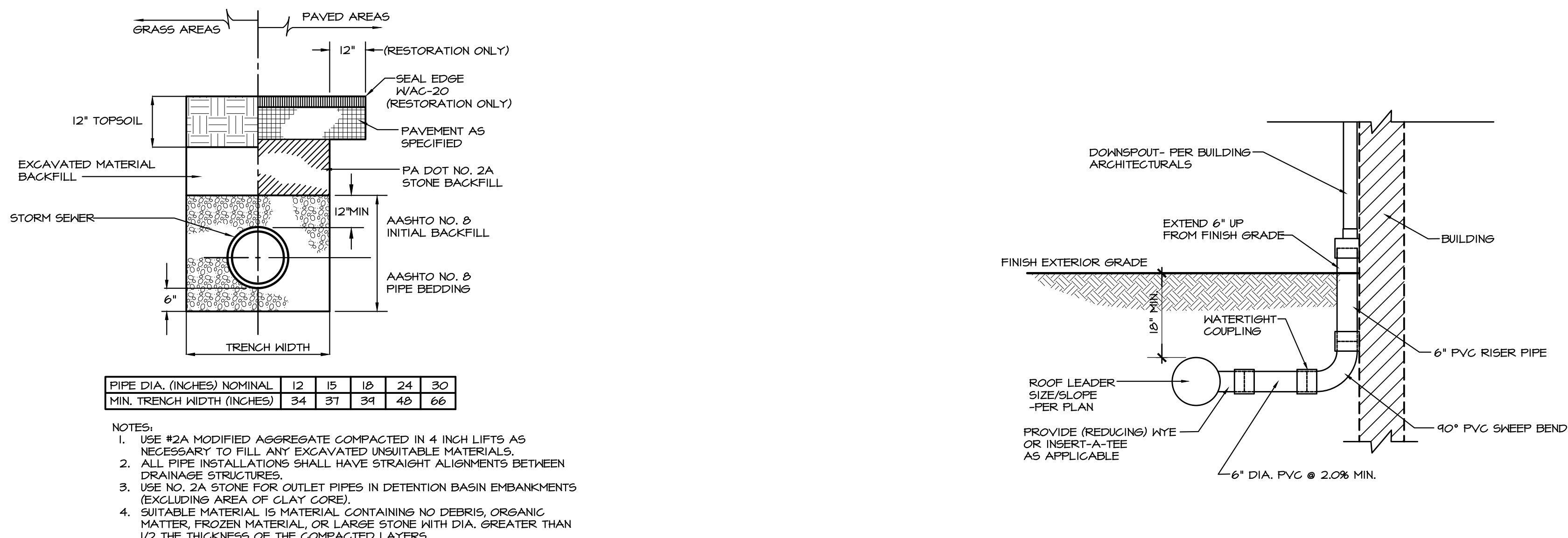


D TRENCH DETAIL
NO SCALE



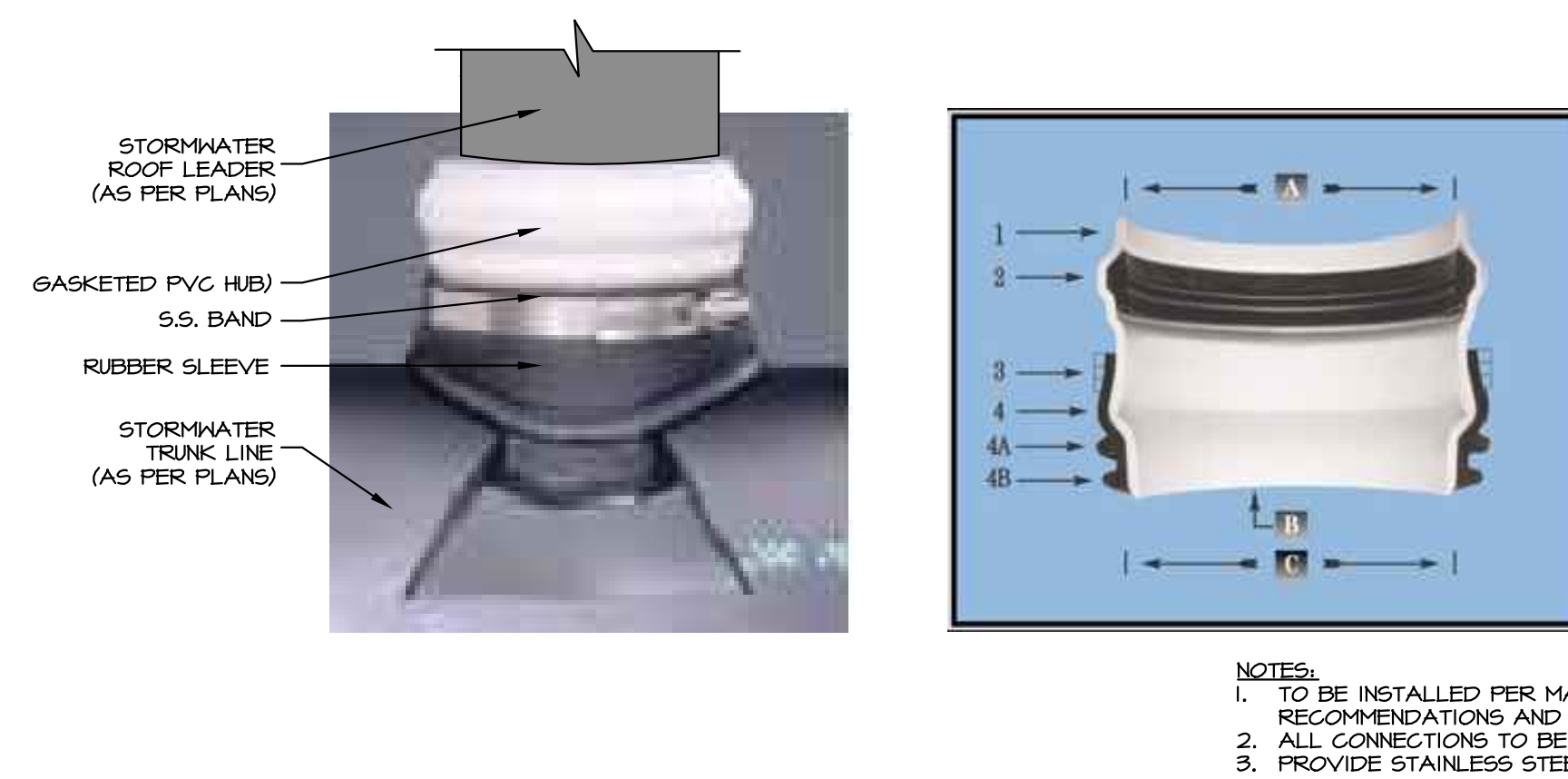
F CONCRETE FLARED END SECTION
NOT TO SCALE

G CONCRETE FES TRASH RACK DETAIL
NO SCALE

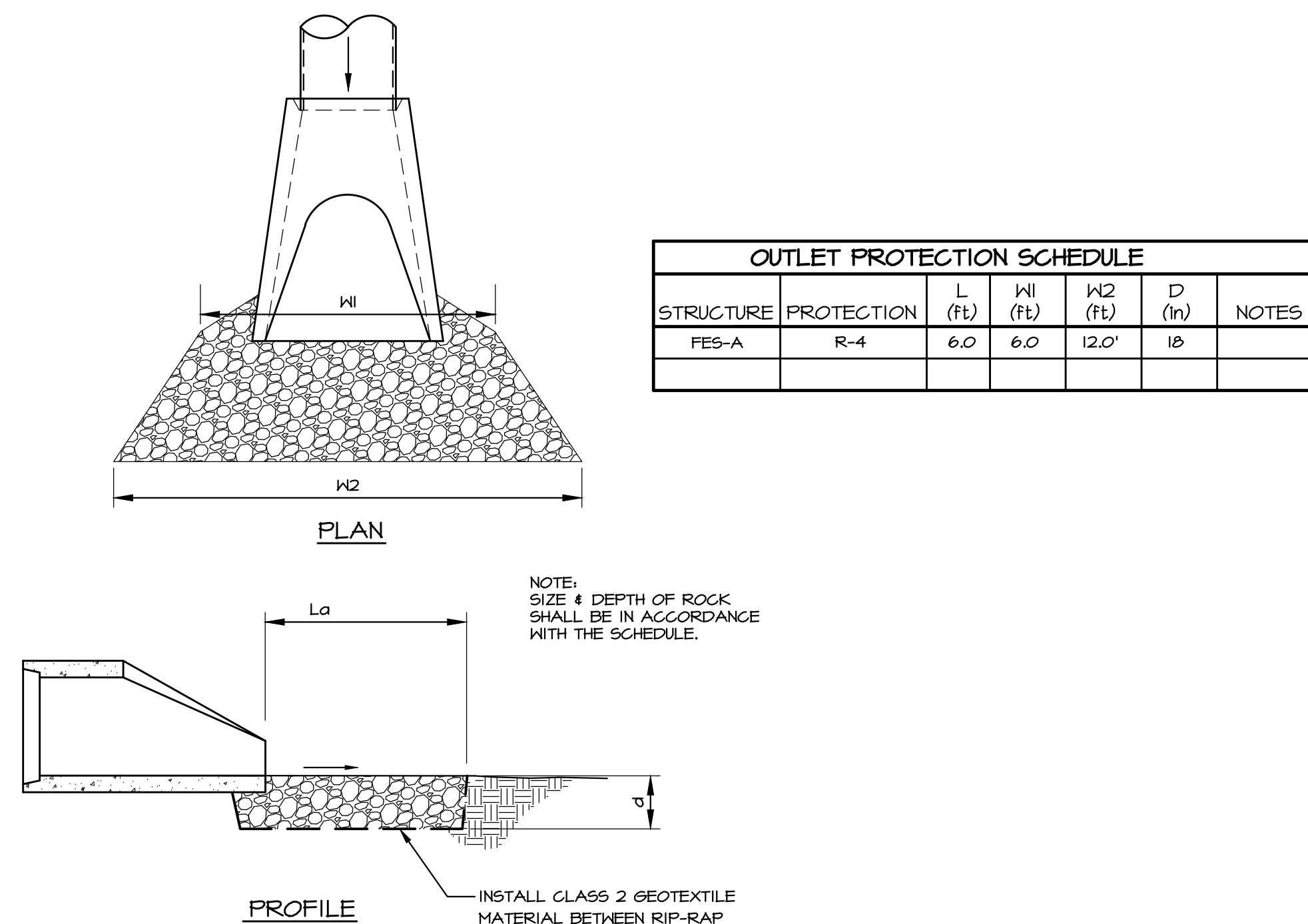


B TRENCH DETAIL FOR SLCPP
NO SCALE

C TYPICAL DOWNSPOUT CONNECTION
NO SCALE

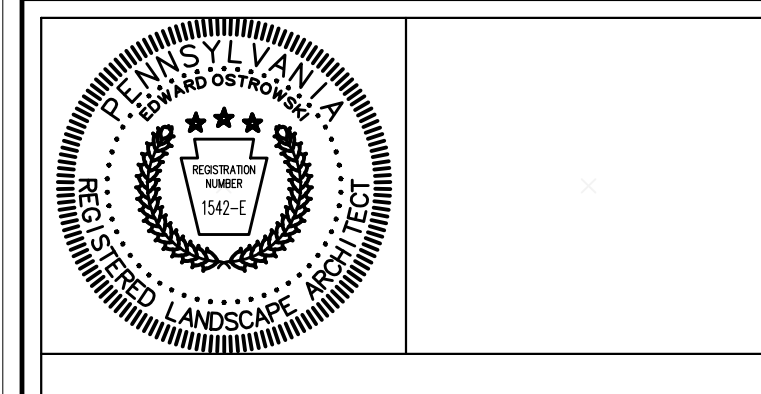


E INSERT-A-TEE CONNECTION FOR SDR 35 GASKETED BELL TO POLYETHYLENE PIPE
NO SCALE



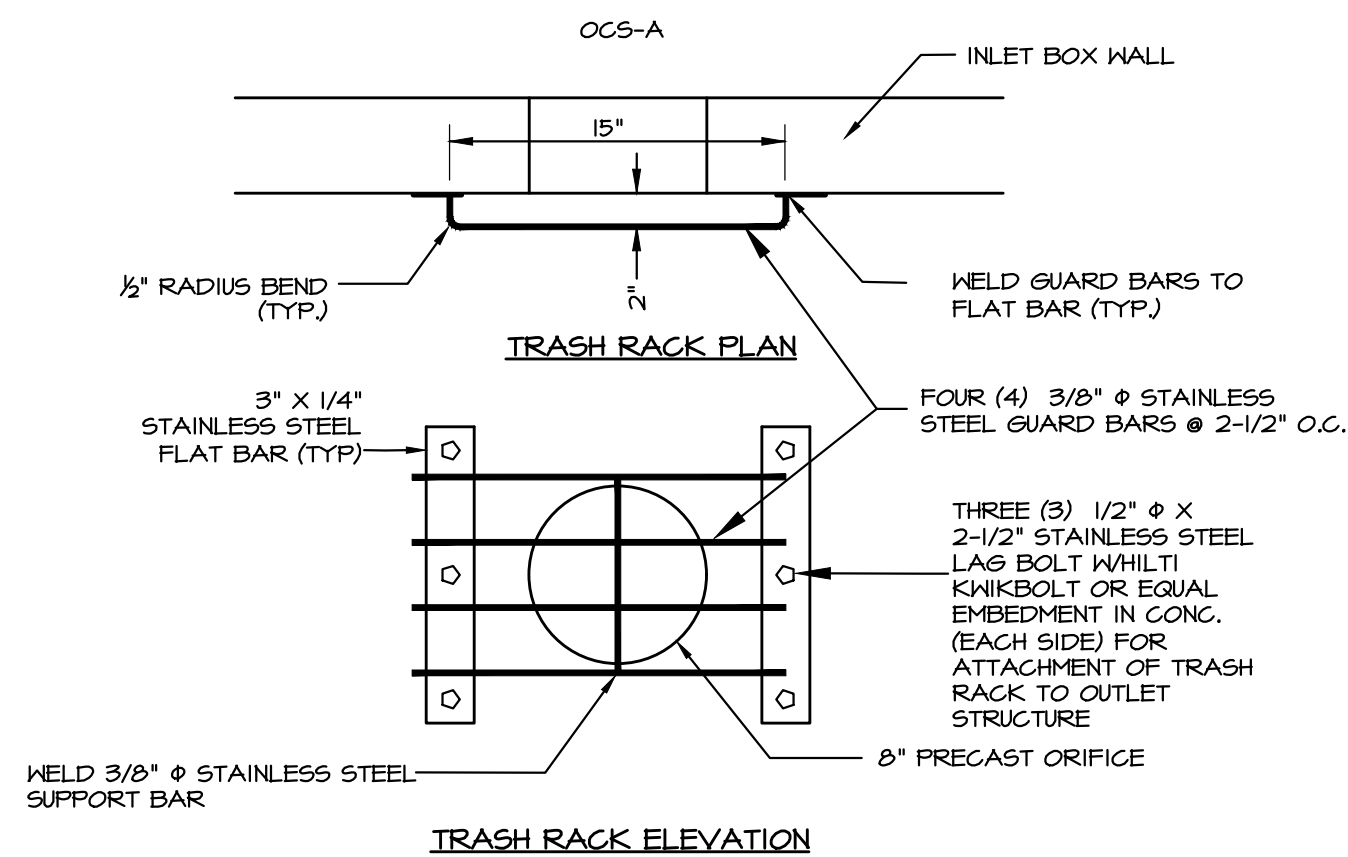
H RIPRAP APRON OUTLET PROTECTION
NO SCALE

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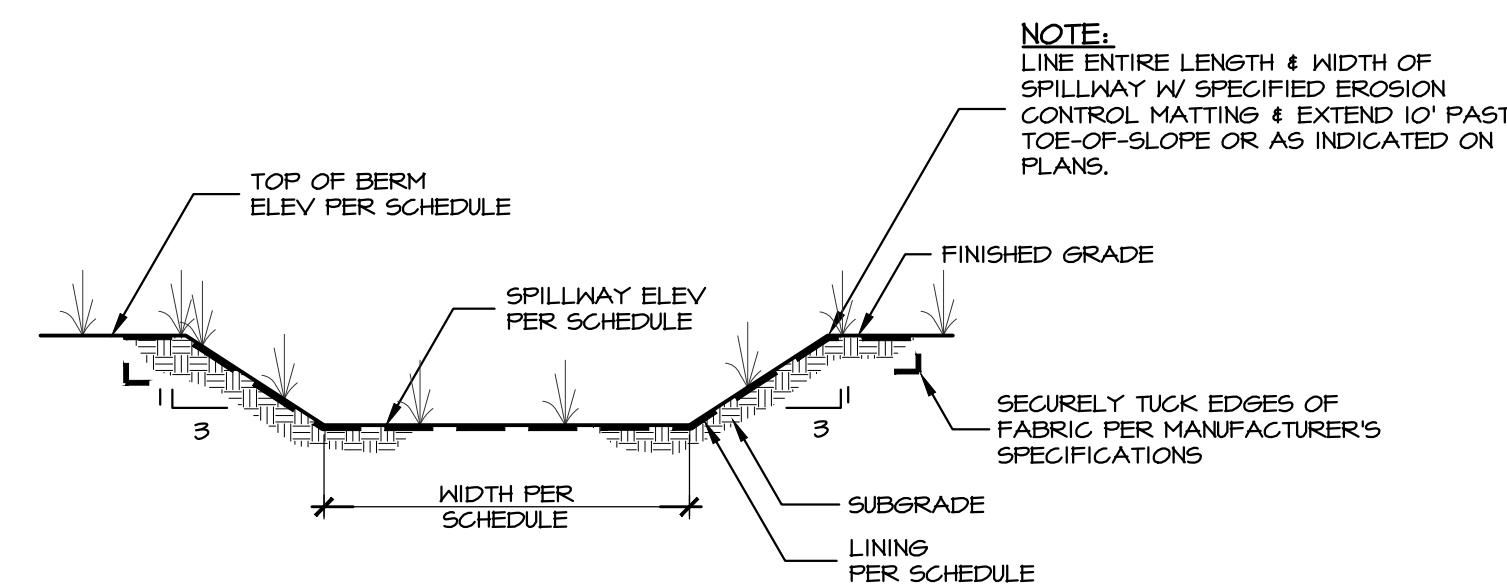


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FOR
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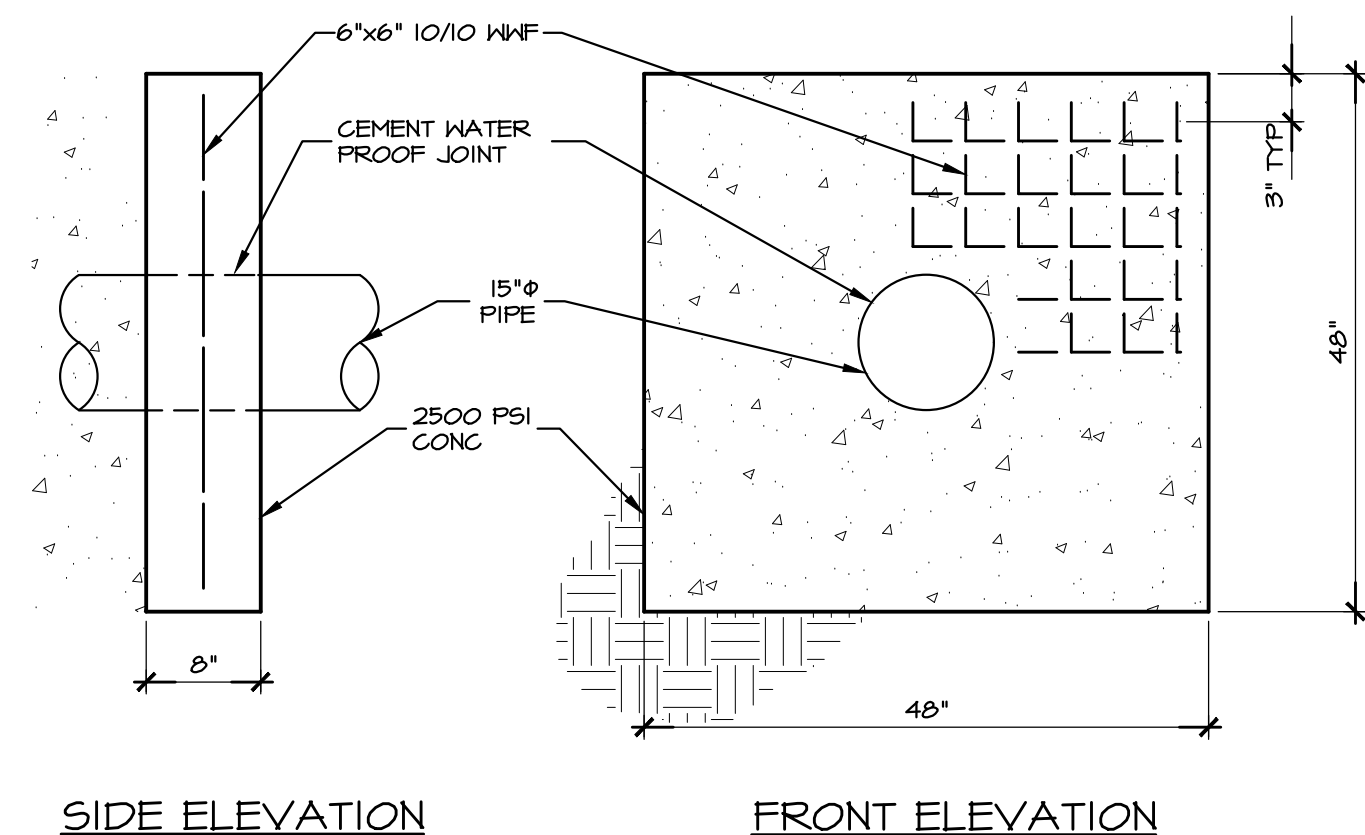


C EMERGENCY SPILLWAY & SCHEDULE
NO SCALE



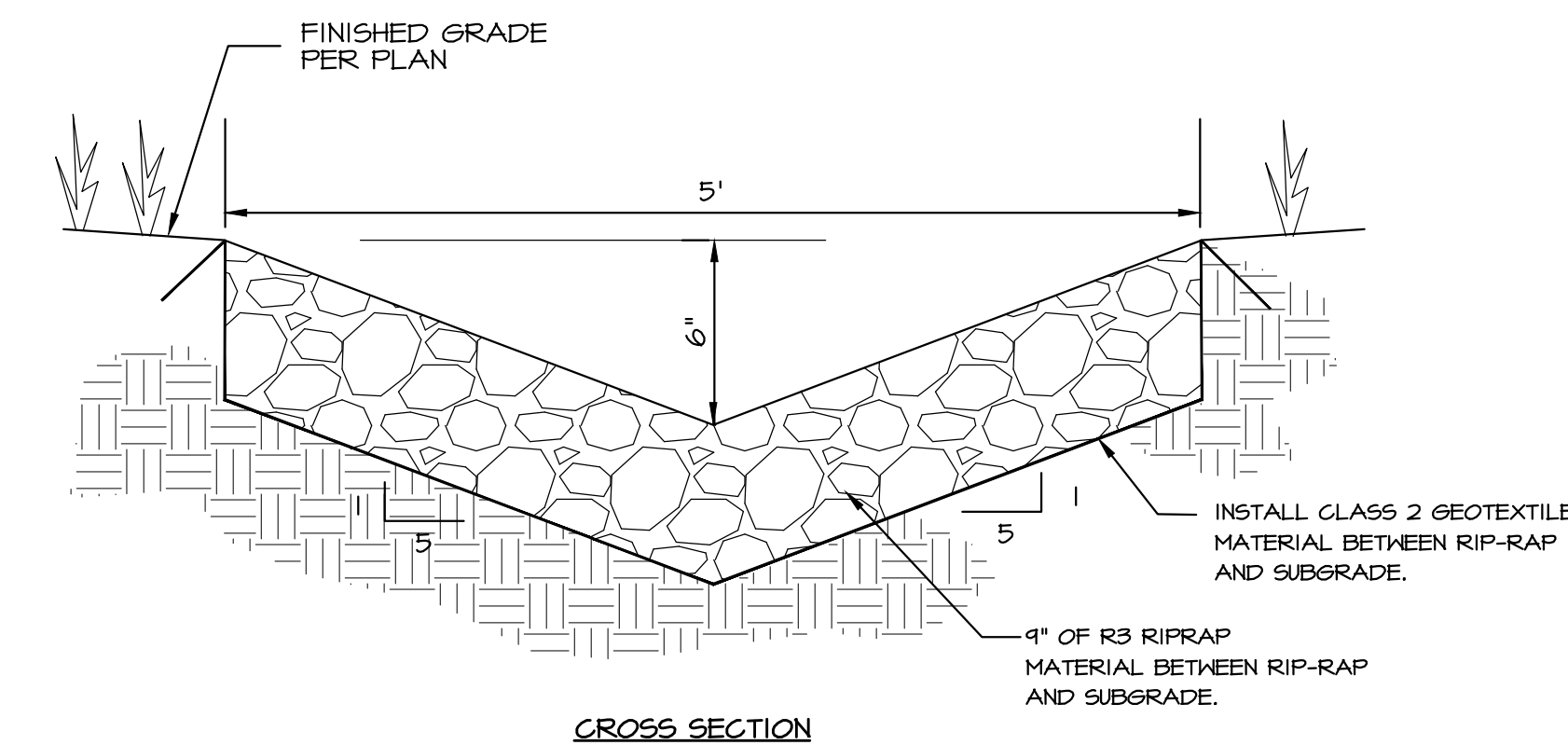
OUTLET CONTROL STRUCTURE SCHEDULE									
BASIN NO.	STRUCTURE ID	ORIFICE #1 (CIRCULAR)		ORIFICE #2 (RECTANGULAR)		GRATE INLET		OUTLET PIPE	
		SIZE (IN)	INV. ELEV.	SIZE (IN)	INV. ELEV.	TYPE	TOP OF GRATE ELEV.	SIZE (IN)	INV. ELEV.
BMP-2	OCS-1	8" DIA.	417.50	6" H BOX TOP	419.50	TYPE M	420.25	15	415.20

(A) BASIN OUTLET STRUCTURE BMP-2, OCS-1 DETAIL
NO SCALE



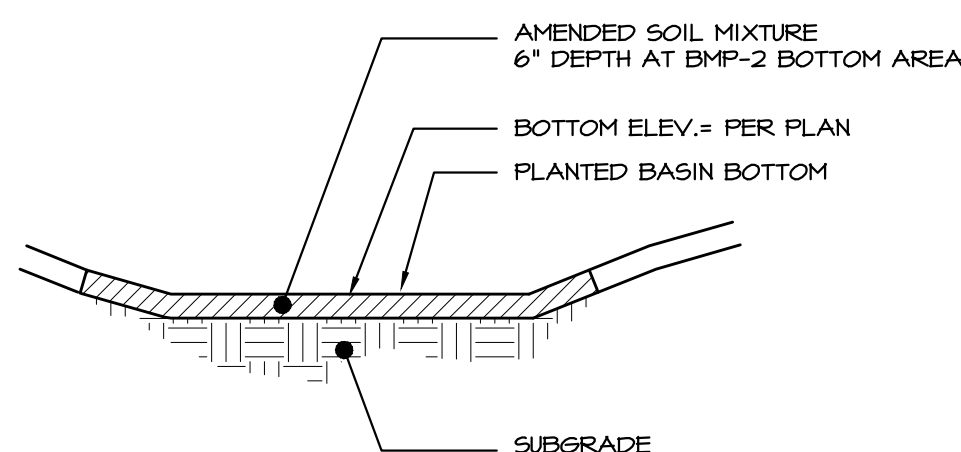
NOTE:
USE TWO (2) 48" ANT-SEEP COLLARS, CENTERED ON
BMP-2 TOP OF BERM AND 5' APART.

D CONCRETE ANTI-SEEP COLLAR
NO SCALE



E BMP-2, LOW-FLOW CHANNEL DETAIL
NO SCALE

THE CONTRACTOR SHALL SUBMIT AN AMENDED SOIL SHOP DRAWING TO ELA GROUP FOR REVIEW PRIOR TO ORDERING THE SHOP DRAWING SHALL SPECIFY THE SUPPLIER, THE PRE-MIX BLEND (INCLUDING COMPOSITION), SHALL PROVIDE LAB RESULTS FOR SOIL POROSITY, A PARTICLE SIZE ANALYSIS, AND SAND SIEVE SIZE ANALYSIS, AND INDICATE THE QUANTITY TO BE ORDERED.

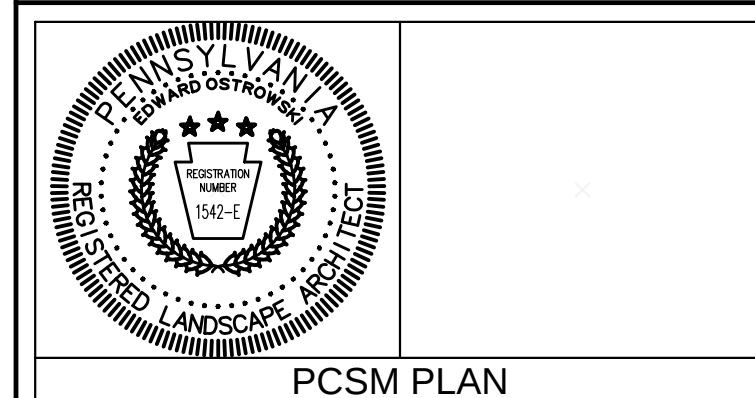


1. IT IS THE INTENT OF THE SEEDING TO ESTABLISH NET MEADOW GRASS^{SS} AT THE BOTTOM OF THE BMP FACILITIES. THESE AREAS ARE NOT TO BE MOVED OTHER THAN RECOMMENDED ANNUAL MAINTENANCE AS PER THE O&M MAINTENANCE SCHEDULE.
2. THE FACILITY BOTTOMS, ONCE PLANTED, MUST BE MAINTAINED TO PERMANENTLY ESTABLISH THE REQUIRED VEGETATION. MAINTENANCE MUST INCLUDE WATERING, WEEDING, OVER SEEDING, RESEEDING AND ALL OTHER REQUIRED MAINTENANCE.
3. THE SEED MIXTURE TO BE USED ERNST ERNM-X-180-I (OR APPROVED EQUAL) AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED SITE CONDITIONS.
4. TO PREVENT SEED MIGRATION, HYDROSEEDING OR AN APPROVED METHOD SHALL BE EMPLOYED TO THE BASIN BOTTOM ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. SUCH HYDROSEEDING SHALL INCORPORATE AN APPROPRIATE MIXTURE OF SEED, MULCH, AND TACKIFIER COAGULANT TO WATER TO FORM A THICK SLURRY. THIS SLURRY IS APPLIED WITH PRESSURE TO PREPARED SOIL SURFACE FOR BETTER SEED GERMINATION AND PLANT DEVELOPMENT, WHILE PREVENTING EROSION.
6. CONTRACTOR IS TO PROVIDE ERNST ERNM-X-180-I SEED MIX AT A RATE OF 20 LB/AC OR 1/2 LB/1000 SF WITH AN COVER CROP OF GRAIN RYE ADD AT 30 LB/BS/AC. INTO THE ERNM-X-180-I. AS SPECIFIED BY ERNST SEED.
7. A JUTE MATTING OR EQUAL APPROVED EROSION CONTROL LINING SHALL BE INSTALLED ALONG THE BASIN BOTTOM TO PROVIDE A SOIL STABILIZER AND ASSIST WITH PROPER GERMINATION OF THE BMP SEED MIX.

1. CONTRACTOR TO SELECT EQUIPMENT TO MINIMIZE COMPACTION OF THE REQUIRED AMENDED SOILS WITHIN THE BMP AREA.
2. PLACE AND SPREAD AMENDED SOIL MIXTURE. PRESOAK WITH LIGHT WATERING TO ENCOURAGE NATURAL COMPACTION OR IF CONSTRUCTION SCHEDULE PERMITS, ALLOW FOR NATURAL SETTLEMENT WITH THE HELP OF RAIN EVENT TO PRESOAK THE SOIL MEDIUM.
3. THE CONTRACTOR SHALL BACKFILL AN APPROPRIATE AMOUNT ABOVE THE SPECIFIED BMP BOTTOM ELEVATION TO ACCOUNT FOR NATURAL SETTLEMENT.

BMP 2- WATER TOLERANT SEED MIX (NO MOW)
NO SCALE

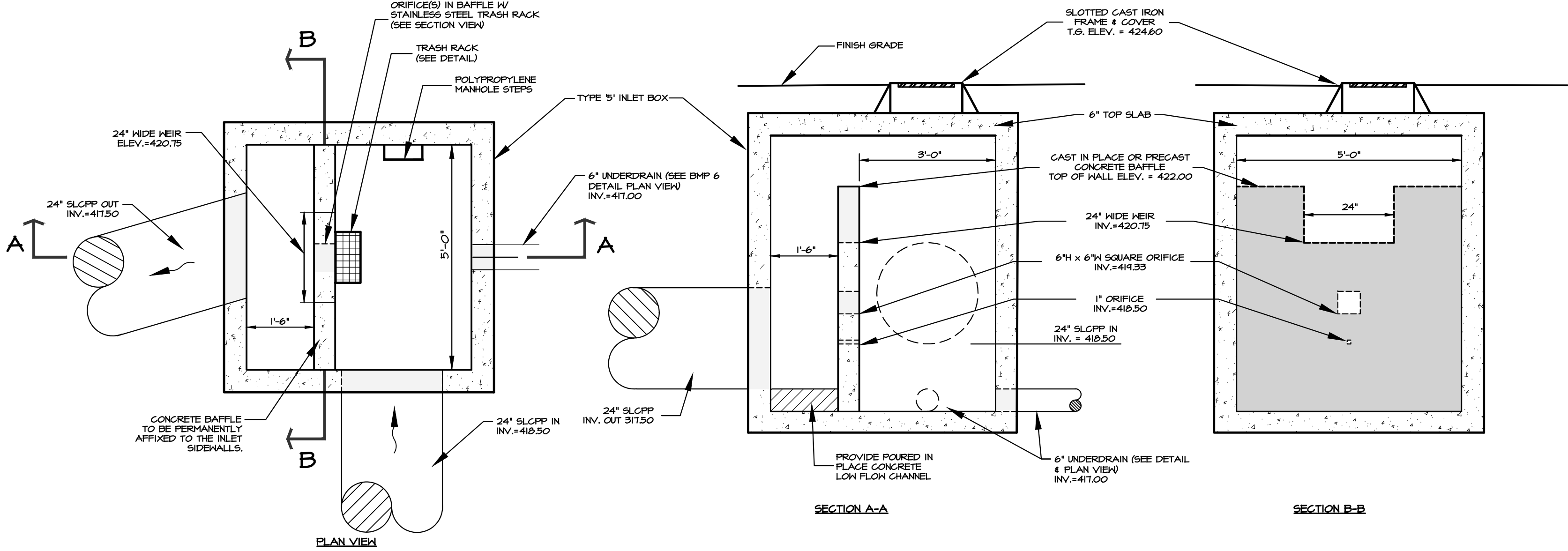
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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN	
SUBJECT:	
STORMWATER PUMP DETAILS	
FOR	
21 INDUSTRIAL WAY, BUILDING ADDITION	
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA	
CLIENT:	
WICU, INC.	
TRACY HORST c/o David R. Campbell & Associates, LLC	
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603	
(717) 203-3439	

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED

DRAWING: C:\Users\wostrowski\OneDrive\Documents\ELA_Group\U257-001 K4 Warehouse\Project Files\CAD Data\Land Development\Prelim-Final Plan\2 Industrial Key\DETAILS-MRC.dwg - PLOTTED: Mar 16, 2024 4:43 pm



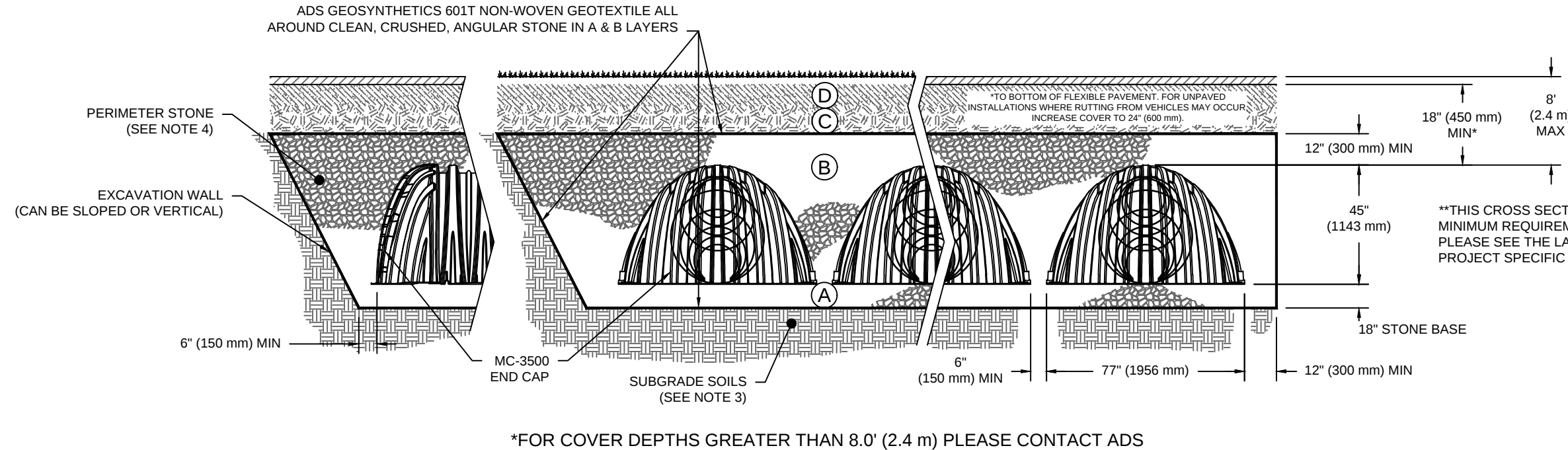
BMP-I, UNDERGROUND OUTLET STRUCTURE (OSC-I)

NO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'K' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

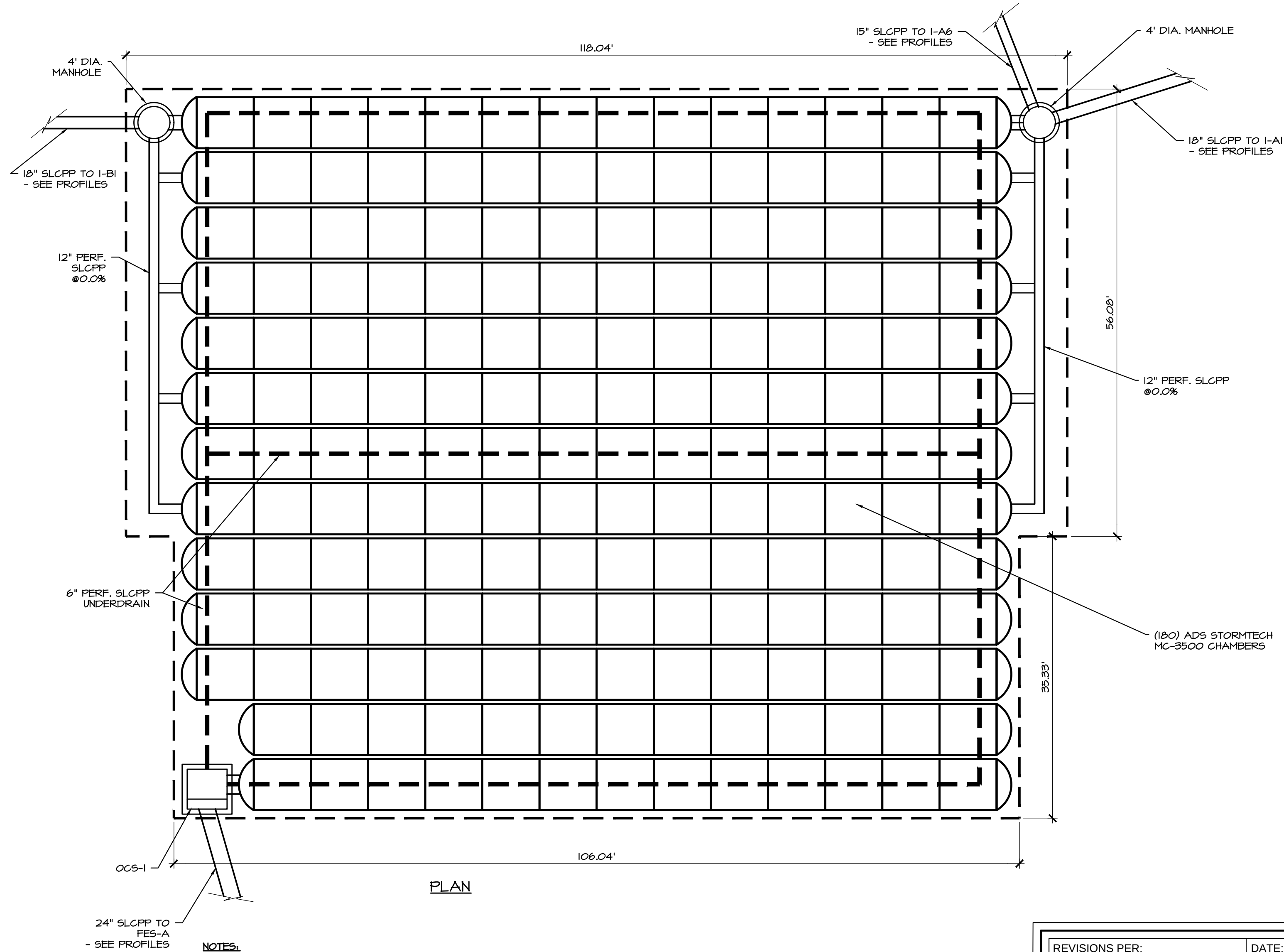


NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". CHAMBER CLASSIFICATION 45476 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT²% AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

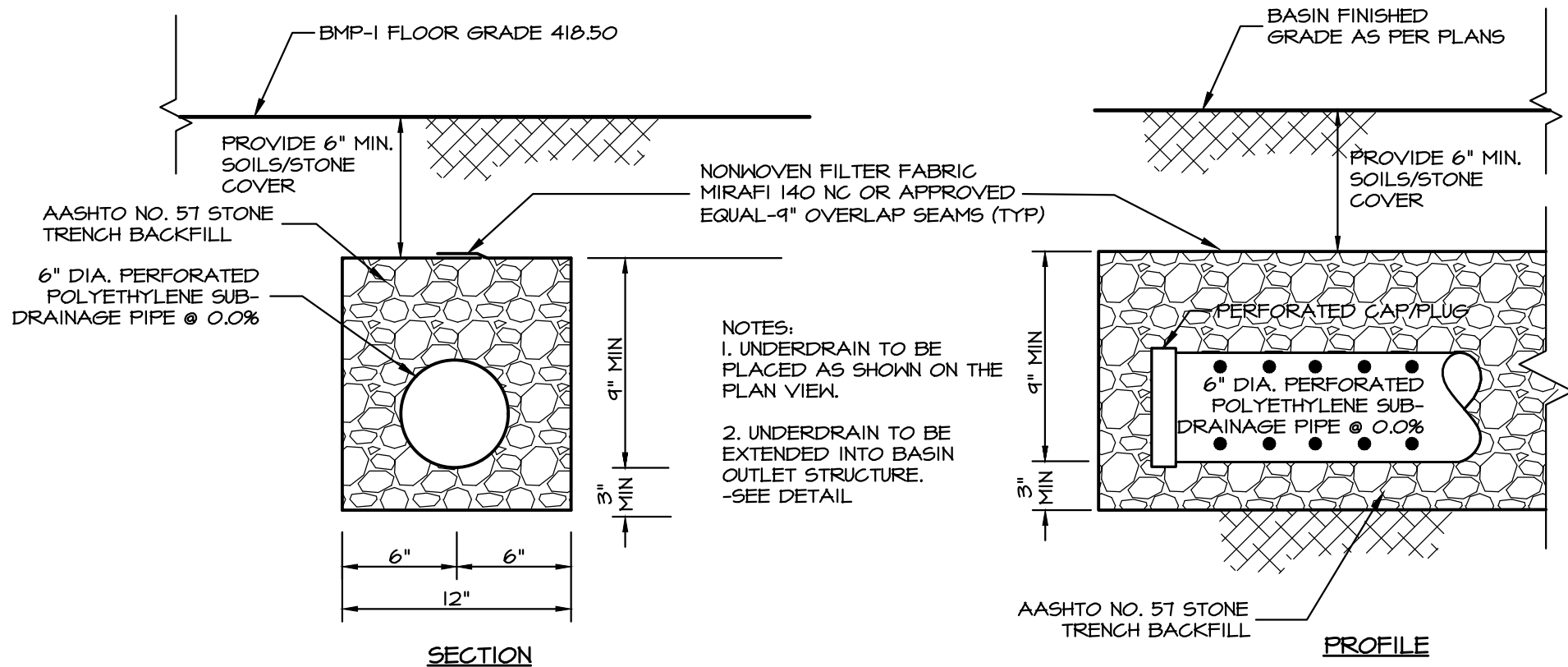
UNDERGROUND MRC DETENTION BASIN (BMP I) (ADS STORMTECH MC-3500) - CROSS SECTION DETAIL

NTS



UNDERGROUND MRC DETENTION BASIN (BMP I) - PLAN VIEW
(ADS STORMTECH MC-3500)

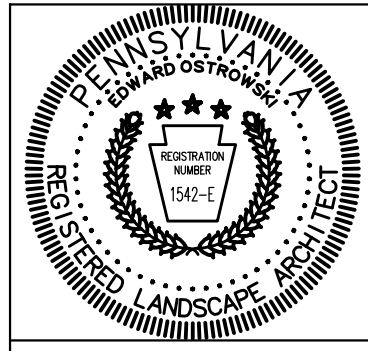
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BMP-I UNDERDRAIN DETAIL

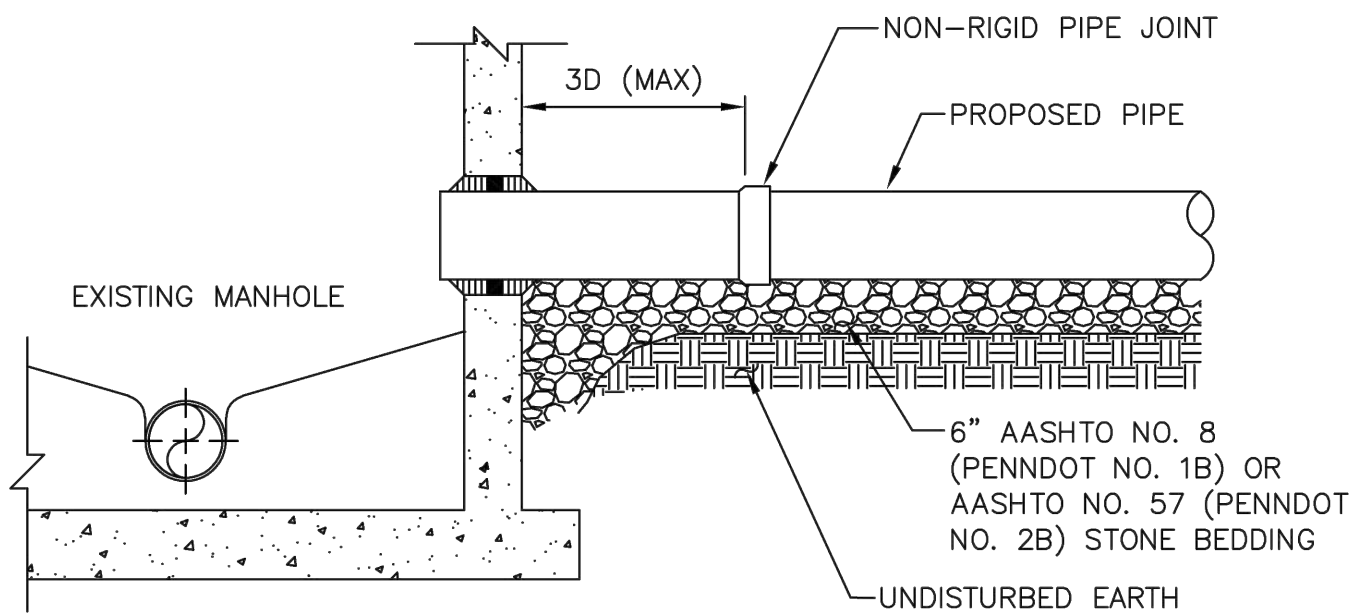
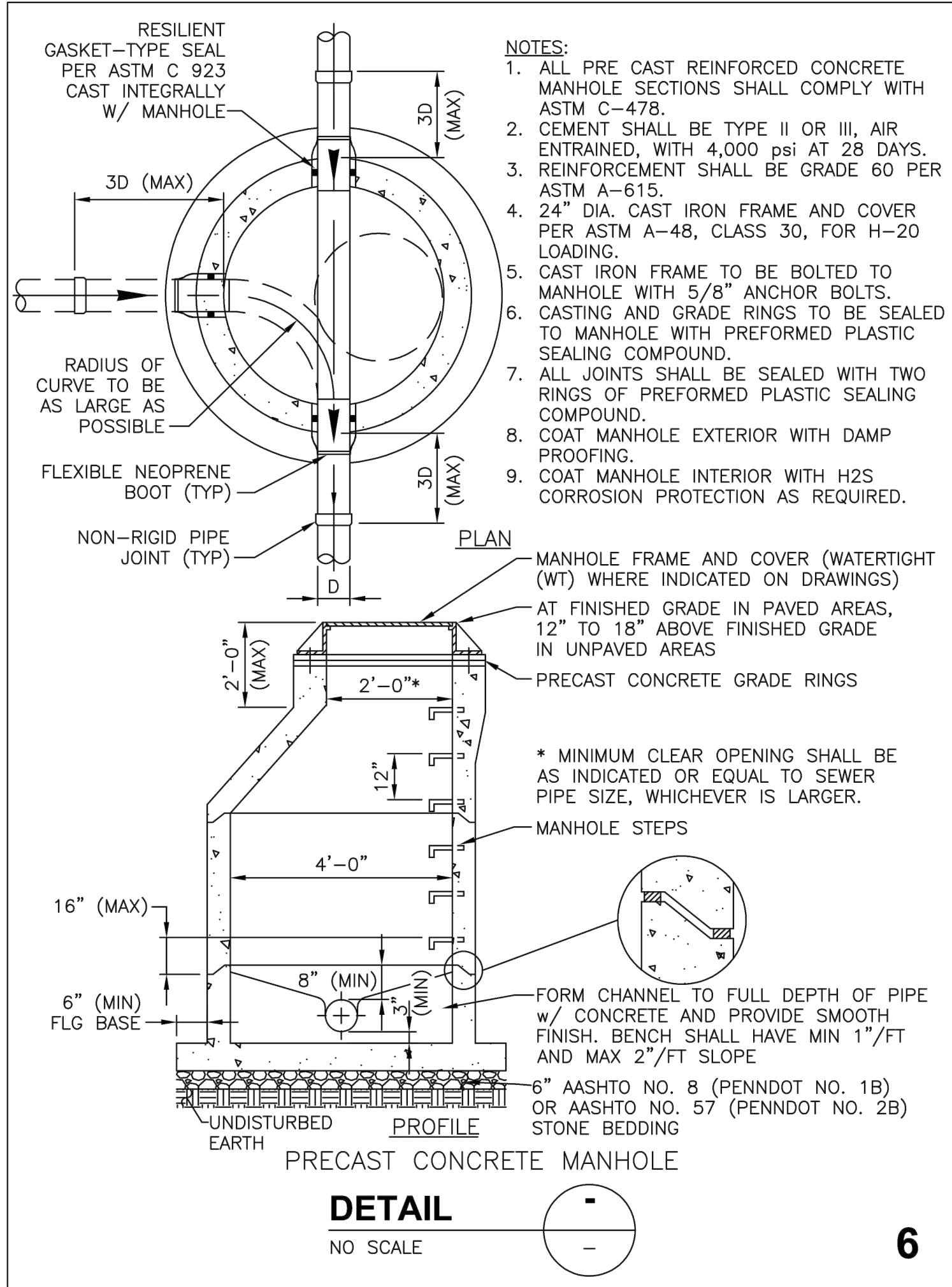
NO SCALE

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PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN	
SUBJECT:	
BMP-1/MRC DETAILS	
FOR	
21 INDUSTRIAL WAY, BUILDING ADDITION	
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA	
CLIENT:	
WICU, INC.	
TRACY HORST c/o David R. Campbell & Associates, LLC	
2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603	
(717) 203-3439	

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.	1257-001
DRAWN BY:	TCH/EJO	SCALE:	AS NOTED



FLEXIBLE CONNECTION AT MANHOLE

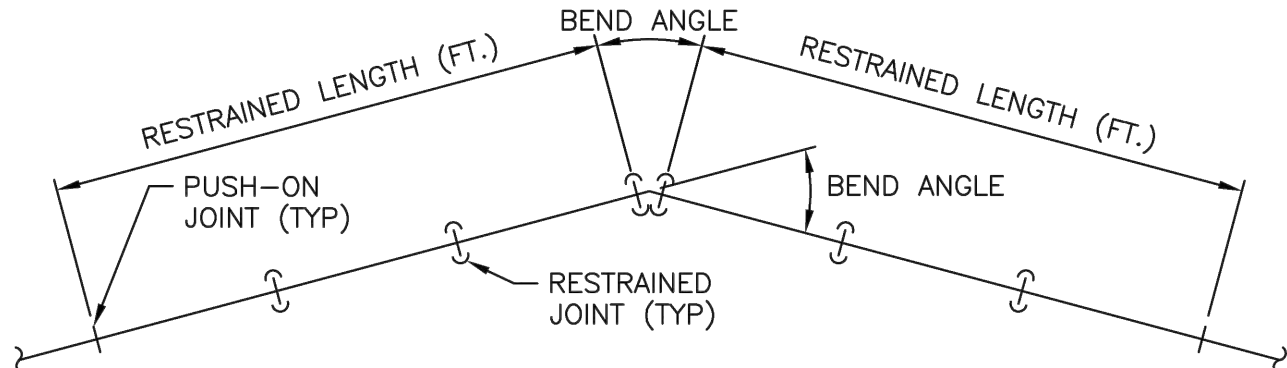
NEW SEWER TO EXISTING MANHOLE CONNECTION

DETAIL

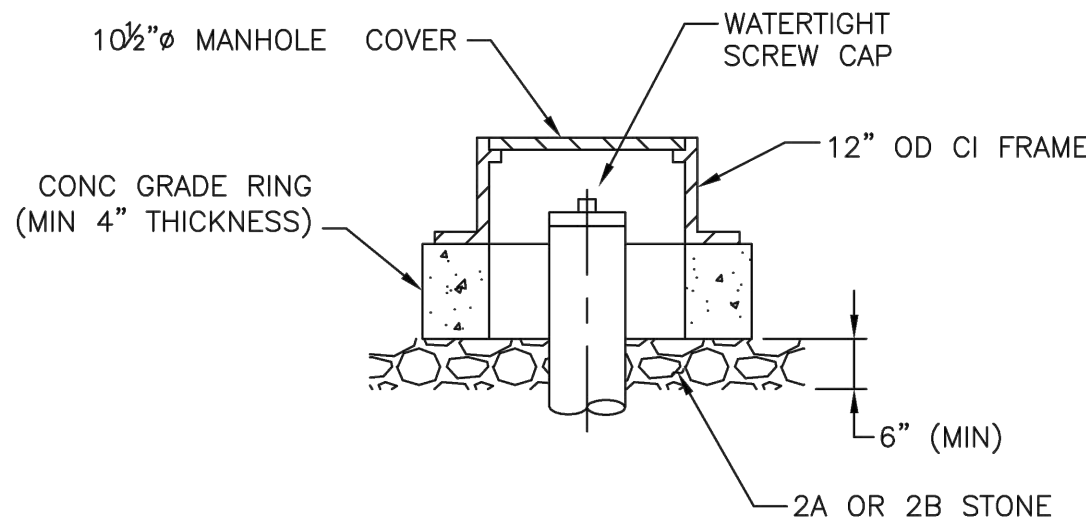
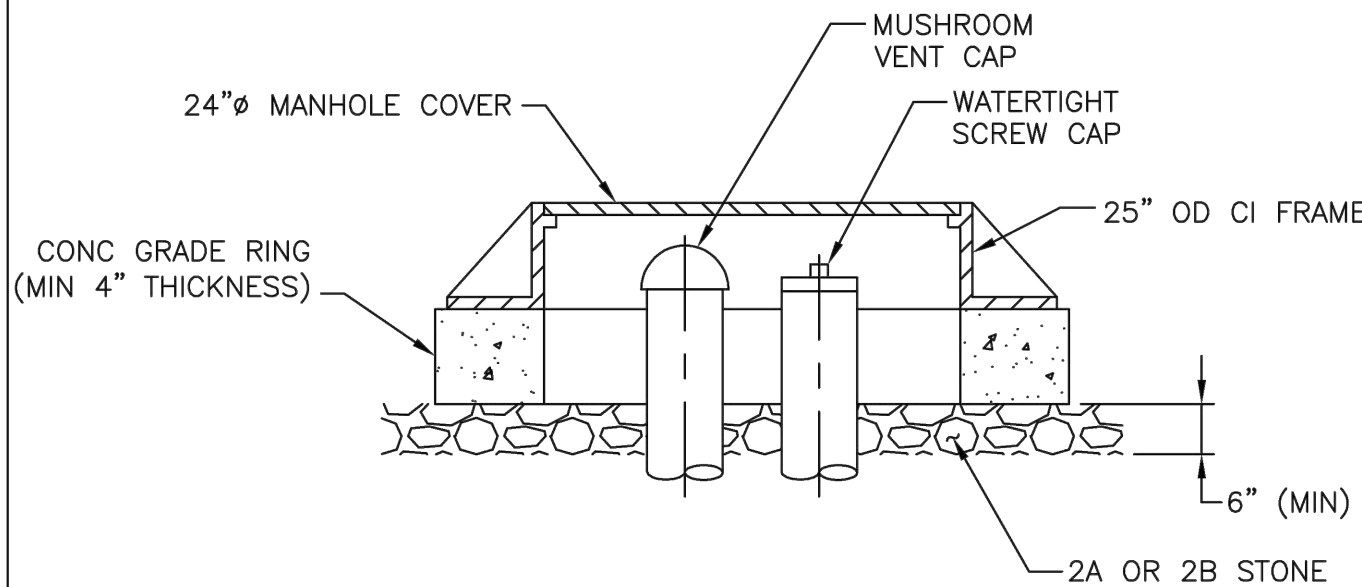
NO SCALE

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR VERTICAL BENDS (WITHOUT POLYETHYLENE ENCASEMENT)					MINIMUM RESTRAINED PIPE LENGTH (FT) FOR HORIZONTAL BENDS (WITHOUT POLYETHYLENE ENCASEMENT)				
DIAMETER (IN)	VERTICAL BEND ANGLE (DEGREES)				DIAMETER (IN)	HORIZONTAL BEND ANGLE (DEGREES)			
	45	22½	11¼			90	45	22½	11¼
6	20	10	5		6	15	6	3	1
8	26	12	6		8	19	8	4	2
10	32	15	8		10	23	10	5	2
12	37	18	9		12	28	11	5	3
14	43	21	10		14	32	13	6	3
16	48	23	12		16	36	15	7	4
18	54	26	13		18	40	16	8	4
20	59	28	14		20	43	18	9	4
24	70	34	17		24	51	21	10	5

- NOTES:
1. DESIGN PRESSURE = 150 PSI
 2. DEPTH OF COVER = 4 FEET
 3. SAFETY FACTOR = 1.5
 4. SOIL TYPE = COHESIVE ANGULAR
 5. SOIL INTERNAL FRICTION ANGLE = 20 DEGREES
 6. SOIL COHESION = 200 PSF
 7. SOIL DENSITY = 90 PCF



*PROVIDE ¾" THREADED RODS (2 PER ASSEMBLY) AT LEAST 3 PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF BEND.

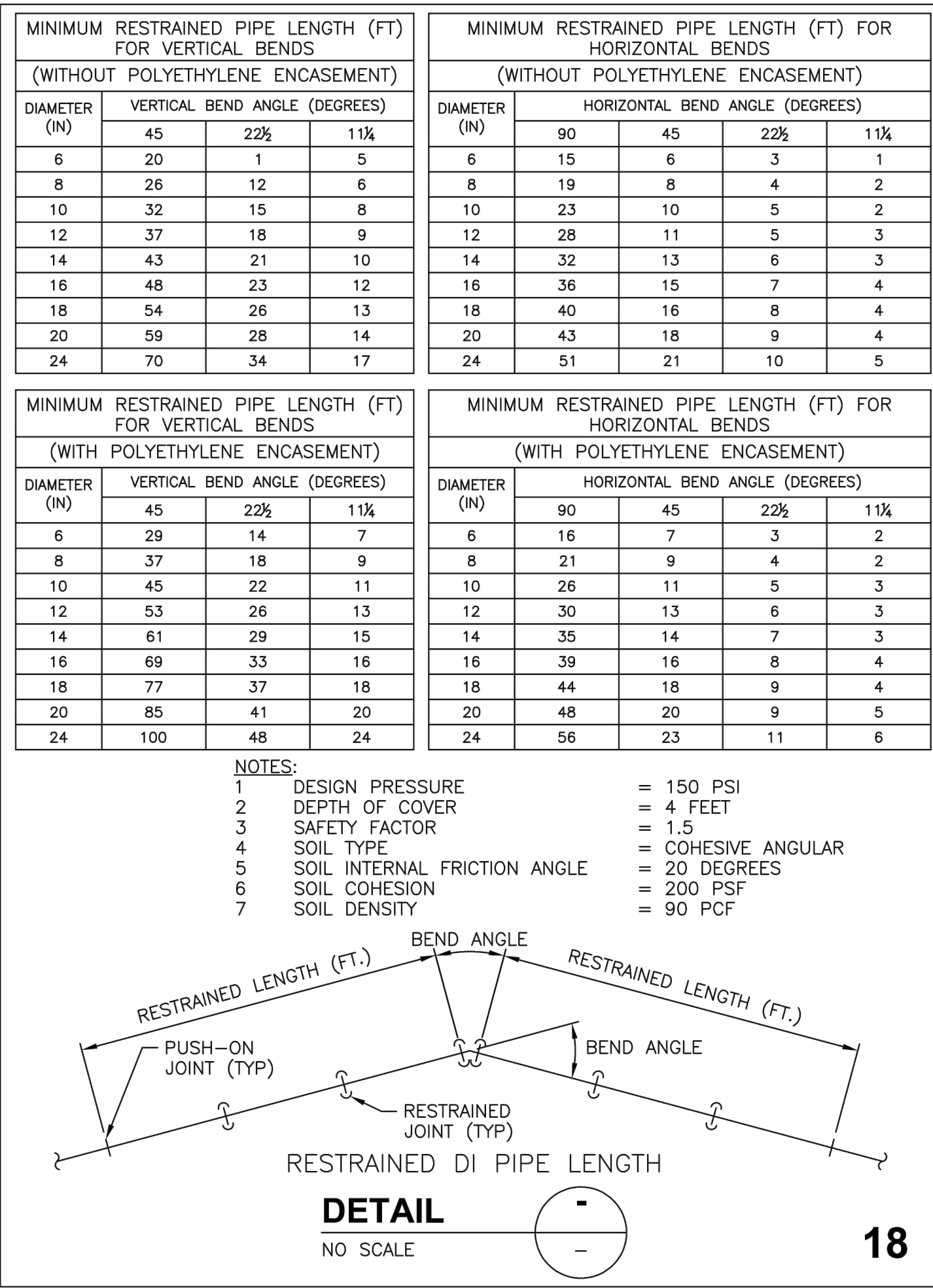
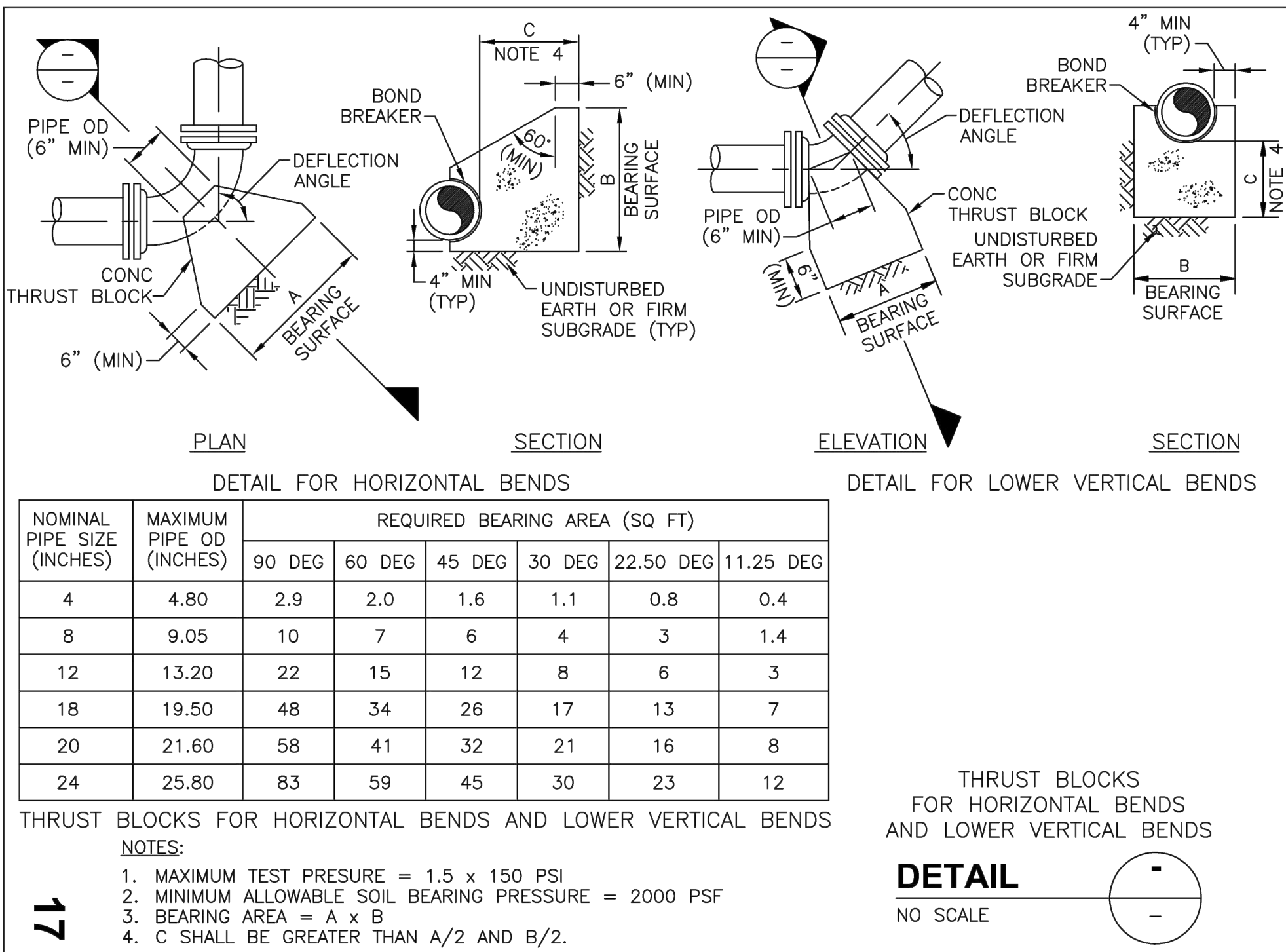


SANITARY SEWER VENT/CLEANOUT IN DRIVEWAY OR TRAFFIC AREA

DETAIL

NO SCALE

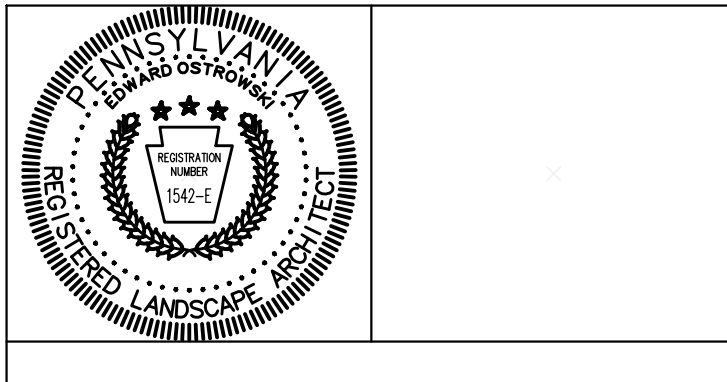
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EVA
group, inc.
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
elagroup.com



PRELIMINARY/FINAL LAND DEVELOPMENT & LOT ADD-ON PLAN

SUBJECT:

UTILITY DETAILS

FOR

21 INDUSTRIAL WAY, BUILDING ADDITION

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

CLIENT:

WICU, INC.

TRACY HORST c/o David R. Campbell & Associates, LLC

2124 MARIETTA AVE., UNIT 1 LANCASTER, PA 17603

(717) 203-3439

MANAGER:	EJO	DATE:	MARCH 15, 2024
DESIGNER:	EJO	PROJECT NO.:	1257-001
DRAWN BY:	EJO	SCALE:	AS NOTED